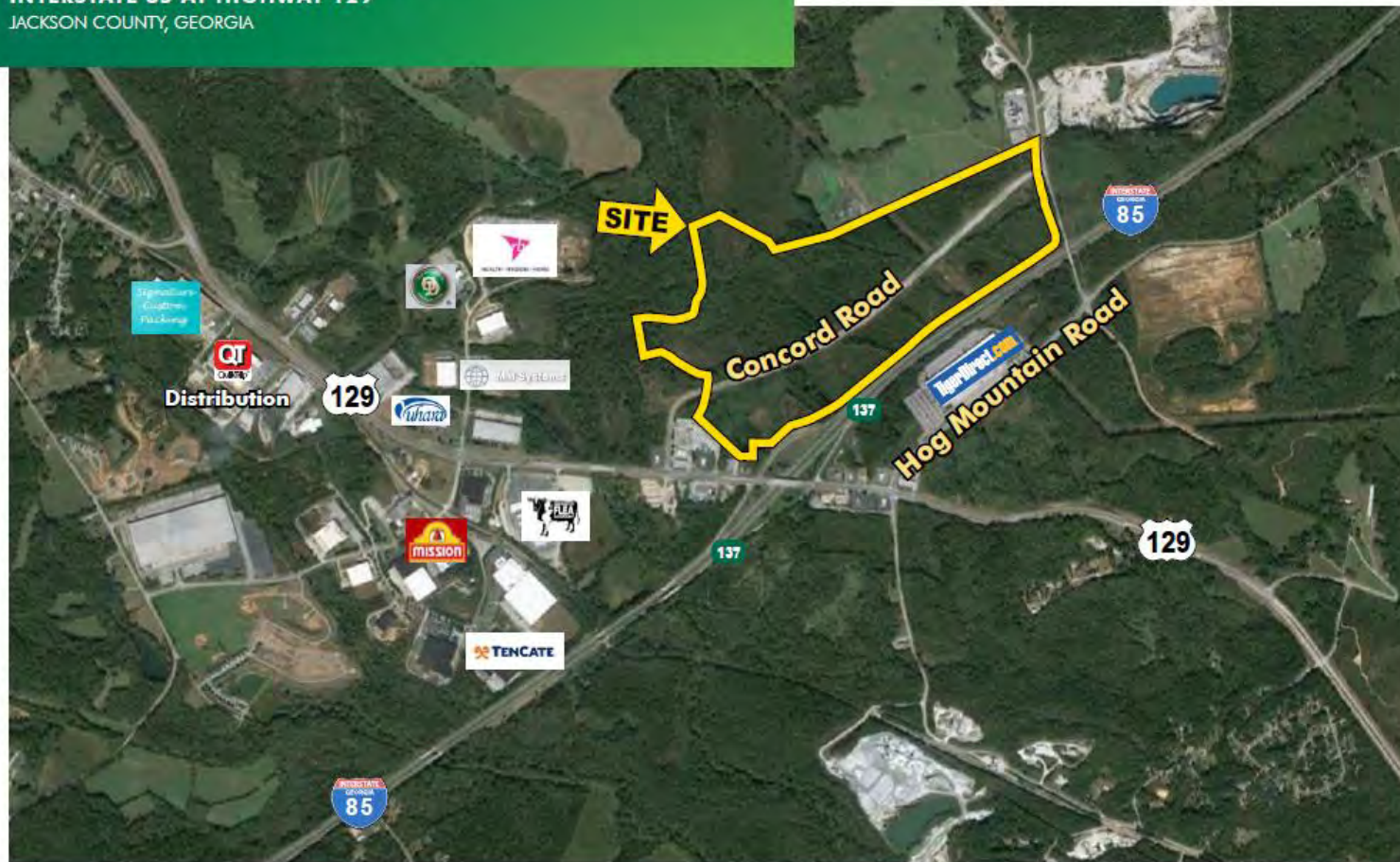


OFFERING MEMORANDUM

±231.72 ACRES

INTERSTATE 85 AT HIGHWAY 129

JACKSON COUNTY, GEORGIA





- INDUSTRIAL
- COMMERCIAL / OFFICE
- COMMERCIAL / RETAIL
- RESIDENTIAL



Conceptual Site Plan
Jefferson Tract
 Jefferson, Georgia

07 Sep 12



DEVELOPMENT SUMMARY

SITE	ACRES +/-	USE	S.F. / UNITS +/-
A	29.1	RIG BOX RETAIL	195,000
B	12.9	OFFICE PARK	137,000
C	19.5	RETAIL SHOPS	142,000
D	49.9	MULTI FAMILY	312
E	2.3	OFFICE CONDOS	15,000
F	5.6	OFFICE / DISTRIBUTION	54,000
G	10.8	OFFICE / DISTRIBUTION	154,000
H	24.1	OFFICE / DISTRIBUTION	350,000
I	10.1	OFFICE / DISTRIBUTION	109,000
J	1.8	OUT PARCEL	7,000
K	1.2	OUT PARCEL	5,000
L	1.2	OUT PARCEL	5,000
M	1.2	OUT PARCEL	5,000
N	1.4	OUT PARCEL	6,000
O	1.9	OUT PARCEL	7,500
P	12.4	OFFICE / DISTRIBUTION	134,000
Q	36.0	LIFESTYLE CENTER	260,000
TOTAL +/-	221.4		1,585,500



CONTACT US

SCOTT MCGREGOR

Executive Vice President

+1 404 812 5048

+1 404 783 0013

scott.mcgregor@cbre.com

CBRE