



Offering Memorandum

DUB WALKER RD - 314.47 ACRES

301 Dub Walker Rd Jackson, GA 30233

KYLE GABLE

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404.867.3332

JT SPEROS

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GABLE
LAND CO.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gable Land Co. in compliance with all applicable fair housing and equal opportunity laws.

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THE OPPORTUNITY

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PROPERTY DESCRIPTION

Gable Land Co. is proud to present 314.47 Acres on Dub Walker Rd. in Butts County, Georgia.

PROPERTY HIGHLIGHTS

- Dub Walker Road is approximately 6 miles east of Interstate 75 and off of Hwy 16. The property is approximately 40 miles south of Hartsfield-Jackson International Airport.
- The property is 6 miles west of River Park, a mixed-use development with industrial and commercial uses. A proposed hospital is also featured in this development.
- It is 3.5 miles west of Downtown Jackson, with dining, offices, and shopping.
- Future growth corridor, located between River Park and Downtown Jackson.
- County water is located on Dub Walker Road.
- Over 1,400 feet of paved road frontage.
- Mature timber with a mix of hardwoods and pine.
- Over 8,000 feet of roads and trails throughout the property.
- 8+ acres of fields with over 10 acres of additional cleared area located on the power easement that bisects the property.
- Big Sandy Creek is located on the western border of the property. Only approximately 6 acres are located in the 100-year floodplain.

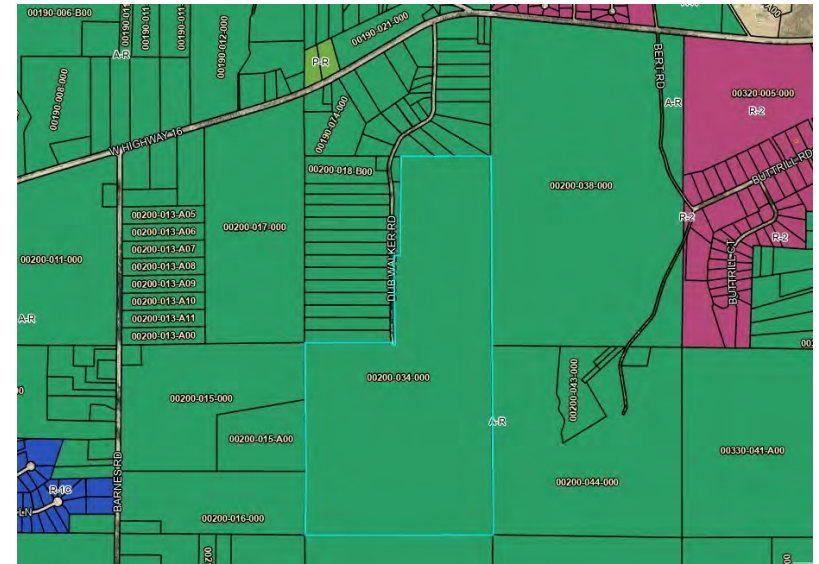


OFFERING SUMMARY	
Sale Price:	\$1,886,820
Acreage	314.47
\$/Acre	\$6,000

[View Property](#)

PROPERTY DETAILS: UTILITIES & ZONING

Dub Walker Rd - 314.47 Acres ••• 301 Dub Walker Rd Jackson, GA 30233



UTILITIES

- County water is located in the ROW of Dub Walker Rd. Any homes will need to be served by on-site septic systems.

ENTITLEMENTS (ZONING)

- Zoned AR (Residential Agricultural)
- Minimum lot size: 3 acres
- Minimum lot width: 200'
- Front setback: 100'
- Side setback: 30'
- Rear setback: 50'
- Minimum heated area: 1,500 SF

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FEATURES

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The property is currently leased for hunting until 6/30/2027. This agreement can be terminated with 90 day notice. The desire is to keep the lease in place and terminate the lease at closings. The lessee will then have 90 days to vacate the property. A copy of the lease is available upon request.

All stands and the two trailers are currently owned by the lessee. There may be an opportunity to purchase these items separately from the lessee outside of closing.

A small barn on the property will convey with the purchase.

The property is currently enrolled in CUVA, and the owner's desire is that the new owner continue the existing covenant.

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SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Daughtry Elementary	1.3 miles
MIDDLE SCHOOL	
Henderson Middle	3.4 miles
HIGH SCHOOL	
Jackson High	2.9 miles

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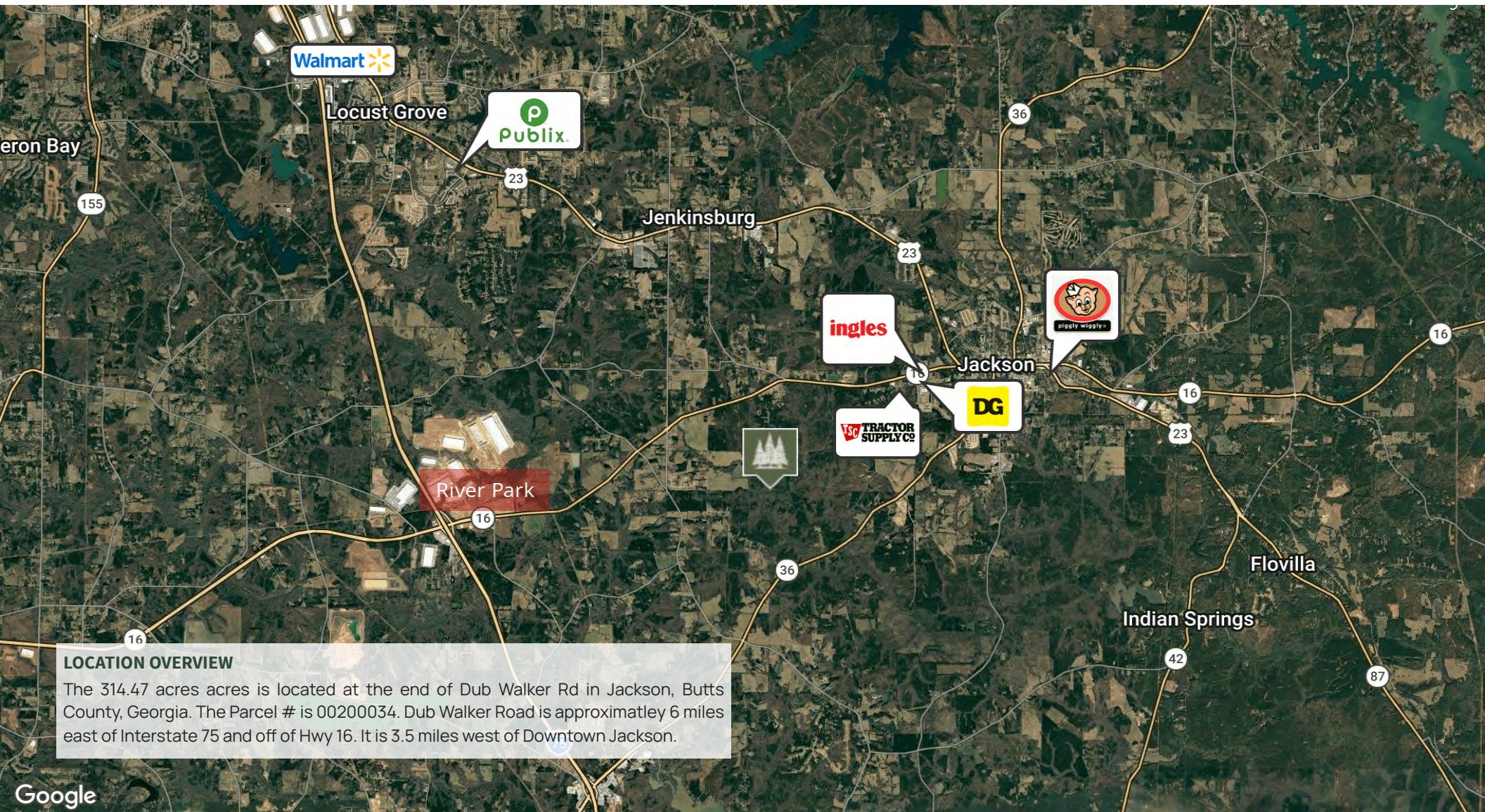
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LOCATION MAP

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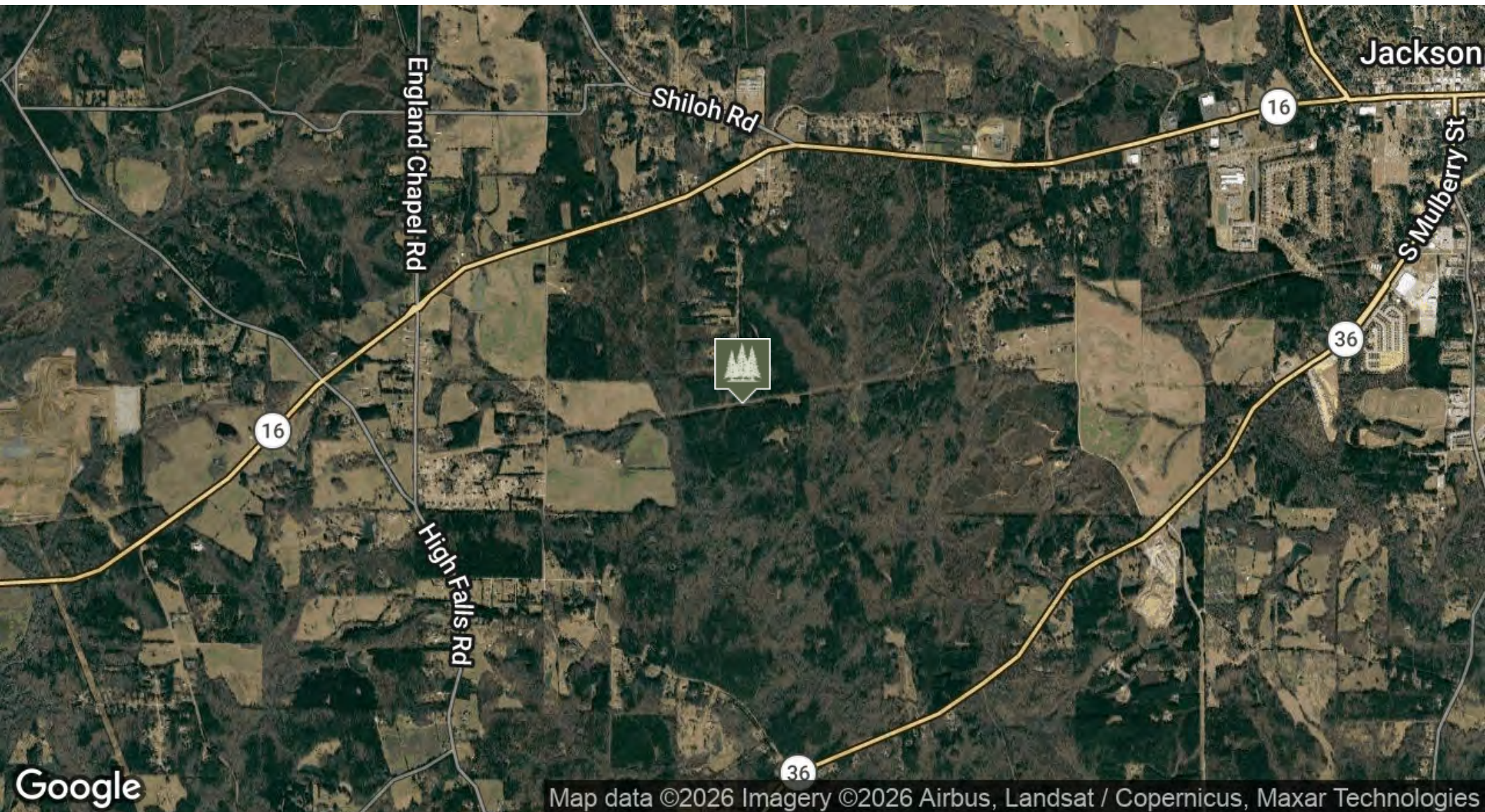
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AERIAL MAP

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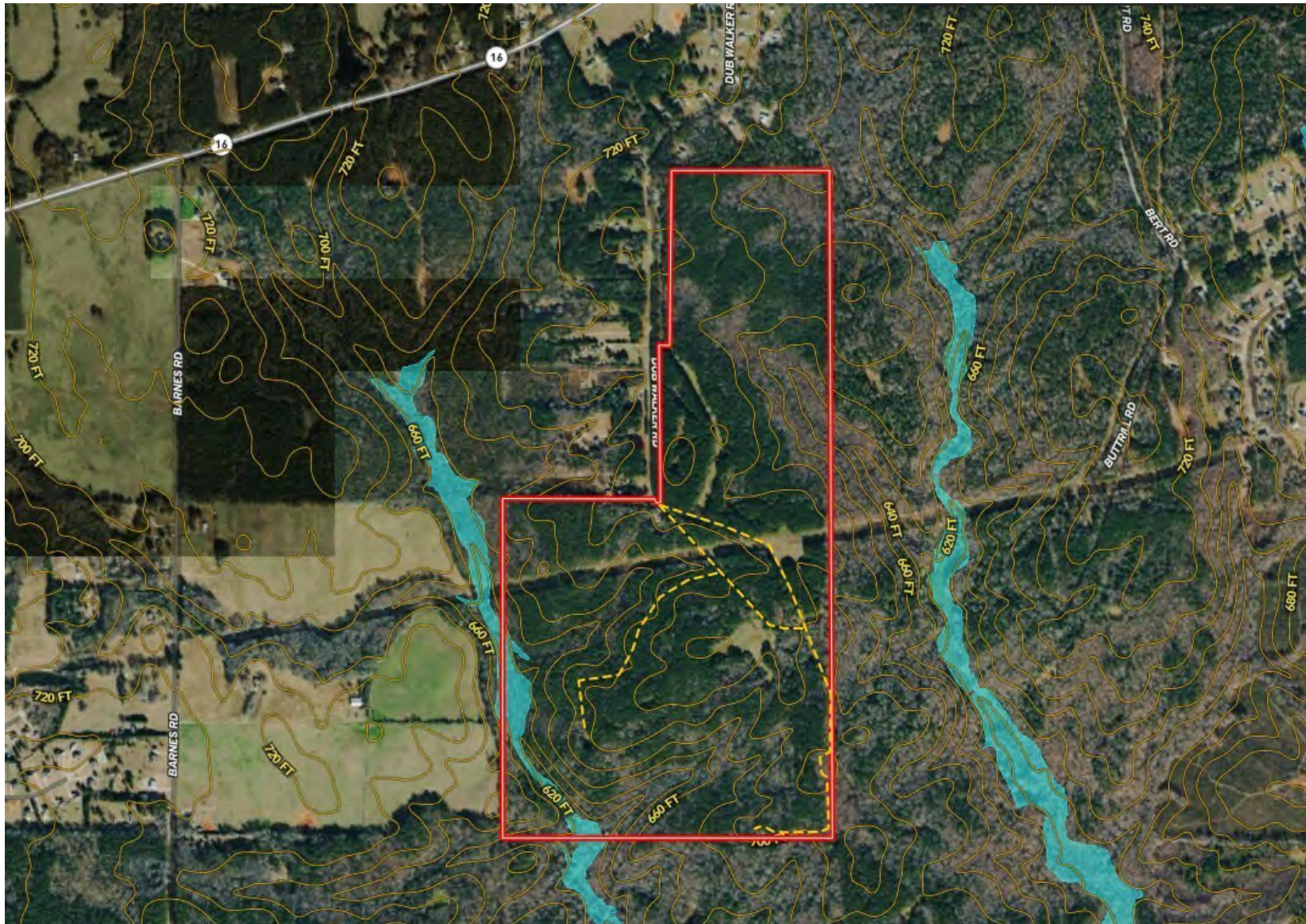
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TOPOGRAPHY

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PROPERTY PHOTOS

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#1

FORTUNE
500/100
COMPANIES IN
ALTANTA

#1

STATE FOR
DOING
BUSINESS 10
YEARS IN A ROW

METRO ATLANTA

METRO IN THE
US FOR
POPULATION
GROWTH #3

MOVE-IN
DESTINATION IN
THE COUNTRY #5



METRO ATLANTA HIGHLIGHTS

Metro Atlanta is the Southeast's growth capital – a thriving hub where global corporations, fast-growing companies, and new residents converge. With a powerful business climate, steady population growth, and an affordable cost of living, the region continues to attract employers, investors, and homebuyers alike. Atlanta combines economic strength with cultural energy, making it one of the nation's most dynamic metros.

Metro Atlanta stands out as the economic engine of the Southeast, home to a remarkable cluster of Fortune 500 headquarters such as Coca-Cola, Delta Air Lines, and The Home Depot. This concentration of top-tier companies drives innovation, attracts talent, and sustains a vibrant business ecosystem.

The region consistently earns recognition as one of the most competitive places to operate, ranking among the nation's leaders for business-friendly environments thanks to low costs and pro-growth policies. Companies seeking expansion find Atlanta offers a compelling combination of workforce depth, strategic infrastructure, and affordability.

Population growth is surging, fueled by the area's reputation as a top destination for new residents. With an expanding job market and a relatively affordable cost of living compared to peer metros, Atlanta appeals to both renters and homebuyers across a wide range of demographics.

Beyond business, Atlanta is a hub for culture and lifestyle. From world-class sports venues and entertainment to thriving neighborhoods and access to natural beauty, the metro provides an unmatched quality of life that continues to attract both employers and individuals.

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MARKET DATA: COUNTY HIGHLIGHTS

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BUTTS COUNTY HIGHLIGHTS

Jackson, Georgia is the county seat of Butts County and is positioned roughly 50 miles south of Downtown Atlanta along the I-75 South Corridor. The county sits at a strategic crossroads with two Interstate 75 interchanges, Norfolk Southern rail access, and the convergence of US Highway 23 and Georgia Highways 16, 36, 42, and 87. Its highest-profile driver is River Park, a master-planned e-commerce and logistics park at I-75 Exit 205 (GA-16) that is rapidly reshaping the county's economic profile — while historic Downtown Jackson continues to anchor the community's commercial and civic life around the county courthouse.

Market Highlights include:

- River Park — a master-planned industrial and e-commerce center at I-75 Exit 205 (GA-16) by national developer CRG/Clayco, slated for 18+ million SF and 5,000+ jobs at build-out. It already includes The Cubes at River Park (1M+ SF completed) and landed GreenBox Systems' \$144M AI-automated distribution facility.
- Historic Downtown Jackson — a walkable Southern square of restored early-1900s storefronts around the 1898 courthouse, with family-owned shops, restaurants, and a coffee bar; named to Southern Living's "Prettiest Small Towns in Georgia" and seeing ongoing revitalization and new business investment.
- Major employers: Dollar General Distribution Center (~678 jobs, the county's largest employer), Ready Pac Foods, MasterBrand Cabinets, American Woodmark, Central Georgia EMC, and the Georgia Diagnostic and Classification Prison.
- Strong logistics/industrial base — roughly 16% of the county workforce is in manufacturing and another ~7% in transportation and distribution, supported by dual I-75 interchanges, Norfolk Southern rail, and Tier II job-tax-credit incentives (\$3,000 per new job).
- High Falls State Park — a lake, campgrounds, and one of Georgia's largest cascading waterfalls on the Towaliga River.
- Jackson Lake — a 4,750-acre recreational reservoir for boating, skiing, and fishing, plus Dauset Trails Nature Center with 35+ miles of hiking and biking trails.
- The scenic Ocmulgee River begins in Butts County, adding to its river frontage and outdoor draw.



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PROFESSIONAL BACKGROUND

The Gable Land Team is led by Kyle Gable, who brings nearly 20 years of experience in land brokerage throughout the Metropolitan Atlanta area and the Southeast. Kyle specializes in the evaluation and sale of undeveloped and developed land for commercial, residential, multifamily, timber, and redevelopment uses.

Kyle has represented both buyers and sellers and has extensive experience assembling land parcels to maximize overall property value. With a background in real estate appraisal, he provides in-depth market research and analytical insight to help clients navigate complex property and entitlement considerations. During the recession, Kyle exclusively represented numerous financial institutions—including Synovus Bank, SunTrust Bank, Bank of America, Regions Bank, and GMAC ResCap—in the disposition of bank-owned land assets across Metro Atlanta. As the market recovered, he transitioned back to advising private landowners and developers across all land categories.

Recognitions include the National Association of Realtors "30 Under 30" (2011) and Professional Builder magazine's "40 Under 40" (2020). Since 2010, Kyle has closed transactions totaling more than 6,000 developed lots and 23,000+ acres, with aggregate value exceeding half a billion dollars across the southeastern United States. He puts in the work—and the results are proof.

MEMBERSHIPS

Atlanta Commercial Board of Realtors, Realtors Land Institute, Georgia Forestry Association, Quail Forever

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PROFESSIONAL BACKGROUND

JT Speros is a commercial real estate broker who specializes in the sale of raw land primarily for residential development. Since 2020, JT has sold over \$350,000,000 in land and lots. With the use of extensive market data, a targeted and aggressive marketing strategy, and a hands-on approach, JT's number one goal is to maximize the value of his client's assets.

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