



**FOR SALE**

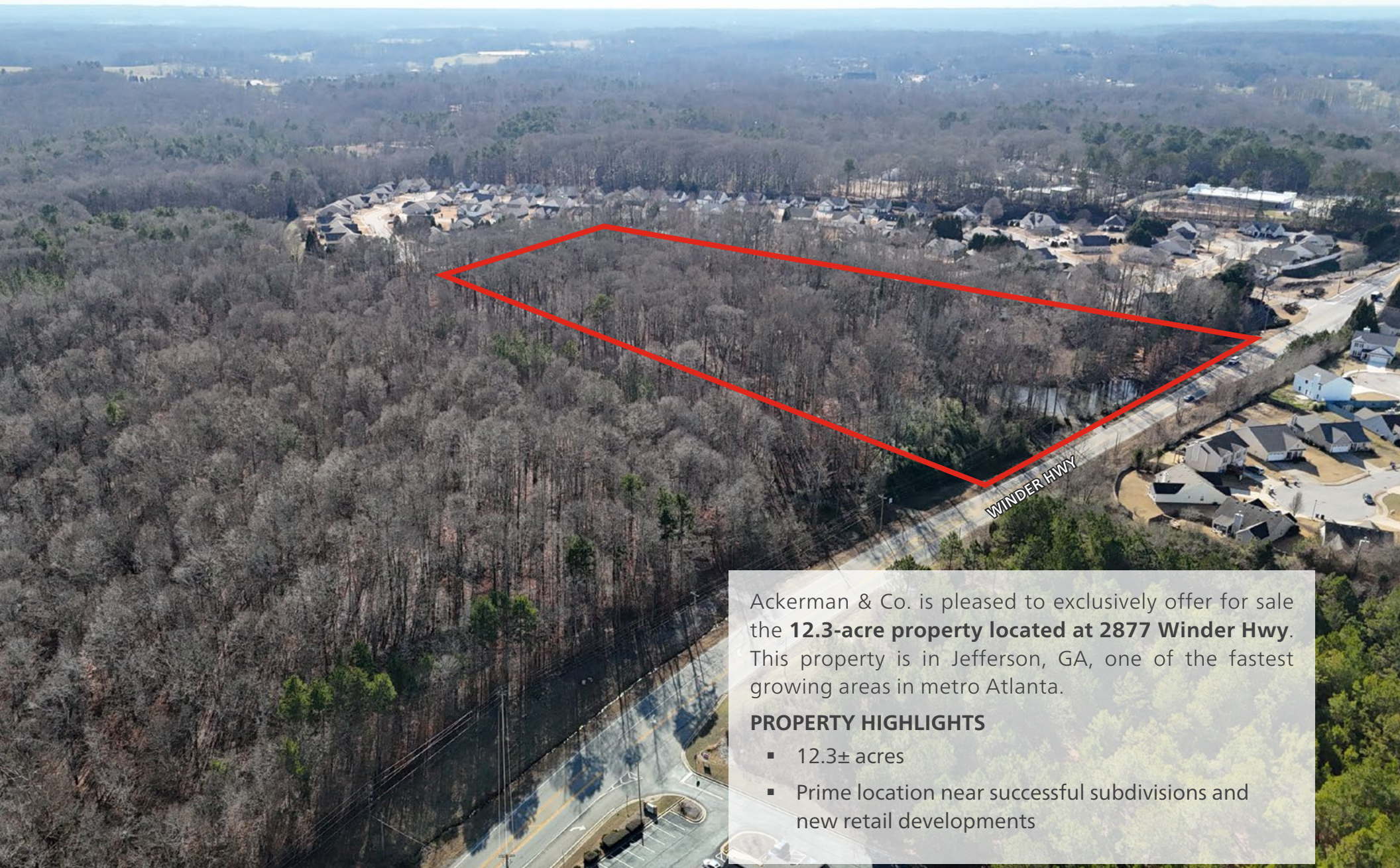
**RESIDENTIAL DEVELOPMENT OPPORTUNITY**

**12.3± ACRES**

**JEFFERSON | GEORGIA 30549**



# Development Opportunity



Ackerman & Co. is pleased to exclusively offer for sale the **12.3-acre property located at 2877 Winder Hwy**. This property is in Jefferson, GA, one of the fastest growing areas in metro Atlanta.

### PROPERTY HIGHLIGHTS

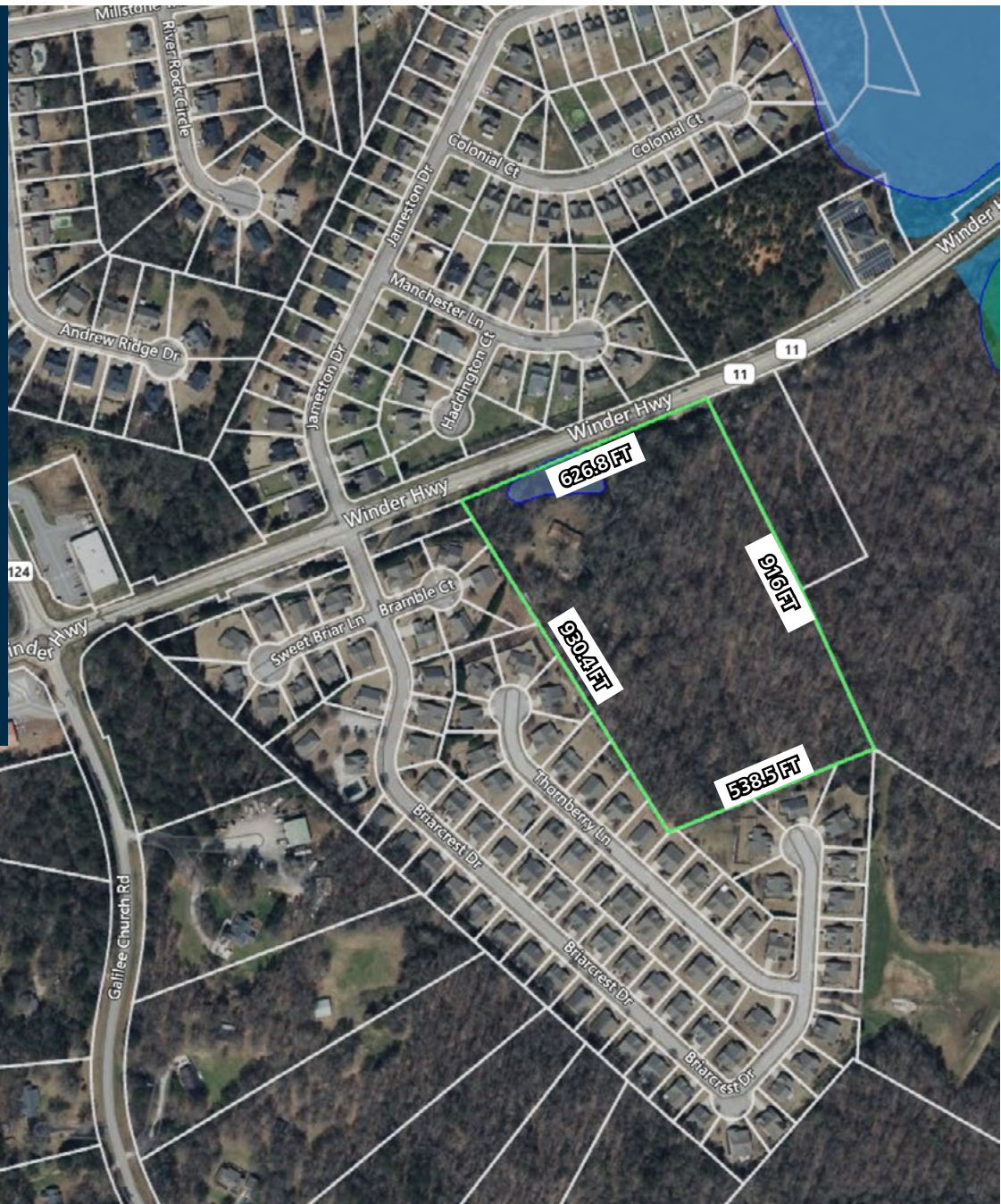
- 12.3± acres
- Prime location near successful subdivisions and new retail developments



# Property Summary

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549

<b>COUNTY:</b>	Jackson
<b>STREET ADDRESS:</b>	2877 Winder Highway
<b>PARCEL ID:</b>	082 014
<b>LAND AREA:</b>	12.3± Acres
<b>CURRENT ZONING:</b>	A2 (Jackson County)
<b>FUTURE USE:</b>	Conditions are favorable for rezoning to R2 or PUD (2.0+ units an acre).
<b>UTILITIES:</b>	All utilities and sewer near site
<b>TOPOGRAPHY:</b>	Level
<b>FRONTAGE:</b>	626 FT on Winder Hwy
<b>SCHOOL ZONES:</b>	Jefferson Elementary Jefferson Middle Jefferson High





# Location Map

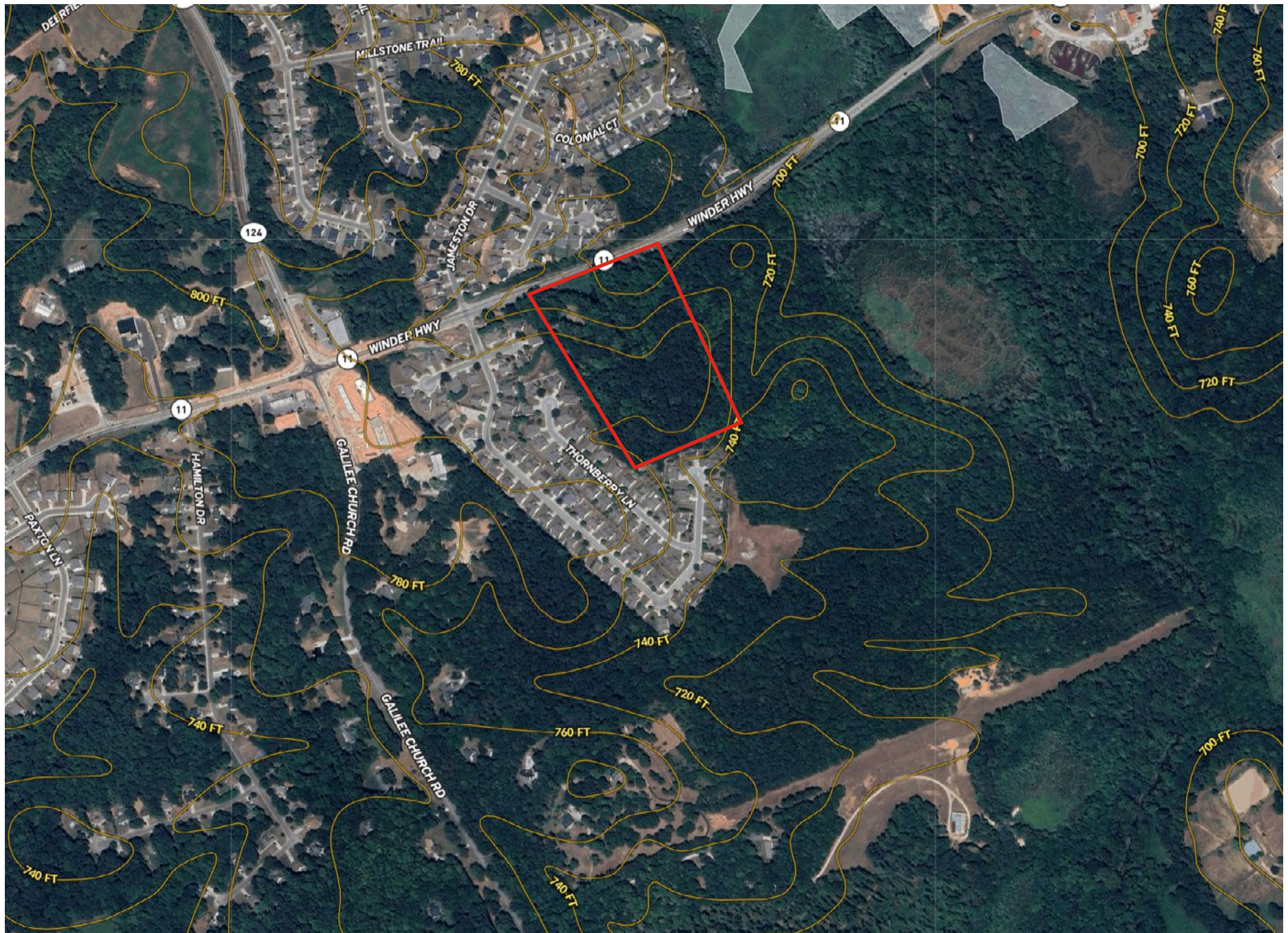
2877 WINDER HIGHWAY  
JEFFERSON, GA 30549





# Topography Map

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549





# Amenities & Communities Aerial

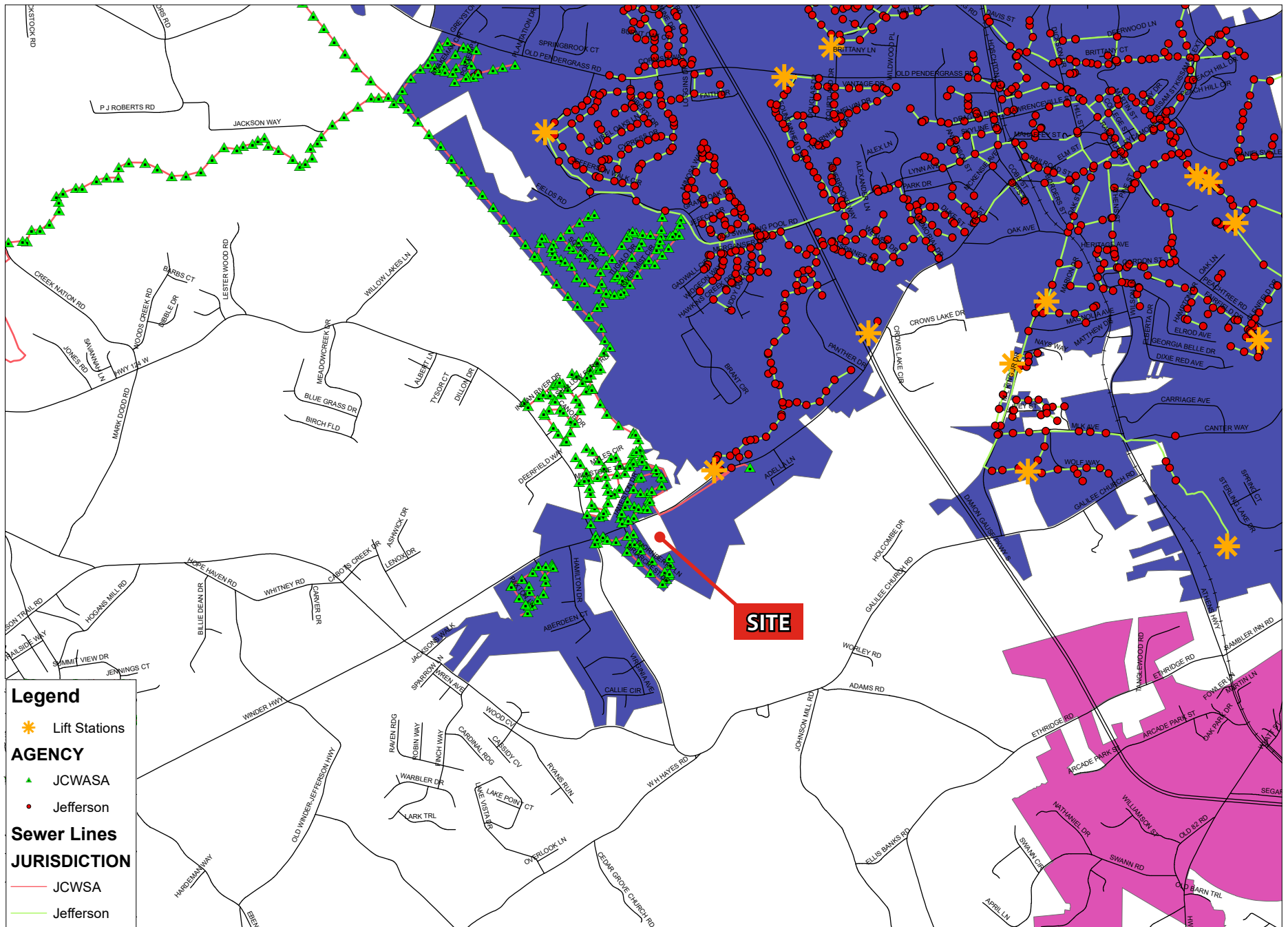
2877 WINDER HIGHWAY  
JEFFERSON, GA 30549





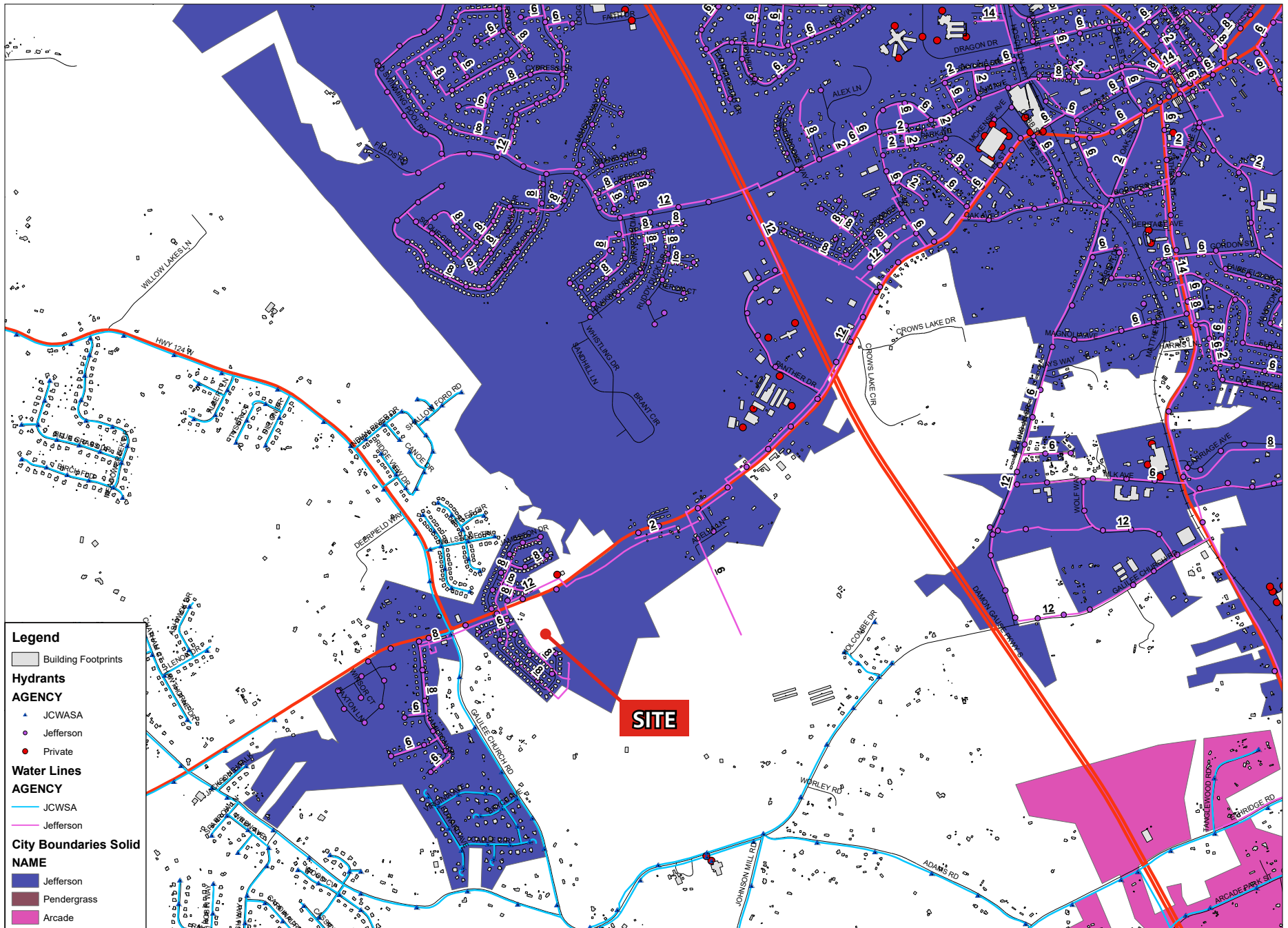
# Sewer Map - City of Jefferson

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549



# Water Map - City of Jefferson

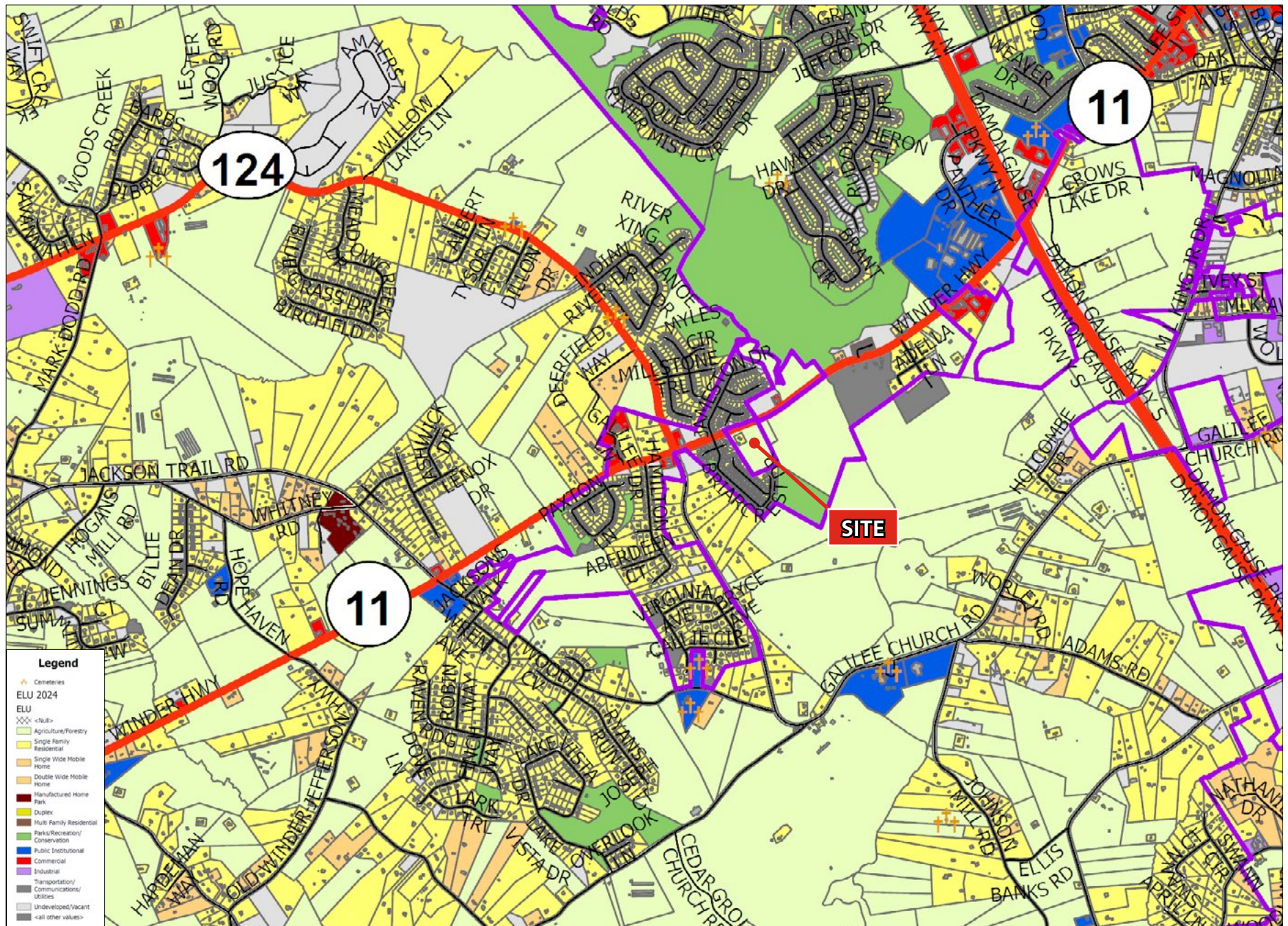
2877 WINDER HIGHWAY  
JEFFERSON, GA 30549





# Jackson County - Land Use

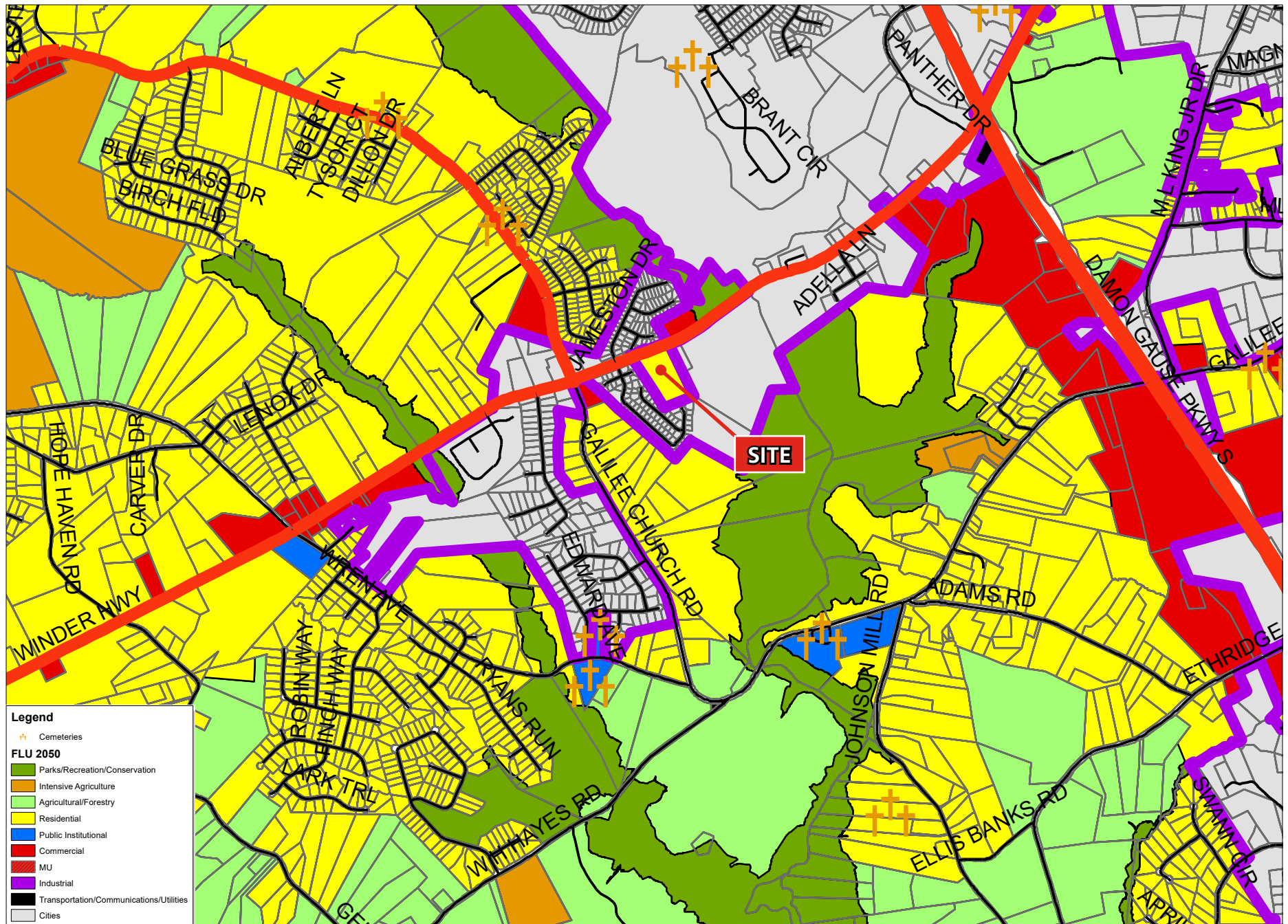
2877 WINDER HIGHWAY  
JEFFERSON, GA 30549





# Jackson County - Future Land Use

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549





# Market Overview - Jackson County, GA

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549

Jackson County's economy is driven by several key industries and major employers. The county has a diverse economic base with significant contributions from manufacturing, education, energy, and retail sectors.

## MANUFACTURING

- **SK Innovation**, a Korean battery manufacturer, is investing \$2.61 billion in the county, creating over 2,600 jobs in electric vehicle battery production.
- **Wayne Farms LLC**, a poultry producer, is the largest employer with 800 employees.
- **GE Appliances** recently announced a \$55 million investment, creating 100 new jobs.



SK Innovation

## EDUCATION AND PUBLIC SECTOR

- **Jackson County Board of Education** is the second-largest employer with 825 employees.
- Government employment accounts for 19.9% of the total reported employment in the county.

## ENERGY AND UTILITIES

- **Jackson County EMC**, an electric power company, employs 650 people.

## RETAIL AND DISTRIBUTION

- Major retailers like Home Depot and Walmart are among the top five largest employers.
- **Baker & Taylor Books**, a book distributor, employs 500 people.

## HEALTHCARE

- **BJC Medical Center** is listed among the major employers in the county.

These diverse industries form the backbone of Jackson County's economy, providing a range of employment opportunities and driving economic growth in the region.

## JACKSON COUNTY TOP EMPLOYERS



COMMERCE  
3,000 EMPLOYEES



JEFFERSON & BRASELTON  
1,100 EMPLOYEES



JEFFERSON  
1,500 EMPLOYEES



JEFFERSON  
1,200 EMPLOYEES



PENDERGRASS  
800 EMPLOYEES



BRASELTON  
600 EMPLOYEES



PENDERGRASS  
530 EMPLOYEES



PENDERGRASS  
500 EMPLOYEES



PENDERGRASS  
475 EMPLOYEES



BRASELTON  
450 EMPLOYEES



COMMERCE  
400 EMPLOYEES



# 2024 Demographics

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549

1 Mile      3 Miles      5 Miles

## Current

	1 Mile	3 Miles	5 Miles
2024 Population	2,354	15,570	32,719
2029 Projected Population	2,980	19,306	40,385
Pop Growth (%)	26.6%	24.0%	23.4%
2024 Households	803	5,194	10,960
2029 Projected Households	1,020	6,486	13,622
HH Growth (%)	26.9%	24.9%	24.3%
Daytime Population	1,190	10,167	22,057
Average Business Travelers	6	56	116
Average Leisure Travelers	0	0	0
Average Migrant Workers	0	0	0
Group Quarters Pop	0	0	0
Pop in Family Households	2,130	14,422	29,949
Pop Non-Family Households	224	1,133	2,608

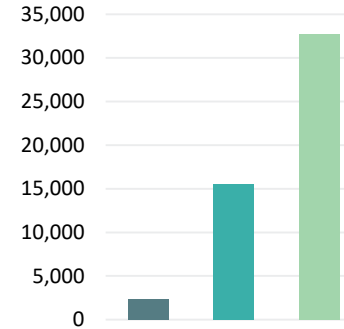
## Total Population by Age

Median Age (2024)	1 Mile	3 Miles	5 Miles
	35.6	35.1	36.2

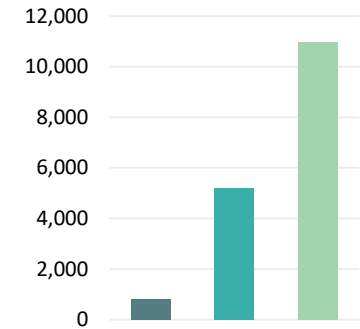
## Ages by Year

Age Group	1 Mile	%	3 Miles	%	5 Miles	%
0 to 4	172	7.3%	991	6.4%	2,008	6.1%
5 to 9	198	8.4%	1,279	8.2%	2,532	7.7%
10 to 14	197	8.4%	1,347	8.6%	2,710	8.3%
15 to 19	144	6.1%	1,146	7.4%	2,358	7.2%
20 to 24	97	4.1%	788	5.1%	1,671	5.1%
25 to 34	296	12.6%	1,969	12.6%	4,061	12.4%
35 to 44	396	16.8%	2,593	16.7%	5,157	15.8%
45 to 54	298	12.7%	1,996	12.8%	4,306	13.2%
55 to 64	217	9.2%	1,529	9.8%	3,628	11.1%
65 to 74	194	8.2%	1,143	7.3%	2,606	8.0%
75 to 84	113	4.8%	625	4.0%	1,338	4.1%
85 +	31	1.3%	164	1.1%	344	1.1%

Population



Households



Population by Age





# 2024 Demographics

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549

1 Mile      3 Miles      5 Miles

## Population by Race/Ethnicity (2024)

	1 Mile	%	3 Miles	%	5 Miles	%
White, Non-Hispanic	1,908	81.0%	11,676	75.0%	24,590	75.2%
Hispanic	194	8.2%	1,502	9.6%	3,262	10.0%
Black, Non-Hispanic	148	6.3%	1,623	10.4%	3,212	9.8%
Asian, Non-Hispanic	62	2.6%	441	2.8%	975	3.0%
Other	43	1.8%	328	2.1%	680	2.1%

## Language at Home (2024)

	1 Mile	%	3 Miles	%	5 Miles	%
Spanish Linguistically Isolated	0	0.0%	10	0.2%	34	0.3%
Spanish Not Isolated	39	4.8%	230	4.4%	540	4.9%
Asian Linguistically Isolated	0	0.0%	1	0.0%	21	0.2%
Asian Not isolated	13	1.6%	89	1.7%	142	1.3%

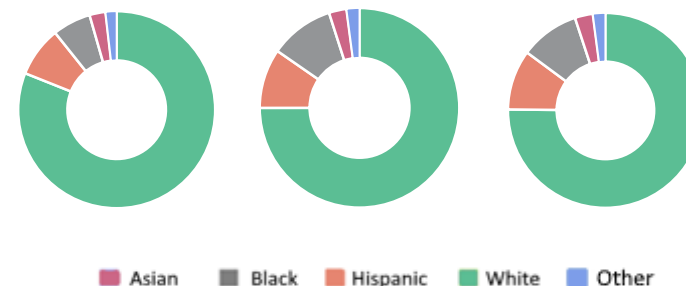
## Household Income (2024)

	1 Mile	%	3 Miles	%	5 Miles	%
<b>Per Capita Income</b>	\$47,946	---	\$43,661	---	\$42,390	---
<b>Average HH Income</b>	\$140,485	---	\$130,832	---	\$126,473	---
<b>Median HH Income</b>	\$128,452	---	\$117,705	---	\$109,906	---
Less than \$25,000	10	1.2%	524	10.1%	990	9.0%
\$25,000 - \$34,999	52	6.5%	350	6.7%	589	5.4%
\$35,000 - \$49,999	57	7.1%	425	8.2%	925	8.4%
\$50,000 - \$74,999	103	12.8%	518	10.0%	1,366	12.5%
\$75,000 - \$99,999	105	13.1%	584	11.2%	1,562	14.3%
\$100,000 - \$149,999	192	23.9%	1,344	25.9%	2,635	24.0%
\$150,000 - \$199,999	170	21.2%	681	13.1%	1,318	12.0%
\$200,000 - \$250,000	43	5.3%	291	5.6%	595	5.4%
\$250,000 +	70	8.8%	478	9.2%	978	8.9%
<b>Avg Family Income</b>	\$155,846		\$145,799		\$141,490	
<b>Avg Non-Family Income</b>	\$93,384		\$73,517		\$66,750	

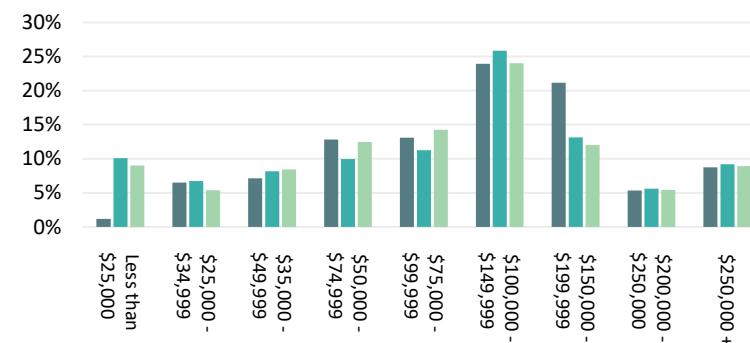
## Household Size (2024)

	1 Mile	%	3 Miles	%	5 Miles	%
1 Person	140	17.4%	742	14.3%	1,585	14.5%
2 Persons	257	32.0%	1,636	31.5%	3,624	33.1%
3 Persons	127	15.8%	1,070	20.6%	2,144	19.6%
4 Persons	153	19.0%	982	18.9%	2,031	18.5%
5+ Persons	127	15.8%	765	14.7%	1,575	14.4%

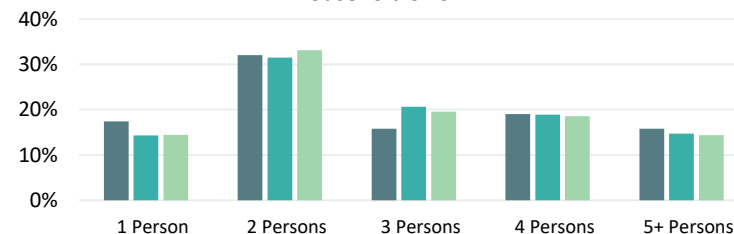
Race/Ethnicity



Household Income



Household Size

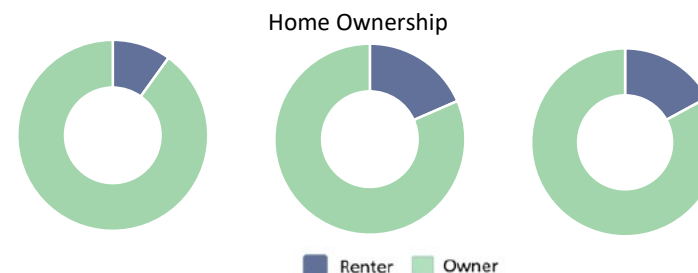
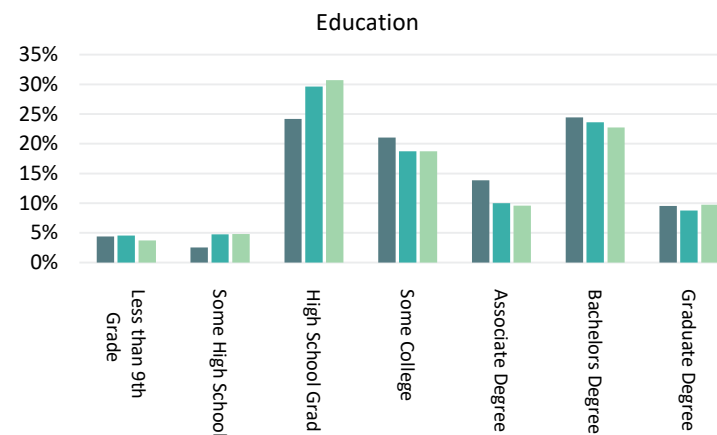
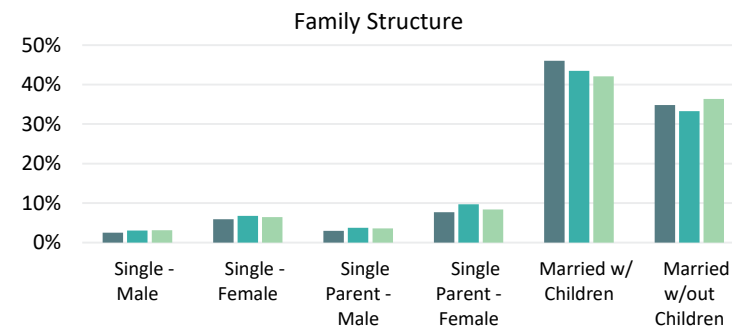




# 2024 Demographics

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549

	1 Mile		3 Miles		5 Miles	
<b>Family Structure (2024)</b>	647		4,338		9,056	
Single - Male	16	2.6%	133	3.1%	285	3.2%
Single - Female	38	5.9%	294	6.8%	585	6.5%
Single Parent - Male	19	3.0%	164	3.8%	326	3.6%
Single Parent - Female	50	7.7%	420	9.7%	757	8.4%
Married w/ Children	298	46.0%	1,885	43.5%	3,810	42.1%
Married w/out Children	225	34.8%	1,443	33.3%	3,293	36.4%
<b>Education (2024)</b>	1,546		10,019		21,439	
Less than 9th Grade	68	4.4%	456	4.5%	794	3.7%
Some High School	40	2.6%	476	4.8%	1,030	4.8%
High School Grad	374	24.2%	2,967	29.6%	6,585	30.7%
Some College	325	21.0%	1,877	18.7%	4,010	18.7%
Associate Degree	214	13.9%	1,000	10.0%	2,058	9.6%
Bachelors Degree	377	24.4%	2,367	23.6%	4,878	22.8%
Graduate Degree	148	9.5%	875	8.7%	2,085	9.7%
<b>Home Ownership (2024)</b>	926		6,459		13,494	
Housing Units Occupied	803	86.8%	5,194	80.4%	10,960	81.2%
Housing Units Vacant	43	4.6%	306	4.7%	664	4.9%
Occupied Units Renter	80	8.6%	959	14.8%	1,870	13.9%
Occupied Units Owner	724	78.2%	4,235	65.6%	9,089	67.4%
<b>Unemployment Rate (2024)</b>		2.1%		1.9%		1.7%
<b>Employment, Pop 16+ (2024)</b>	1,190		10,167		22,057	
Armed Services	1	0.1%	8	0.1%	24	0.1%
Civilian	1,304	109.6%	8,152	80.2%	17,032	77.2%
Employed	1,269	106.6%	7,935	78.0%	16,597	75.2%
Unemployed	36	3.0%	217	2.1%	436	2.0%
Not in Labor Force	438	36.8%	3,522	34.6%	7,880	35.7%
<b>Businesses</b>						
Establishments	49	---	483	---	954	---
Employees (FTEs)	170	---	2,942	---	6,794	---





# Ackerman & Co.

## **SAM POPEJOY**

P: 770.913.3901

C: 404.277.0170

E: [spopejoy@ackermanco.net](mailto:spopejoy@ackermanco.net)

## **WILL GOFF**

P: 770.913.3957

C: 404.723.3379

E: [wgoff@ackermanco.net](mailto:wgoff@ackermanco.net)

