



Jordan Company
Investment & Commercial Real Estate



Available
+/- 38 Acres Partially Graded Industrial Land
Jesse Cronic Road & I-85
Braselton, Jackson County, Georgia 30517
Will Subdivide



Presented By:
The Jordan Company
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The information set forth herein was assembled by the Broker from the Public Records and other sources deemed to be reliable. Neither the Broker or the Owner makes any representation or warranty as to the accuracy or completeness of the material contained herein.

This material is provided as a courtesy to Prospective Buyers who are contemplating making an offer with accordance to the marketing plan established by the Owner. Any prospective Buyer must not rely in any way on the information herein to determine the suitability the subject property as an investment. Likewise any Buyer is solely responsible to perform its own due diligence and act accordingly upon the facts they independently derive.

LOCATION: The subject property is located in the southwest quadrant of Jackson County, within the City of Braselton; +/- 3.8 miles from the Gwinnett County line. It is located off of Jesse Cronin Road with frontage on the south side of I-85 and is only a half mile west of the I-85/Hwy 53 interchange (Exit 129).

SIZE: ± 38 Acres (will subdivide)

FRONTAGE: ± 775 feet on I-85
± 1,725 feet on Jesse Cronin Road

ZONING: M-D Manufacturing and Distribution (City of Braselton)

TRAFFIC COUNTS: ± 10,540 vehicles per day on Hwy 53
± 57,310 vehicles per day on I-85

UTILITIES: All utilities are available. Sewer is on site with 10,000 gallons per day capacity reserved with the City of Braselton.

PROPERTY TAXES: \$14,900.93 (2011)

ASKING PRICE: All Offers Strongly Considered

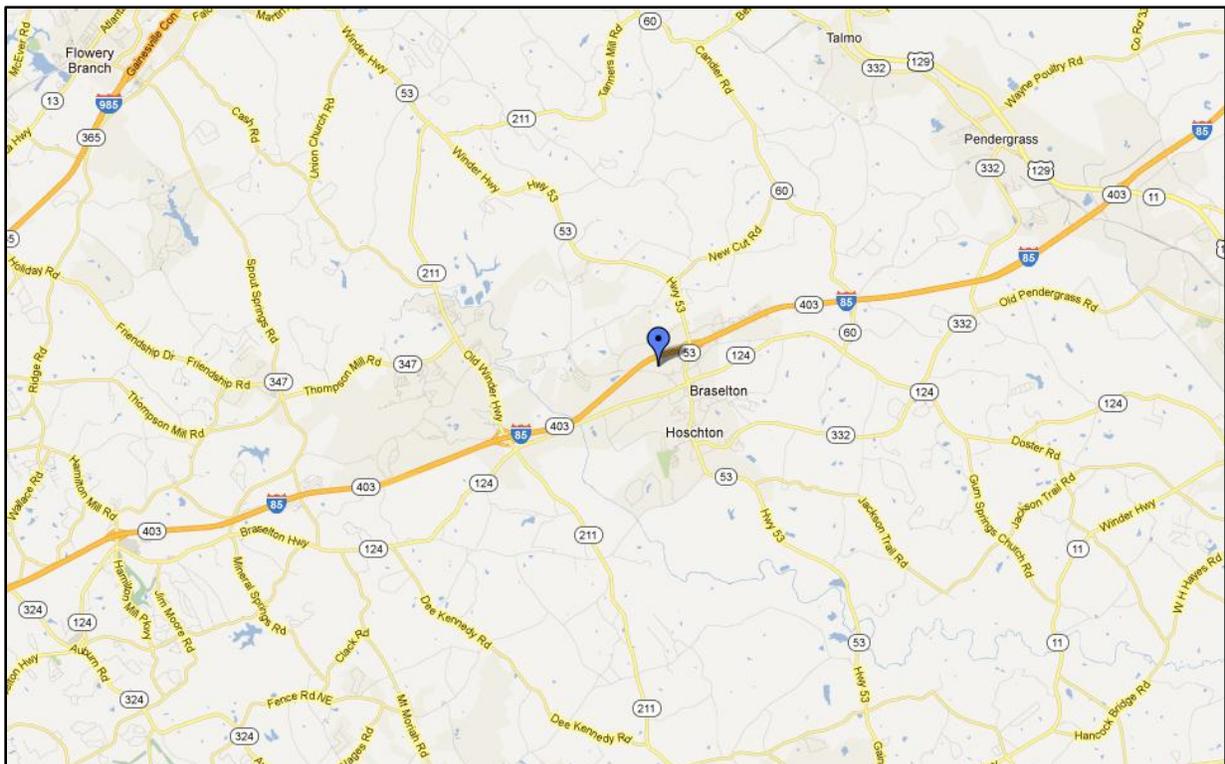
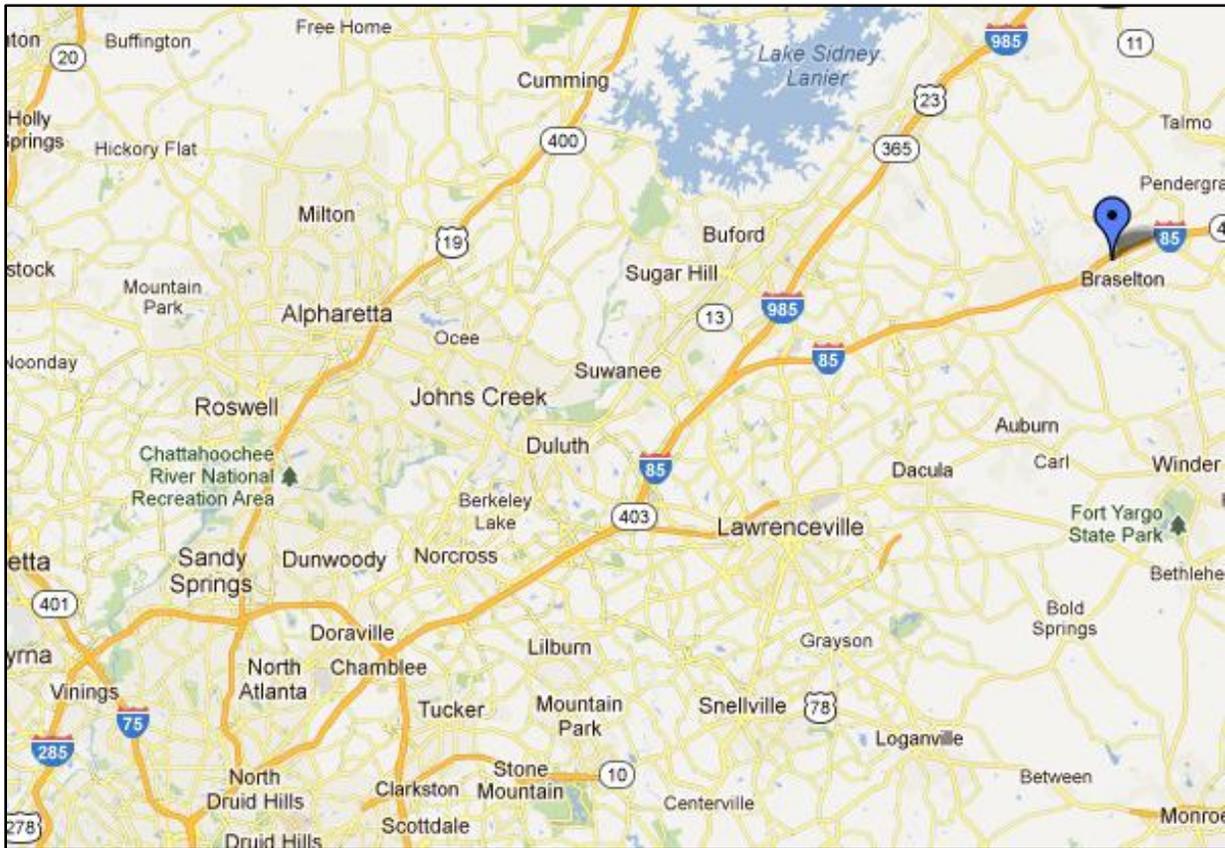


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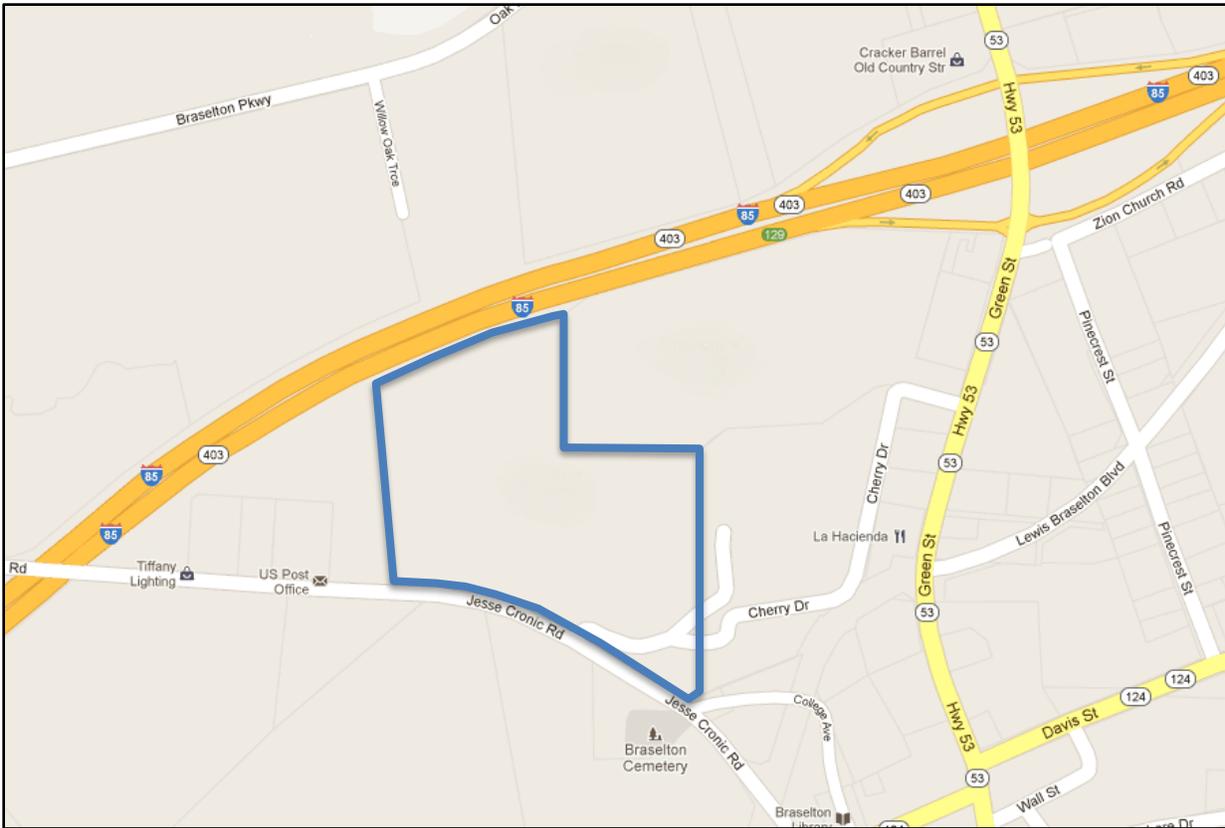
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Maps



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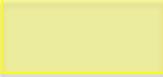
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Highway 124 Relocation



Subject Property

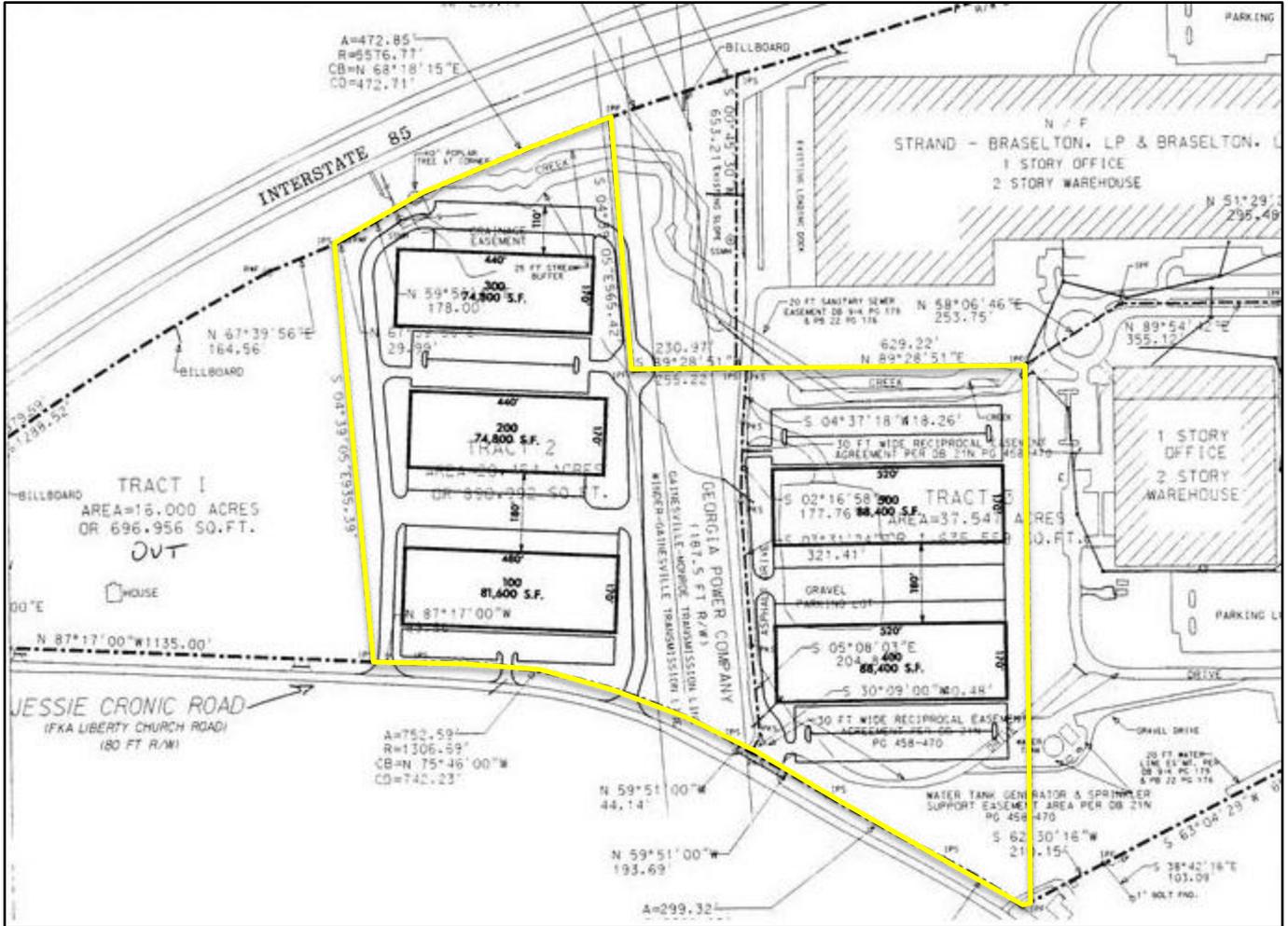


Hwy 124 Relocation

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Preliminary Plan



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