

**North Georgia Growth Fund I**

# **#2 Wayne Poultry Rd. Jackson County**



- **45 +/- acres for Commercial and Industrial**
- **400 ft. road frontage**
- **Jackson EMC power sub-station adjacent to site**
- **Rear could be used as mobile home park**
- **Limited amount of flood plain**

**Comments:**

**Located in Jackson County, this tract is less than one mile from the new Toyota plant. Easy access to I-85, and the improved infrastructure increases value of property. Emerging industrial and distribution area. Potential for heavy power users.**

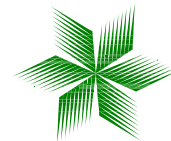
**Driving Directions: From Gainesville, Go South on Hwy 129 towards Athens approximately 12.5 miles to Pendergrass, then take left on Wayne Poultry Rd. Property is on the left and begins just before house(1421), and continues to concrete bridge.**

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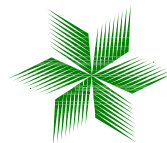
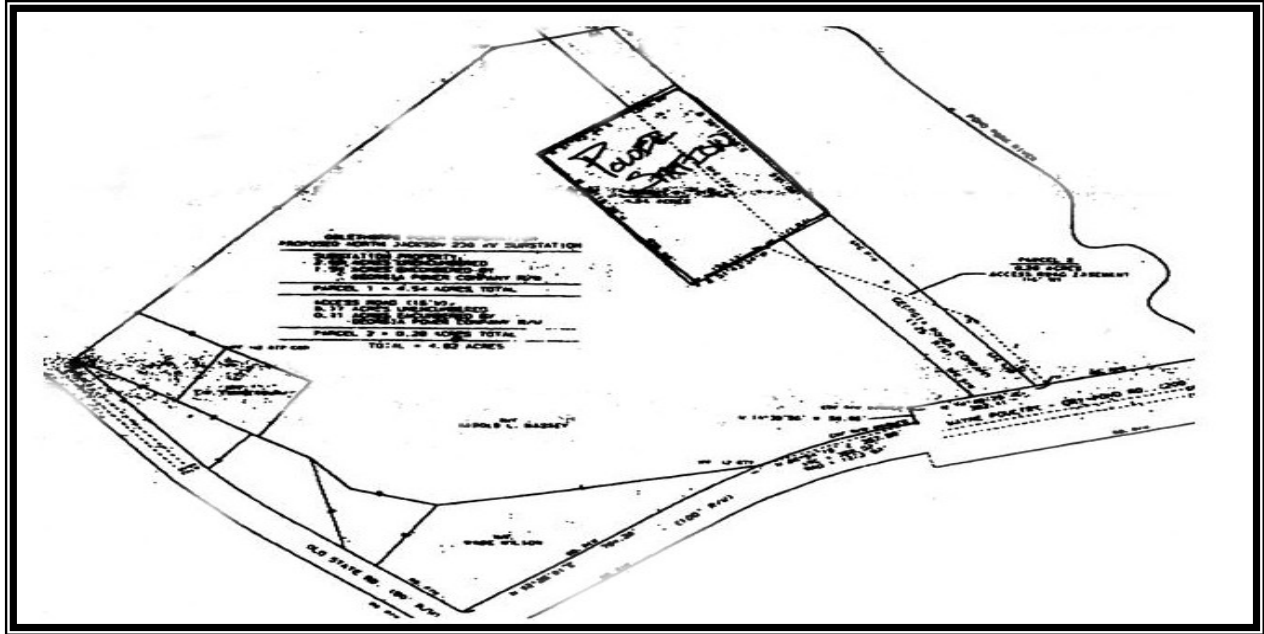
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**SOUTHERN CAPITAL FUND**



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