

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.

| | |
|-----------------|-------------------------------------|
| Tract 1: | (+/- 88.69 acres) \$75,000 per acre |
| Tract 2: | (+/- 13.37 acres) \$75,000 per acre |

Further information and availability updates will be posted at the following website: www.i85Land.com





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.**

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**

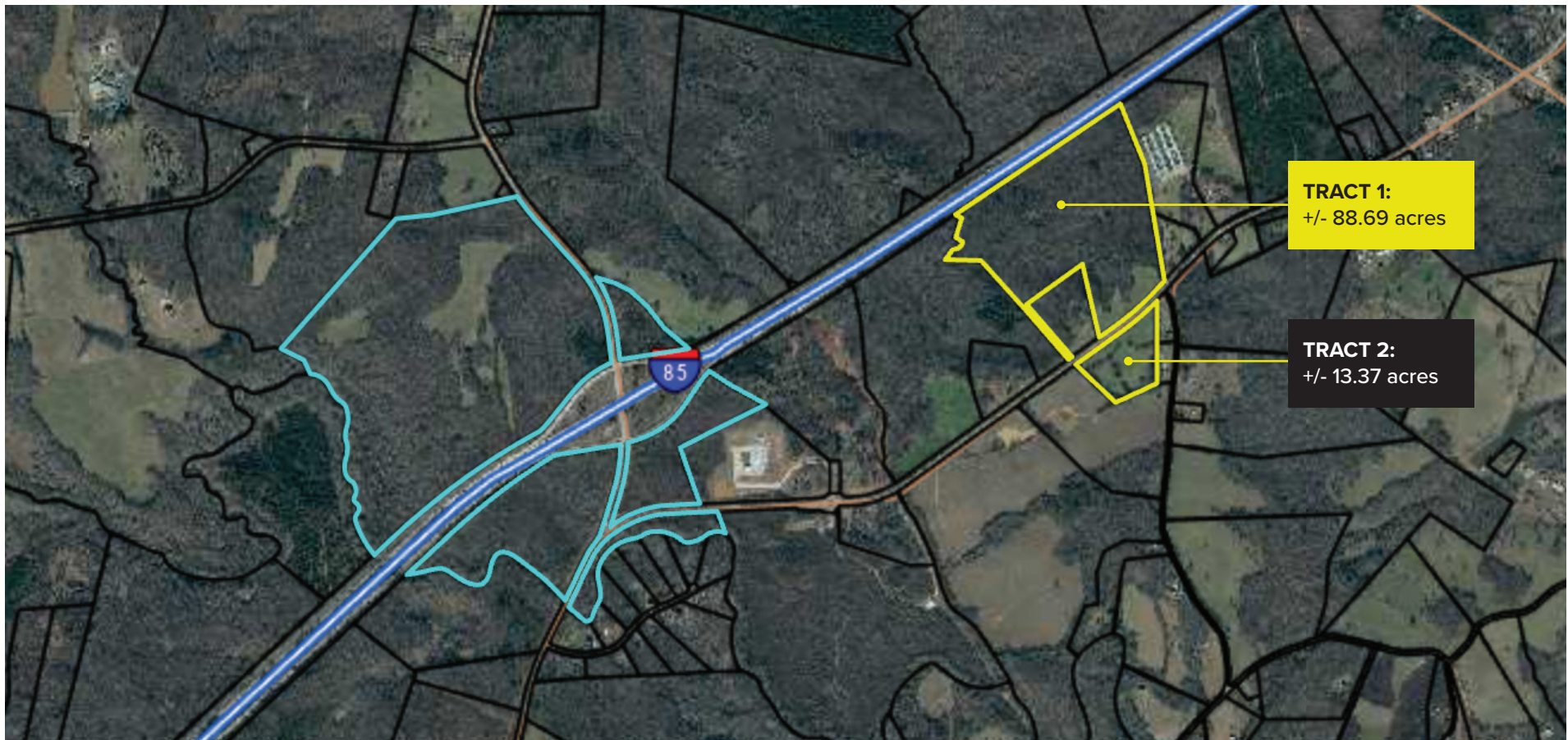




Description of the Subject Parcel



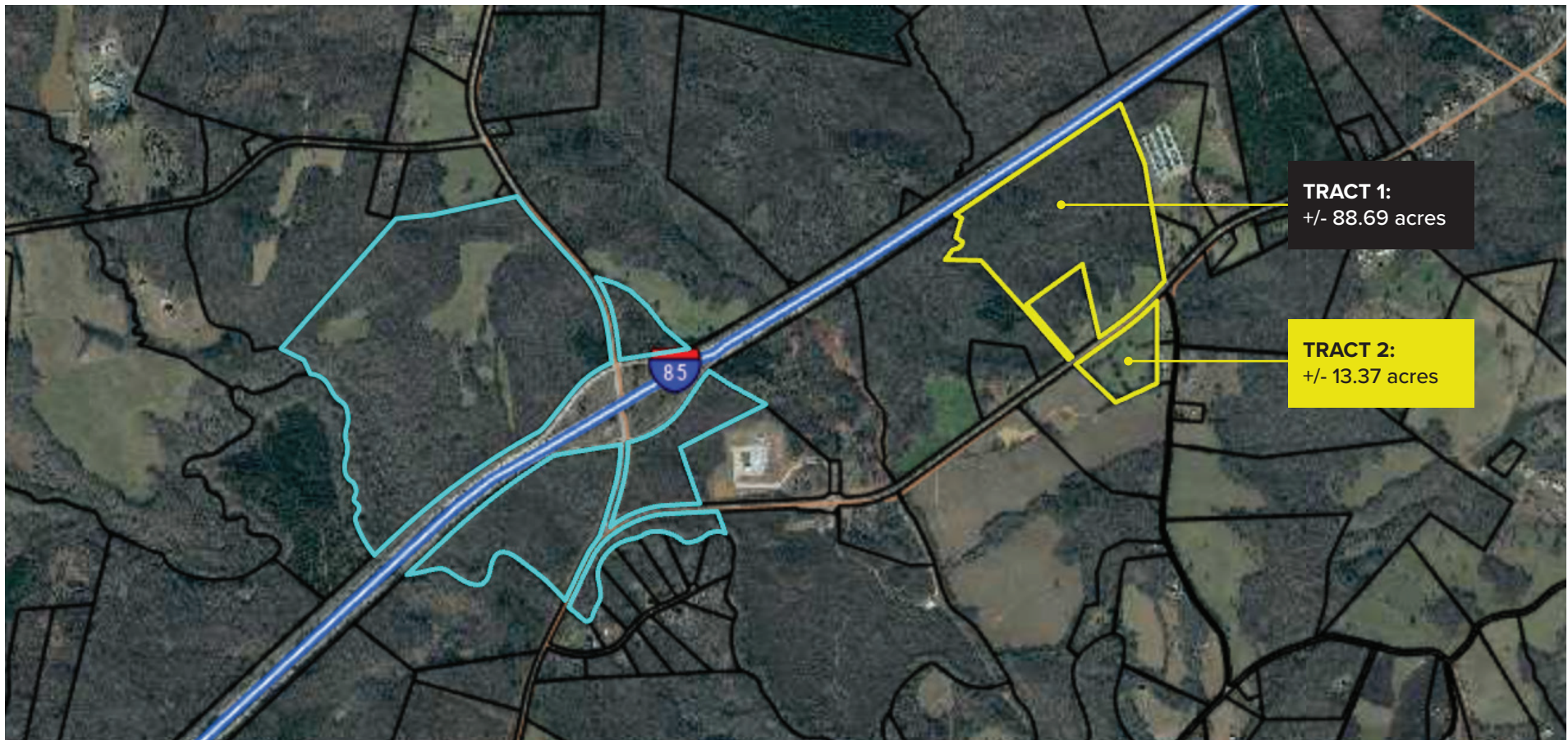
The subject is a +/- 88.69-acre and unimproved parcel situated on the northwest side of Georgia Highway 59 and the southeast side of Interstate 85 in GMD 207 in unincorporated Banks County, Georgia. Banks County tax records identify the subject as tax parcel B77 022. The parcel has not been assigned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



Additional Parcel South



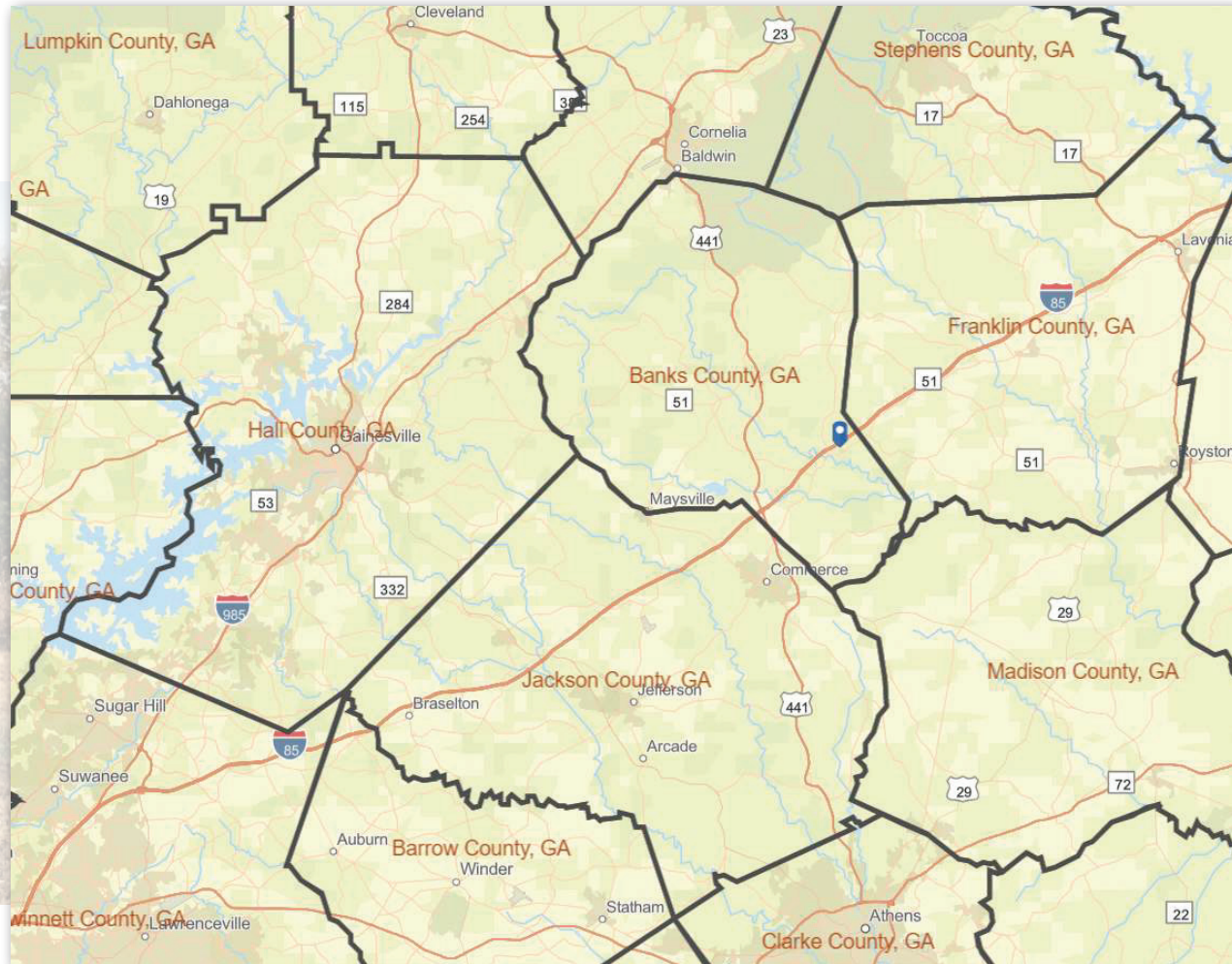
Additional lot is a +/- 13.37-acre (\$75,000 per acre) unimproved parcel situated on the southwest side of Georgia Highway 59 and the southeast side of Interstate 85 in GMD 207 in unincorporated Banks County, Georgia. Banks County tax records identify the subject as tax parcel B77 022A. The parcel has not been assigned a municipal address. It is in the mailing zip code area of Commerce, GA 30529.



Area Data



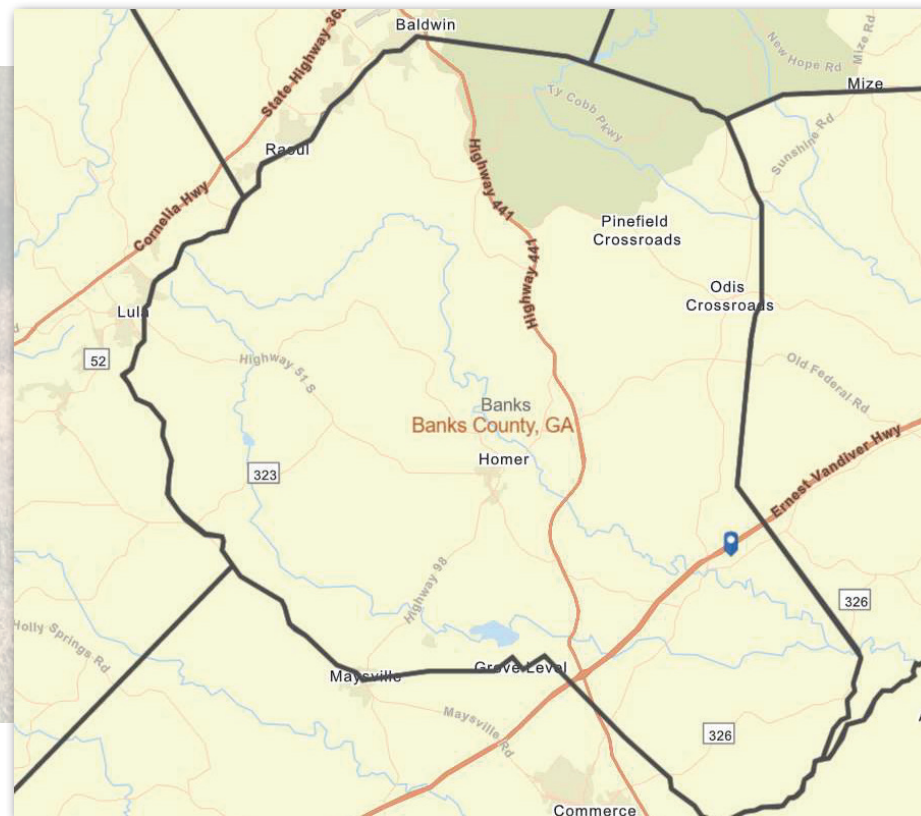
The available property consists of two tracts, one being +/- 88.69 acres, and one being +/-13.37 acres, situated just north of the I-85 interchange exit that is directly northeast of the Tanger Outlets. Access frontage is located along Highway 59, with visibility from I-85.



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



TANGER OUTLETS COMMERCE

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

| HOUSEHOLD BY SIZE | 2020 Number | 2020 Percent |
|---------------------|--------------|--------------|
| Total | 5,415 | 100% |
| 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 |
|--|---------------|---------------|--------------|
| Total | 14,579 | 13,426 | 1,153 |
| 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 |
|--|--------------|-------------|
| Total | 5,806 | 100% |
| 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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