



FOR SALE

1.02 ACRE CORNER LOT ZONED COMMERCIAL
712 ATHENS ST./HWY 129 N JEFFERSON, GA 30549



EXECUTIVE SUMMARY

712 Athens Street is a 1.02-acre commercial site strategically situated in the rapidly expanding municipality of Jefferson, Georgia (Jackson County). Featuring excellent frontage along a major local commercial vein, the property offers a highly versatile footprint.

The site is cleared, level, and fenced on all sides with a 28x28 metal building on the property. The driveway is located on Magnolia St. and access to Hwy 129 is via a stop sign. 712 Athens St. has excellent daily drive-by visibility along Athens St. and access to sewer, water and power are available to site.

What was once a primarily agricultural region is now ranked among the fastest-growing counties in Georgia has transformed into an international logistics and manufacturing hub. This is a prime opportunity for owner-users seeking a centrally located strategic foothold or developers looking to capitalize on Jackson County's aggressive demand for commercial facilities.

Property Highlights

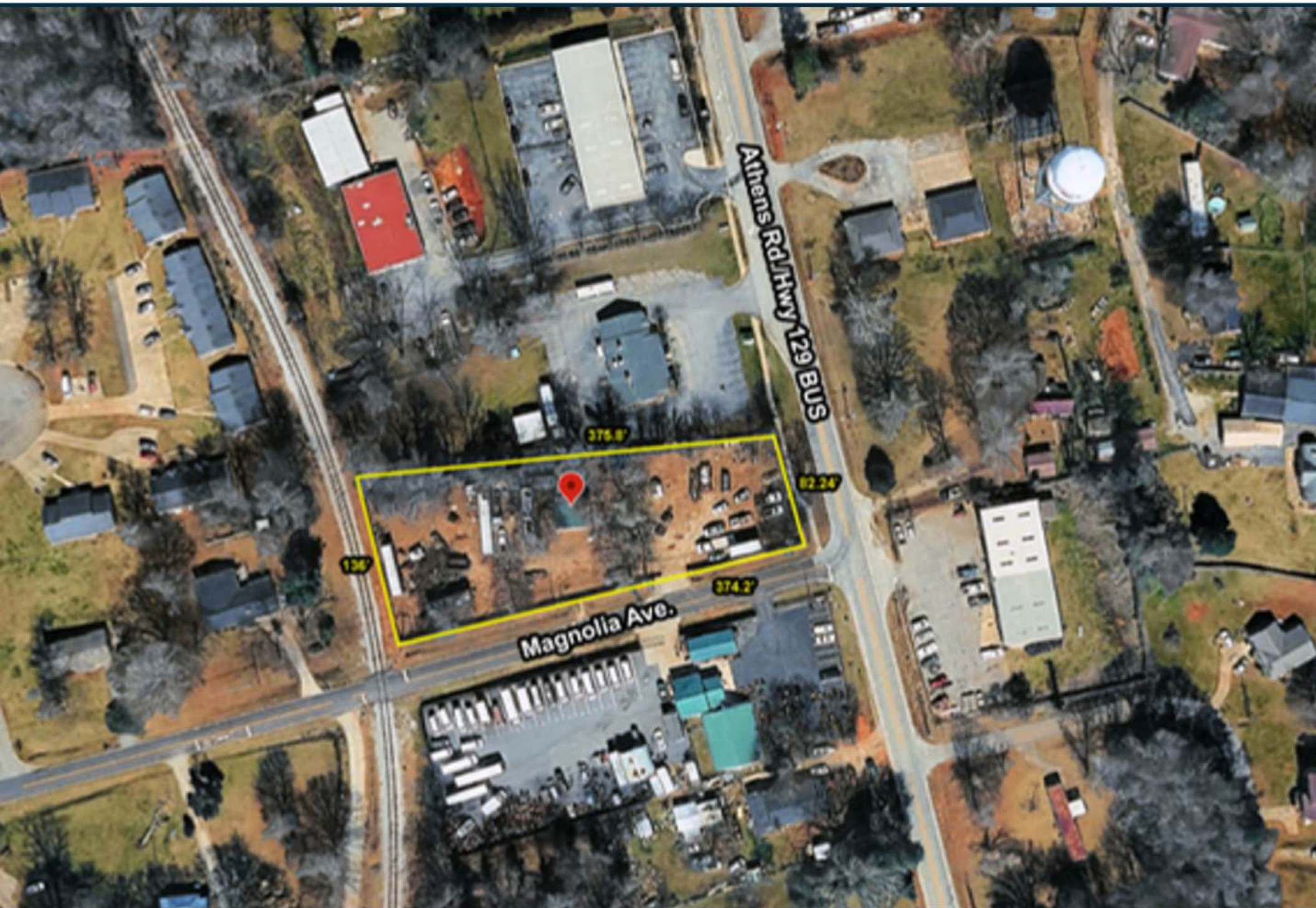
- 1.02 acres
- Zoned C-2 Commercial Highway
- Corner of Hwy 129 BUS & Magnolia St.
- ~82' of frontage along Hwy 129 Bus
- Water & Power to site, Sewer is available.
- Ingress/Egress on Magnolia Ave.
- 0.75 miles from Downtown Jefferson
- 20x28 metal building
- Convenient to I-85, US Hwy 129

Offered at \$300,000

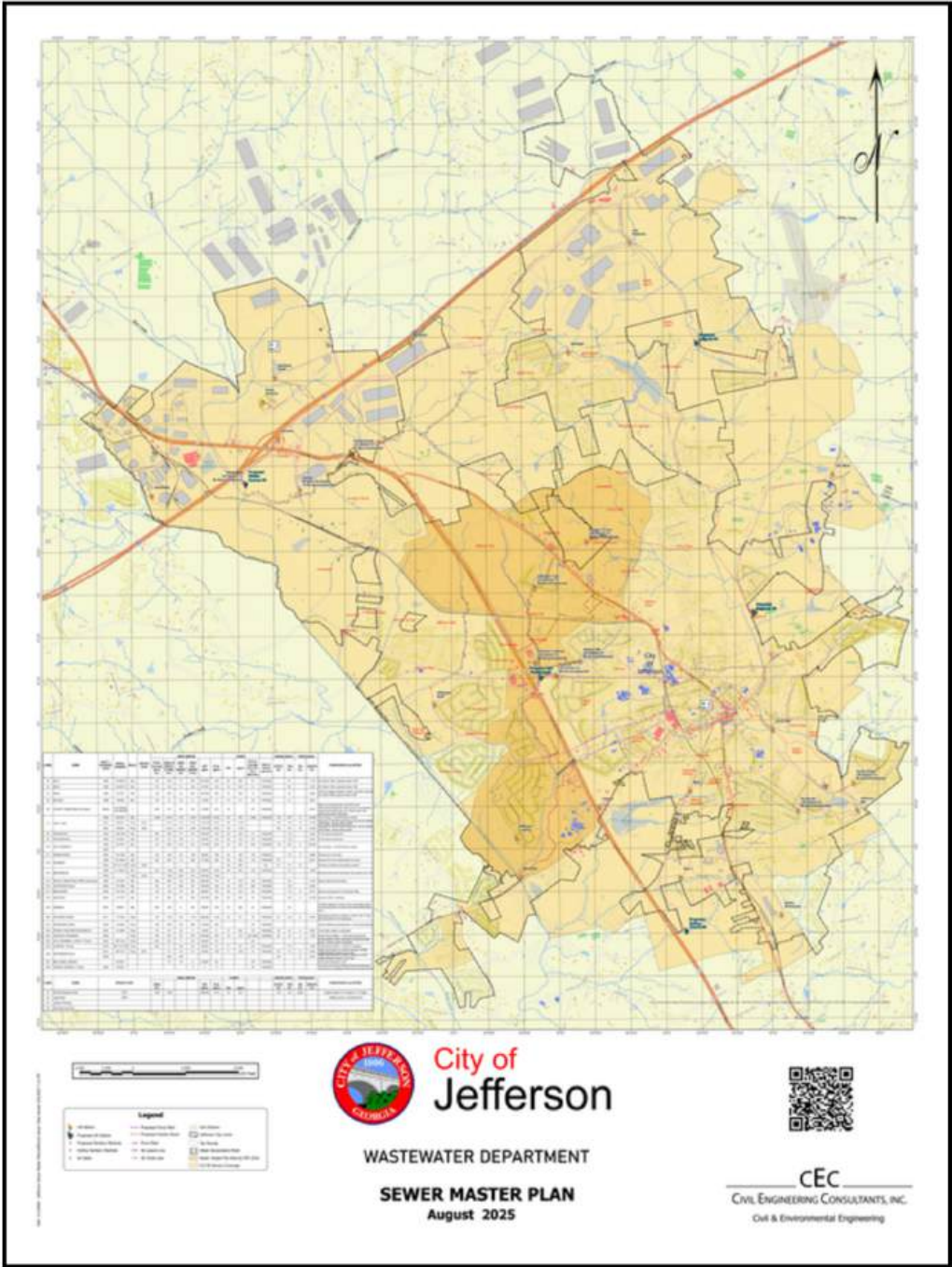
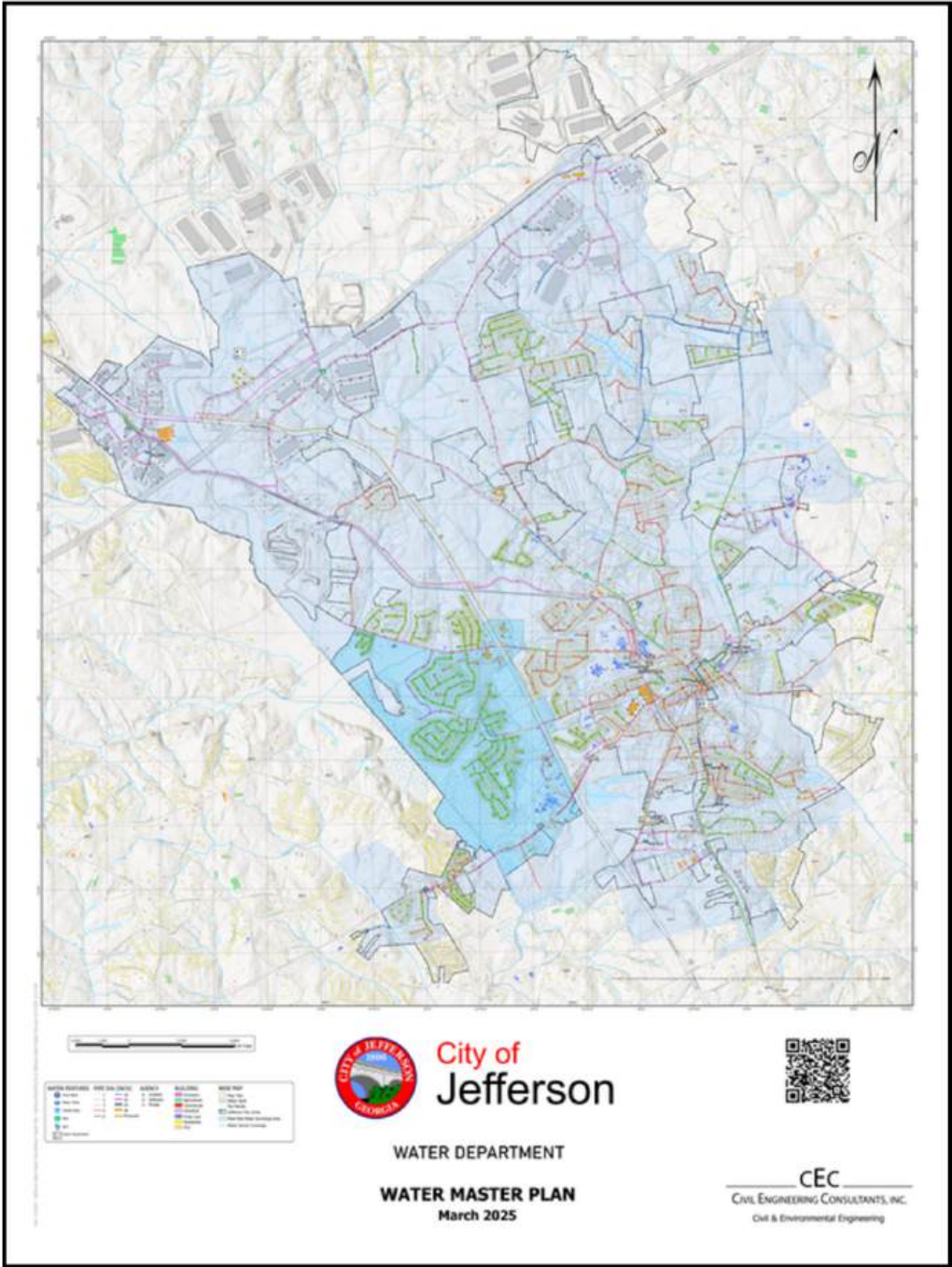


SITE PLAN

All measurements are approximate, buyer to verify.

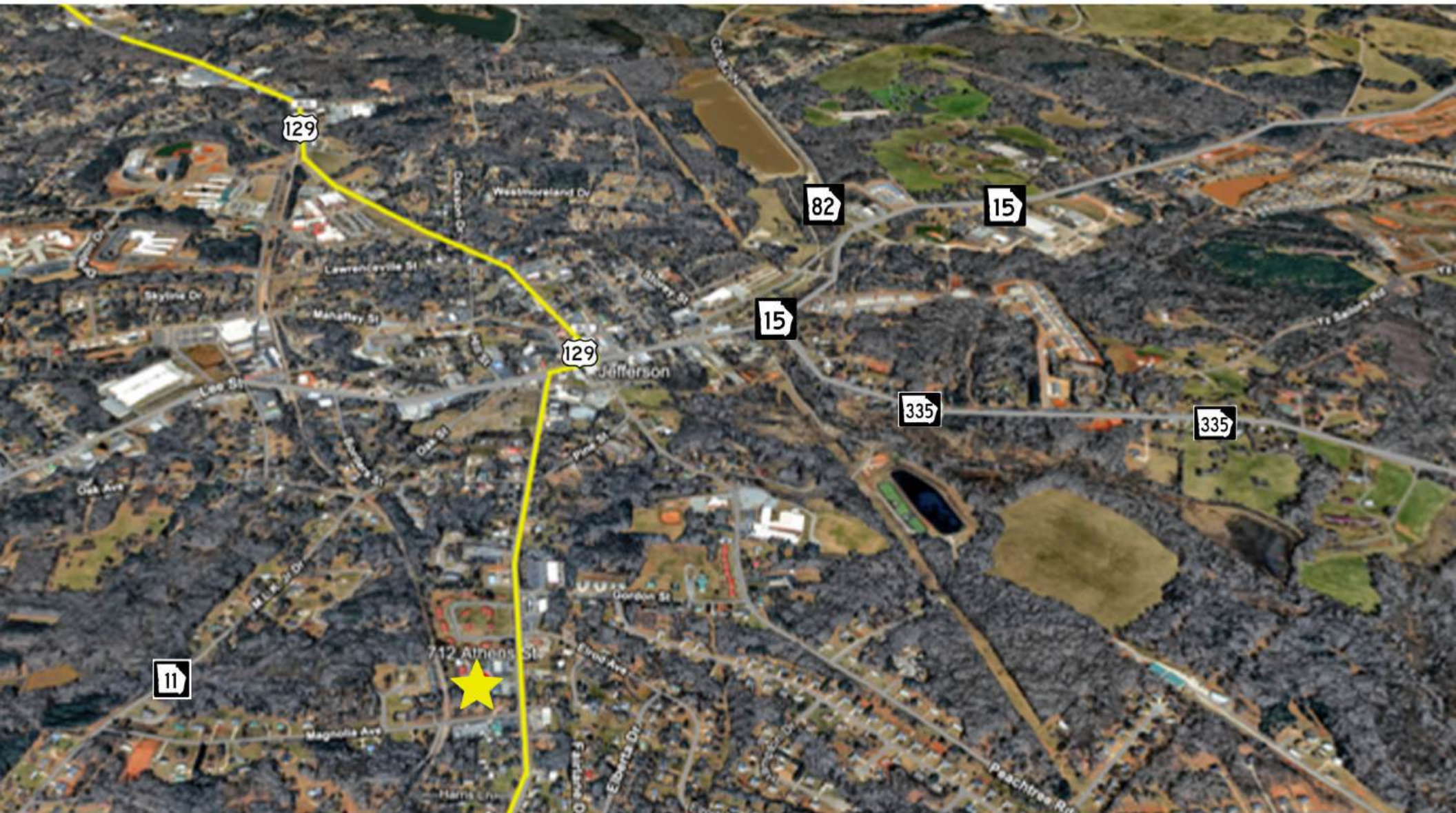


UTILITY MAPS



LOCAL AREA

712 Athens Street sits just minutes outside of downtown Jefferson, a high-growth municipal center that has meticulously preserved its tight-knit community character and serves as the regional gathering space for local events, festivals, and commerce. Its vibrant ecosystem is reinforced by the city's Downtown Development Authority (DDA), which has invested heavily in local revitalization projects through strategic investments in streetscapes, pocket parks, and master-planned mixed-use projects. Local demographics outline a stable, non-transient, and highly affluent consumer base that supports local businesses year-round.

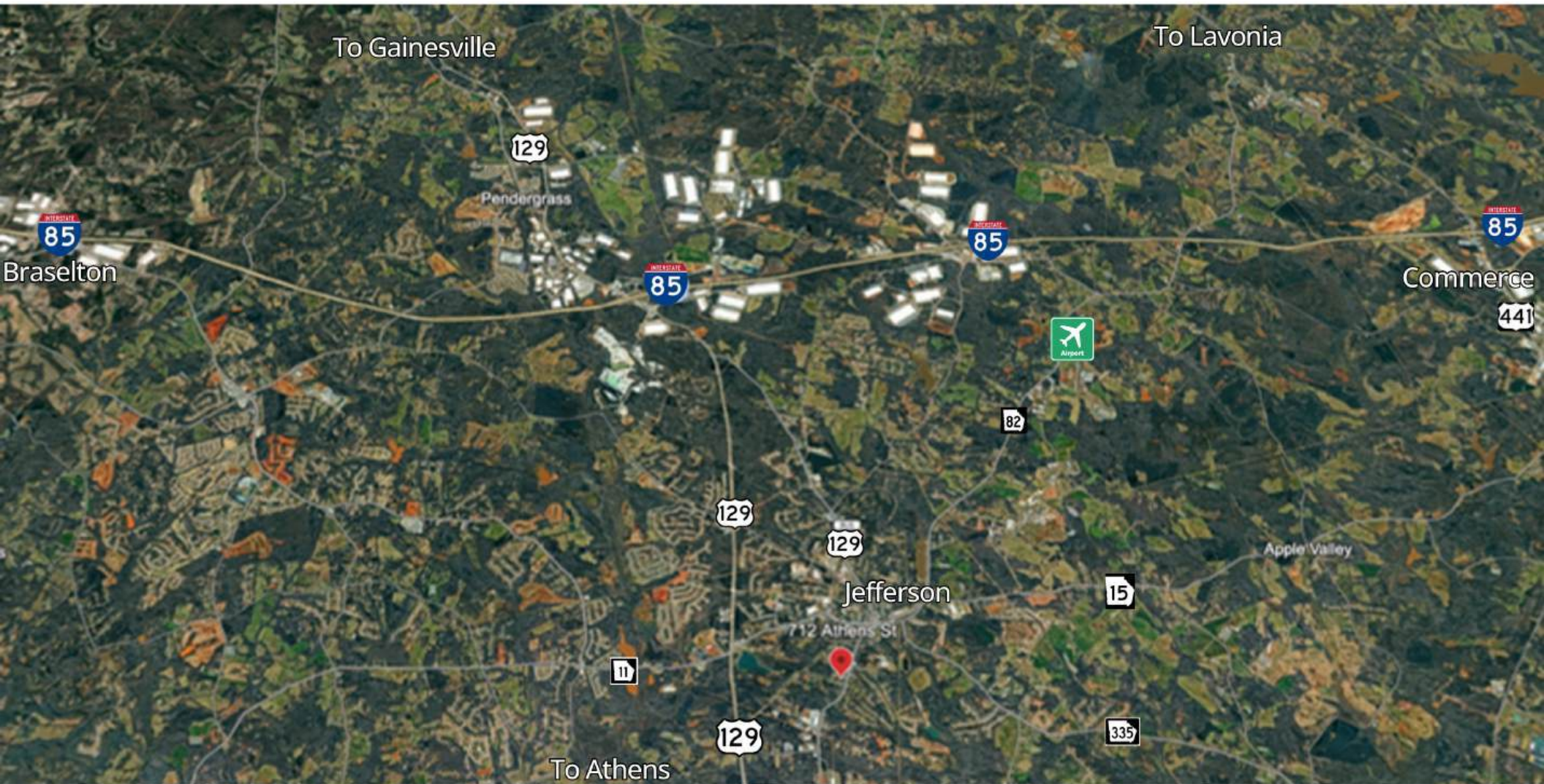


TRADE AREA

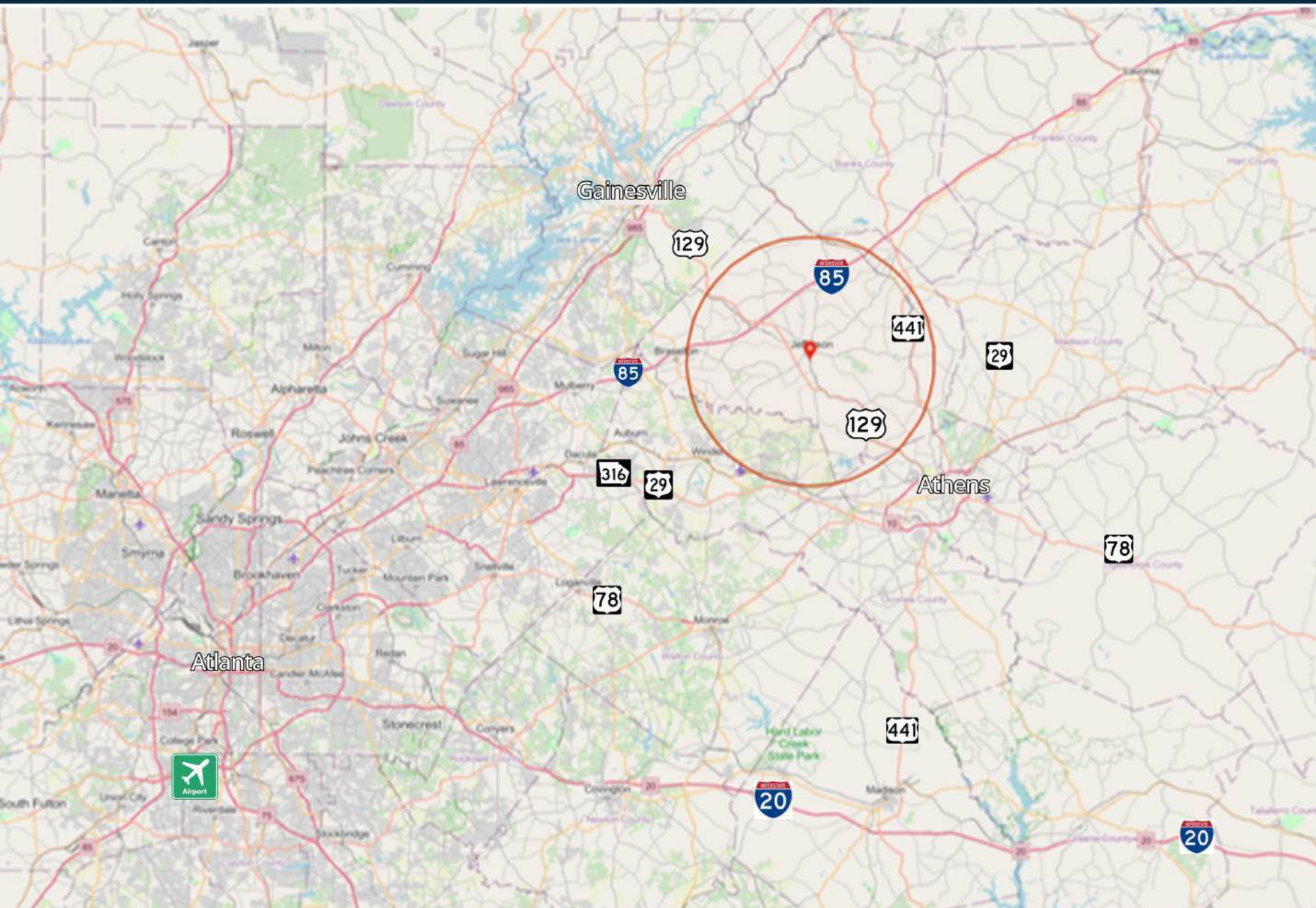
The property boasts rapid, direct access to immediate industrial nodes like Braselton (± 11 miles) and Commerce (± 12 miles) while seamlessly bridging the gap to major economic epicenters, including Athens—home of the University of Georgia (± 18 miles)—and Gainesville—the poultry capital of the world (± 23 miles). This interconnected network is anchored by a straight, efficient 40-minute pipeline via Interstate 85 to the South Carolina border corridor at Lavonia (± 42 miles).

Largest employers within a 10-mile radius include:

- HomeGoods Distribution Center (Jefferson)
- Amazon.com Inc. (Jefferson & Braselton Hubs)
- Carter's Inc. Distribution Center (Braselton)
- TD Automotive Compressor Georgia / Toyota Industries (Pendergrass)
- Jackson County School District / BOE (Jefferson)
- Kubota Industrial Equipment Corp. (Jefferson)
- SK Battery America (Commerce)
- Jackson EMC (Jefferson)



TRADE AREA



POPULATION OVERVIEW

Population Overview

712 Athens St, Jefferson, Georgia, 30549 | Ring of 10 miles

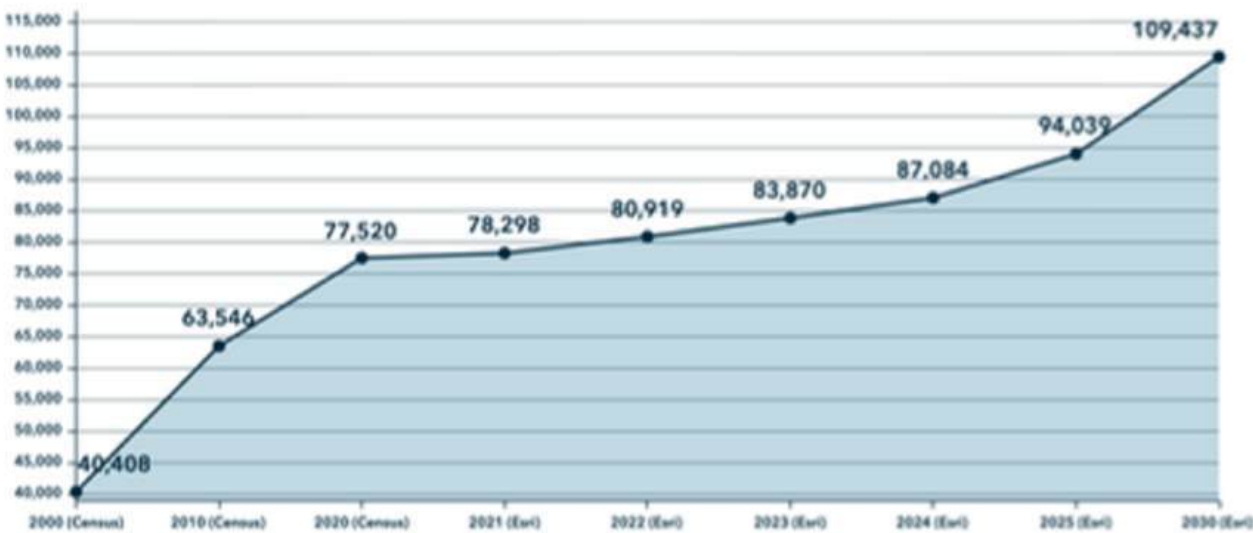
POPULATION BY GENERATION



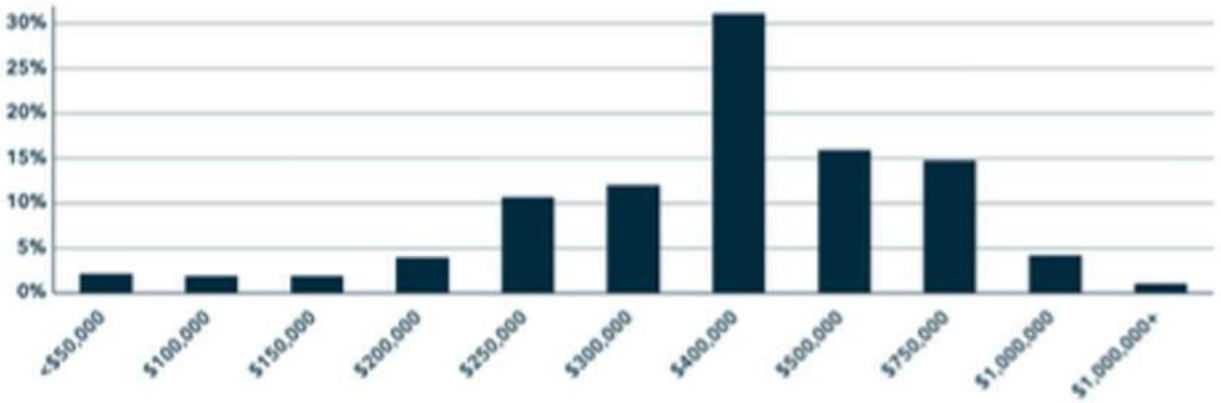
SPENDING



POPULATION GROWTH



HOME VALUES



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), U.S. Census (2000, 2010, 2020). © 2026 Esri

DEMOGRAPHIC SUMMARY

712 Athens St. Jefferson, GA 30549
Ring of 10 miles

KEY FACTS



94,039

Total Population



2.9

Average Household Size



32,271

Total Households



\$97,421

Median Household Income



\$38,954

Per Capita Income



\$365,801

Median Net Worth

HOUSING STATS



34,392

Total Housing Units



5,958

Renter Occupied Housing Units



2,121

Vacant Housing Units

BUSINESS



43,597

Employed Civilian Population
Age 16+



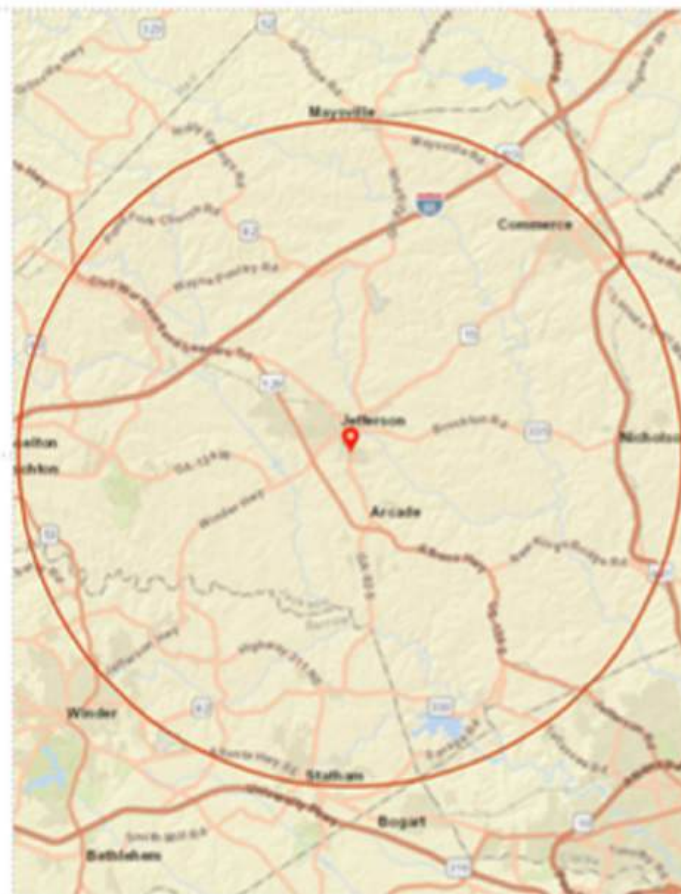
32,337

Daytime Population: Workers



1,867

2026 Total Businesses (NAICS)



ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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