

BAXTER JOE BOLTON RD TRACT

JOE BOLTON ROAD, COMMERCE, GA 30529



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$462,110
Price / Acre	\$5,500
Lot Size:	84.02 Acres
Zoning:	AR - Agricultural
Market:	Commerce - Jackson County

PROPERTY OVERVIEW

Property is currently one large parcel that may be subdivided as needed. There are two streams that run through property, one on north side and one on the south side. There are large open pasture areas as well as some wooded areas. There are numerous beautiful home sites that can be created. The new Toyota Distribution facility is also near this property and Ingles Grocery Shopping Center is 2 miles from property. Excellent buy in prime location.

LOCATION OVERVIEW

The property is on Joe Bolton Road (fronts soon to be paved) which is just west of Commerce city limits with easy access to Hwy 441 & Hwy 98. Less than 10 minutes to I-85.

PROPERTY HIGHLIGHTS

- Can be subdivided.
- 2 Streams run through property.
- Large open pasture area.
- Close to shopping area.
- Walking distance to Toyota Distribution Center.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

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LOCATION MAPS



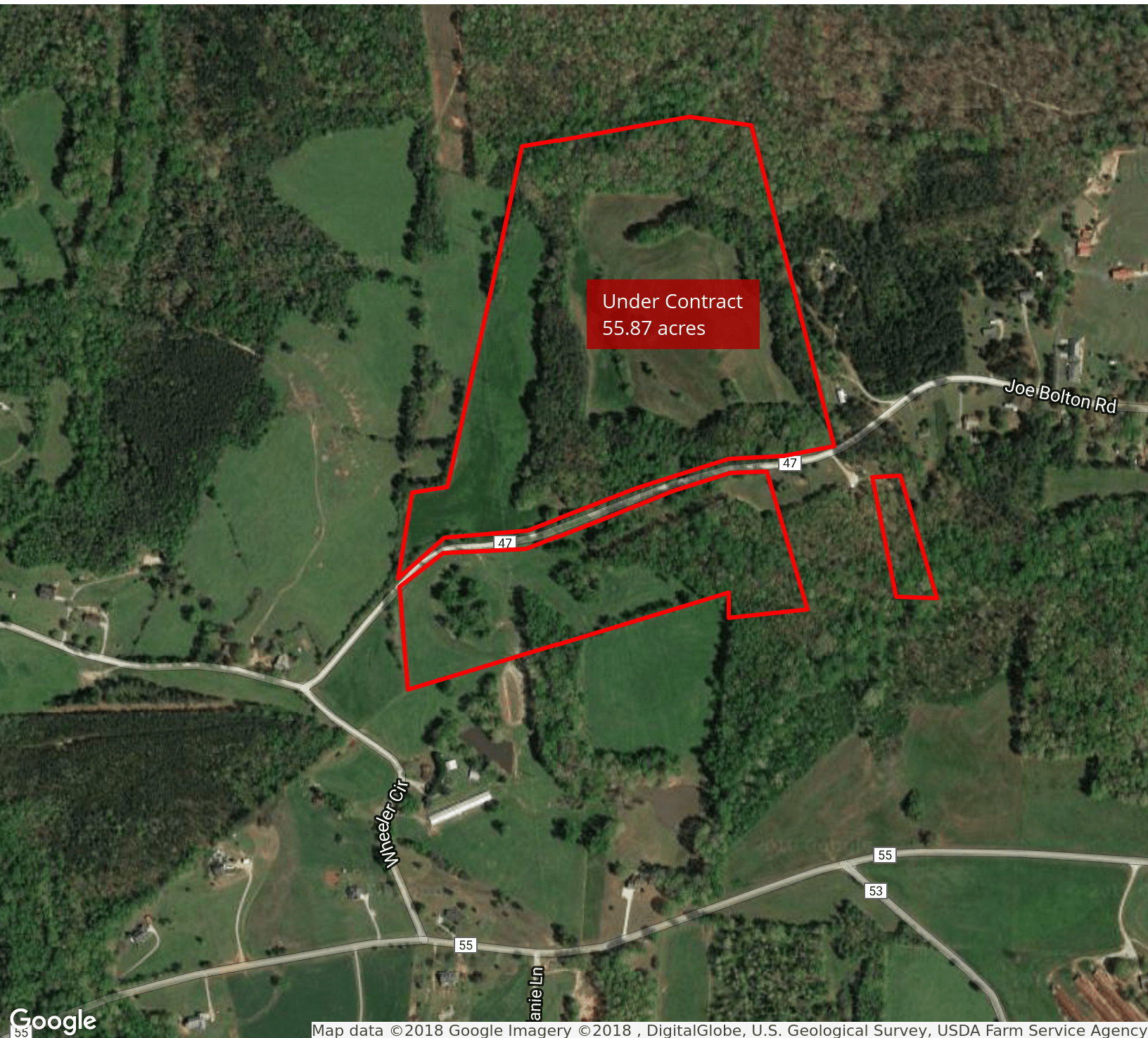
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AERIAL MAP



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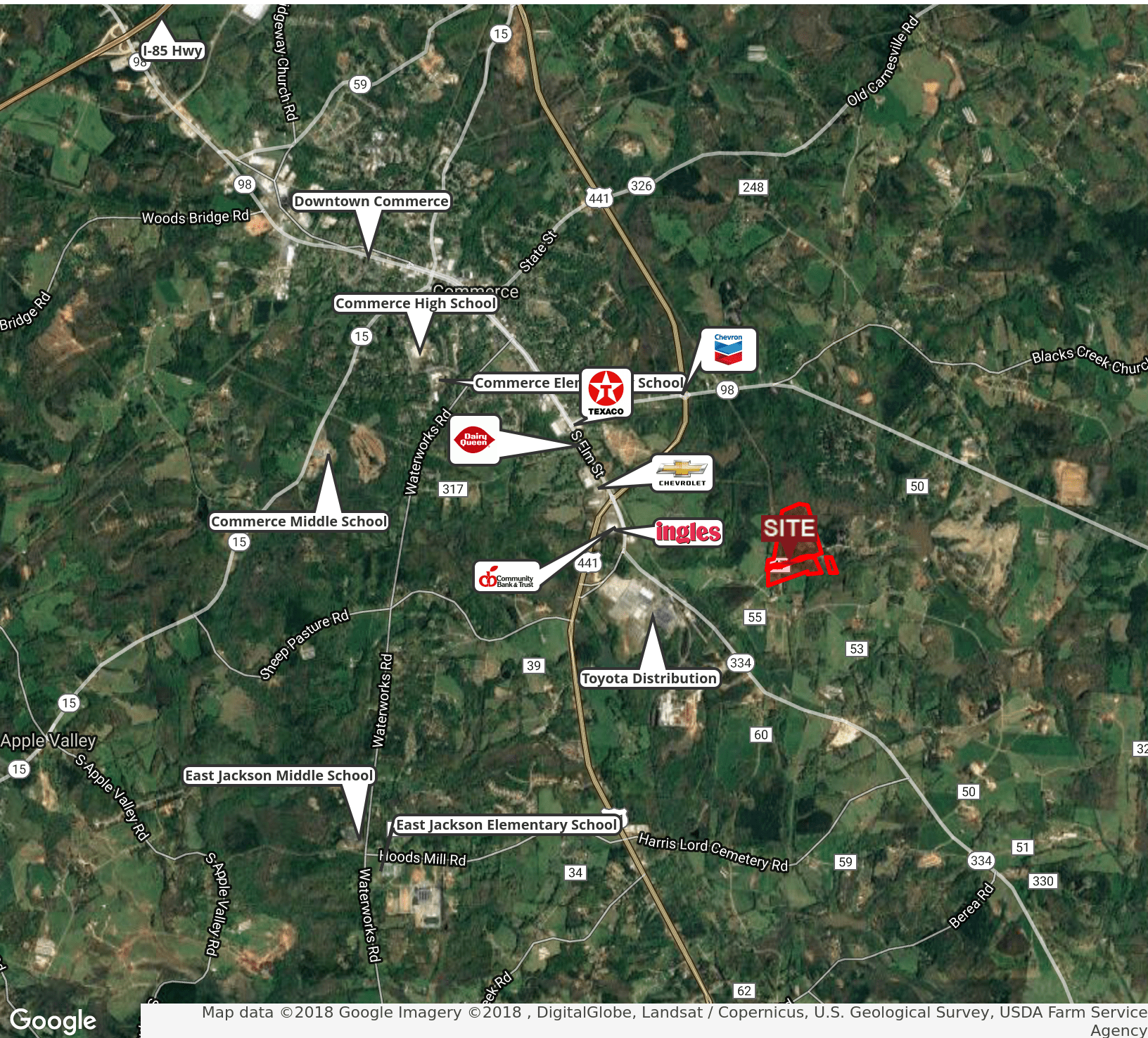
AERIAL MAP **P3**

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RETAILER MAP



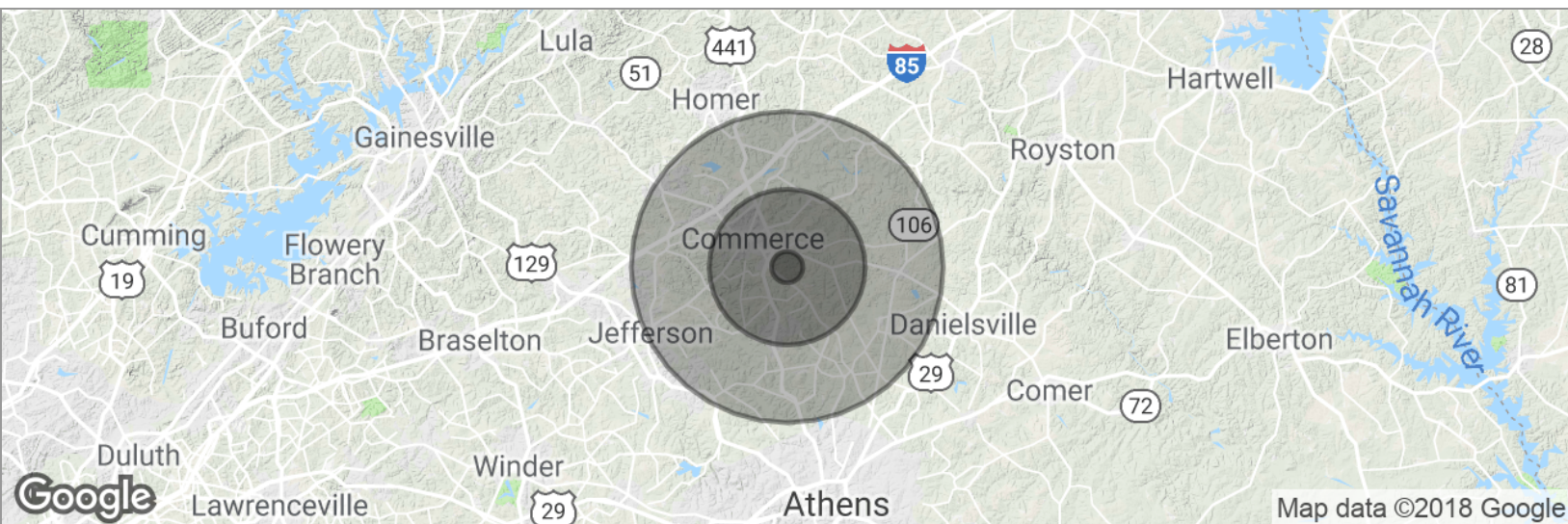
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	621	11,836	38,842
Median age	37.3	37.1	36.9
Median age (Male)	34.1	34.5	35.3
Median age (Female)	42.2	41.0	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	250	4,584	14,234
# of persons per HH	2.5	2.6	2.7
Average HH income	\$48,461	\$50,324	\$51,423
Average house value		\$166,291	\$173,568

* Demographic data derived from 2010 US Census

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