

# FOR SALE



0 HWY 441 N NICHOLSON, GA 30565  
2.92 ACRES-HWY 441 & BEREA RD.  
\$180,000

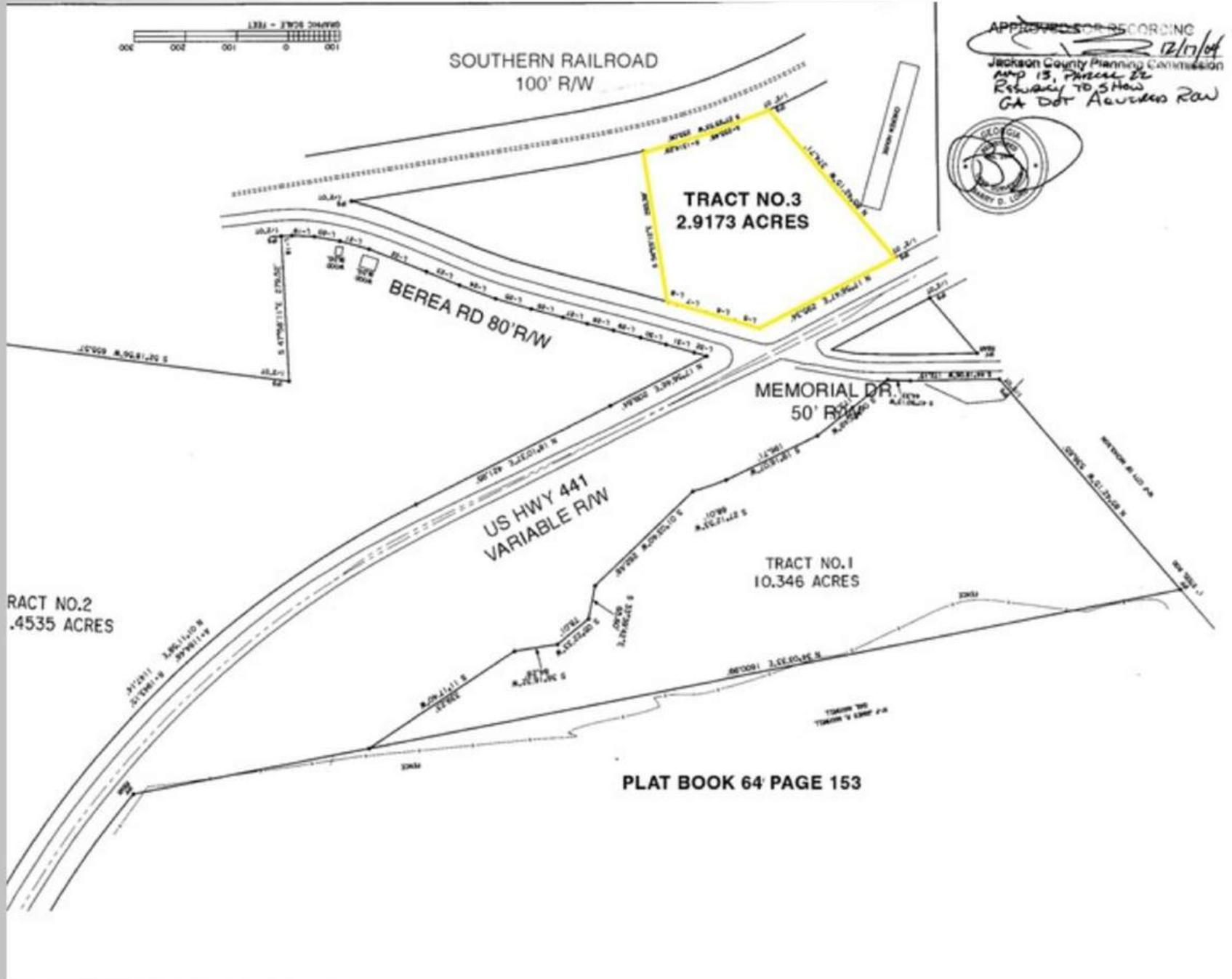


## Prime Development Opportunity — 0 Hwy 441, Nicholson, GA | ±2.92 Acres

Rarely available land opportunity in the heart of growing Nicholson, Georgia, strategically positioned along U.S. Highway 441, a primary north–south commercial corridor linking Athens to the south and Commerce to the north. The site encompasses ±2.92 acres of predominantly wooded land currently zoned Suburban Residential (SR) with no apparent easements and strong potential for rezoning to Highway Business (HB) (buyer to verify) which would allow for a range of commercial concepts. 0 Hwy. 441 is wooded and mostly level, with Jackson County Water Authority water and sewer lines running along Hwy 441.

Nicholson is a small, historic community with deep agricultural roots and a stable population base, positioned between Athens and Commerce and experiencing regional growth pressures from the surrounding Northeast Georgia markets. The town maintains local character while offering convenient access to key employment and retail centers, making this location attractive for retail, service, office, or residential redevelopment. Jackson County's continued expansion and proximity to major transportation arteries further enhance the site's long-term value and development prospects.

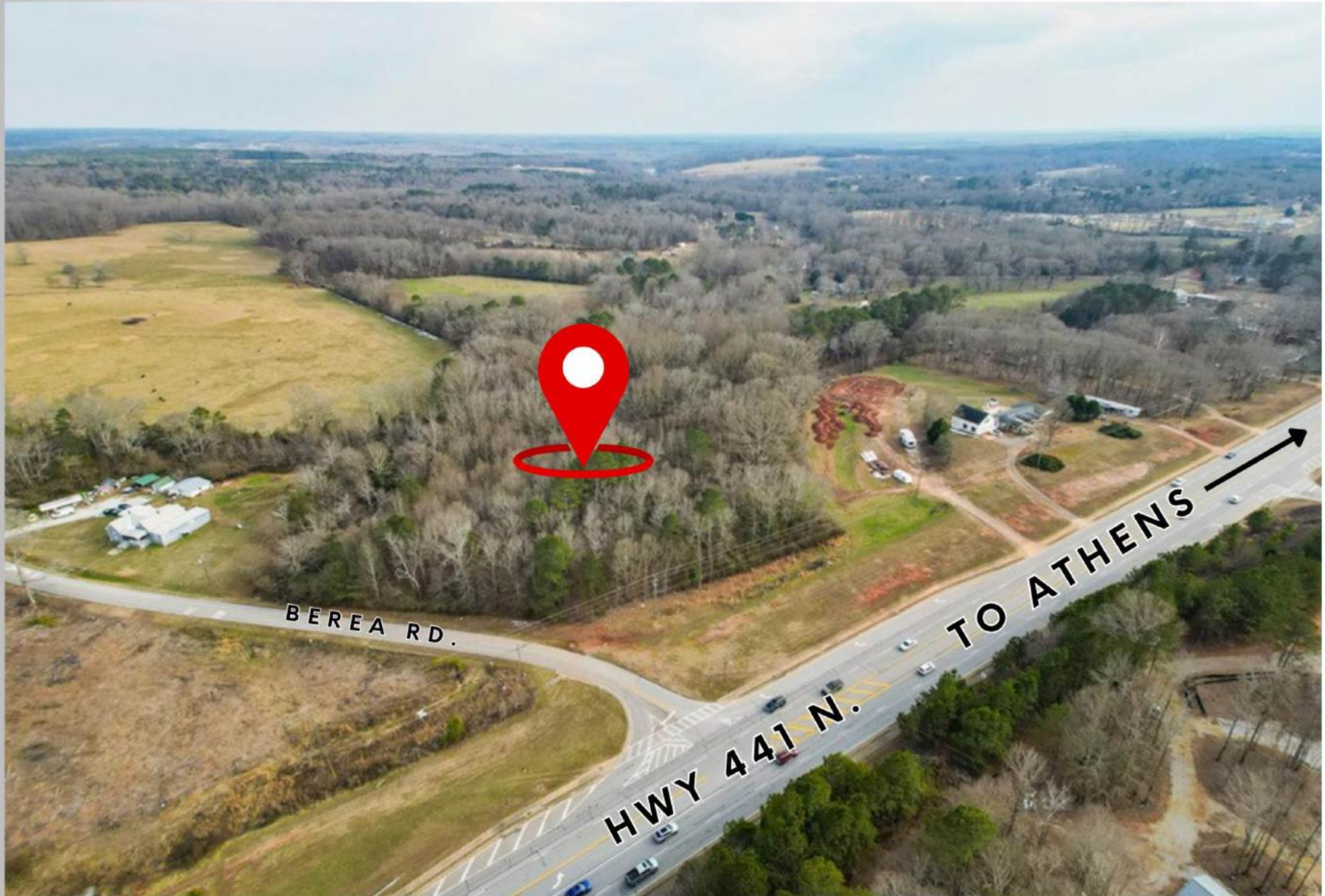




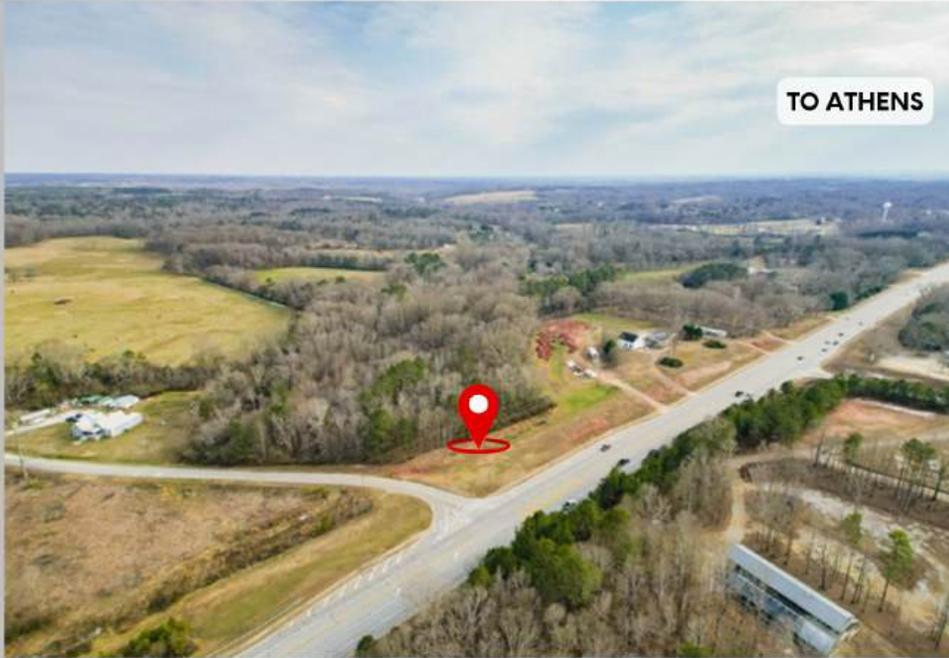
# TOPOGRAPHY



# LOCATION

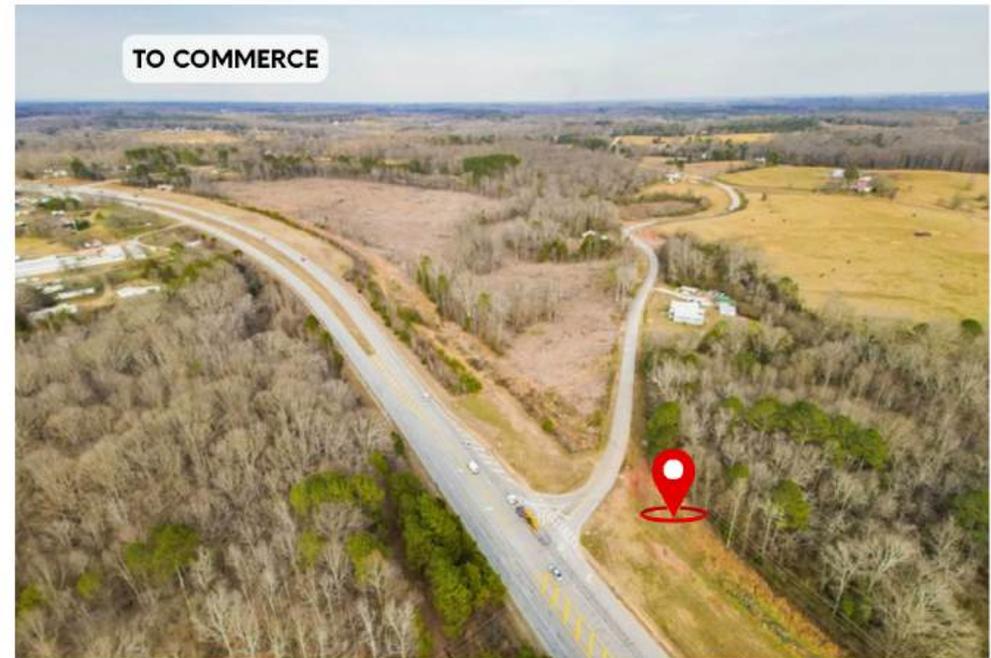


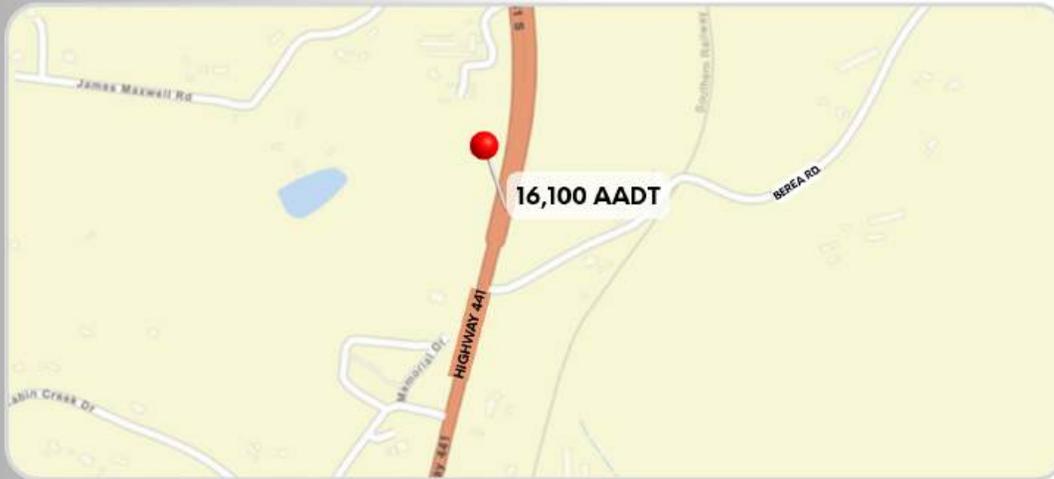
# LOCATION



Nicholson, GA lies approximately 12 miles north of Athens along U.S. Highway 441, providing convenient regional access for businesses and commuters. This proximity places Nicholson within a short 15–20-minute drive of Athens' core employment centers, University of Georgia campus, and broader Athens market, making it an attractive location for strategic operations outside the urban core. U.S. Highway 441 is a principal north–south commercial corridor through Nicholson, carrying an estimated ~12,000 vehicles per day in key segments of the city, offering strong visibility and connectivity for businesses serving both Jackson County and Athens-area traffic flows.

Nicholson's location also provides excellent regional connectivity to nearby employment hubs. The city sits just under 10 miles from Commerce, GA, a growing economic center with a mix of logistics, retail, and healthcare employers that draw substantial daily commuter traffic, particularly along U.S. Highway 441 and surrounding corridors. Lavonia, located roughly 29 miles northeast of Commerce and within a short regional commute, further expands access to employment opportunities, industrial activity, and commercial services in the broader northeast Georgia region.

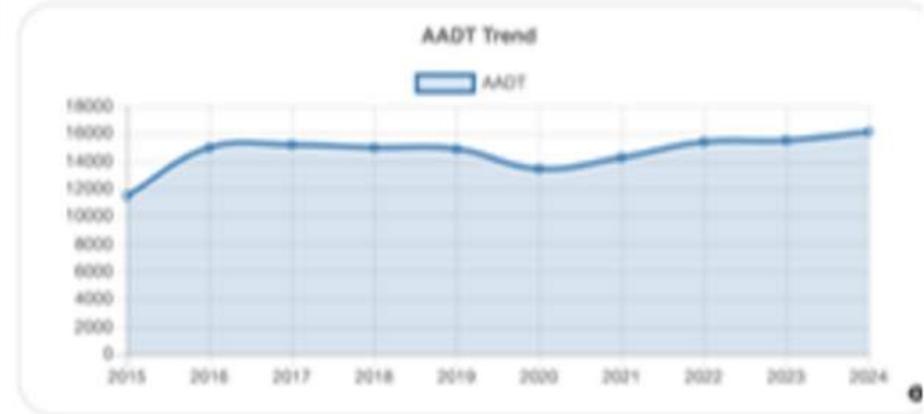




### Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual								
AACT	11,500	15,000	15,200	15,000	14,900	13,500	14,300	15,400	15,500	16,100
SU AACT	465	923	-	454	451	890	946	1,047	1,054	1,223
CU AACT	960	1,020	-	1,071	1,064	1,102	1,170	1,130	1,147	1,216
K-Factor	0.136	0.097	-	0.086	0.086	0.091	0.091	0.107	0.107	0.102
D-Factor	0.800	0.800	-	0.810	0.810	0.810	0.810	0.560	0.560	0.820
Future AACT	-	21,800	24,000	26,300	27,700	27,700	26,800	26,400	24,400	24,000

Recent historical data from GDOT indicates that the Hwy 441 corridor consistently sees moderate to high volume, often exceeding **16,000 vehicles per day** as cars travel to and from Clarke & Jackson counties to major employers like **SK Battery America** (major electric vehicle battery manufacturer), **NIKE**, **Standridge Color Corporation**, Hansen Technologies (industrial refrigeration), **ID Logistics**, Baker & Taylor (book distribution), and Northridge Medical Center in Jackson County and the **University of Georgia**, Piedmont Athens Regional, Clarke County School District, St. Mary's Health Care System, **Caterpillar**, and **Pilgrim's** in Clarke County.



# DEMOGRAPHICS

## KEY FACTS



231,840

Total Population



2.5

Average Household Size



88,523

Total Households



\$65,168

Median Household Income

## INCOME



\$32,708

Per Capita Income



\$119,054

Median Net Worth

## HOUSING STATS



95,245

Total Housing Units



38,394

Renter Occupied Housing Units



6,722

Vacant Housing Units

## BUSINESS



7,869

Total Businesses



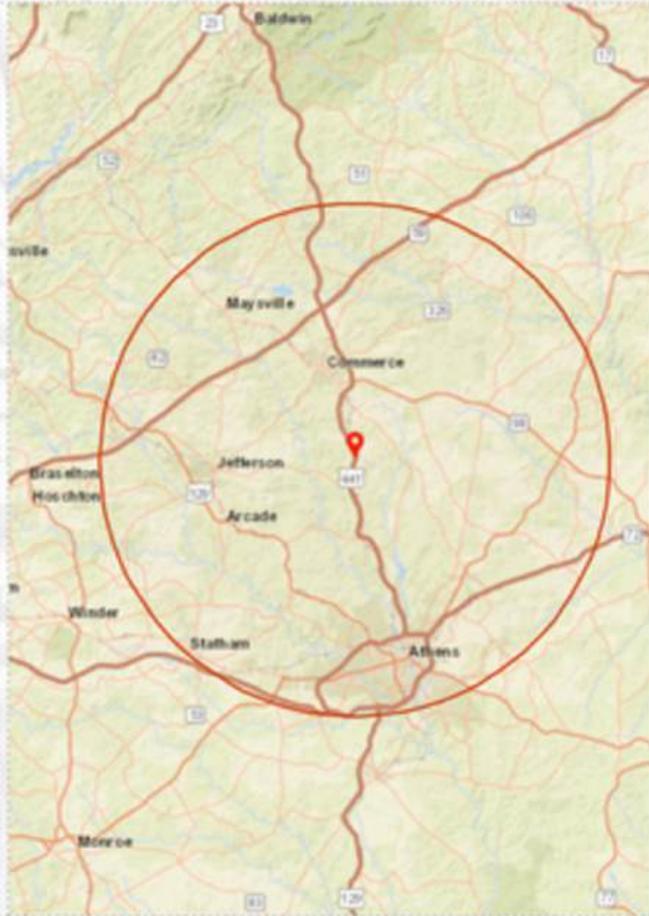
112,139

Employed Civilian Population Age 16+



128,179

Daytime Population: Workers



# ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

## BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

## MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

## INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

Atlas Real Estate Advisors  
1091 Founders Blvd. Suite B  
Athens, GA 30606  
AtlasREA.com (706)534-0385

