



±5.00 ACRES FOR LEASE OR BTS

330 HORACE HEAD ROAD

JEFFERSON, GA 30529

NAI Brannen Goddard

J. OTIS RYLEE

c 706 870 0621 | o 404 812 4086

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*Information is deemed from reliable sources.
No warranty is made as to its accuracy.*

PROPERTY HIGHLIGHTS

- ±5.00 acres of land
- Commercial & industrial use potential
- ±1,020 feet of dual road frontage
- Fenced, graded and graveled lot
- Located just off I-85 Exit 140
- Easy access to both north and southbound interstate travel
- Water, electric, gas and sewer all available
- Minutes from SK Battery and other significant industrial developments
- Available for lease or BTS





COSTCO
WHOLESALE

Walgreens

ace
Saving Logistics Together

HomeGoods

HUBBELL

Kubota



CIRCLE K

AAA COOPER
TRANSPORTATION

500,000 SF GROSS
DOCK FACILITY

EXIT 140

PEACH STATE
TRUCK CENTERS



330 HORACE HEAD ROAD

SOUTHWAY
CRANE & RIGGING

Kubota

Kubota



JACKSON COUNTY AIRPORT

ATEAM

CardinalHealth

MCCLURE 85
LOGISTICS CENTER



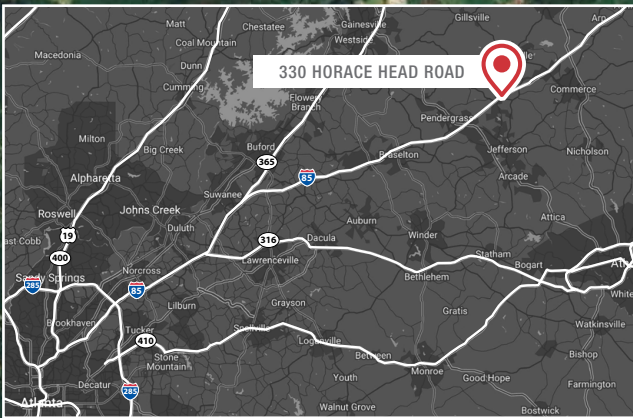
Dry Pond Road



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MAYSVILLE

EXIT 149

TANGER OUTLETS

SK BATTERY AMERICA

OLLIE'S BARGAIN

441

EXIT 147

GE APPLIANCE

COMMERCE

85

HUBBELL LIGHTING

COSTCO

PACE

330 HORACE HEAD ROAD

PENDERGRASS COMMERCE CENTER

TOYOTA INDUSTRIES

WALGREENS

HOMEGOODS

KUBOTA

EXIT 140

ALDI

WALMART

LION APPAREL

KUBOTA

TRACTOR SUPPLY CO

CARDINAL HEALTH

AMAZON

A-TEAM SOLUTION

SOUTHEAST TOYOTA DISTRIBUTORS

ENCHEM

APPLE VALLEY

RECKITT BENCKISER

ACE HARDWARE

PENDERGRASS

AMAZON

441

EXIT 137

BED BATH & BEYOND

PACTRA USA

129



AERIAL
VIEW

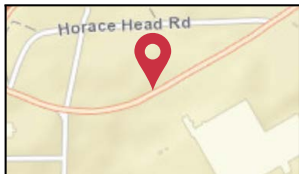
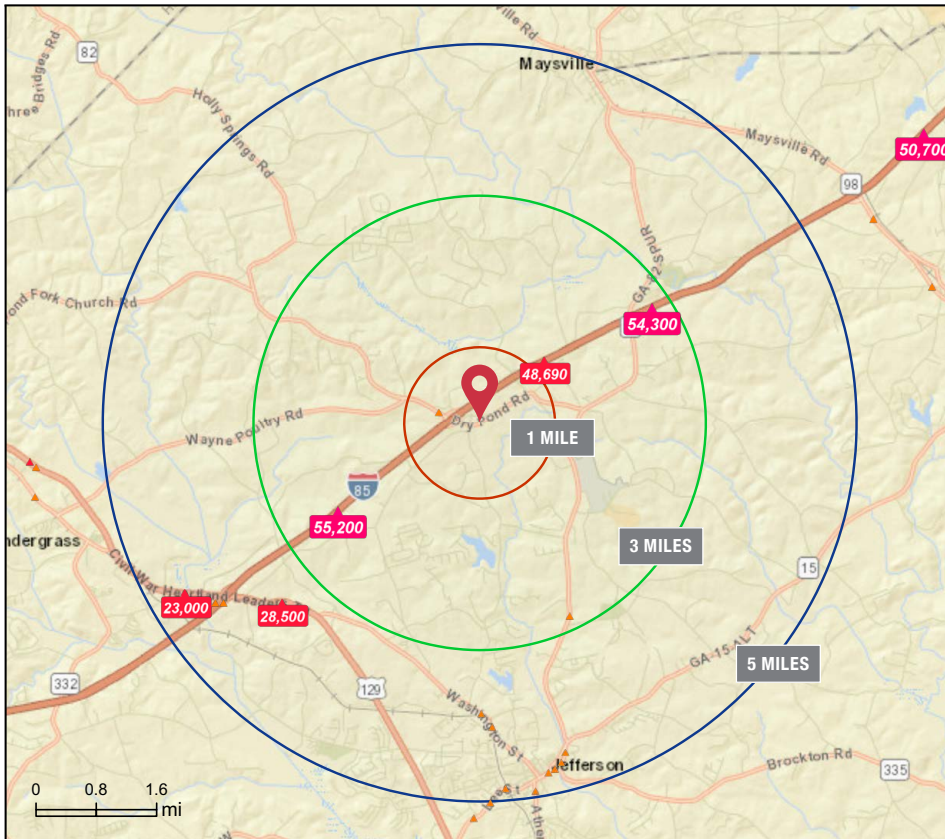


BrannenGoddard

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AREA DEMOGRAPHICS



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

| | 1 mile | 3 miles | 5 miles |
|----------------------------|--------|---------|---------|
| Census 2020 Summary | | | |
| Population | 110 | 4,512 | 14,624 |
| Households | 47 | 1,433 | 4,795 |
| Average Household Size | 2.34 | 3.08 | 2.99 |

| | | | |
|-------------------------------|-----------|-----------|-----------|
| 2024 Summary | | | |
| Population | 119 | 4,700 | 15,899 |
| Households | 47 | 1,492 | 5,231 |
| Families | 38 | 1,120 | 4,007 |
| Average Household Size | 2.53 | 3.09 | 2.98 |
| Owner Occupied Housing Units | 37 | 1,078 | 4,071 |
| Renter Occupied Housing Units | 10 | 414 | 1,160 |
| Median Age | 39.7 | 38.3 | 37.8 |
| Median Household Income | \$117,059 | \$93,255 | \$90,583 |
| Average Household Income | \$134,487 | \$112,803 | \$113,285 |

| | | | |
|-------------------------------|-----------|-----------|-----------|
| 2029 Summary | | | |
| Population | 123 | 5,092 | 17,175 |
| Households | 49 | 1,610 | 5,630 |
| Families | 39 | 1,200 | 4,282 |
| Average Household Size | 2.51 | 3.11 | 3.00 |
| Owner Occupied Housing Units | 40 | 1,213 | 4,468 |
| Renter Occupied Housing Units | 9 | 397 | 1,161 |
| Median Age | 40.9 | 38.6 | 38.4 |
| Median Household Income | \$127,467 | \$104,803 | \$102,520 |
| Average Household Income | \$147,350 | \$126,484 | \$127,350 |

| | | | |
|--------------------------------------|-------|-------|-------|
| Trends: 2024-2029 Annual Rate | | | |
| Population | 0.66% | 1.62% | 1.56% |
| Households | 0.84% | 1.53% | 1.48% |
| Families | 0.52% | 1.39% | 1.34% |
| Owner Households | 1.57% | 2.39% | 1.88% |
| Median Household Income | 1.72% | 2.36% | 2.51% |

Source: ESRI 2025



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