



*COMMERCIAL, LAND, INDUSTRIAL
REAL ESTATE SERVICE*

WHITWORTH LAND CORPORATION
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SUMMARY ANALYSIS

VITANARICH TRACT

± 30 ACRES

**Hog Mountain Road
Jefferson, Jackson County, GA**

LOCATION:	Property is located at the intersection of Possum Creek Road and Hog Mountain Road with frontage on I-85.
SIZE:	±30.117Acres
ZONING:	LI (Light Industrial)
UTILITIES:	Jackson County Water and Sewer
PRICE:	\$993,861 (\$33,000 per acre)
DESCRIPTION:	The property is well located for an industrial development. It's less than a mile from the intersection of I-85 and Hwy 129 (Exit 137). It's located across the street from a new development called Jefferson Mill Business Park which currently has two buildings under construction totaling over a million square feet.

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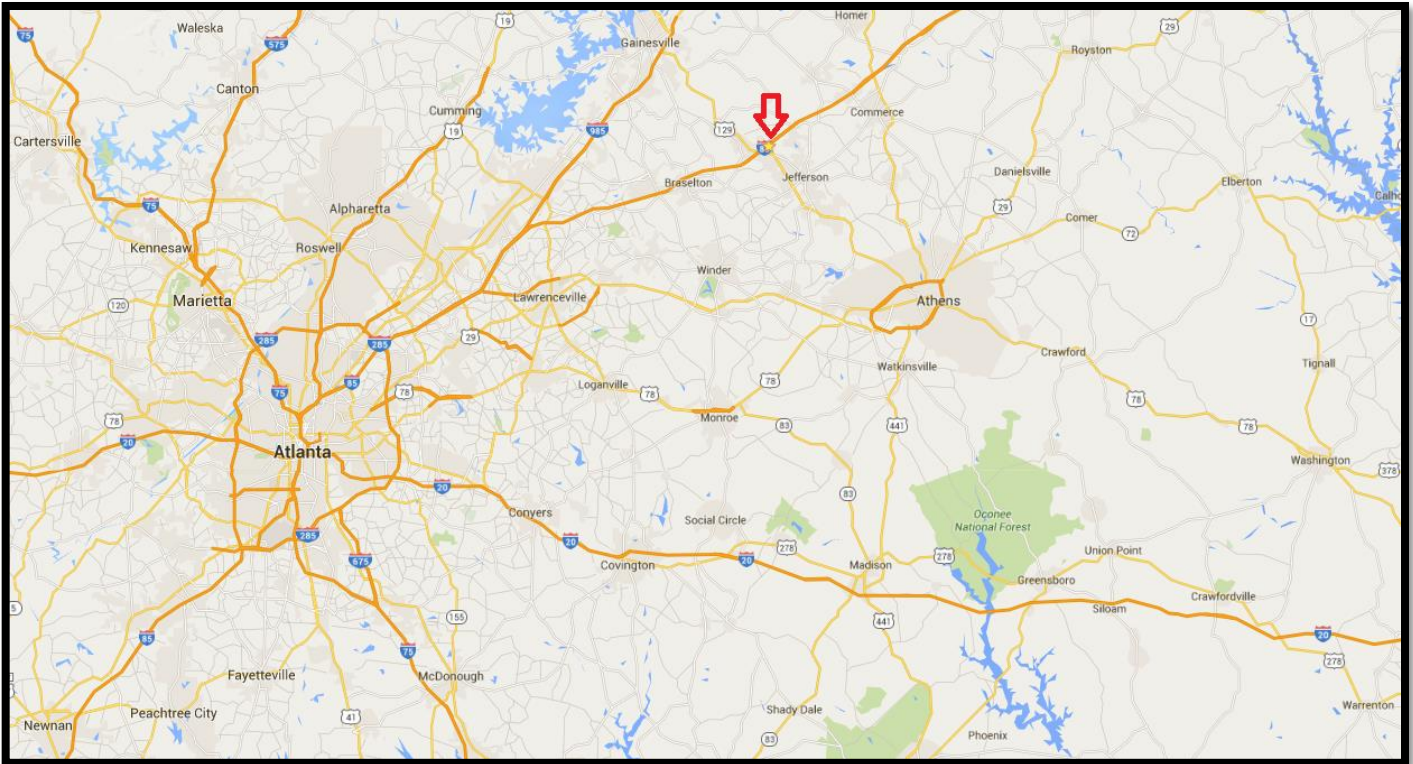
The information contained herein is derived from a variety of sources including the owner, public records and other sources Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.



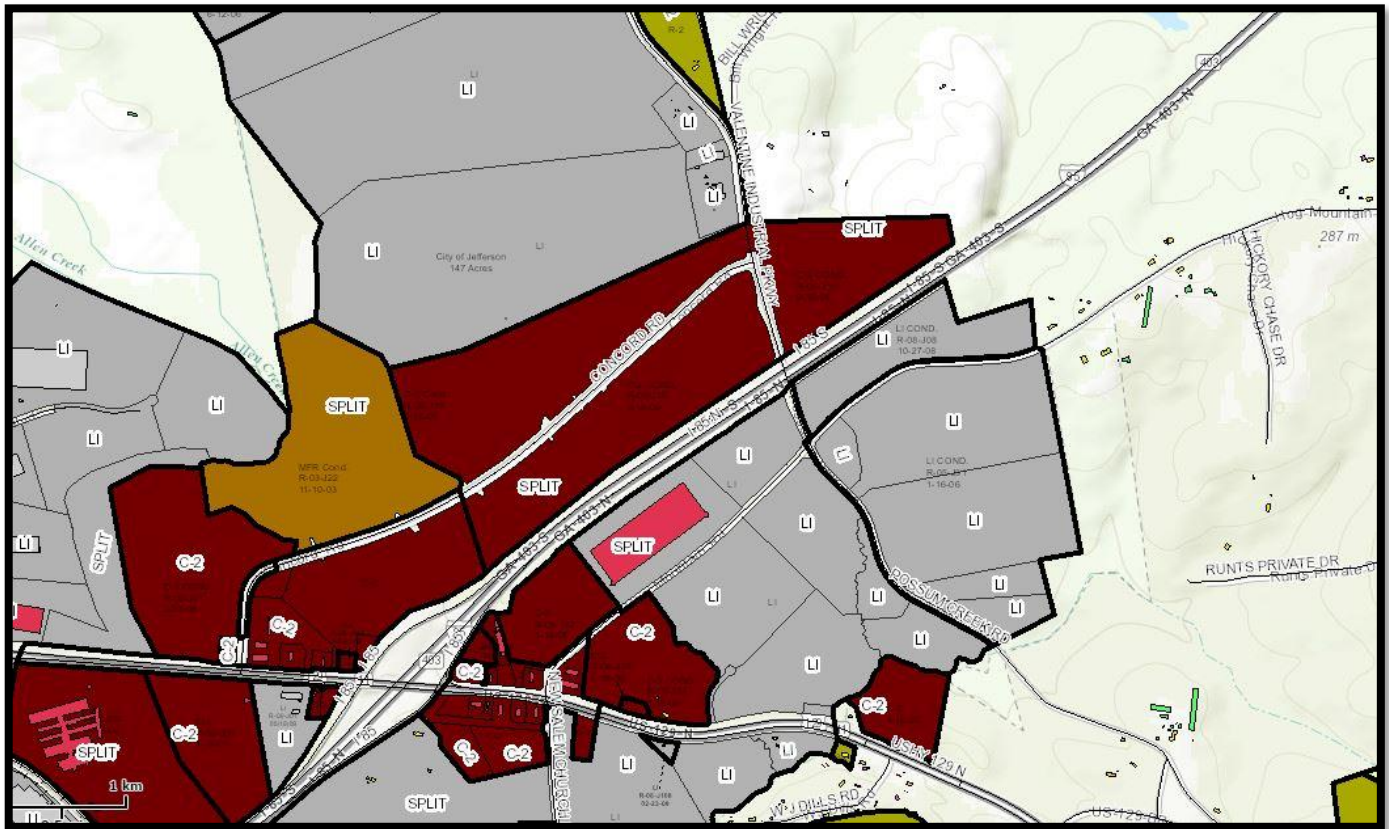
TAX PLAT AERIAL VIEW



LOCATION MAP



REGIONAL MAP



ZONING MAP



WBA ARCHITECTURE - INTERIORS - PLANNING
OVERALL SITE PLAN

JEFFERSON MILL BUSINESS PARK
JEFFERSON, GA

PROJECT
A7

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JULY 8, 2011

JEFFERSON MILL BUSINESS PARK AERIAL VIEW