

EXECUTIVE SUMMARY

33.67 +/- Acres - Old Harden Orchard Road - Jackson County

0 OLD HARDEN ORCHARD ROAD, COMMERCE, GA 30529



OFFERING SUMMARY

Sale Price: \$883,837

Price / Acre: \$26,250

Lot Size: 33.67 Acres

Zoning: A2

PROPERTY OVERVIEW

33.67 acres located just outside of Commerce, GA. This property is convenient to both the I-85 and US-441 corridors. Zoned A2. This stretch of I-85 has emerged as a major distribution hub for the south east. The property is on both the north and south side of Old Harden Orchard Road allowing for multiple uses. The topography is gently rolling and is mostly wooded. There is potential for an assemblage of the north portion of the property with the adjacent property which is being offer at the same per acre price. Make an offer!

LOCATION OVERVIEW

Located about 50 miles north of Atlanta on I- 85 off Exit 147. This site is just North of the Rooker Industrial Park and south of the Tanger Outlet Malls. Steve Reynolds Industrial Parkway which is just north of the property, connects US Hwy 441 and GA Hwy 98.

For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett

770.297.4807
slovett@nortoncommercial.com

Matt McCord

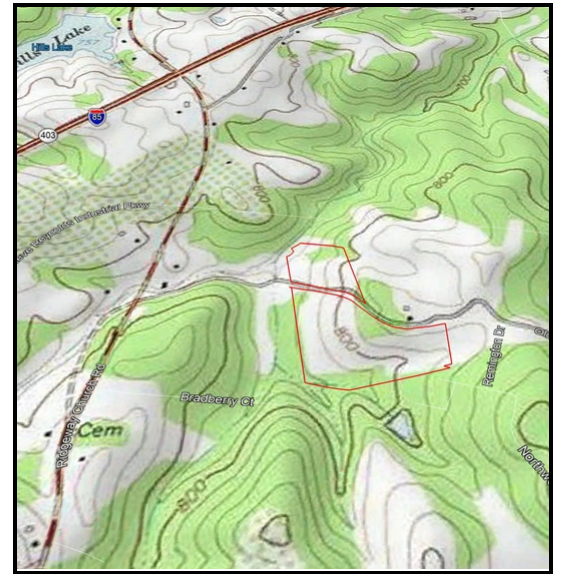
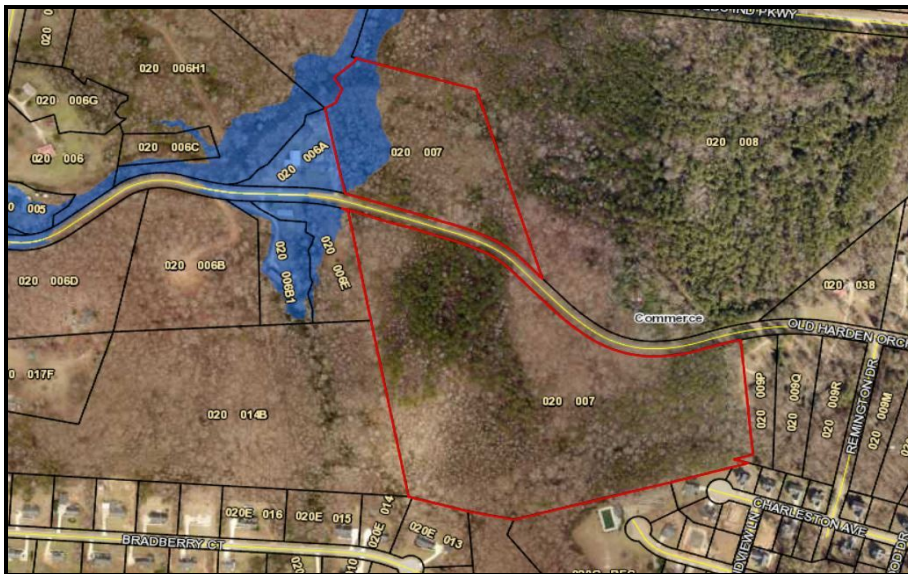
770.718.5102
matt@nortoncommercial.com

NORTON

ADDITIONAL PHOTOS

33.67 +/- Acres - Old Harden Orchard Road - Jackson County

0 OLD HARDEN ORCHARD ROAD, COMMERCE, GA 30529



For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett

770.297.4807
slovett@nortoncommercial.com

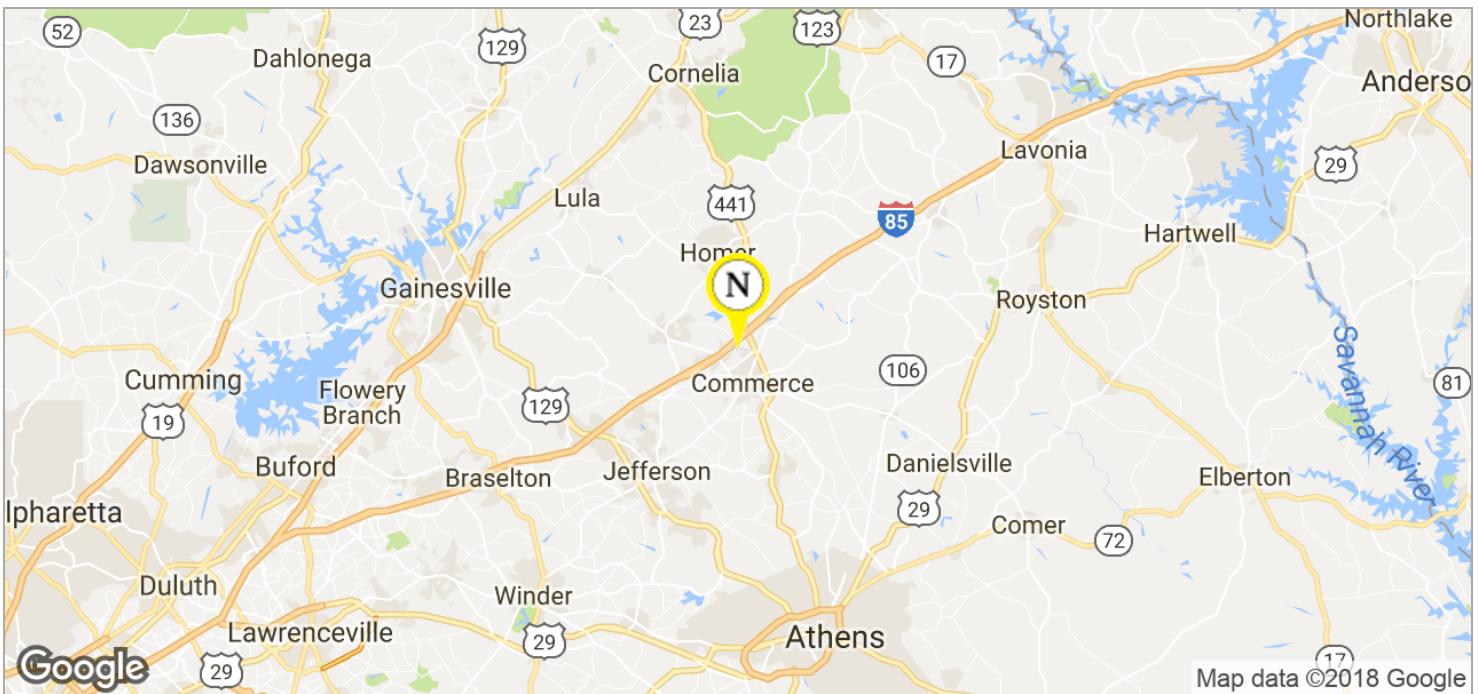
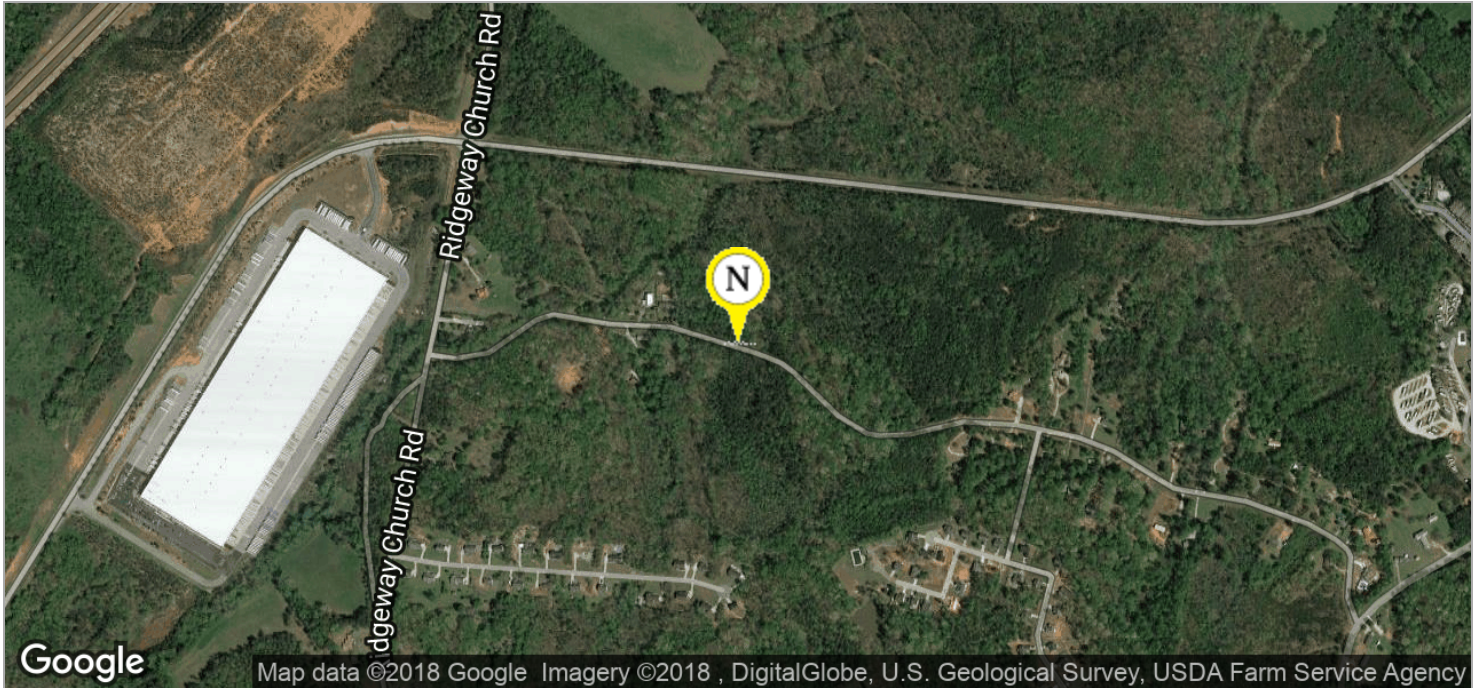
Matt McCord

770.718.5102
matt@nortoncommercial.com

NORTON

33.67 +/- Acres - Old Harden Orchard Road - Jackson County

0 OLD HARDEN ORCHARD ROAD, COMMERCE, GA 30529



For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett

770.297.4807
slovett@nortoncommercial.com

Matt McCord

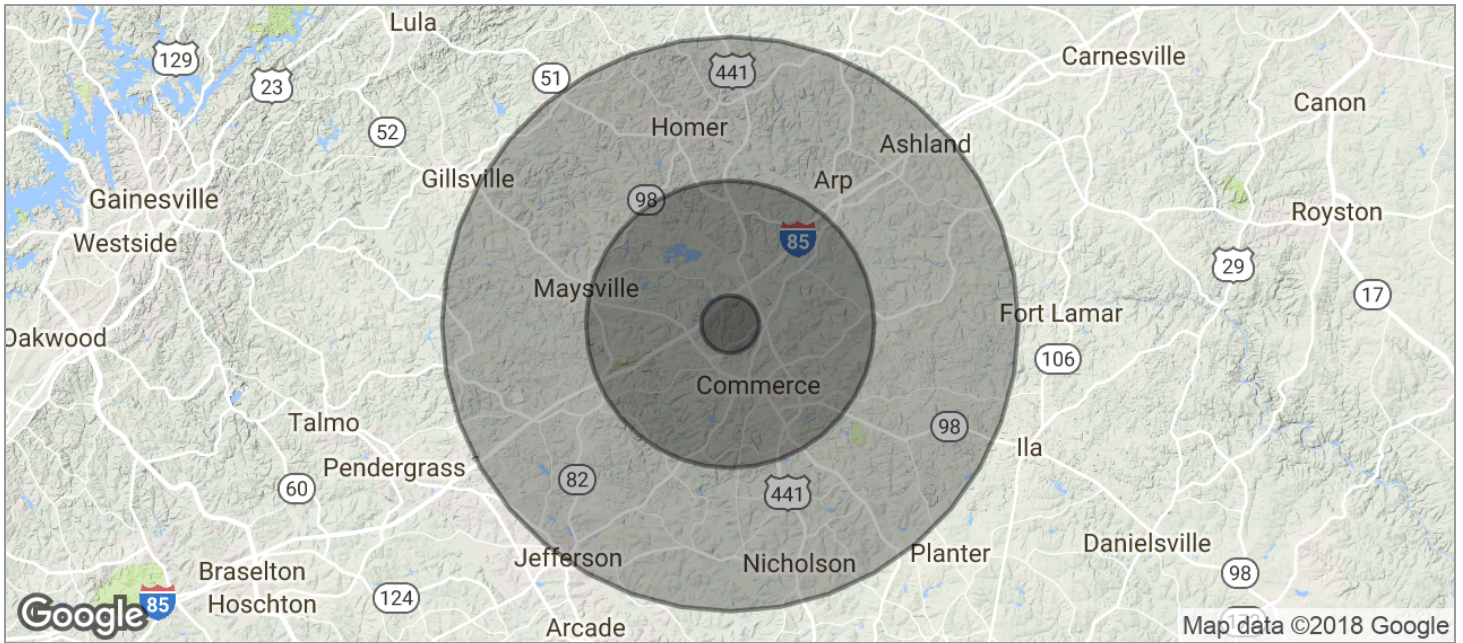
770.718.5102
matt@nortoncommercial.com

NORTON

DEMOGRAPHICS MAP

33.67 +/- Acres - Old Harden Orchard Road - Jackson County

0 OLD HARDEN ORCHARD ROAD, COMMERCE, GA 30529



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	936	12,569	36,836
MEDIAN AGE	36.5	37.3	36.9
MEDIAN AGE (MALE)	35.8	36.0	35.2
MEDIAN AGE (FEMALE)	39.5	40.5	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	350	4,730	13,491
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$52,050	\$51,415	\$52,826
AVERAGE HOUSE VALUE		\$171,512	\$183,145

* Demographic data derived from 2010 US Census

For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett

770.297.4807
slovett@nortoncommercial.com

Matt McCord

770.718.5102
matt@nortoncommercial.com

NORTON