

# Interstate 85 Development Opportunity

Hwy 59 and I-85,  
Banks County



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**BRIAN PATTON COMMERCIAL**  
COMMERCIAL REAL ESTATE : INVESTMENTS : BUSINESS BROKERAGE





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# Offering Summary

**Brian Patton Commercial** is pleased to present a rare opportunity for development along Interstate 85 in fast growing Banks County, Georgia. The property is strategically located near Tanger Outlet malls and has visibility from interstate 85 and frontage along Highway 59.

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**Tract 1:** (+/-88.69 acres)

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Further information and availability updates will be posted at the following website: **[www.i85Land.com](http://www.i85Land.com)**







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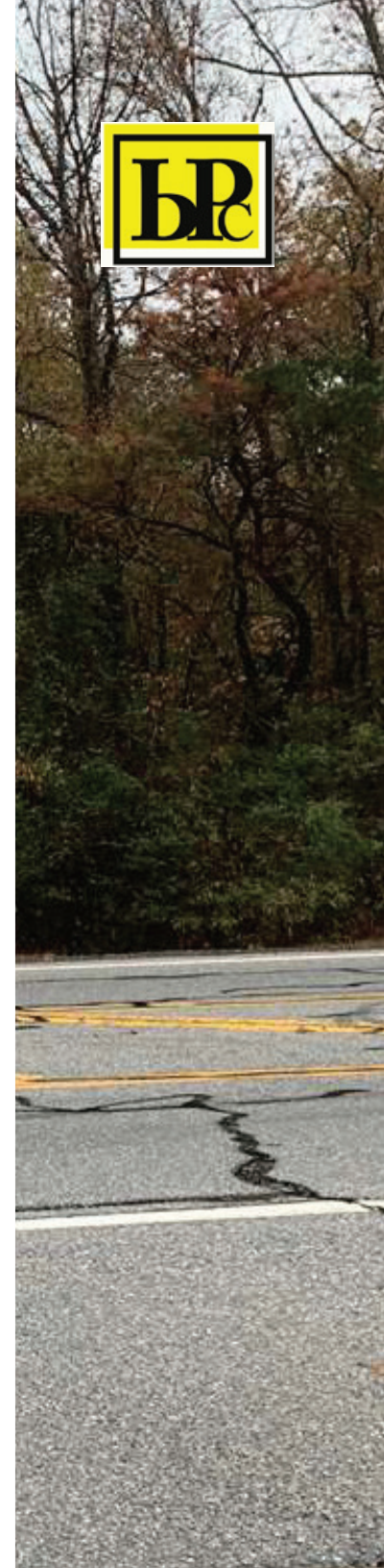
## Investment Highlights

- **Interstate Development Opportunity**
- **Zoned ARR in Banks County, with future potential for Commercial or Residential development**
- **Ownership is open to sale or ground lease opportunities**
- **Ownership is open to a substantial due diligence period in order to accommodate entitlements.**

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## Location Highlights

- **Located one exit north of the Tanger Outlet mall interchange**
- **Well positioned just north of the interchange exit**
- **Frontage along Interstate 85 and access frontage on Highway 59**





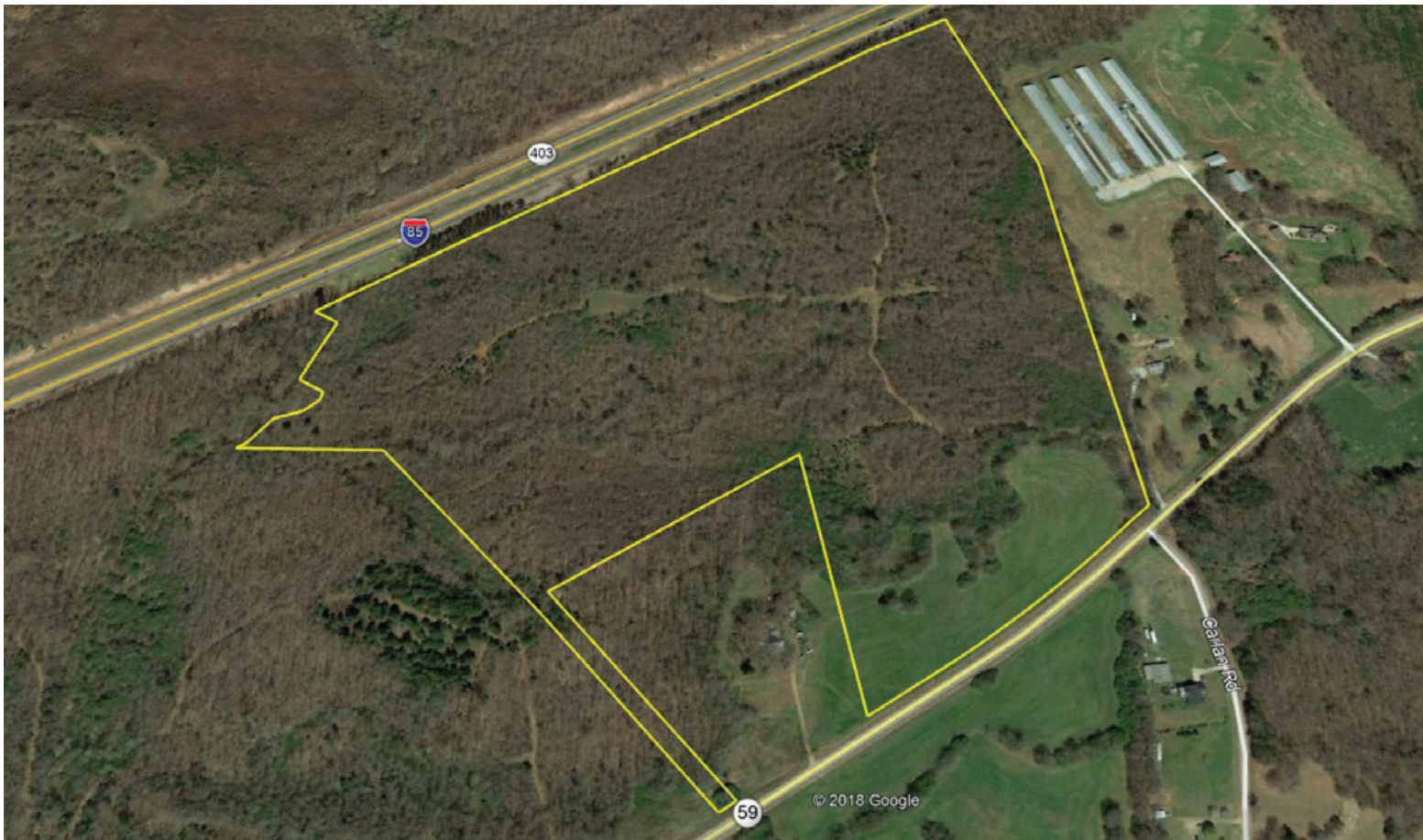




# Description of the Subject Parcel



The subject is a +/- 88.69-acre unimproved parcel situated on the northwest side of Georgia Highway 59 and the southeast side of Interstate 85 in GMD 207 in unincorporated Banks County, Georgia. Banks County tax records identify the subject as tax parcel B77 022. The parcel has not been assigned a municipal address. It is in the mailing zip code area of Commerce, GA 30529.



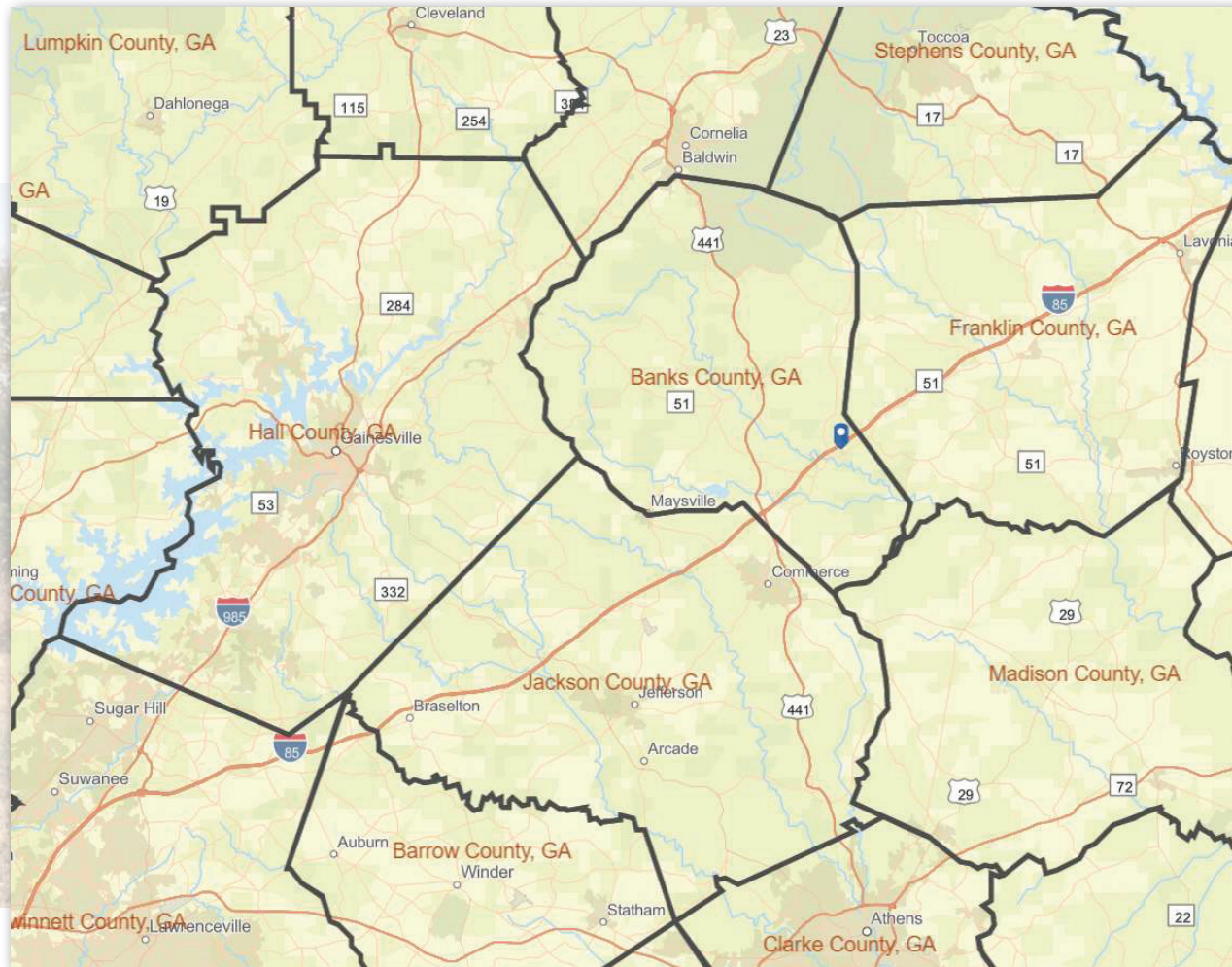




# Area Data



The available property consists of +/- 88.69 acres, situated just north of the I-85 interchange exit that is directly northeast of the Tanger Outlets. Access frontage is located along Highway 59, with visibility from I-85.

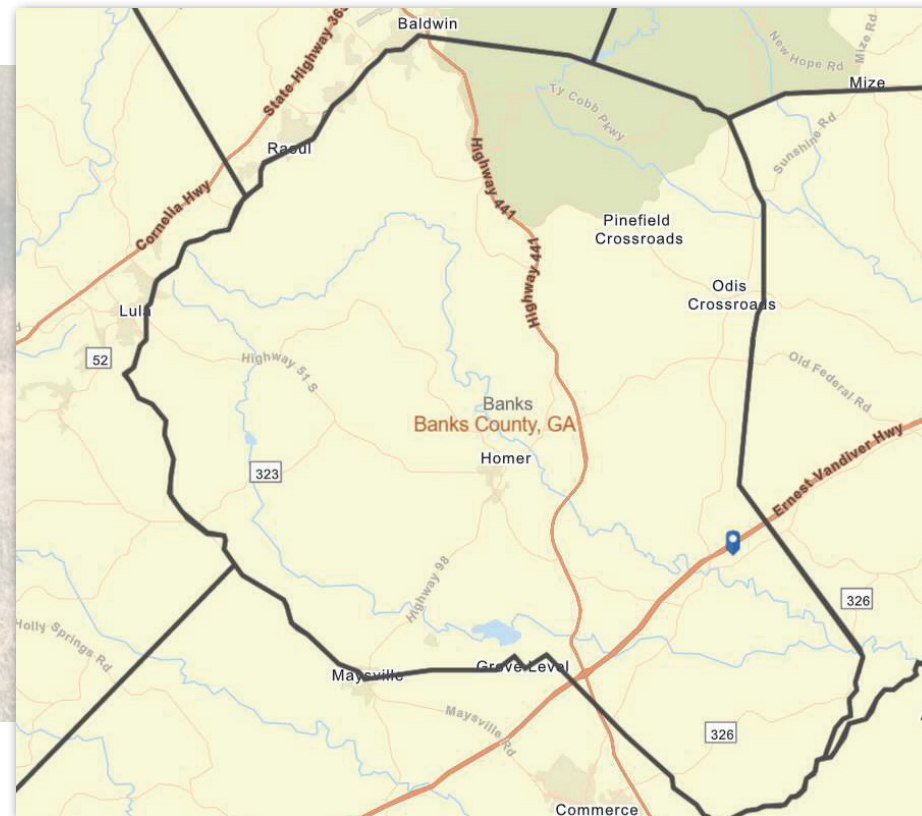




# Map of Banks County

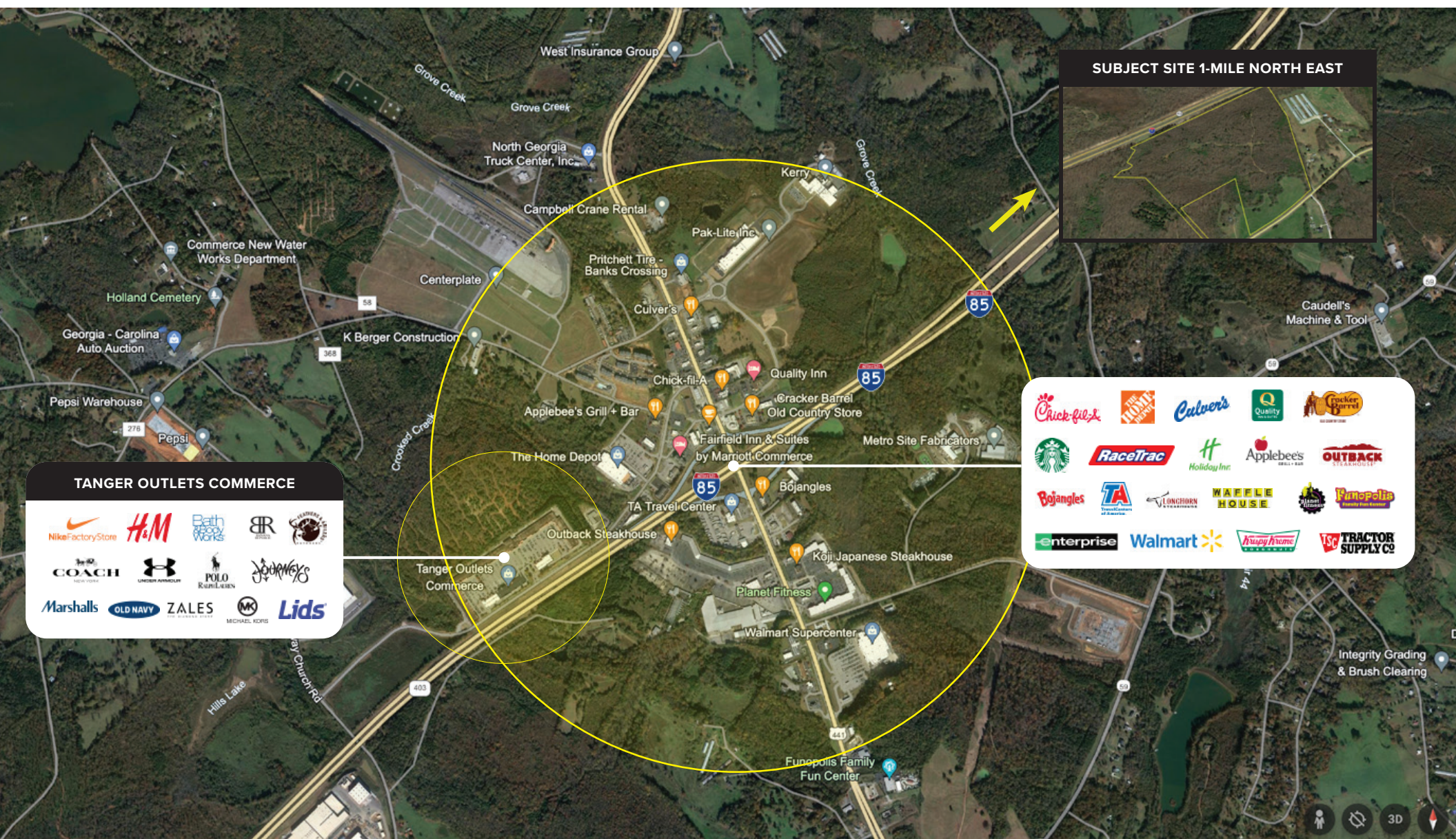


Banks County was created in December 1858. The County comprises 234 square miles and had an estimated population in 2023 of 15,723. Interstate 85 traverses through the county and provides access to the metropolitan area of Atlanta to the southwest and Greenville, South Carolina to the northeast. The primary commercial area of Banks County is around the interchange of Interstate 85 and US Highway 441. Homer is the county seat of Banks County. The Economic Development Blueprint for Banks County, 2019 - 2030, published on July 25, 2019, recommends the I-85/Martin Bridge interchange as an activity center. The study recommends 35 acres for commercial use, 500 acres for a combination of 1,000 residential unit types (attached, detached, multi-family), and 700 acres for large-site industrial uses.





# Nearby Retailers Map





# Nearby Projects in Banks and Jackson Counties



**Left:** Aerial photo of Diana Food's \$50-million manufacturing facility completed in 2019. The 91, 256SF building is situated on a 40-acre site in the Banks Crossing Industrial Park. This park is in the northeast quadrant of the Interstate 85/US Highway 441 interchange.

**Bottom:** Aerial of 283-acre site and rendering of SK Innovation battery manufacturing plant. The \$1.67-billion facility will have 2.4 million SF and is anticipated to employ nearly 2,000 by 2024.



**Right:** Thirty-acre site of SELIT North America's 95,761SF, \$45 million manufacturing facility currently under construction in Banks Crossing Industrial Park. SELIT is a German manufacturer of polystyrene foams for acoustic and thermal floating flooring solutions. It is anticipated to create 100 jobs.





# Banks County, GA Market Overview



## DEMOGRAPHICS



Banks County population  
(5-mile Radius)

**15,723**



Median household  
income

**\$69,096**



Per Capita household  
income

**\$30,024**



**17.1%**

of residents have bachelor's  
degree or higher



**74.8%**

of residents rent  
rather than own

## ABOUT

Banks County, in northeast Georgia, is the state's 129th county, comprising 233 square miles. The county was created from portions of Franklin and Habersham counties in 1858 and was named for Richard E. Banks (1794-1856), a circuit-riding surgeon who treated white settlers and Indians in the area, developing a good reputation among the Cherokees for treating smallpox.

Banks County is the home of the Atlanta Dragway, located near Banks Crossing. Banks County is also known for being the home of the former world's largest Easter egg hunt.

The land that became Banks County was originally held by the Cherokees, forming a border territory between the Cherokee Indian Nation and the newly formed United States of America. The western border of Georgia (from the top of Currahee Mountain to the southernmost branch of the Oconee River) was marked by a strip of felled trees, twenty feet wide, established with the Cherokees by the Treaty of Augusta in 1783. The northern boundary was the Chattahoochee National Forest.

Source: <https://www.georgiaencyclopedia.org/articles/counties-cities-neighborhoods/banks-county/>



# Demographics (5-Mile Radius)



	2010	2020	2023
<b>Total Population</b>	<b>13,723</b>	<b>14,579</b>	<b>15,723</b>
Household Population	13,440	14,370	15,514
Group Quarters	283	209	209
<b>Population Density</b>	<b>173.7</b>	<b>185.7</b>	<b>200.2</b>
<b>Total Housing Units</b>	<b>5,744</b>	<b>5,806</b>	<b>6,148</b>
Total Households	5,027	5,415	5,832
Total Vacant	717	389	316
<b>Average Household Size</b>	<b>2.67</b>	<b>2.65</b>	<b>2.66</b>

HOUSEHOLD BY SIZE	2020 Number	2020 Percent
<b>Total</b>	<b>5,415</b>	<b>100%</b>
1 Person Household	1,253	23.1%
2 Person Household	1,841	34.0%
3 Person Household	957	17.7%
4 Person Household	732	13.5%
5 Person Household	337	6.2%
6 Person Household	156	2.9%
7+ Person Household	139	2.6%

POPULATION BY RACE	2010	2020	2023
<b>Total</b>	<b>14,579</b>	<b>13,426</b>	<b>1,153</b>
Population Reporting One Race	13,745	12,902	842
White	11,594	11,380	214
Black	1,240	1,220	20
American Indian	55	32	23
Asian	234	231	3
Pacific Islander	12	3	9
Some Other Race	609	36	573
Population Reporting Two or More Races	834	524	310
Diversity Index	44.9	-	-

TOTAL HOUSING UNITS BY OCCUPANCY	1 Miles	3 Miles
<b>Total</b>	<b>5,806</b>	<b>100%</b>
Occupied Housing Units	5,415	93.3%
Vacant Housing Units	389	6.7%
For Rent	108	27.8%
Rented, not Occupied	6	1.5%
For Sale Only	60	15.4%
Sold, not Occupied	34	8.7%
For Seasonal/Recreational/Occasional Use	34	8.7%
For Migrant Workers	1	0.3%
Other Vacant	145	37.3%



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