OFFERING MEMORANDUM

Commercial or Industrial Development Opportunity
± 119.17 AC – City of Commerce

1911 Ridgeway Church Rd | Commerce, GA 30529 | Jackson County

Tenure LAND GROUP





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Offering Summary

$4,409,290
$37,000/AC

± 119.17 AC

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

All Utilities Available
Sewer Nearby

± 1090 ft of Road Frontage
On I-85
± 1660 ft of Road Frontage
On Ridgeway Church Rd

Traffic
I-85 – 50,900 VPD





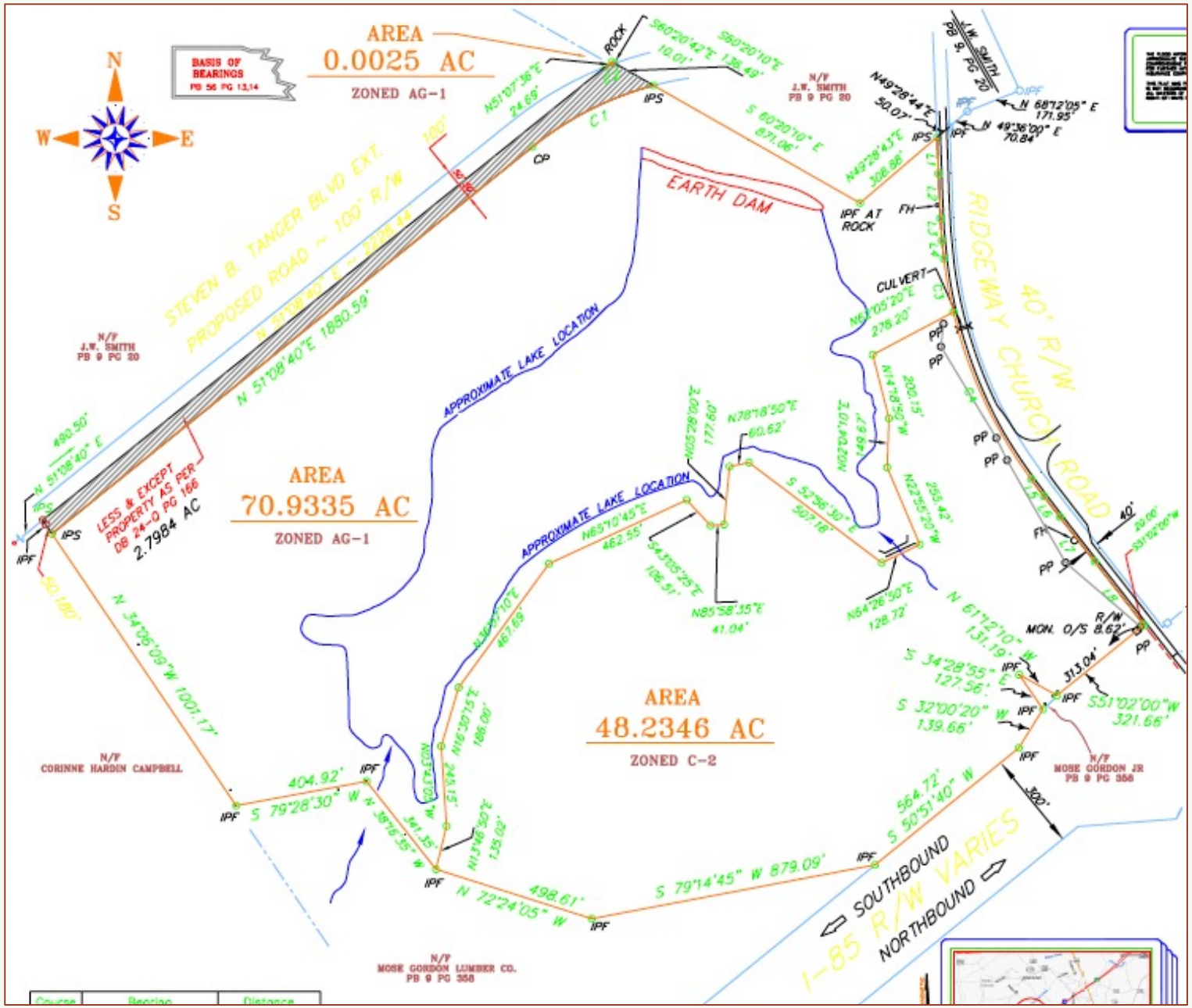
Property Overview

Located in Commerce, Georgia, this ±119.17-acre property offers an exceptional opportunity for commercial or potential industrial development along the heavily traveled I-85 corridor.

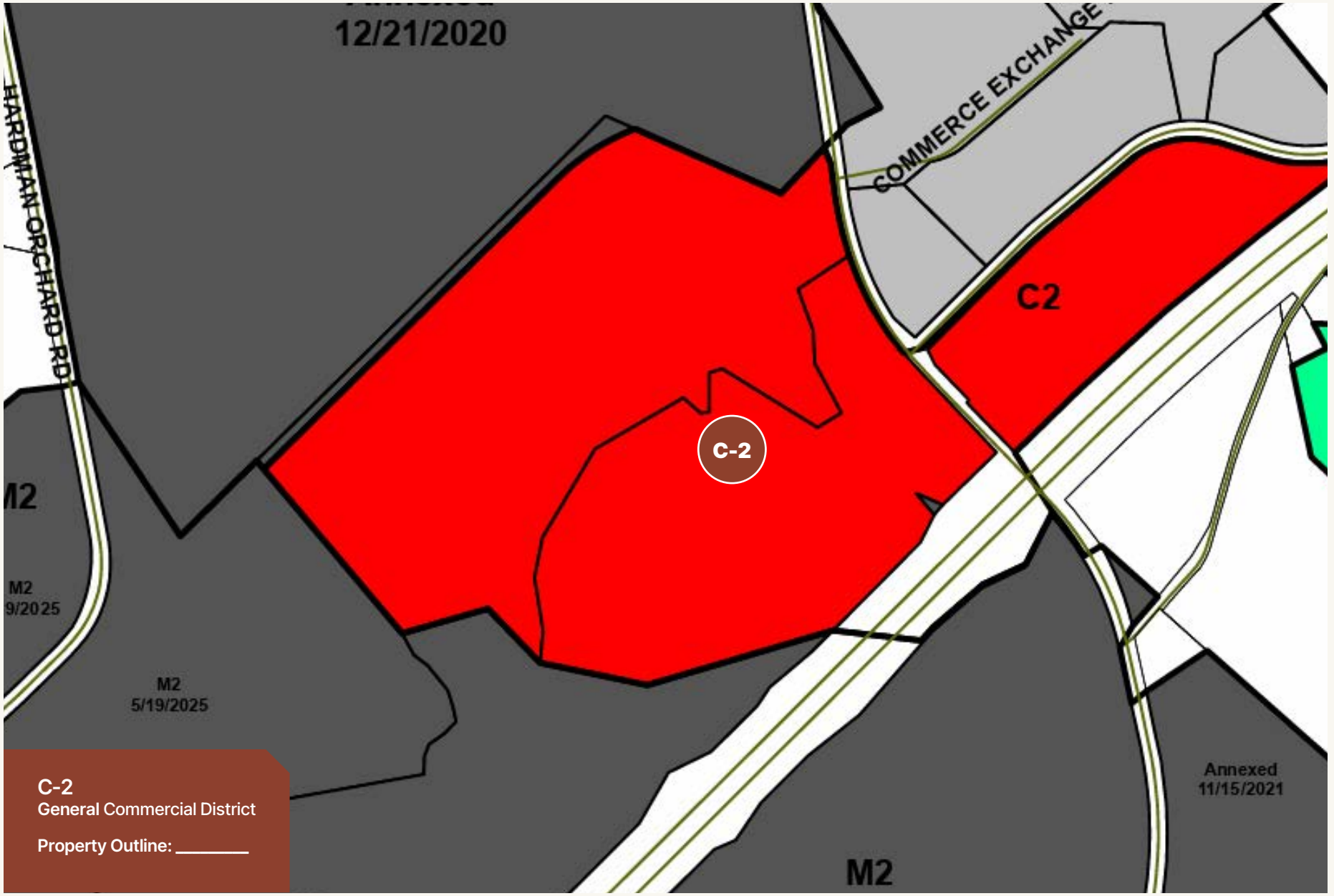
Zoned C-2 (General Commercial) within the City of Commerce, the property features approximately 1,090 feet of I-85 frontage and 1,660 feet along Ridgeway Church Road, providing substantial interstate exposure and accessibility. With utilities available to the site and sanitary sewer nearby, the property presents a unique opportunity for a large-scale development in one of Northeast Georgia's established commercial and industrial markets.

Strategically positioned near I-85 Exit 147, the property sits directly across the interstate from SK Battery America's major electric vehicle battery manufacturing campus, one of Jackson County's most significant industrial investments. The site is also located just minutes from Tanger Outlets and the established Banks Crossing commercial district, offering convenient access to retail, dining, and services. Its location between Metro Atlanta and Greenville, South Carolina, places the property along a key regional transportation and manufacturing corridor, making it well-positioned for commercial development and potential industrial uses serving the surrounding market.

Survey


AREA
0.0025 AC
ZONED AG-1
BASIS OF BEARINGS
PB 56 PG 13,14
N
S
E
W
ROCK
IPS
IPF
CP
EARTH DAM
IPF AT ROCK
FH
CULVERT
STEVEN B. TANGER BLVD EXT.
PROPOSED ROAD ~ 100' R/W
N 51°08'40" E 1880.59'
N 51°08'40" E 490.50'
APPROXIMATE LAKE LOCATION
LESS & EXCEPT PROPERTY AS PER DB 24-D PG 166
2.7984 AC
AREA
70.9335 AC
ZONED AG-1
AREA
48.2346 AC
ZONED C-2
40' R/W
RIDGEWAY CHURCH ROAD
N/F J.W. SMITH PB 9 PG 20
N/F CORINNE HARDEN CAMPBELL
N/F MOSE GORDON LUMBER CO. PB 9 PG 358
N/F MOSE GORDON JR PB 9 PG 358
I-85 R/W VARIES
SOUTHBOUND
NORTHBOUND
MON. O/S R/W
N 34°06'09" W 1001.17'
S 79°28'30" W 404.92'
N 72°24'05" W 498.61'
S 79°14'45" W 879.09'
S 50°51'40" W 564.72'
S 32°00'20" W 139.66'
S 34°28'55" W 127.56'
S 51°02'00" W 321.66'
N 61°12'10" W 131.19'
Course
Bearing
Distance

Current Zoning



Sewer and Water Map



Community Highlights



SK Battery America

SK Battery America represents a landmark industrial investment in Commerce and Jackson County, with approximately $2.6 billion invested in its electric vehicle battery manufacturing campus. The development established one of Georgia's major advanced manufacturing facilities and strengthened the region's position within the automotive and battery supply chain. Located directly across I-85 from the subject property, the campus demonstrates the area's ability to attract substantial international investment and large-scale industrial operations. Its presence, alongside other established manufacturers and distribution facilities throughout Jackson County, reinforces Commerce's role as an important industrial and employment center along the I-85 corridor.



I-85 Industrial Corridor

Interstate 85 is a major transportation corridor connecting Metro Atlanta with Greenville, Charlotte, and other important Southeastern markets. Its extensive network makes Northeast Georgia an attractive location for manufacturing, warehousing, and distribution operations requiring regional accessibility. Jackson County has established a strong industrial presence, with major employers including Amazon, FedEx, Kubota, Uline, and Williams-Sonoma. Manufacturing and transportation/warehousing are among the county's largest employment sectors, reinforcing its importance as an industrial hub. With approximately 1,090 feet of I-85 frontage and convenient access to Exit 147, the subject property offers significant exposure and connectivity within this established corridor.

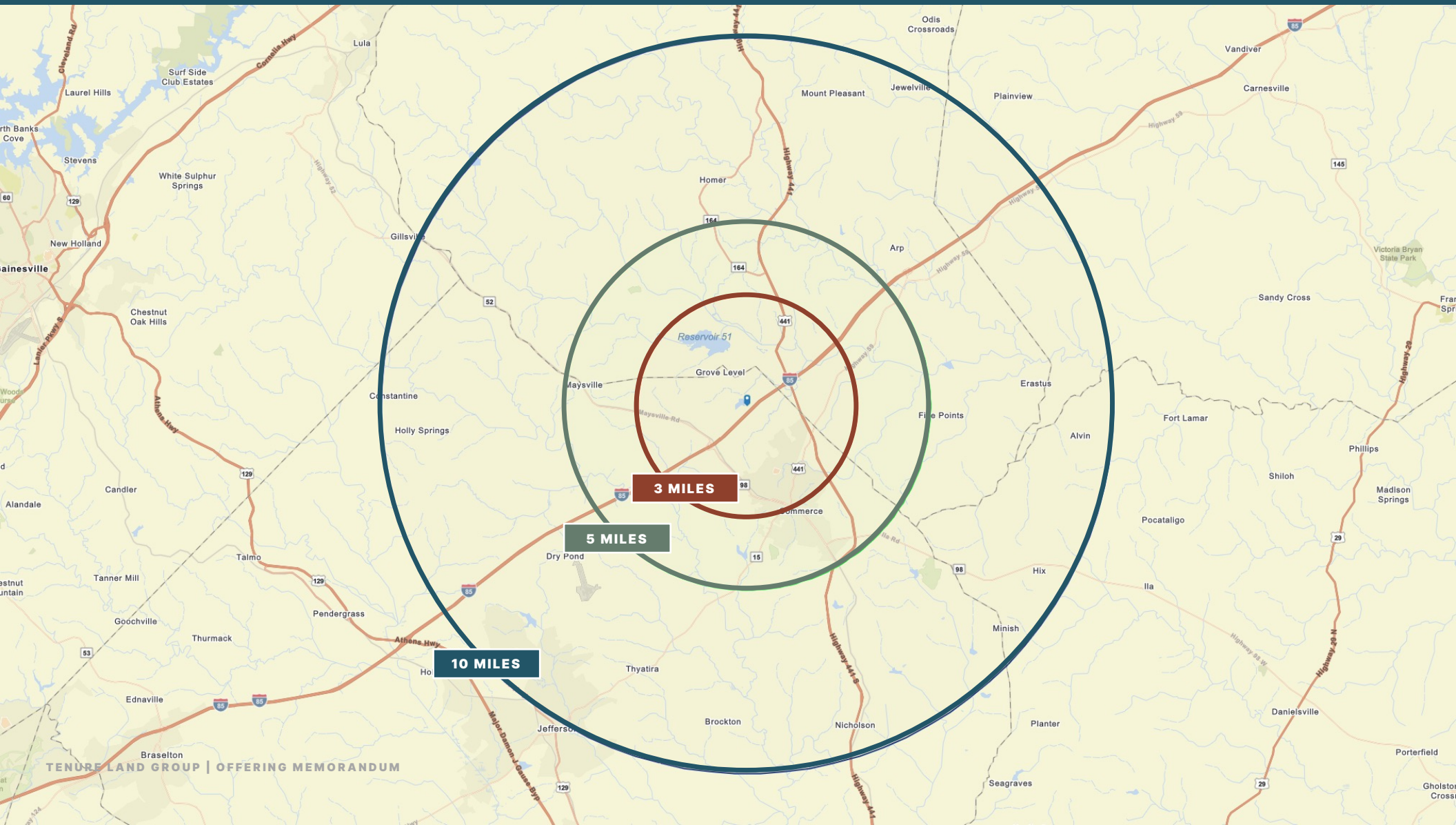


Atlanta-Greenville Growth Corridor

Positioned between Metro Atlanta and Greenville, South Carolina, Commerce is part of the broader Piedmont Atlantic Megaregion, an interconnected network of major Southeastern metropolitan markets. As development expands along this corridor, communities throughout Northeast Georgia continue to experience residential growth, employment opportunities, and increased demand for commercial services. Jackson County has become one of Georgia's fastest-growing counties, with its population increasing approximately 30.7% between April 2020 and July 2025, reaching an estimated 99,265 residents. This growth, combined with regional economic activity, strengthens the long-term outlook for commercial development and business investment.

LOCATION MAP

3.0 mi / 5 min	22.8 mi / 30 min	53.8 mi / 51 min	16,788	$79,861
Drive to I-85	Drive to Athens	to Atlanta Perimeter	Population within 5 miles	Average Household income (5 miles)



Retailers Map



Demographics

Executive Summary

1911 Ridgeway Church Rd, Commerce, Georgia, 30529

Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2020 Population	7,262	14,405	38,910
2020 Male Population	48.1%	48.4%	49.5%
2020 Female Population	51.9%	51.6%	50.5%
2026 Population	8,787	16,788	44,567
2026 Male Population	49.2%	49.4%	50.2%
2026 Female Population	50.8%	50.6%	49.8%
2031 Population	10,097	19,191	50,477
2031 Male Population	49.4%	49.5%	50.1%
2031 Female Population	50.6%	50.5%	49.9%
2010-2020 Annual Rate	0.70%	0.64%	0.77%
2020-2026 Annual Rate	3.10%	2.48%	2.20%
2026-2031 Annual Rate	2.82%	2.71%	2.52%

In the identified area, the current year population is **44,567**. In 2020, the Census count in the area was **38,910**. The rate of change since 2020 was **2.20%** annually. The five-year projection for the population in the area is **50,477** representing a change of **2.52%** annually from 2026 to 2031. Currently, the population is **50.2%** male and **49.8%** female.

Median Age			
2026 Median Age	39.4	39.7	40.3

The median age in this area is **40.3**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	67.6%	73.8%	79.1%
2026 Black Alone	14.4%	11.0%	7.6%
2026 American Indian Alone	0.6%	0.5%	0.5%
2026 Asian Alone	2.7%	2.1%	1.8%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	7.6%	5.8%	4.5%
2026 Two or More Races	7.0%	6.7%	6.3%
2026 Hispanic Origin	13.3%	10.9%	8.9%
2026 Diversity Index	62.4	54.5	46.6

Persons of Hispanic origin represent **8.9%** 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 **46.6** in the identified area, compared to **73.0** for the U.S. as a whole.

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 | 1911 Ridgeway Church Rd, Commerce, Georgia, 30529 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	51	53	67
2010 Total Households	2,448	4,994	12,949
2020 Total Households	2,702	5,382	14,039
2026 Total Households	3,248	6,223	16,102
2031 Total Households	3,737	7,113	18,234
2010-2020 Annual Rate	0.99%	0.75%	0.81%
2020-2026 Annual Rate	2.99%	2.35%	2.22%
2026-2031 Annual Rate	2.84%	2.71%	2.52%
2026 Average Household Size	2.64	2.66	2.74

The household count in this area has changed from **14,039** in 2020 to **16,102** in the current year, a change of **2.22%** annually. The five-year projection of households is **18,234**, a change of **2.52%** annually from the current year total. Average household size is currently **2.74**, compared to **2.73** in the year 2020. The number of families in the current year is **11,524** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	22.5%	25.6%	24.5%

Median Household Income			
2026 Median Household Income	$69,988	$69,429	$75,466
2031 Median Household Income	$75,895	$76,270	$83,542
2026-2031 Annual Rate	1.63%	1.90%	2.05%

Average Household Income			
2026 Average Household Income	$77,832	$79,861	$91,222
2031 Average Household Income	$85,025	$87,410	$99,994
2026-2031 Annual Rate	1.78%	1.82%	1.85%

Per Capita Income			
2026 Per Capita Income	$28,569	$29,711	$33,115
2031 Per Capita Income	$31,183	$32,495	$36,264
2026-2031 Annual Rate	1.77%	1.81%	1.83%

Income Equality			
2026 Gini Index	33.9	35.4	39.3

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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