



±5.631 AC – Commercial Development Opportunity – Whitemill Village

0 Hwy 441 S & White Hill School Rd | Commerce, GA 30529



Offering Summary



675,000
\$119,872/AC



± 5.631 AC



Zoning: C-2
General Commercial (City of Commerce)



All Utilities Available
Including Sewer



Road Frontage
± 700 ft on Hwy 441
& Potential Access on White Hill School Rd



Traffic
Hwy 441 – 59,500 VPD





WHITEMILL VILLAGE

Potential
Access

WHITE HILL SCHOOL RD

US HIGHWAY 441

± 59,500 VPD

Property Overview

Tenure Land Group is proud to present this ±5.631-acre commercial site located along U.S. Highway 441 in the city limits of Commerce, Georgia. Zoned C-2, this property represents the commercial portion of a larger tract positioned directly in front of the Whitemill Village community.

The site offers excellent visibility and accessibility, with approximately 700 feet of frontage along Highway 441 and anticipated right-in/right-out access, subject to GDOT confirmation. There is also potential secondary access from White Hill School Road through the residential side. Located just 9 minutes from Interstate 85, the property has all utilities available including sewer. Its strategic positioning, highway exposure, and zoning make it ideal for a variety of retail or service-oriented development opportunities within this growing corridor.



Location Overview

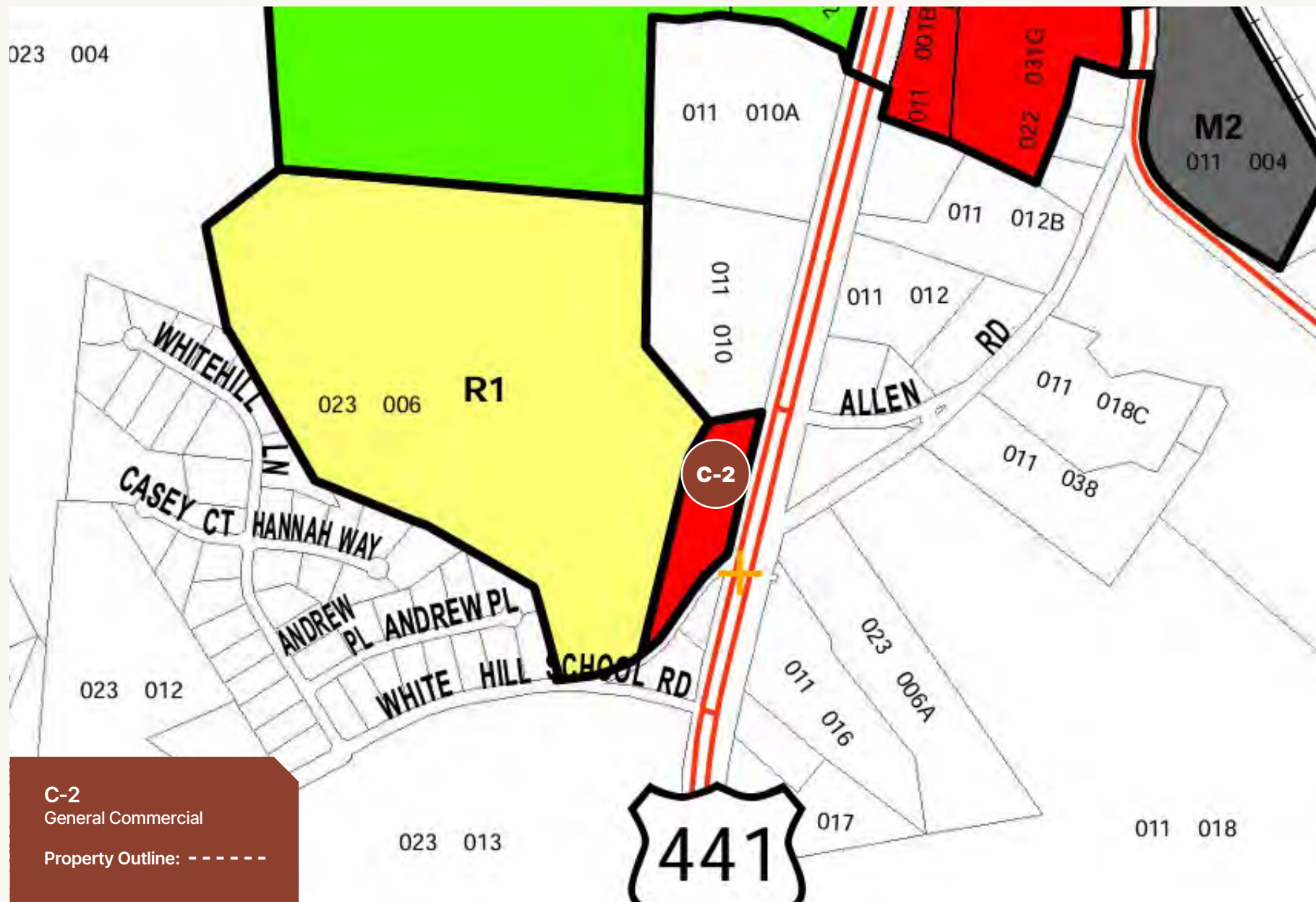
The property is located in Commerce, Georgia, a thriving community within Jackson County experiencing continued residential and commercial growth primarily around the manufacturing and logistics sectors.

The site is just 5 minutes (2.4 miles) from Downtown Commerce, 14 minutes (9.8 miles) from Jefferson, and 21 minutes (16.5 miles) from Athens. This central position provides excellent connectivity to surrounding markets and major transportation corridors. The area offers convenient access to retail centers like Tanger Outlets (12 minute drive), restaurants, and employment hubs, making it a strong location for future commercial development in Northeast Georgia.



± 5.631 AC

Current Zoning



Site Plan



LOCATION MAP

2.4 miles

to Downtown Commerce

9.8 miles/14 min

Drive to Jefferson

16.5 miles /21min

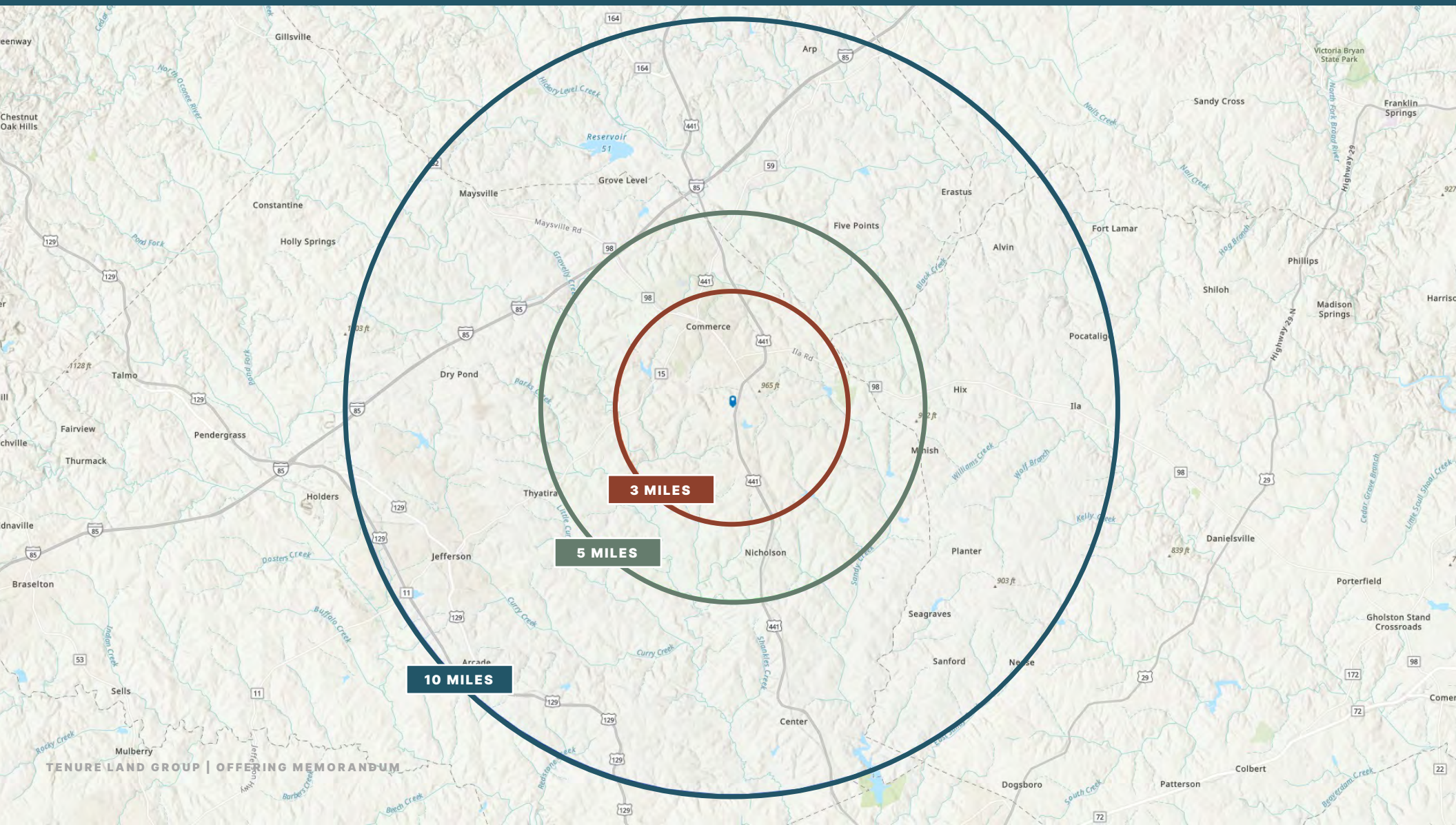
Drive to Athens

18,215

Population within 5 miles

\$83,582

Average Household
income (5 miles)



Demographics

Executive Summary

160 Hillstone Ter, Commerce, Georgia, 30529

Rings: 3, 5, 10 mile radii



Population	3 miles	5 miles	10 miles
2020 Population	7,794	16,322	47,810
2020 Male Population	48.5%	48.7%	49.4%
2020 Female Population	51.5%	51.3%	50.6%
2026 Population	8,527	18,215	53,422
2026 Male Population	49.4%	49.7%	50.1%
2026 Female Population	50.6%	50.3%	49.9%
2031 Population	9,947	21,007	60,648
2031 Male Population	49.4%	49.7%	49.9%
2031 Female Population	50.6%	50.3%	50.1%
2010-2020 Annual Rate	1.24%	0.93%	0.85%
2020-2026 Annual Rate	1.45%	1.77%	1.79%
2026-2031 Annual Rate	3.13%	2.89%	2.57%

In the identified area, the current year population is **53,422**. In 2020, the Census count in the area was **47,810**. The rate of change since 2020 was 1.79% annually. The five-year projection for the population in the area is **60,648** representing a change of 2.57% annually from 2026 to 2031. Currently, the population is **50.1%** male and **49.9%** female.

Median Age

2026 Median Age	39.8	40.1	40.0
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The median age in this area is **40.0**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	74.9%	73.1%	76.4%
2026 Black Alone	11.4%	11.4%	9.6%
2026 American Indian Alone	0.3%	0.4%	0.5%
2026 Asian Alone	2.0%	2.1%	1.8%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	4.5%	5.8%	4.9%
2026 Two or More Races	6.8%	7.0%	6.7%
2026 Hispanic Origin	9.8%	11.1%	9.8%
2026 Diversity Index	52.2	55.3	50.6

Persons of Hispanic origin represent **9.8%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **50.6** in the identified area, compared to **73.0** for the U.S. as a whole.

i Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 160 Hillstone Ter, Commerce, Georgia, 30529 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	55	57	68
2010 Total Households	2,626	5,447	15,825
2020 Total Households	2,945	6,034	17,171
2026 Total Households	3,215	6,718	19,214
2031 Total Households	3,743	7,747	21,795
2010-2020 Annual Rate	1.15%	1.03%	0.82%
2020-2026 Annual Rate	1.41%	1.73%	1.81%
2026-2031 Annual Rate	3.09%	2.89%	2.55%
2026 Average Household Size	2.65	2.68	2.75

The household count in this area has changed from **17,171** in 2020 to **19,214** in the current year, a change of **1.81%** annually. The five-year projection of households is **21,795**, a change of **2.55%** annually from the current year total. Average household size is currently **2.75**, compared to **2.75** in the year 2020. The number of families in the current year is **13,718** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	29.4%	25.5%	25.0%
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Median Household Income

2026 Median Household Income	\$66,391	\$69,884	\$74,478
2031 Median Household Income	\$74,550	\$77,675	\$83,717
2026-2031 Annual Rate	2.35%	2.14%	2.37%

Average Household Income

2026 Average Household Income	\$83,621	\$83,582	\$92,628
2031 Average Household Income	\$91,201	\$91,262	\$102,104
2026-2031 Annual Rate	1.75%	1.77%	1.97%

Per Capita Income

2026 Per Capita Income	\$31,675	\$31,054	\$33,514
2031 Per Capita Income	\$34,458	\$33,887	\$36,888
2026-2031 Annual Rate	1.70%	1.76%	1.94%

Income Equality

2026 Gini Index	35.6	36.3	41.2
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