



Land » For Sale

# 15.77 +/- Acres Of Land For Sale

20833 US HIGHWAY 441, COMMERCE, GA 30530

**THE SIMPSON COMPANY OF GEORGIA, INC.**  
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# Executive Summary

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## OFFERING SUMMARY

Sale Price: \$100,000 / acre

Lot Size: 15.77 Acres

## PROPERTY HIGHLIGHTS

- 15.77 +/- Acres of land for sale
- Generally level site
- Water available; sewer coming
- Excellent frontage and access from 441
- 3,200 SF shop in place for trucking company
- DOT turn lane in place
- Business friendly county
- Re-zoning to Commercial/Industrial likely
- Up to 150 +/- acres could be bought in total
- Open to offers

# Additional Photos

15.77 +/- ACRES OF LAND FOR SALE  
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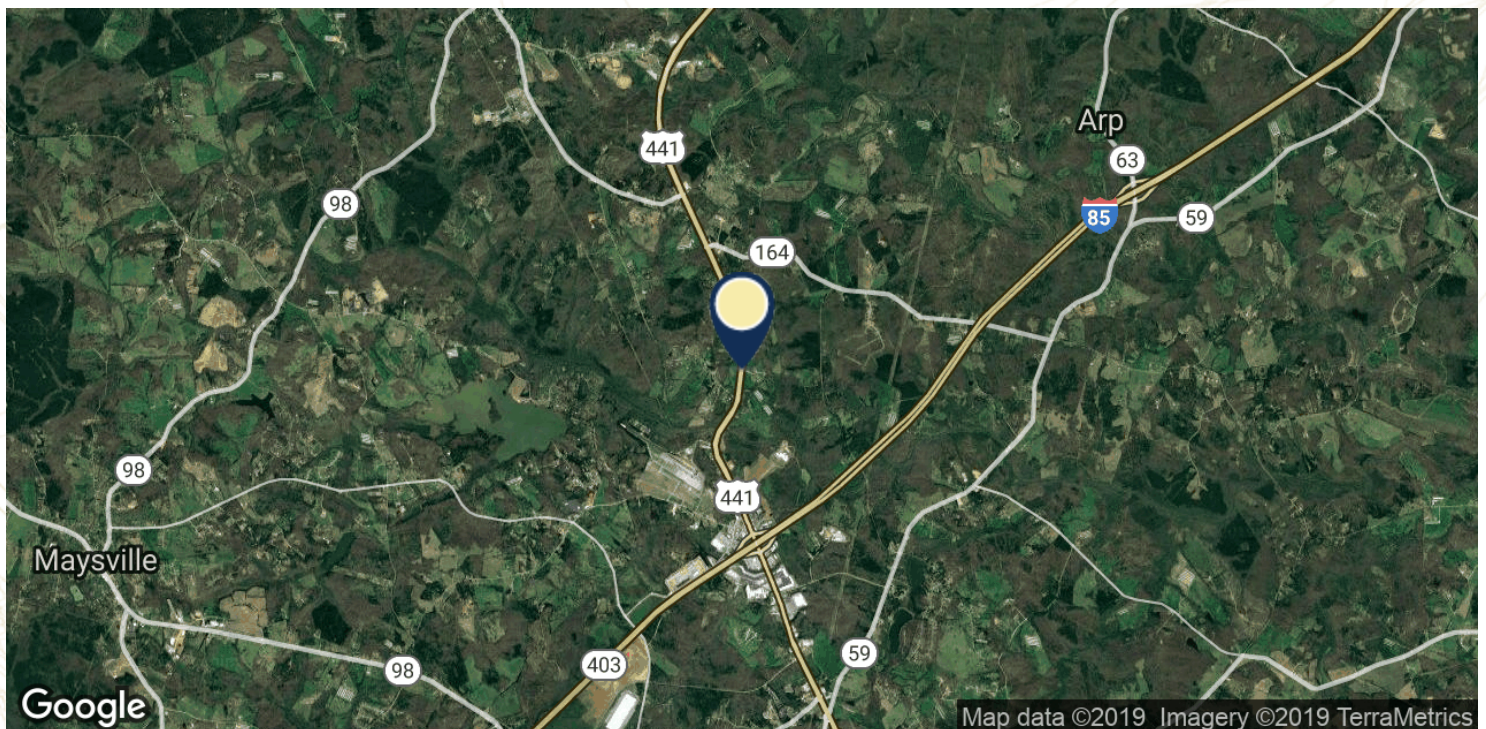
# Additional Photos

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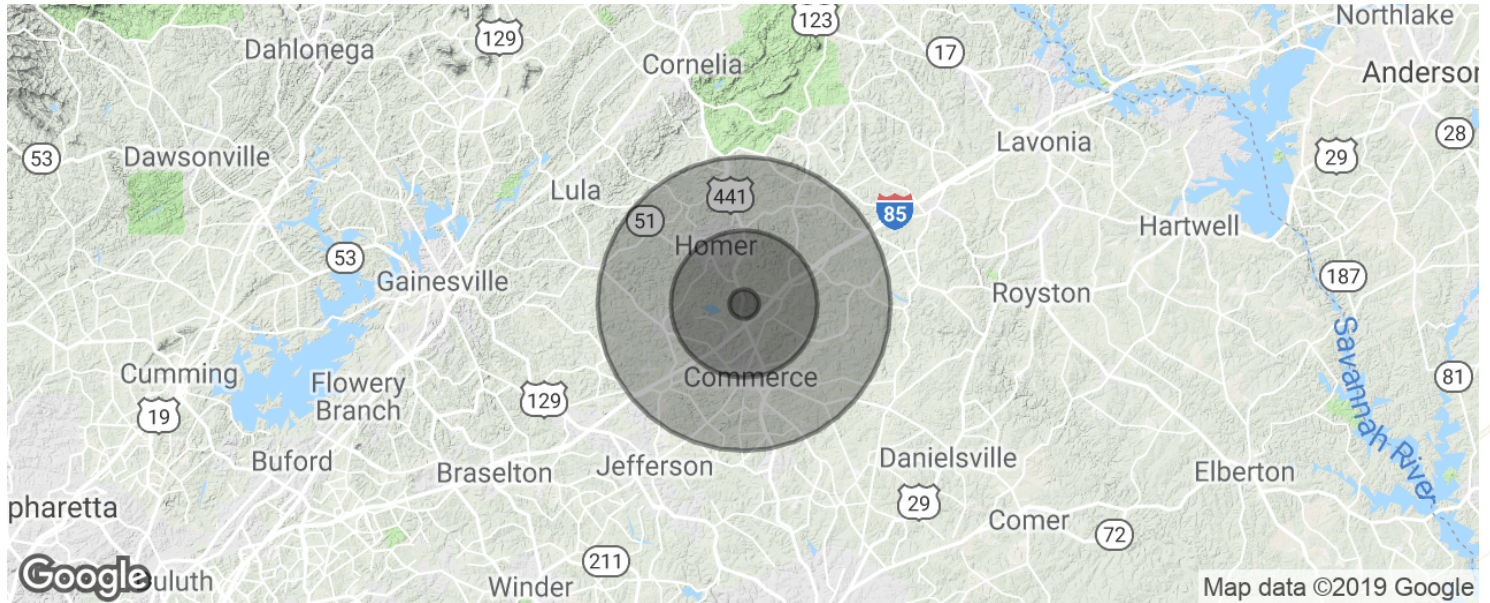
# Location Maps

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# Demographics Map & Report

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	757	14,173	38,471
Median age	36.9	37.0	36.9
Median age (Male)	35.1	35.3	35.2
Median age (Female)	40.8	40.5	39.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	293	5,408	14,134
# of persons per HH	2.6	2.6	2.7
Average HH income	\$50,395	\$50,650	\$53,049
Average house value		\$170,817	\$184,736

\* Demographic data derived from 2010 US Census

# Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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