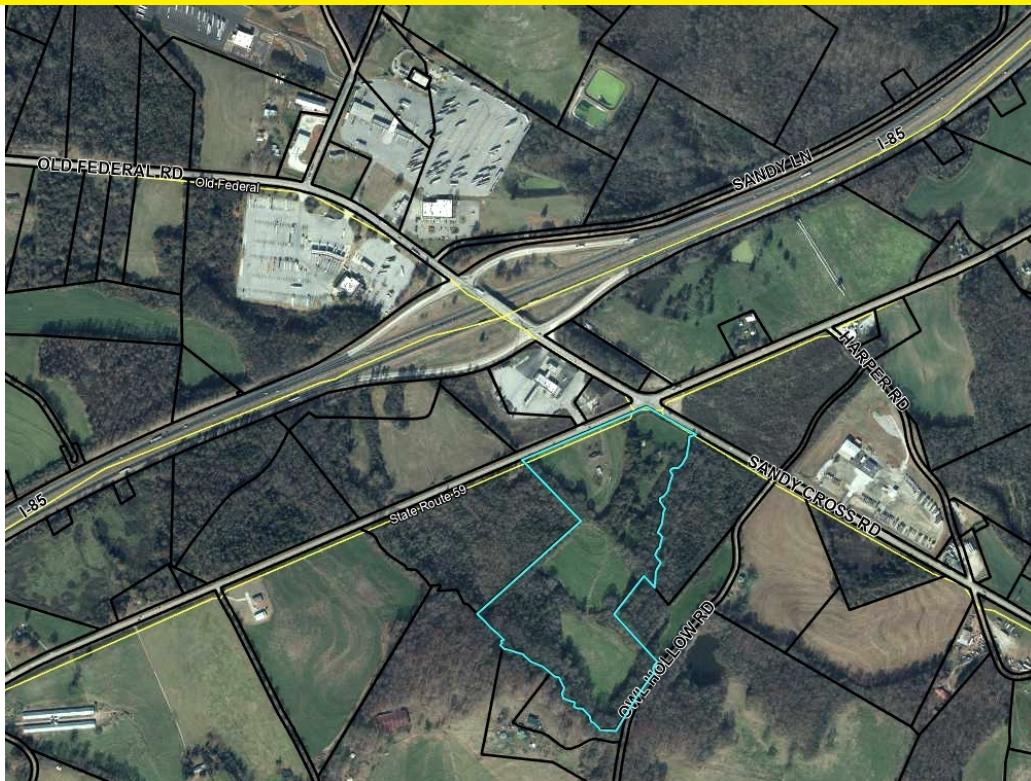


20511 GA-59

Carnesville, GA 30521

LAND FOR SALE



PROPERTY DESCRIPTION

Norton Commercial Acreage Group is proud to present this +/- 35 acre tract located just off Highway 85 in Carnesville, Ga. The subject property has relatively flat topography and has public water access and potential access to sewer. The property is zoned Light Industrial and is just across Highway 85 from the planned "Franklin 85 Logistics Center" which is listed to feature 1.8M+ SF of industrial space. Additionally, the property is only minutes from the distribution hub of Commerce/Jefferson which features: Walmart, Amazon, Homegoods, Costco, Kubota, SK Battery, and much more! Don't miss out on this fantastic opportunity within the path of growth!

LOCATION DESCRIPTION

The subject property is located just off Highway 85 in Carnesville, Ga is located only 20 minutes from Commerce, Ga, 45 minutes from Gainesville, an hour Greenville, SC, and an hour and a half from Downtown Atlanta.

OFFERING SUMMARY

Sale Price:	\$1,850,000
Lot Size:	35.149 Acres
Zoning:	Light Industrial
Utilities:	Water, Potentially Sewer

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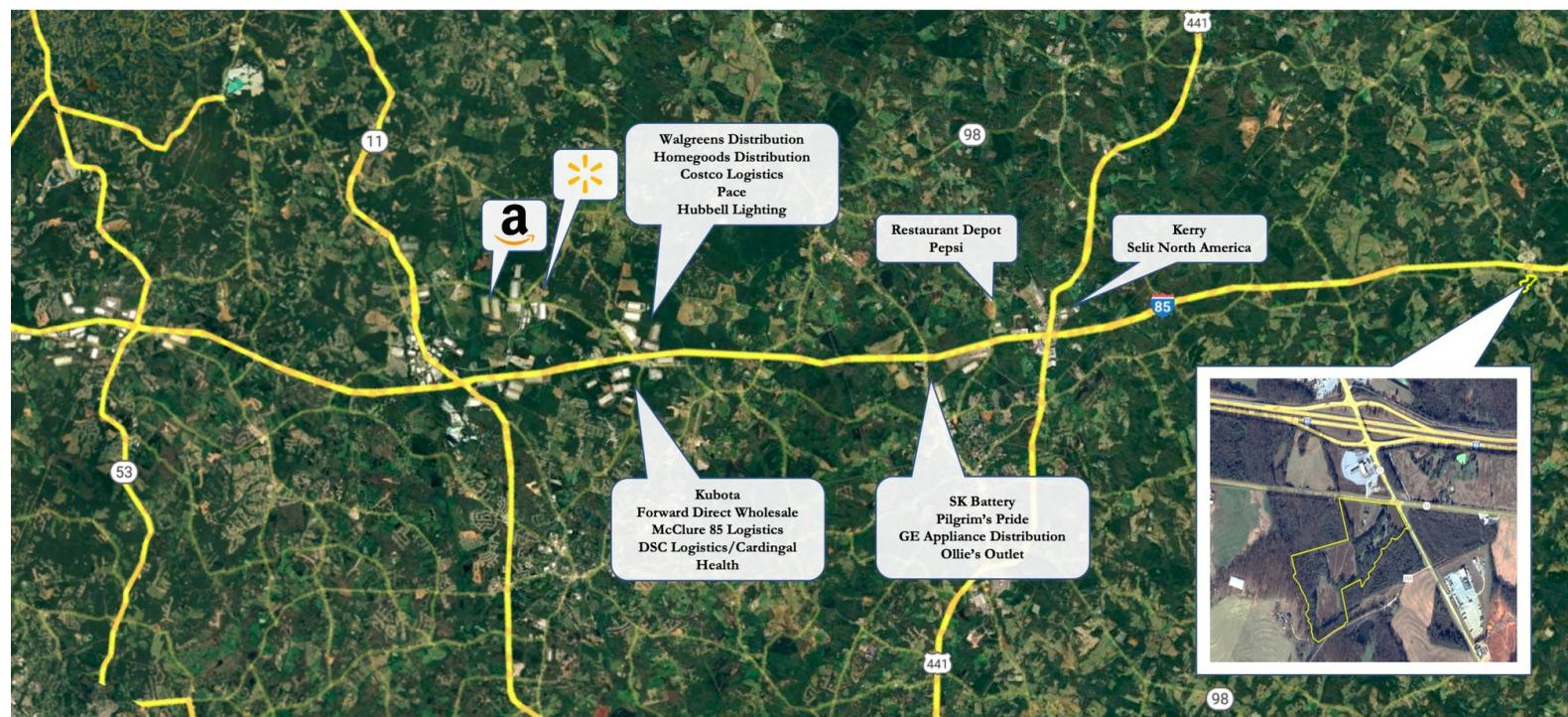
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AERIAL MAP



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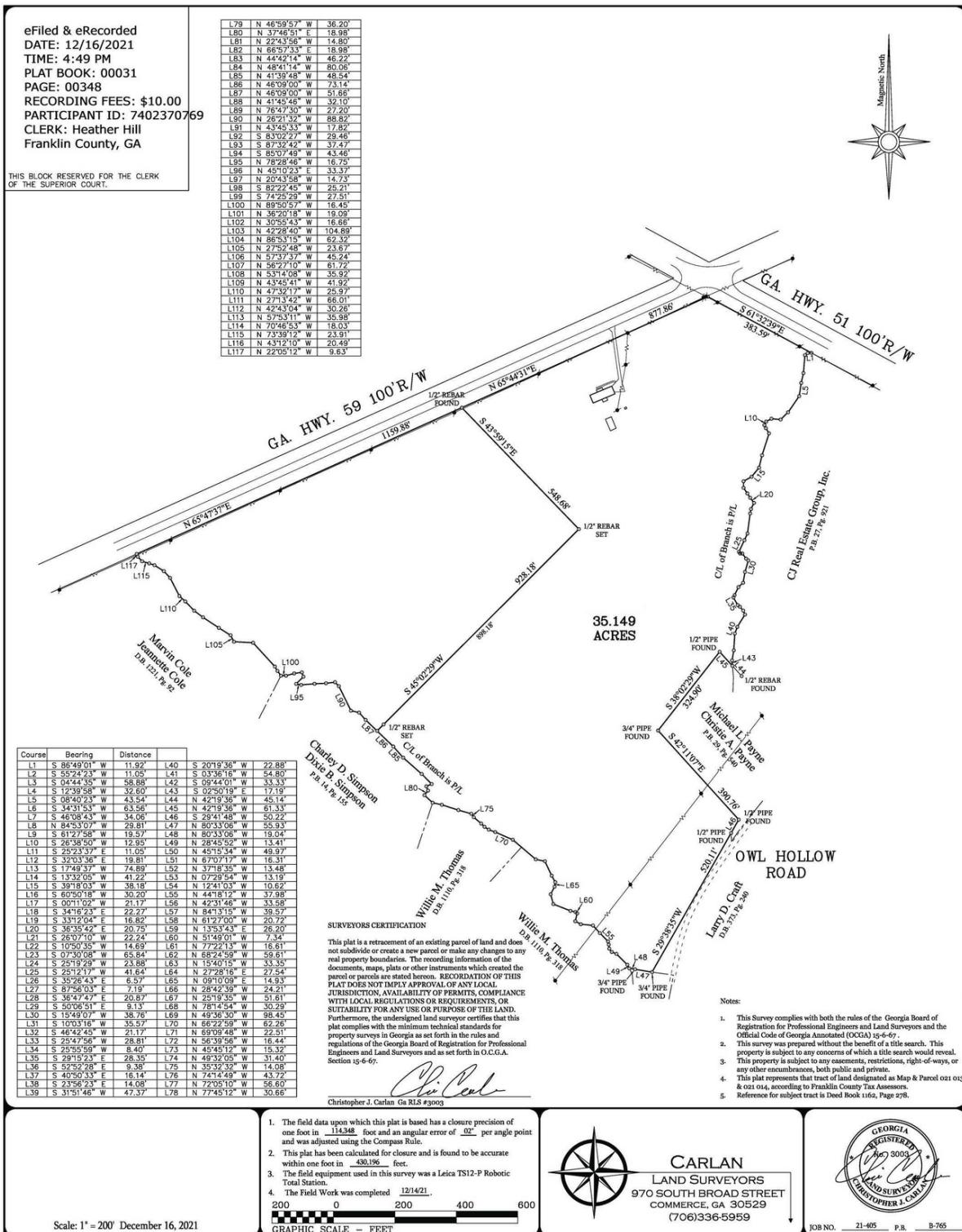
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PLAT/SURVEY



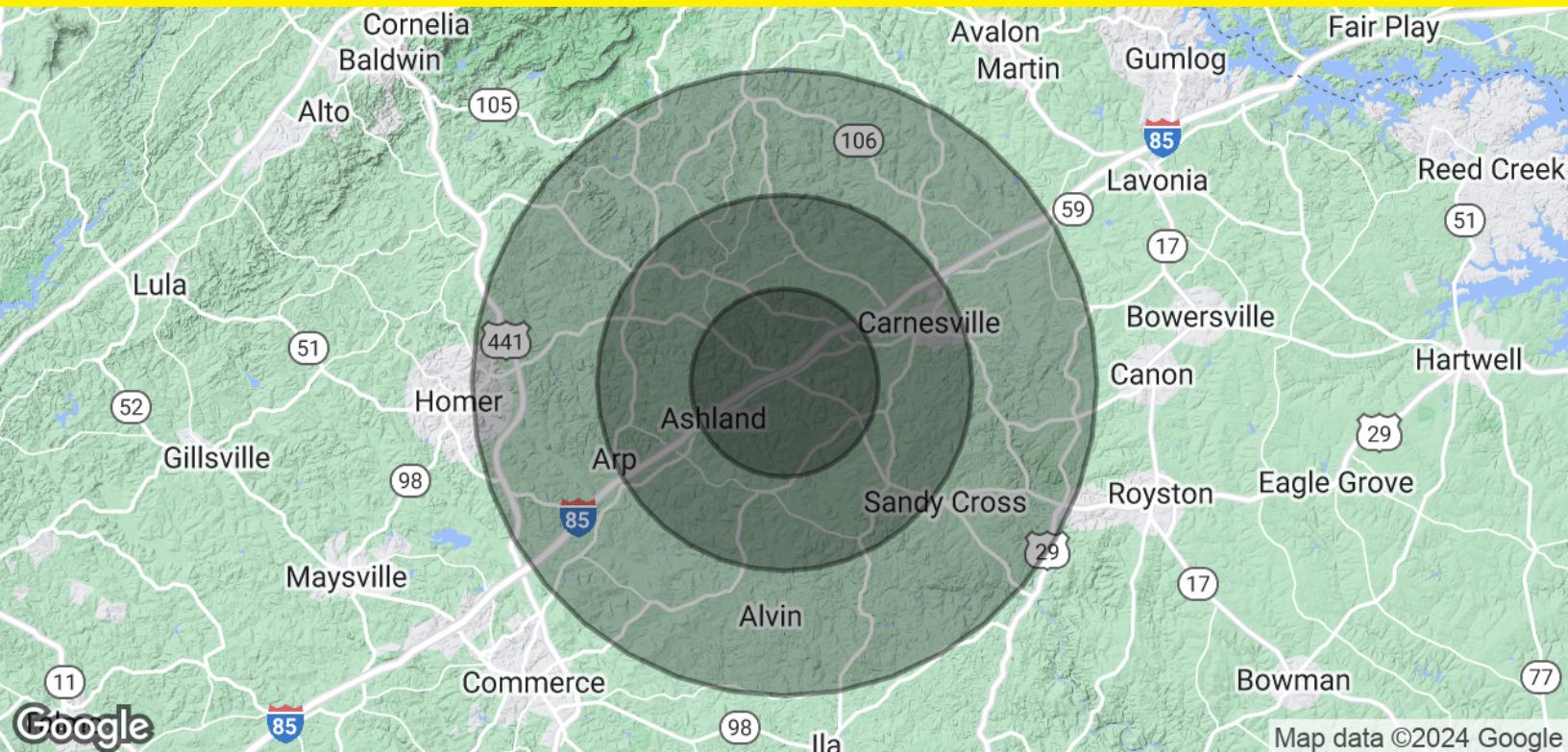
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LAND FOR SALE



POPULATION	3 MILES	6 MILES	10 MILES
Total Population	990	5,280	19,712
Average Age	45.3	42.9	40.2
Average Age (Male)	43.6	42.6	40.7
Average Age (Female)	46.6	42.3	39.6

HOUSEHOLDS & INCOME	3 MILES	6 MILES	10 MILES
Total Households	531	2,416	8,233
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$52,631	\$53,290	\$53,747
Average House Value	\$152,465	\$143,392	\$144,225

* Demographic data derived from 2020 ACS - US Census

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