



US Hwy 441 at Steve Reynolds Industrial Parkway
Commerce, Georgia 30529

US HWY 441 – 20.5 ACRES, COMMERCE, GA

20.5 ACRES | ZONED C2 | ONE MILE TO I-85

OFFERING MEMORANDUM

McEachern Real Estate Group | KW Commercial



EXECUTIVE SUMMARY

 1 Mile to I-85

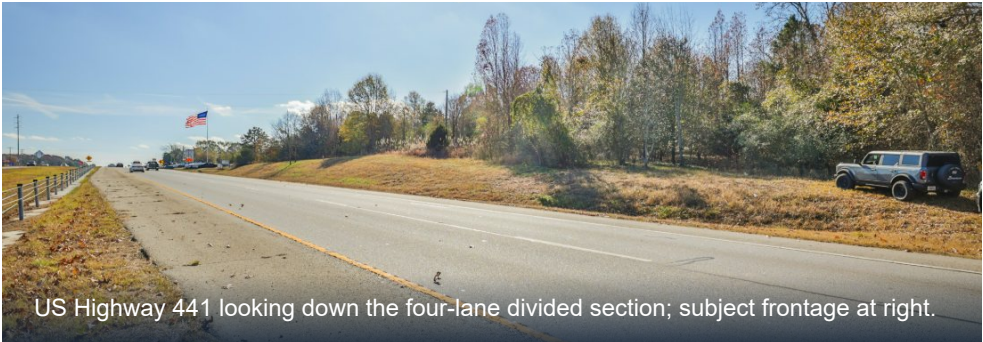
 22,000+ VPD

 Dual Road Frontage

OFFERING SUMMARY

ADDRESS	US Hwy 441 at Steve Reynolds Industrial Pkwy, Commerce, GA 30529
COUNTY	Jackson
MARKET	Commerce / Jackson County
PRICE	\$3,700,000
PRICE PSF	\$4.14/SF
LAND SF	892,820
LAND ACRES	20.5
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C2
NUMBER OF PARCELS	1
APN	02 004

At the indicated price the tract trades in the low four-dollar range per square foot for shovel-ready commercial frontage on a four-lane divided highway carrying roughly 22,150 vehicles per day.



US Highway 441 looking down the four-lane divided section; subject frontage at right.

INVESTMENT SUMMARY

Twenty and a half acres of level, wooded C2 land sit one mile east of Interstate 85 at Exit 149, with road frontage on both US Highway 441 and Steve Reynolds Industrial Parkway.^[1] The tract is a single fee-simple parcel inside Jackson County near the Banks County line, and it carries flexible general-commercial zoning that a highway retail, service, or flex user can build to without opening a rezoning cycle.

Positioning follows the corridor, not the rooftops. Jackson County has steered its growth toward commercial and industrial development, and this offering is presented to that buyer: highway commercial along the 441 frontage, light industrial or flex off the parkway, or a combined business park across the full tract.

Demand in this corridor is not theoretical. The I-85 North industrial submarket posted 3.4 million square feet of net absorption in a single recent quarter and holds vacancy below seven percent.^[2] Jackson County grew 5.3 percent between 2024 and 2025 — the fastest rate of any county in Georgia and of any micropolitan area in the country — with the SK Battery America campus in Commerce anchoring the expansion.^[3]

NOTES

[1] Source: AARoads, "Interstate 85 North — Duluth to Commerce, Georgia", retrieved 2026-07-27. US 441 / SR 15 meets I-85 at diamond interchange Exit 149 approximately one mile from the subject frontage; distance is approximate. URL: <https://www.aaroads.com/guides/i-085-north-commerce-ga>

[2] Source: Cresa Atlanta, "Q1 2026 Atlanta Industrial Market Report", retrieved 2026-07-27. URL: <https://www.cresa.com/Locations/North-America/Georgia/Atlanta-GA/Market-Research/Q1-2026-Industrial-Market-Report>

[3] Source: Main Street News, "Jefferson micro area nation's fastest growing according to census data", retrieved 2026-07-27. The Jefferson micropolitan area comprises all of Jackson County, GA. URL: https://www.mainstreetnews.com/jackson/news/jefferson-micro-area-nations-fastest-growing-according-to-census-data/article_98ec427c-77bf-42d2-aca3-71051d27f271.html

INVESTMENT HIGHLIGHTS

WHY THIS DEAL

01



20.5 ACRES OF FLEXIBLE C2 ZONING

General-commercial entitlement already in place across a single fee-simple parcel — retail, office, service, and hospitality uses are contemplated by right, with no rezoning required to open the 441 frontage.

02



DUAL ROAD FRONTAGE

The tract fronts both US Highway 441 and Steve Reynolds Industrial Parkway, allowing a commercial user to face the highway while a flex or industrial user takes truck access off the parkway.

03



ONE MILE TO I-85

The I-85 interchange at Exit 149 sits approximately one mile west of the property, putting the site inside the Atlanta-to-Greenville freight spine.^[1]

04



22,150 VEHICLES PER DAY

US Hwy 441 is a four-lane divided facility carrying roughly 22,150 vehicles daily past the frontage — highway-commercial capture that inland pad sites in this county cannot match.^[2]

05



UTILITIES TO THE CORRIDOR

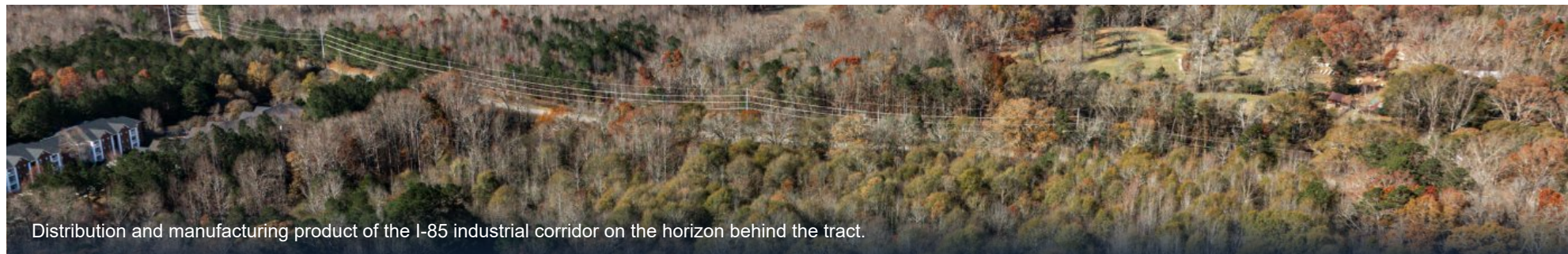
Water, electric, natural gas, telephone, and cable service the frontage, with the City of Commerce operating as a full-service municipal utility provider.

06



ASSEMBLAGE UPSIDE

Three contiguous tracts adjoin the subject and are separately owned and separately listed. Combined, they may accommodate a materially larger commercial or industrial development. Those tracts are not part of this offering and their availability, pricing, and terms are independent and not guaranteed.



Distribution and manufacturing product of the I-85 industrial corridor on the horizon behind the tract.

NOTES

[1] Source: AARoads, "Interstate 85 North — Duluth to Commerce, Georgia", retrieved 2026-07-27. Distance to Exit 149 is approximate and routing-derived. URL: <https://www.aaroads.com/guides/i-085-north-commerce-ga>

[2] Traffic figure as reported in the seller's marketing materials; count year and station not stated. GDOT Road and Traffic Data is the source of record for AADT verification. Retrieved 2026-07-27. URL: <https://www.dot.ga.gov/GDOT/Pages/RoadTrafficData.aspx>

OFFERING TERMS

TERMS OF SALE

PRICE	\$3,700,000
PRICE PSF	\$4.14/SF across 892,820 SF
PRICE PER ACRE	\$180,500/acre
SALE TYPE	Investment or Owner-User
OWNERSHIP TYPE	Fee Simple
NUMBER OF PARCELS	1
APN	02 004
PROPOSED USE	Commercial / Light Industrial
LAND AREA	20.5 acres
DELIVERY	As-is, unentitled, no seller-delivered survey or environmental report
DUE DILIGENCE	60–90 day inspection period, customary earnest money



Disclosure – Boundaries and Acreage

No survey exists for this tract. The boundaries, acreage, dimensions, and frontage figures shown throughout this memorandum are derived from tax parcel, CoStar, and county GIS data. They are approximate, are presented for illustrative purposes only, and should be independently verified by the buyer through a current ALTA or boundary survey prior to the expiration of due diligence.

The property is offered as-is. The seller makes no representation as to entitlement status, environmental condition, utility capacity, or the availability of any development approval. Buyers should conduct their own investigation of the property, its zoning, and the transaction with their own tax, legal, and engineering advisors.

PROPERTY OVERVIEW

ACRES
20.5

ZONING
C2

TOPOGRAPHY
Level

The subject is a single 20.5-acre parcel of wooded land on the east side of US Highway 441, immediately north of Steve Reynolds Industrial Parkway in Commerce, Jackson County, Georgia. Topography across the tract is level, and there are no vertical improvements, no interior drives, and no existing site work. Mature mixed hardwood and pine cover the interior; the road shoulders are cleared and grassed to the right-of-way line.

Frontage distributes across two roads of very different character. The eastern boundary runs along US Highway 441, a four-lane divided highway, giving the tract its retail visibility and its signage position. The southern boundary runs along Steve Reynolds Industrial Parkway, a lower-speed industrial-park street that carries the truck traffic serving the adjacent employers. Approximate frontage is ~1,300 linear feet on US Hwy 441 and ~900 linear feet on Steve Reynolds Industrial Pkwy, GIS-derived and unsurveyed.

The parcel is not a corner lot; the two frontages meet at the tract's southeast quadrant rather than at a signalized intersection. There is no recorded site work; standing timber is intact.

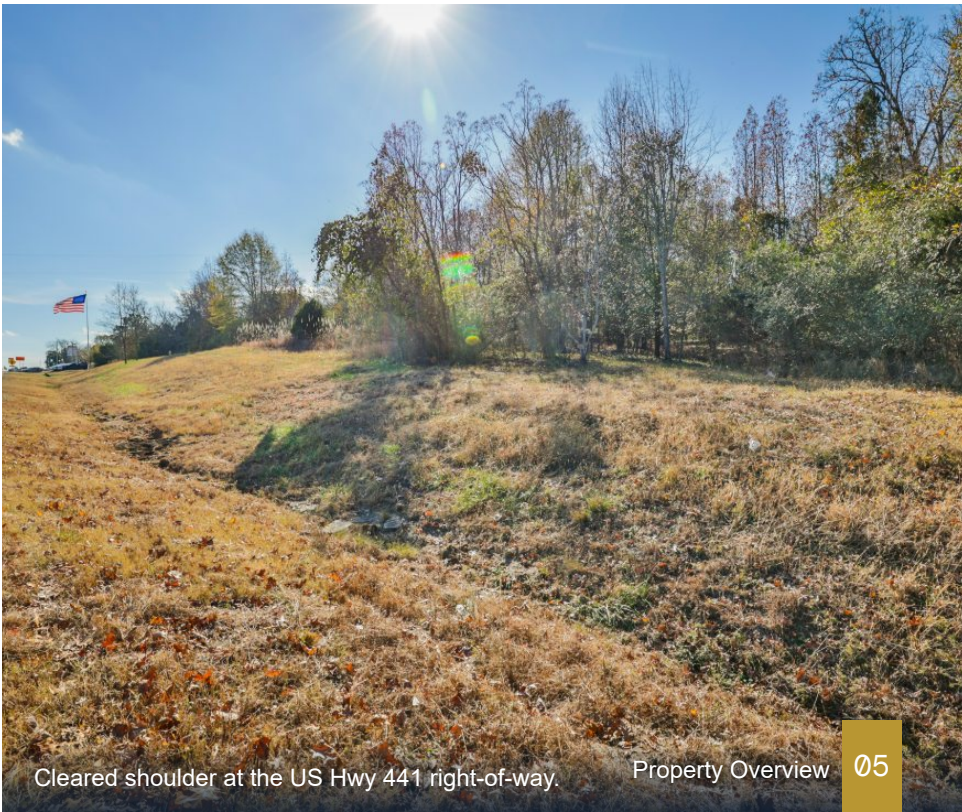
SPECIFICATION

LAND SF	892,820	ZONING TYPE	C2
LAND ACRES	20.5	TOPOGRAPHY	Level
PARCELS	1	LOCATION CLASS	A
APN	02 004	CORNER LOCATION	No

Boundaries and acreage are approximate and GIS-derived; no survey exists.



Subject tract looking west across US Hwy 441.



Cleared shoulder at the US Hwy 441 right-of-way.

UTILITIES DETAILS

UTILITY	STATUS	PROVIDER
 WATER	Available	City of Commerce Public Utilities ^[1]
 SANITARY SEWER	Available in the corridor	City of Commerce Public Utilities ^[1]
 ELECTRICITY / POWER	Available	City of Commerce municipal electric / Jackson EMC
 NATURAL GAS	Available	City of Commerce Public Utilities ^[1]
 TELEPHONE	Available	AT&T
 CABLE / BROADBAND	Available	Charter Spectrum; City of Commerce fiber offered to business accounts ^[1]
 IRRIGATION	Not applicable	—

Utility availability shown above reflects information provided by the seller and published service-area information. Capacity figures have not been independently engineered.

The city notes that not all services are available at every location within its service area. A buyer underwriting a water- or power-intensive use should confirm the nearest main, the available line size, and the electrical service capacity directly with the City of Commerce Public Utilities Department, along with current tap and impact fees, before the close of due diligence.

NOTES

[1] Source: City of Commerce, Georgia, "Public Utilities Department", retrieved 2026-07-27. The City of Commerce is a full-service utility provider offering electric, water, gas, sewer, and fiber; fiber is currently business-only and not all services are available at all locations. URL: <https://www.commercega.gov/departments/public-utilities>



Utility pole line and overhead runs along the property edge.

Sewer and Capacity

The City of Commerce operates as a full-service municipal utility, delivering electric, water, natural gas, sewer, and business fiber under a single department.^[1] That single-provider structure is a meaningful advantage for a commercial or light-industrial user on this tract, since service extensions, tap fees, and capacity questions are negotiated across one counter rather than four.

SITE DETAILS

SITE DETAIL

TOPOGRAPHY	Level
TRAFFIC COUNT	~22,150 VPD on US Hwy 441
ZONING	C2
CORNER LOCATION	No
NEIGHBOR – NORTH	Raw land
NEIGHBOR – SOUTH	Apartment / senior residential
NEIGHBOR – EAST	Car dealership
NEIGHBOR – WEST	Raw land
FLOOD ZONE	Zone X — outside the 0.2% annual chance floodplain ^[1]
WETLANDS	No NWI-mapped wetlands or blue-line stream across the developable interior



Subject boundary outlined; adjoining parcel lines and APNs from Jackson County GIS. Boundaries are GIS-derived and approximate — no survey exists for this tract.

Access

The tract is positioned to be curb-cut from either frontage, and the two frontages serve different site programs. A commercial user would take primary access from US Highway 441 through a right-in/right-out or a full-movement drive subject to GDOT permitting, siting the pad and its parking field forward on the highway to hold the visibility and signage position. Because 441 is a four-lane divided facility at this point, a median opening or deceleration taper would be the governing design question in a state driveway permit application.

A flex, service, or light-industrial user would instead take access from Steve Reynolds Industrial Parkway, where the lower design speed and the existing industrial-park street section make a full-movement commercial drive and truck turning movements straightforward. Splitting the two — customer access off 441, truck court off the parkway — is the configuration the dual frontage most naturally supports and is the reason the tract underwrites differently from a single-fronted pad.

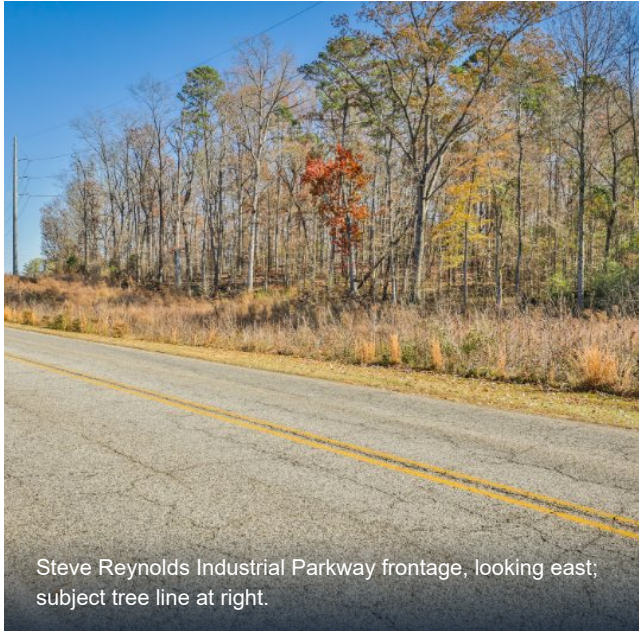
All dimensions, boundary lines, and frontage callouts shown on this page are approximate and GIS-derived. No survey exists for this tract; boundaries and acreage should be independently verified by the buyer.

NOTES

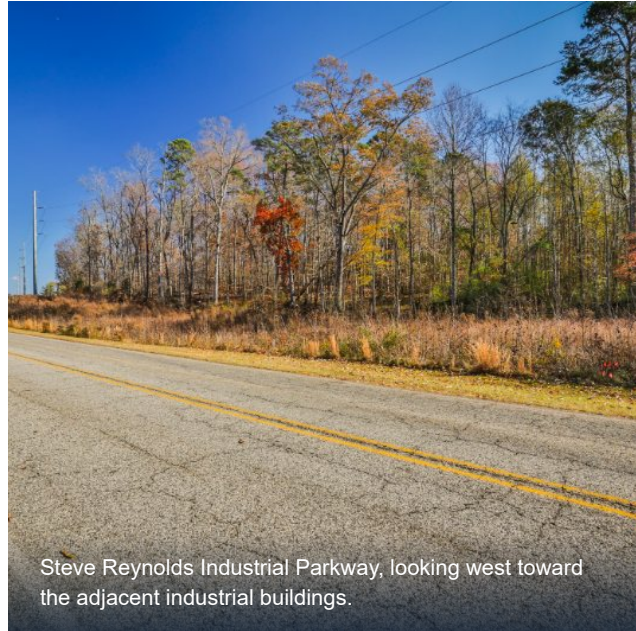
[1] Source: FEMA, "Flood Map Service Center — National Flood Hazard Layer", retrieved 2026-07-27. Designation confirmed against the effective NFHL panel for Jackson County, GA. URL: <https://msc.fema.gov/portal/home>

SITE PHOTOS — FRONTAGE & ACCESS

PARKWAY & HIGHWAY FRONTAGE



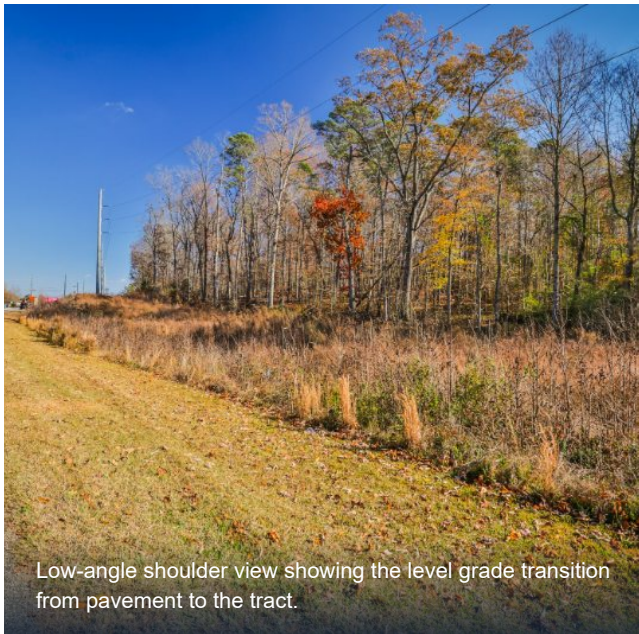
Steve Reynolds Industrial Parkway frontage, looking east; subject tree line at right.



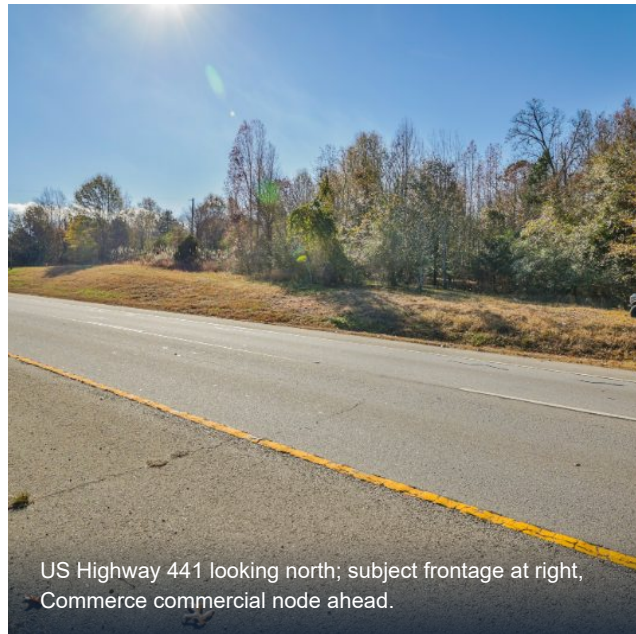
Steve Reynolds Industrial Parkway, looking west toward the adjacent industrial buildings.



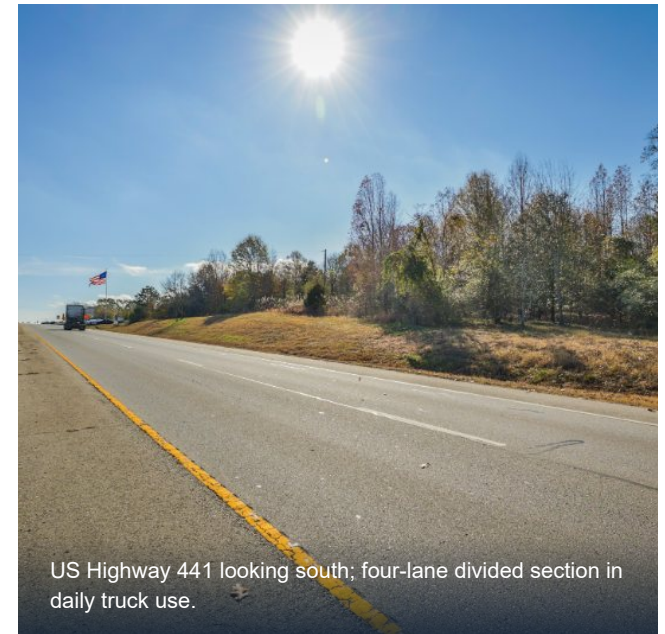
Parkway frontage with right-of-way marker flags at the property edge.



Low-angle shoulder view showing the level grade transition from pavement to the tract.



US Highway 441 looking north; subject frontage at right, Commerce commercial node ahead.



US Highway 441 looking south; four-lane divided section in daily truck use.

SITE PHOTOS — AERIAL PERSPECTIVES

TIGHT ON PARCEL TO WIDE CONTEXT



Overhead of the subject tract; Steve Reynolds Industrial Parkway at left, adjacent residential product at right.



Higher-altitude view showing the surrounding parcel fabric and the Commerce water tower.



Long horizon looking north across the undeveloped corridor land.



Looking toward the Commerce commercial node; retail and industrial rooftops on the horizon.



Reverse angle over the adjacent apartment and senior residential product toward the subject.



US Highway 441 divided alignment against the tract's full eastern edge, I-85 corridor beyond.



HOMER RD



US HWY 441
COMMERCE, GEORGIA

20.5 ACRES · APN 02 004 · C2

PROPERTY AERIAL

HIGHEST & BEST USE

The tract's value is set by two facts that pull in different directions and, together, define its best use. It has the visibility and the entitlement of a highway commercial site, and it has the access, the depth, and the neighbors of an industrial one. A single-use program leaves one of those on the table.

Jackson County's growth has been directed toward commercial and industrial development, and the county's posture on residential development in this corridor is restrictive. The three scenarios below are framed accordingly.



SCENARIO A — HIGHWAY COMMERCIAL FRONTAGE

Two to three single-story retail and service pads plus a fuel-and-convenience or QSR outparcel arranged along the US Hwy 441 frontage, sharing one access drive and a front-loaded parking field, with monument signage at the right-of-way and the rear tree buffer retained. This is the by-right program under the existing C2 designation and the fastest path to vertical construction.

Conceptual rendering — for illustrative purposes only.



SCENARIO B — LIGHT INDUSTRIAL / FLEX PARK

Two rear-load flex buildings of approximately 40,000 to 60,000 square feet each, sharing a truck court off Steve Reynolds Industrial Parkway, with dock doors and trailer parking held to the interior, glazed office corners facing the parkway, and a low landscape berm along the 441 edge. This program follows I-85 North demand most directly and would require a rezoning to a light-industrial district.

Conceptual rendering — for illustrative purposes only.



SCENARIO C — CORRIDOR BUSINESS PARK

A single spine drive off the parkway serving four mixed-scale pads: one small distribution box, two flex and service buildings, and a commercial pad holding the 441 corner. Detention sits at the low point and the perimeter woodland is retained. This is the program that most fully monetizes the dual frontage and the one that scales further if the adjoining tracts are assembled.

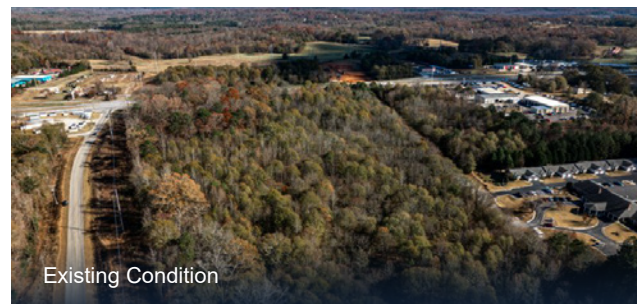
Conceptual rendering — for illustrative purposes only.

C2 District — Use Framework

Jackson County regulates land use through its Unified Development Code.^[1] The C2 general commercial district contemplates retail sales and service, offices and professional services, restaurants, lodging, automotive sales and service, and indoor recreation, with dimensional standards of a 50-foot front setback, 25-foot side and rear setbacks, and a 35-to-50-foot height limit. Uses requiring outdoor storage, manufacturing, or heavy truck operations would be reviewed as conditional uses or would require a district change.

Each scenario is an illustrative massing study. None is entitled, permitted, or approved, and each remains subject to Jackson County zoning, site plan review, GDOT driveway permitting, and utility capacity confirmation.

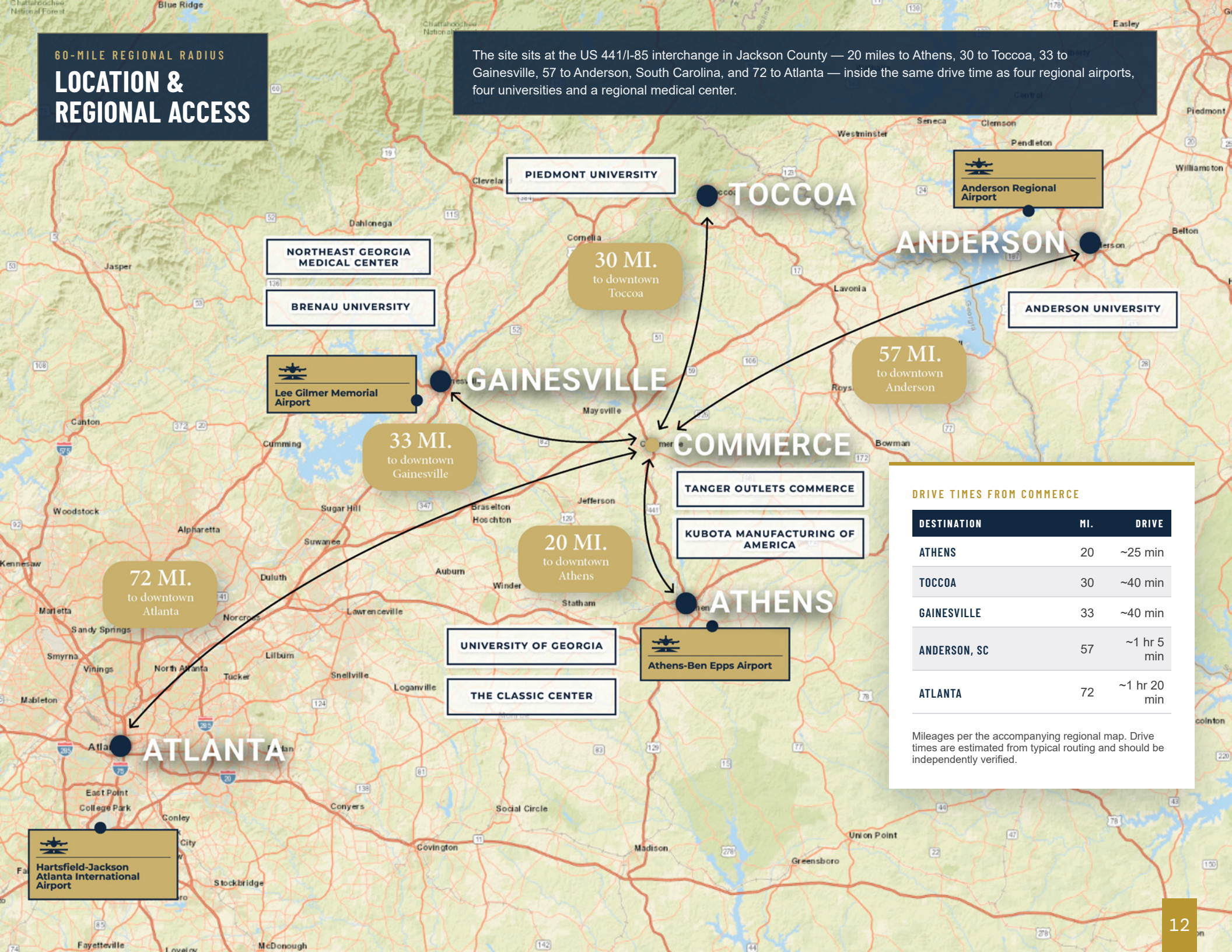
[1] Source: Jackson County, GA, "Unified Development Code", retrieved 2026-07-27. Specific C2 permitted-use and dimensional standards should be confirmed against the current codified text. URL: <https://www.jacksoncountygov.com/306/Unified-Development-Code>



60-MILE REGIONAL RADIUS

LOCATION & REGIONAL ACCESS

The site sits at the US 441/I-85 interchange in Jackson County — 20 miles to Athens, 30 to Toccoa, 33 to Gainesville, 57 to Anderson, South Carolina, and 72 to Atlanta — inside the same drive time as four regional airports, four universities and a regional medical center.



DRIVE TIMES FROM COMMERCE

DESTINATION	MI.	DRIVE
ATHENS	20	~25 min
TOCCOA	30	~40 min
GAINESVILLE	33	~40 min
ANDERSON, SC	57	~1 hr 5 min
ATLANTA	72	~1 hr 20 min

Mileages per the accompanying regional map. Drive times are estimated from typical routing and should be independently verified.

TRADE AREA & CORRIDOR AMENITIES



AMENITY BASE • 3 MILES

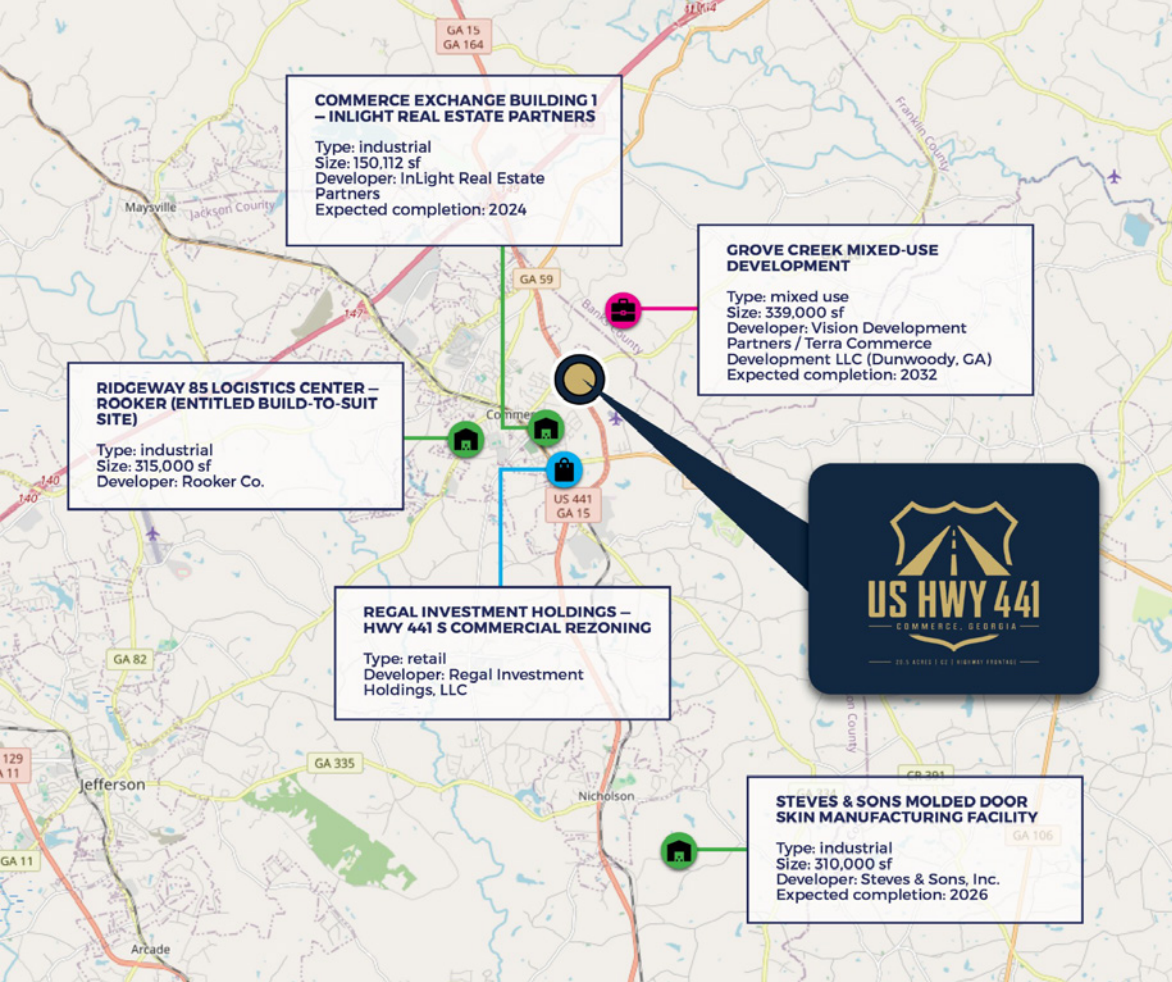
- RETAIL**
Banks Crossing outlet and big-box node
- RESTAURANTS**
Interchange fuel-and-food cluster
- FUEL**
Multiple truck-capable stations at Exit 149
- BANKING**
Regional and national branches
- GROCERY**
Full-line supermarket

Locations drawn from mapped points of interest; approximate.

The commercial gravity at this end of Jackson County is already built. Exit 149 at Banks Crossing carries outlet and big-box retail, a full fuel-and-QSR cluster, banking, and grocery — the amenity base a highway commercial tenant underwrites, and the one a flex or industrial workforce uses at lunch.

The subject captures that traffic on its way through. US Highway 441 connects the interchange to the City of Commerce, and roughly 22,150 vehicles per day pass the frontage on a four-lane divided section.^[1] A pad here sits inside the existing retail draw rather than pioneering a new one.

[1] Traffic figure as reported in the seller's marketing materials; count year and station not stated. GDOT Road and Traffic Data is the source of record for AADT verification. Retrieved 2026-07-27.



NEARBY DEVELOPMENT PIPELINE

Projects plotted within approximately ten miles of the subject, keyed to the table at right. Type, size, developer, and expected completion are as published by the developers and in local reporting.

NOTES

[1] Source: Cresa Atlanta, "Q1 2026 Atlanta Industrial Market Report", retrieved 2026-07-27. URL: <https://www.cresa.com/Locations/North-America/Georgia/Atlanta-GA/Market-Research/Q1-2026-Industrial-Market-Report>

[2] Source: Main Street News, "Jefferson micro area nation's fastest growing according to census data", retrieved 2026-07-27, citing U.S. Census Bureau county population estimates (99,265 as of July 1, 2025).

[3] Source: Georgia Department of Economic Development, "SK Battery America Exceeds Hiring Goal, On Track to Reach 3,000 Workers", retrieved 2026-07-27.

MARKET OVERVIEW & DEVELOPMENT MOMENTUM

Jackson County is the clearest case in Georgia of an exurban county converting into an industrial one. Between 2024 and 2025 it grew 5.3 percent — leading every county in the state and every micropolitan area in the United States — and its population now approaches 100,000.^[2] The growth is employment following the interstate, not residential drift from Atlanta.

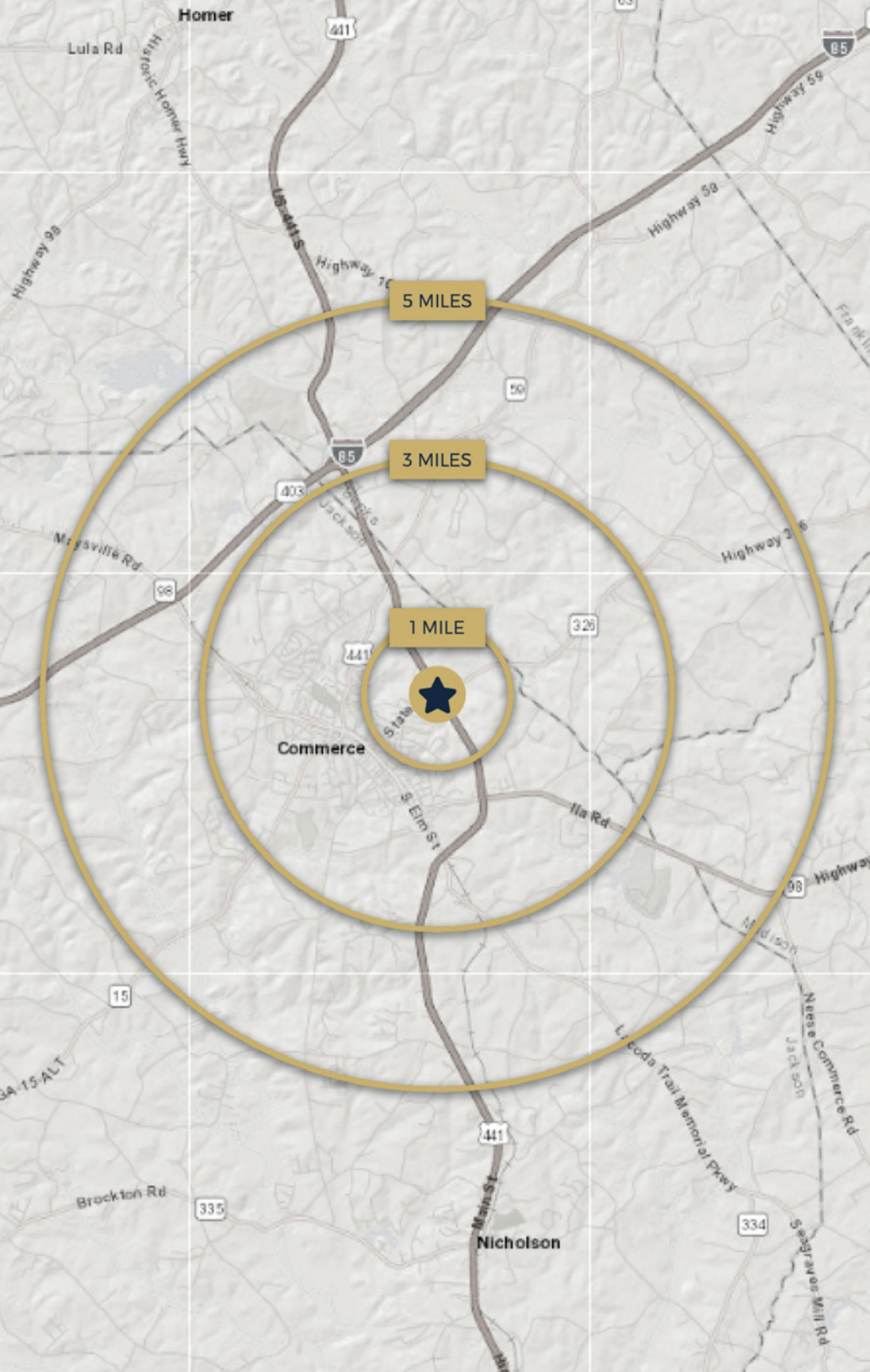
The I-85 North submarket has led metro Atlanta on fundamentals through this cycle, clearing a million square feet of quarterly net absorption in four of the past five quarters and holding vacancy below seven percent while the regional construction pipeline contracted to its smallest level in over a decade.^[1]

The map at left plots that pipeline in the immediate trade area. Three industrial projects account for 775,112 square feet — Commerce Exchange Building 1, the entitled RidgeWAY 85 build-to-suit site, and the Steves & Sons door-skin plant — alongside the 339,000-square-foot Grove Creek mixed-use development. SK Battery America's two lithium-ion plants anchor the demand behind them, roughly \$2.6 billion invested and a workforce scaling toward 3,000.^[3]

The nearest signal is the fifth project: a commercial rezoning by Regal Investment Holdings on Hwy 441 South — the same corridor and the same use class as the subject. The demand drivers are built, staffed, and operating; the site is the remaining variable.

PROJECT	TYPE	SIZE	DELIVERY
COMMERCE EXCHANGE BUILDING 1 InLight Real Estate Partners	Industrial	150,112 SF	2024
RIDGEWAY 85 LOGISTICS CENTER Rooker Co. — entitled build-to-suit	Industrial	315,000 SF	—
STEVES & SONS DOOR SKIN FACILITY Steves & Sons, Inc.	Industrial	310,000 SF	2026
GROVE CREEK MIXED-USE Vision Development Partners · Terra Commerce Development LLC	Mixed use	339,000 SF	2032
HWY 441 S COMMERCIAL REZONING Regal Investment Holdings, LLC	Retail	—	—

Five projects as plotted on the map at left. Sizes are as announced; a dash indicates no figure published.



DEMOGRAPHICS

ACS 5-YEAR ESTIMATES, 2020-2024

METRIC	1 MILE	3 MILE	5 MILE
POPULATION	1,418	9,818	15,845
HOUSEHOLDS	485	3,415	5,607
MEDIAN HOUSEHOLD INCOME	\$56,572	\$64,112	\$63,748
AVERAGE HOUSEHOLD INCOME	\$70,921	\$71,892	\$72,293
POPULATION 18-64	803	5,544	9,263
POPULATION 65+	219	1,320	2,512
BACHELOR'S DEGREE OR HIGHER	24.2%	16.7%	15.7%
MEAN COMMUTE	26.6 min	25.6 min	27.2 min

The trade area is compact and concentrated on the corridor. Within one mile of the frontage there are 1,418 residents in 485 households; at three miles, 9,818 residents in 3,415 households; at five miles, 15,845 residents in 5,607 households.^[1] Working-age adults carry it — 9,263 of the five-mile population, or 58.5 percent, are between 18 and 64, and average household size holds near 2.9 across all three rings.

Income supports a broad retail and service program rather than a discount format. Median household income is \$64,112 at three miles and \$63,748 at five, with averages near \$72,000 in every ring; the narrow gap between median and average points to an even distribution rather than a handful of high earners lifting the mean. A mean commute of 25.6 to 27.2 minutes confirms the pattern — these are households driving out to the I-85 employment corridor and back through this frontage twice a day.

FIVE-MILE TRADE AREA

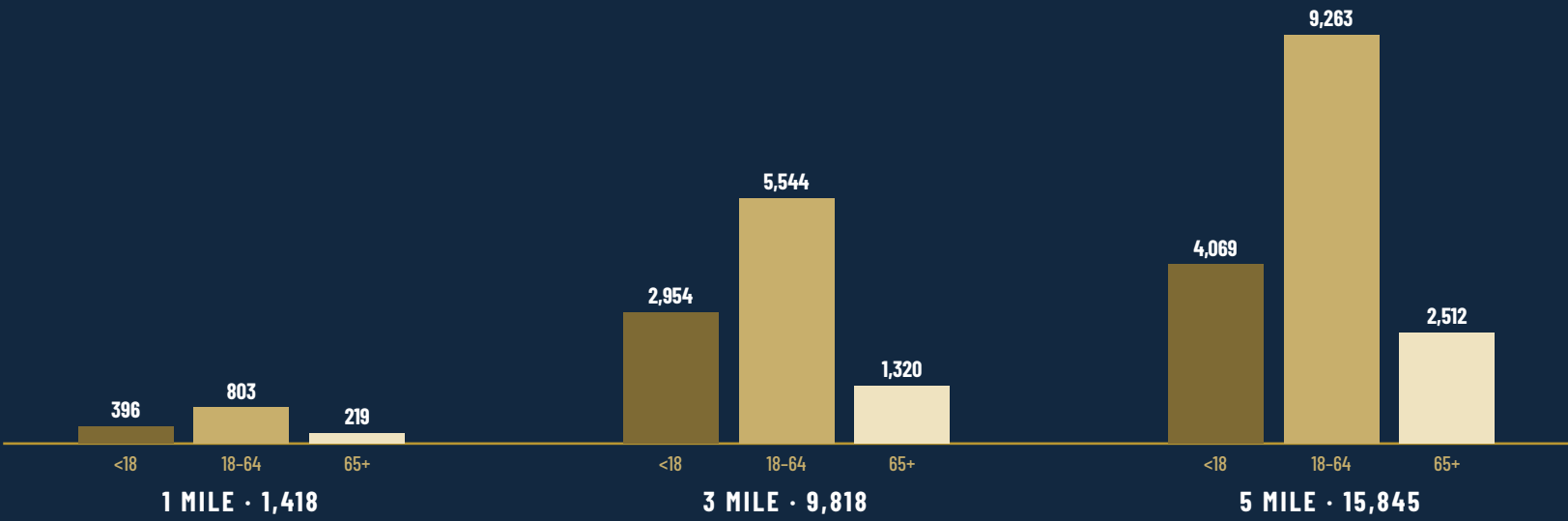
15,845 residents · 5,607 households · \$63,748 median income.

[1] Source: U.S. Census Bureau, American Community Survey 5-year estimates 2020–2024, by block group for rings centered on the subject; retrieved 2026-07-27. Shares and household size are computed from the reported counts; five-mile age components sum to 15,844 against a reported 15,845 (rounding in the source).

POPULATION & INCOME DETAIL

ACS 5-YEAR 2020-2024 · 1 / 3 / 5-MILE RINGS

POPULATION BY AGE COHORT

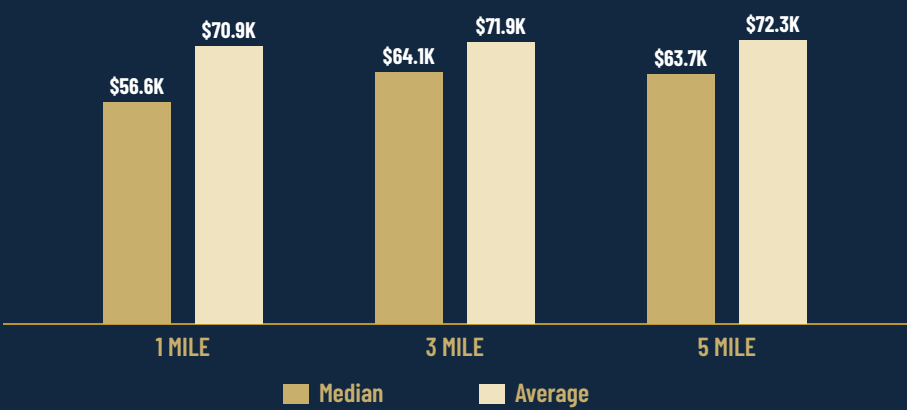


Plotted verbatim from the source table: 1 mile — 396 under 18, 803 aged 18–64, 219 aged 65+ (1,418 total); 3 mile — 2,954 / 5,544 / 1,320 (9,818); 5 mile — 4,069 / 9,263 / 2,512 (15,845 as reported; components sum to 15,844).^[1]

RING DETAIL

Metric	1 Mile	3 Mile	5 Mile
Population Under 18	396 · 27.9%	2,954 · 30.1%	4,069 · 25.7%
Population 18–64	803 · 56.6%	5,544 · 56.5%	9,263 · 58.5%
Population 65+	219 · 15.4%	1,320 · 13.4%	2,512 · 15.9%
Total Population	1,418	9,818	15,845
Households	485	3,415	5,607
Average Household Size	2.92	2.87	2.83
Bachelor's Degree or Higher	24.2%	16.7%	15.7%
Mean Commute	26.6 min	25.6 min	27.2 min

HOUSEHOLD INCOME BY RING



Median and average household income as reported for each ring. Shares and average household size in the table are computed from the reported counts; nothing else is derived.

[1] Source: U.S. Census Bureau, American Community Survey 5-year estimates 2020–2024, aggregated by block group for 1-, 3-, and 5-mile rings centered on the subject property; retrieved 2026-07-27.



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