

HIGHWAY 441 COMMERCIAL LAND OFFERING

ATHENS, GEORGIA · JACKSON / CLARKE COUNTY

3 TRACT OFFERING · 118.77± ACRES TOTAL

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Total Combined Acreage

25,000-30,000

Vehicles Per Day on Hwy 441

3

Tracts Available

INFRASTRUCTURE HIGHLIGHTS

- Adjoins a 230-kilovolt (kV) high-voltage power transmission line
- Located on a spur off the Transcontinental Gas Pipeline servicing Plant Dahlberg (756 MW natural gas facility)
- Fiber optic access within 1.5 miles, with main panel access point
- Hwy 441 traffic counts of approximately 25,000-30,000 vehicles per day

Tract 6 — 59.44± Acres

\$2,674,800

Commerce Road, Athens, Jackson County, GA 30607 | Tax ID: 018 007D | **Zoned Commercial-5 (C-5)**

- 59.44± acres, frontage on Commerce Road
- Electricity available at the property line
- **Zoned C-5, supporting a wide range of commercial development, including:**
 1. Large-format retail / general merchandise
 2. Restaurants and food service, including drive-thru
 3. Hotels and motels
 4. Offices and professional/medical services
 5. Automotive services, fuel stations, and highway-oriented commercial uses

2900 / 2930 Commerce Rd — 26.96± Acres

\$2,022,000

US Hwy 441 South, Athens, Clarke/Jackson County, GA 30607 | Tax ID: 102 001A/102B 006C/018 013B

- 26.96± acres with direct frontage on US Highway 441 South
- Prime visibility along the high-traffic 441 corridor
- Electricity available at the property line
- **Tract holds two corners at the signalized intersection (traffic light) across from Newton Bridge Road on US Highway 441 — exceptional visibility and controlled access that is worth its weight in gold for a commercial site**

2730/2900 Commerce Rd — 32.37± Acres

\$1,456,650

Athens, Clarke County, GA 30607 | Tax ID: 102B 006C / 102B 006

- 32.37± acres, portion of Tract 1 and all of Tract 2
- Electricity AND Public Water available at the property line — the only tract of the three with public water access
- Well-suited for food service, hospitality, or higher-density commercial use
- **Benefits from access to the nearby signalized intersection (traffic light) across from Newton Bridge Road on US Highway 441 — added convenience and visibility for customers and deliveries**



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PLANT DAHLBERG — POWER INFRASTRUCTURE ANCHOR

- Natural gas-fueled, simple-cycle combustion turbine power plant owned and operated by Southern Power, located in Jackson County, GA, near Commerce
- 756 megawatts (MW) of combined nameplate generating capacity across 10 turbine units
- Site has the potential to accommodate up to 16 units, with a total build-out capacity exceeding 1,200 MW
- Combustion turbines produce electricity at 13,800 volts, stepped up to 230,000 volts (230kV) for transmission — the same transmission line that adjoins this property
- Plant has generated millions of dollars in economic benefit for Jackson County, with associated job availability and regional economic development
- The property's gas service runs on a spur off the Transcontinental Gas Pipeline, the same line that fuels Plant Dahlberg

REGIONAL & HIGHWAY ACCESS

- Direct frontage on US Highway 441 / Newton Bridge Road corridor, carrying approximately 25,000–30,000 vehicles per day
- Approximately 20 miles south of Interstate 85 at Exit 149 (US 441/GA-15), the primary interchange serving Commerce, GA
- Approximately 5 miles north of downtown Athens and the University of Georgia via US 441
- Athens is accessible from US-441, US-78, and GA-316, with the Athens Perimeter (Loop 10) providing additional connectivity
- Athens-Ben Epps Airport is approximately 3 miles from downtown Athens; Hartsfield-Jackson Atlanta International Airport is approximately 80 miles away
- CSX and Norfolk Southern rail lines provide freight service into the greater Athens/Jackson County area
- Positioned within the I-85 North Georgia growth corridor, an area experiencing significant logistics, distribution, and industrial expansion

Why This Corridor

- Three tracts along the same corridor offer flexibility for a single large-scale user or phased/multi-user development
- Combined power, gas, fiber, and (on one tract) public water access is a rare convergence of infrastructure for a site of this size
- High daily traffic counts support retail, fuel/convenience, and service-based commercial uses
- Proximity to Plant Dahlberg and the regional transmission grid makes the corridor especially attractive to data center, industrial, and heavy power-user buyers
- Easy regional access via US 441, I-85, and the Athens Perimeter supports both local commercial draw and broader logistics/distribution use

All information furnished is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price, prior sale, or withdrawal without notice. Prospective buyers should conduct their own independent due diligence and verify all information herein. Plant Dahlberg information sourced from Southern Power public materials; traffic and highway access figures are approximate and should be independently verified.



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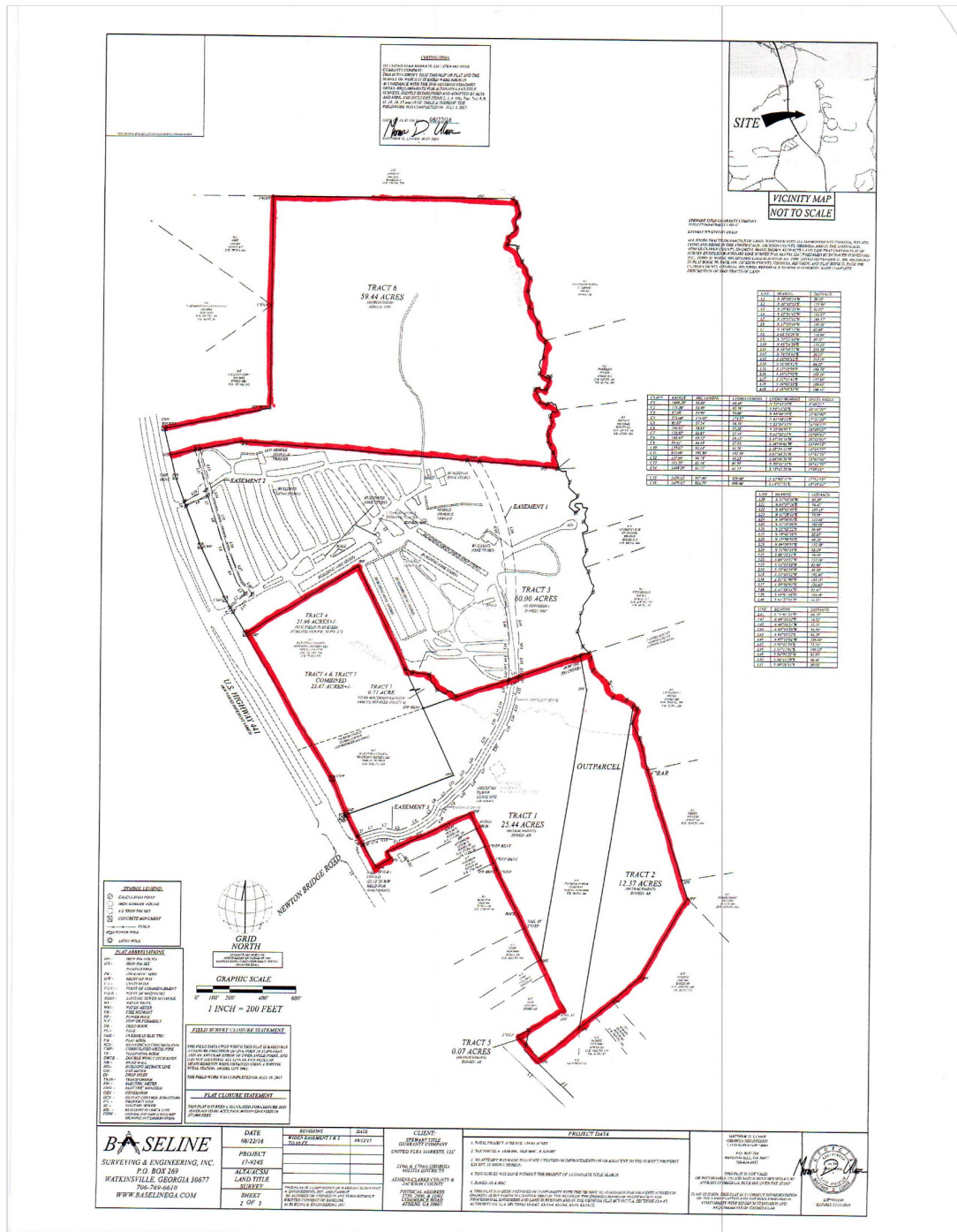
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