

± 77 Acre Development Site For Sale

Potential Industrial or Commercial Development

GA Hwy 59, Commerce, GA

I-85N Industrial Corridor



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Property Video

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YOUNG**

The Site



LOCATION

± 77 Acres off Hwy 59
Commerce, GA 30529



Double road frontage

Site is located with road frontage on both I-85 and Hwy 59



73 MILES

From Downtown Atlanta



UTILITIES

Water, sewer, and electric available with gas nearby



INTERSTATE ACCESS

Access to Interstate 85 is provided via US Highway 63 (exit 154)

The Asset

ACCESS TO COMMERCE & NE GEORGIA LABOR POOL

Convenient work location for area residents

Over 1,400 FEET OF I-85 FRONTAGE

Highly visible from I-85

PROXIMITY TO TANGER OUTLETS

Ability to partner with strategic retail destination users

LONG-TERM MARKET STRATEGIC OWNERSHIP OPPORTUNITY

Strategic positioning between Atlanta and Greenville, SC

TRACT CAN BE SUBDIVIDED OR ASSEMBLED WITH ADJOINING ACREAGE

Price: \$1,395,000

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Aerial Map



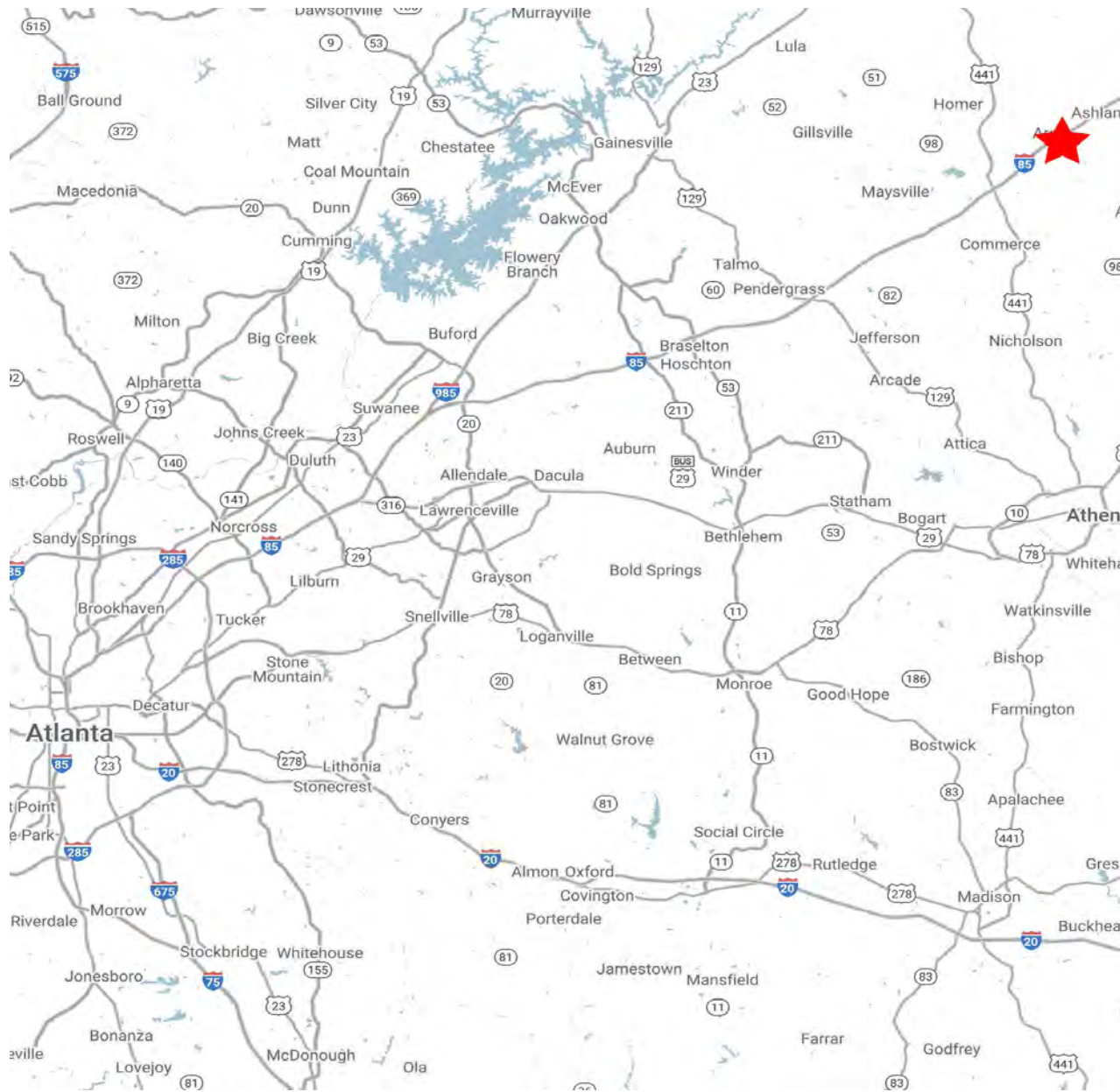
77 +/- Acres

I-85 EXIT 154



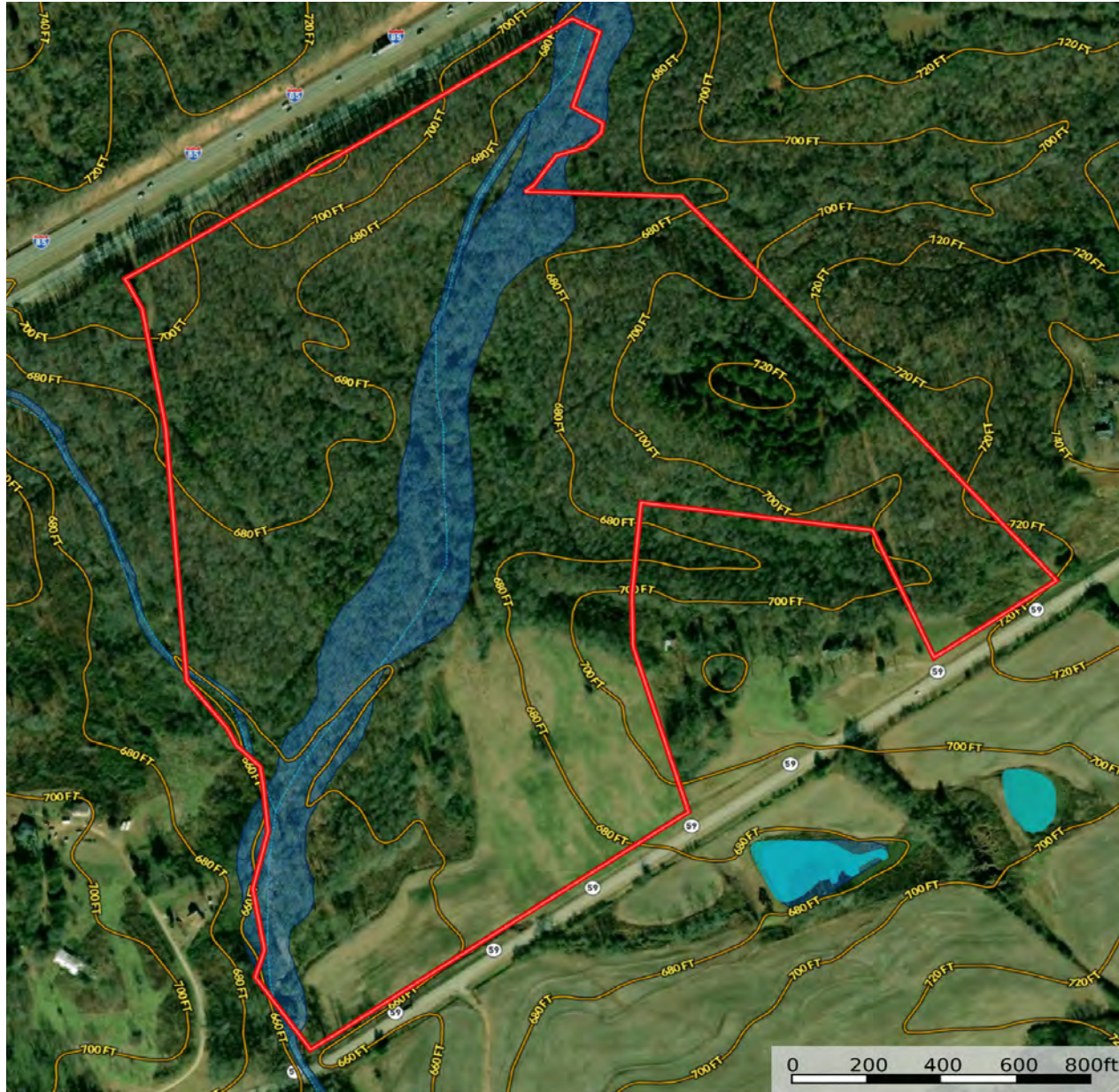
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Location Map



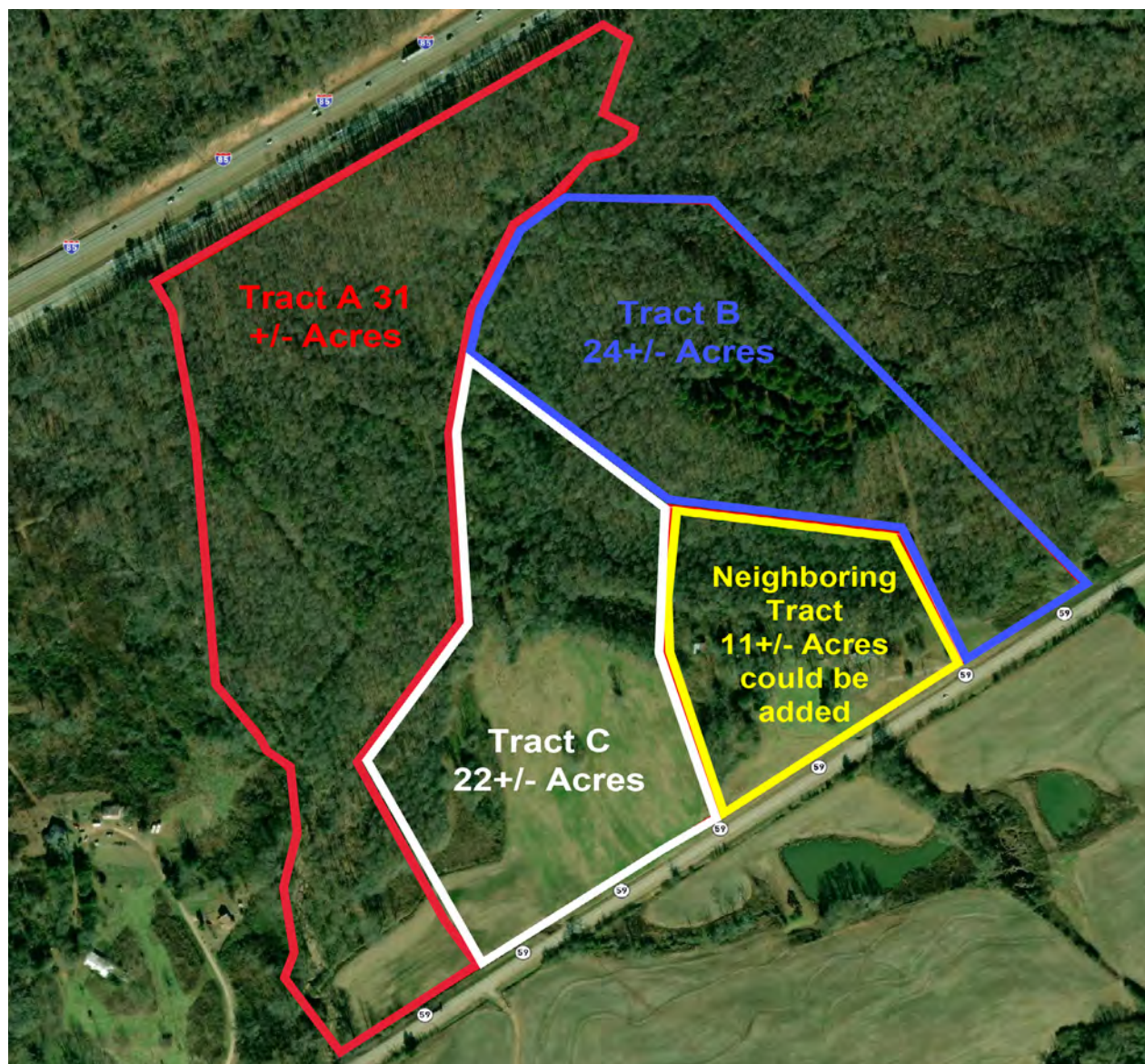
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Topography Map



Potential Subdivision/Assemblage

Parcel has potential to be split into multiple tracts and/or can be combined with an adjacent 11 +/- acre parcel for up to an 88 +/- acre assemblage.



The Submarket

TANGER OUTLETS

With 67 total stores, The Tanger Outlets feature nationally and internationally known brands that provide quality, style, and substance – all at an economical price. Just an hour north of Atlanta, it's one of the most visited retail destinations in the Southeast.

Banks County Industrial Development

The 2018 Banks County Economic Development Plan includes bold initiatives to develop as a commercial/industrial job center. Home to a number of new industrial manufacturers and townhome/apartment communities, the area is making strong headway as a recognized economic hub for Georgia. Industrial development near Banks Crossing includes large developments by Diana Foods, SELIT, SK Battery, Rooker, Panattoni and many others.

SK Innovation Co. Battery Manufacturing Facility

The South Korean battery manufacturer, SK Innovation Co., is a world leading energy producer and is one of the top 3 electric vehicle battery producers for companies such as Tesla, Ford, and Volkswagen. The \$2.6B SK Battery manufacturing facility in Commerce, GA is set to be complete in 2023, producing 300,000 electric vehicle batteries per year, and providing 2,600 +/- quality jobs.



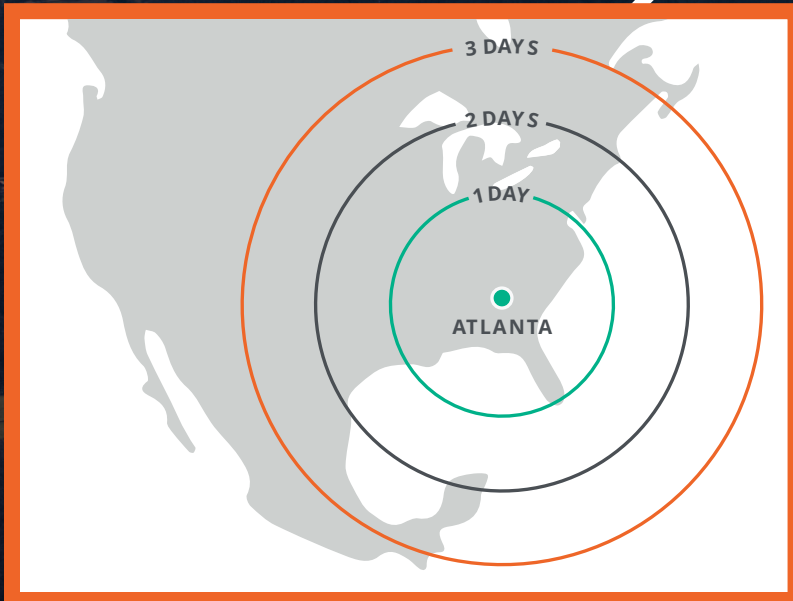
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Drive Time

Located at the north end of the I-85N Atlanta Industrial market, Commerce, GA serves as the halfway point between Atlanta and Greenville, SC. This developing industrial corridor has seen robust growth among strategic user types.

Truck Drive Distance To/From Commerce

Atlanta, GA — 73 miles	Charlotte, NC — 173 miles
Columbus, GA — 181 miles	Charleston, SC — 280 miles
Savannah, GA — 250 miles	Greenville, SC — 73 miles
Brunswick, GA — 309 miles	Jacksonville, FL — 414 miles
Birmingham, AL — 220 miles	Orlando, FL — 506 miles
Montgomery, AL — 234 miles	Tampa, FL — 525 miles
Nashville, TN — 308 miles	Richmond, VA — 460 miles
Memphis, TN — 464 miles	Washington, DC — 567 miles



Commerce Industrial Submarket

Commerce, GA is located at the northern end of the I-85N Atlanta Industrial market. This burgeoning industrial corridor has seen tremendous growth amongst strategic user types as of late. In total, there are over 15 million square feet of planned or under construction industrial projects within a short drive from the subject.

97.5%

OCCUPANCY IN
ATLANTA INDUSTRIAL
MARKET

776K+

WORKFORCE WITHIN
A 45 MINUTE DRIVE

5.5%

NET ABSORPTION AS
A PERCENTAGE OF IN-
VENTORY, THROUGH
Q4 2021



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Development site for potential Industrial development

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For more information, please contact

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