

LAND FOR SALE

885 W E KING RD

COMMERCE, GA 30530



Owner	NANAR NAZMURI & AZTAR H KHAN	Last 2 Sales	
	3392 MULBERRY LANE WAY	Date	Price Reason
	DALYR, GA 30017	6/20/20	4/30/20
Physical Address	885 W E KING ROAD		

FOR SALE

KW COMMERCIAL ATLANTA PARTNERS

1960 Satellite Blvd Suite 1100
Duluth, GA 30097



Each Office Independently Owned and Operated

PRESENTED BY:

KATHRYN UMSTEAD, CCIM

Director, Associate Broker

O: (678) 775-2600

C: (770) 366-7719

kathryn@kwcommercial.com

ASSOCIATE BROKER, 153352

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

885 WEST EAST KING ROAD



OFFERING SUMMARY

PRICE: 385000

LOT SIZE: 10.4 acres

ACCESS: Hwy 441

ZONING: Residential

PERMITTED USES: REZONE

FRONTAGE: 569 FEET

APN: 009 001E

PROPERTY OVERVIEW

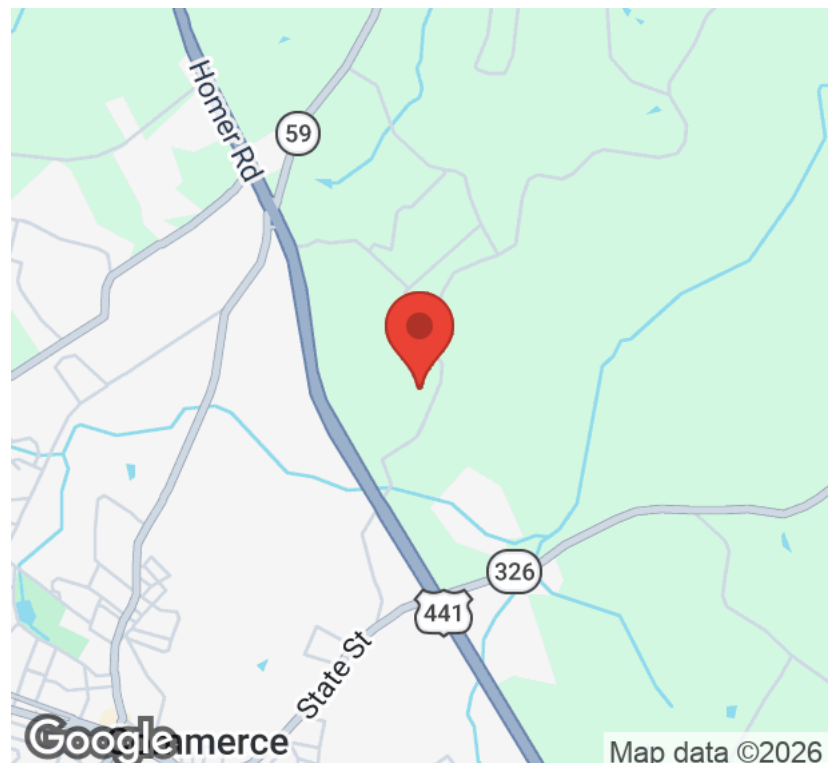
HIGH GROWTH COMMERCE

JUST OFF HIGHWAY 441

MINUTES TO I-85

LEVEL TOPOGRAPHY

MINUTES TO ATHENS CLARKE COUNTY UNIVERSITY OF GEORGIA



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LOCATION & HIGHLIGHTS

885 WEST EAST KING ROAD

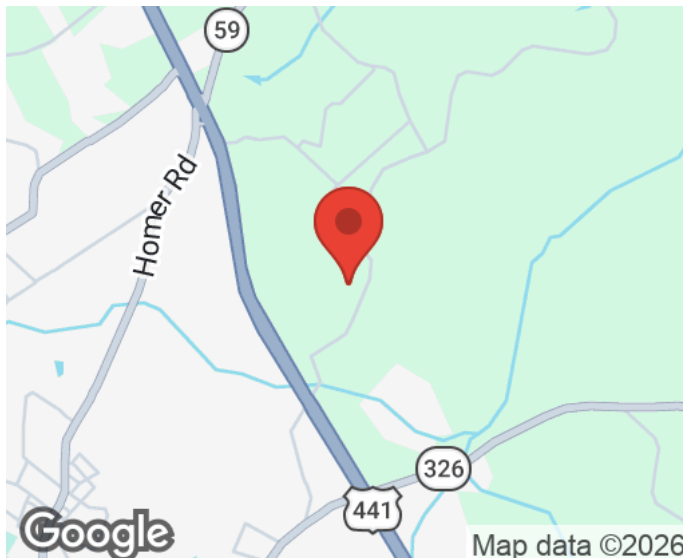


LOCATION INFORMATION

Street Address: 885 W E KING RD
City, State, Zip COMMERCE, GA
County: JACKSON
Market: COMMERCE
Cross Streets: HIGHWAY 441

LOCATION OVERVIEW

COMMERCE IS EXPERIENCING HIGH GROWN WITH MANY NEW JOBS
PERFECT LOCATION FOR A NEW DEVELOPMENT



PROPERTY HIGHLIGHTS

- LEVEL

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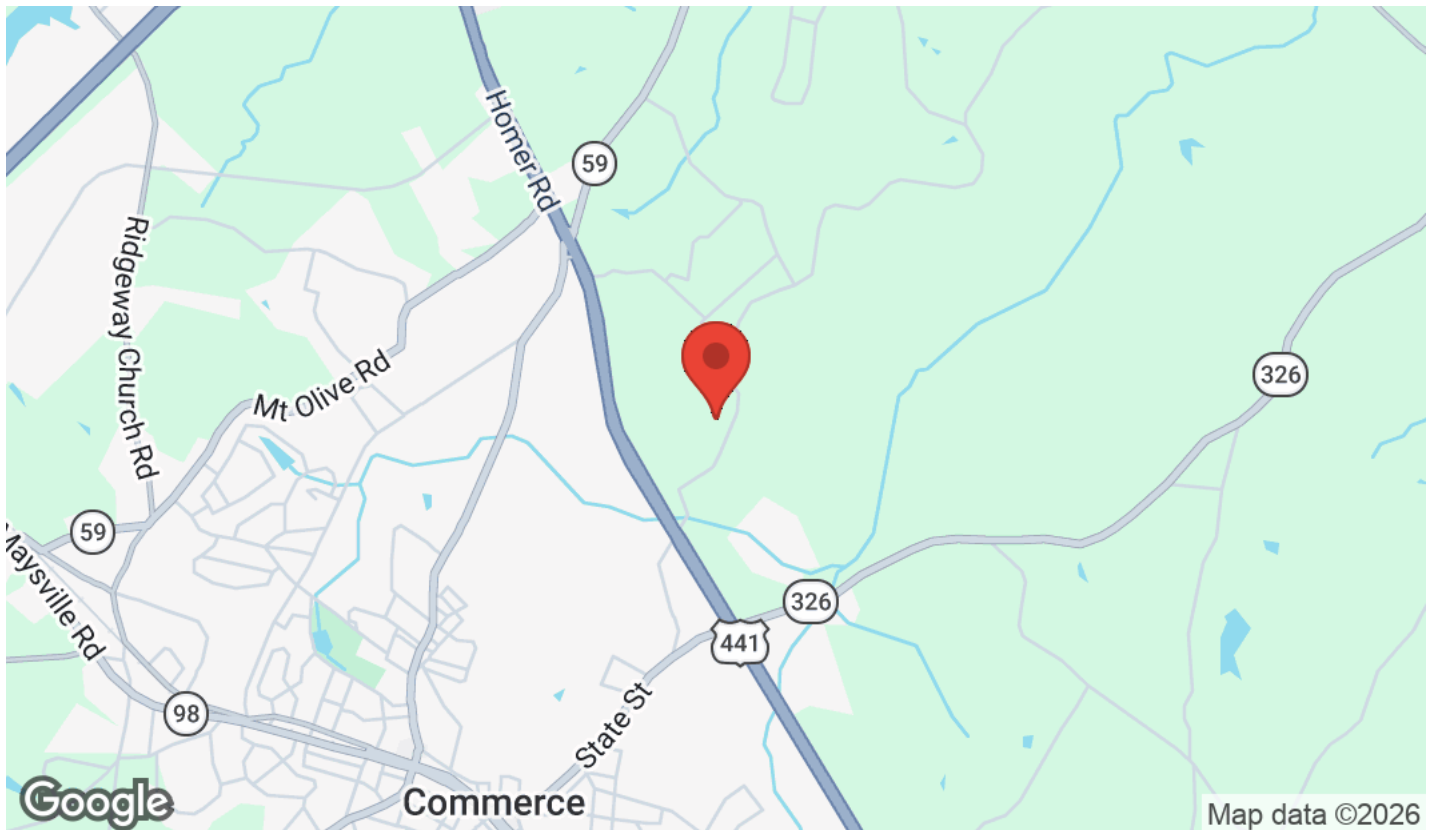
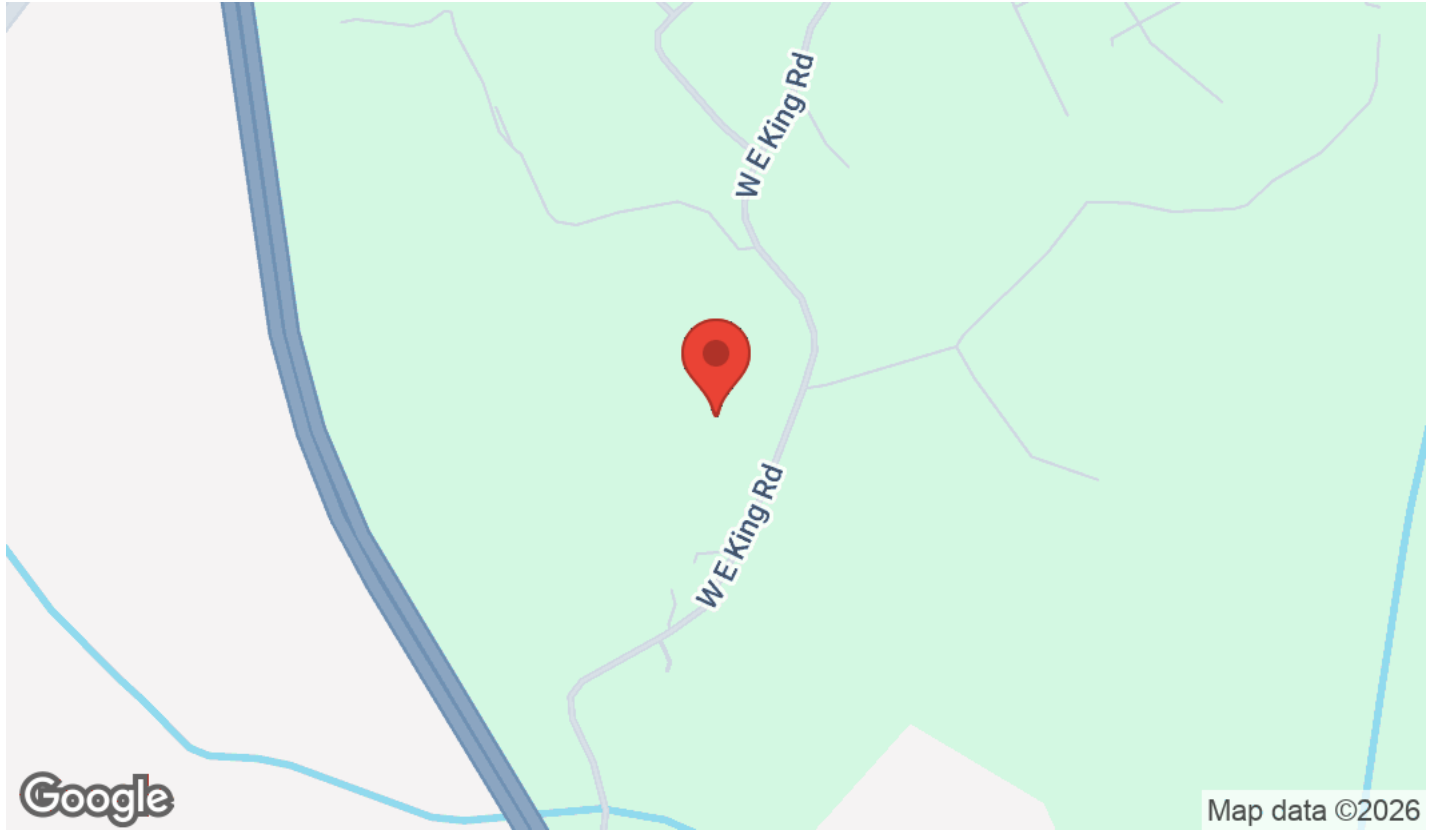
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LOCATION MAPS

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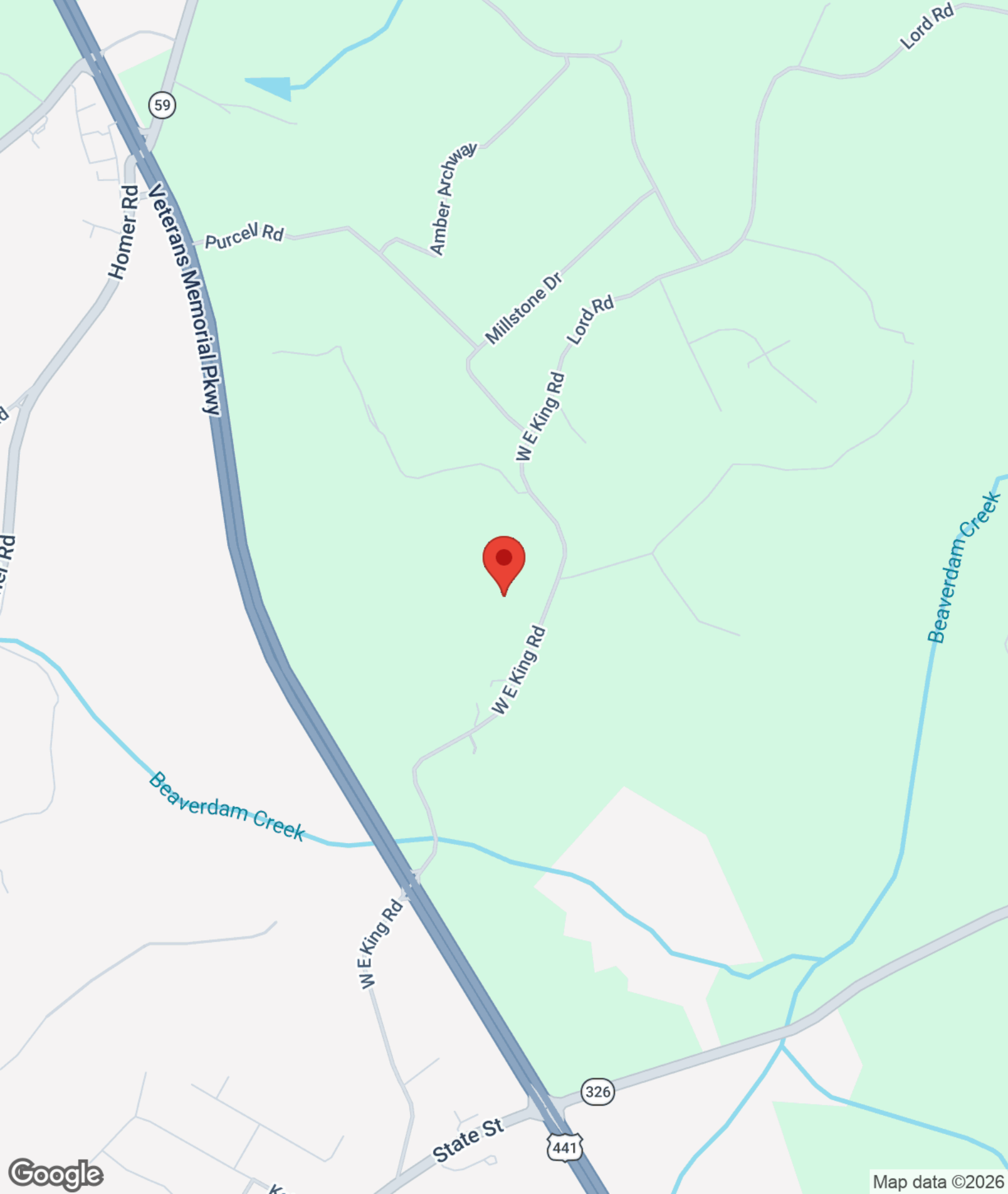
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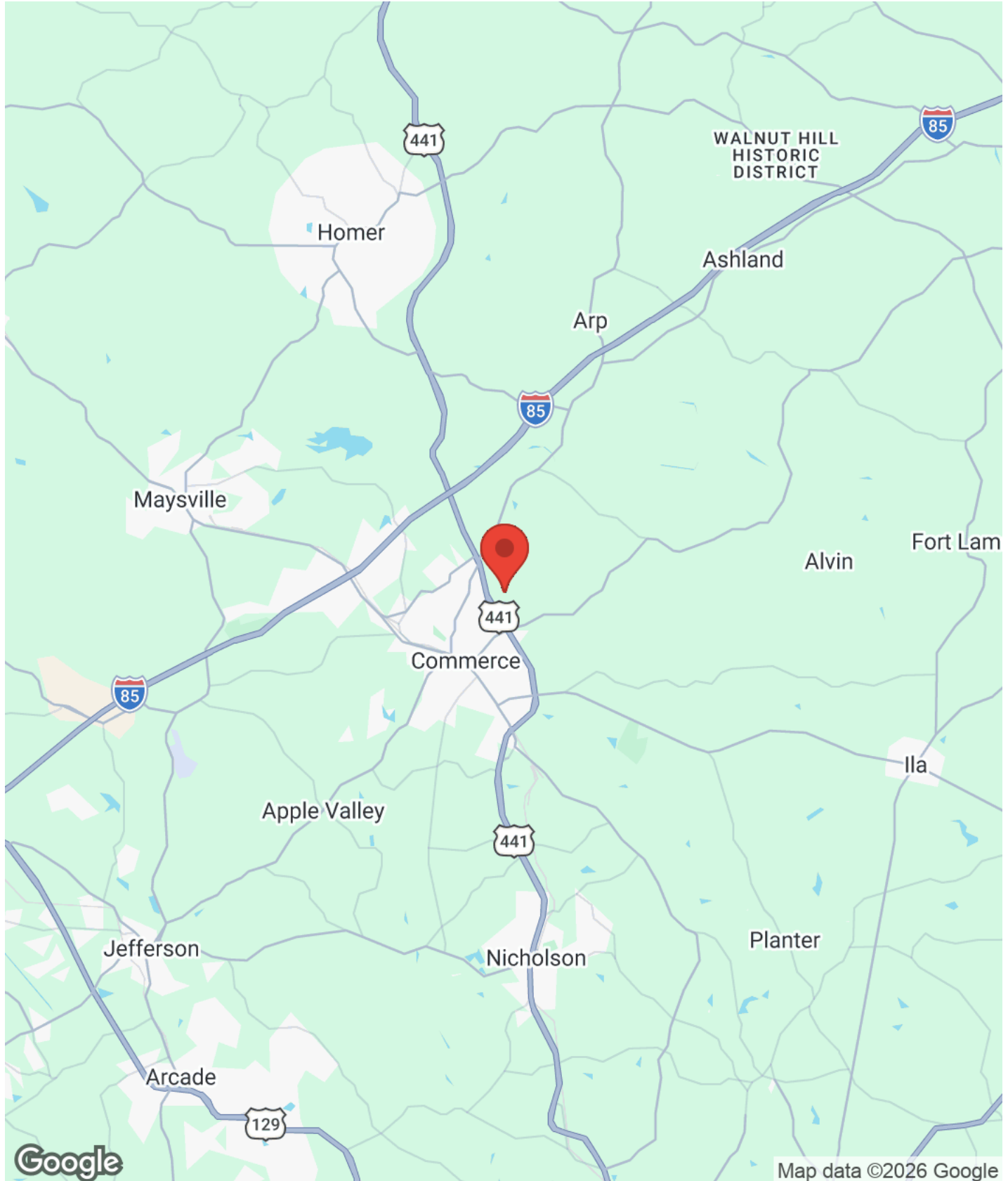
BUSINESS MAP

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REGIONAL MAP

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AERIAL MAP

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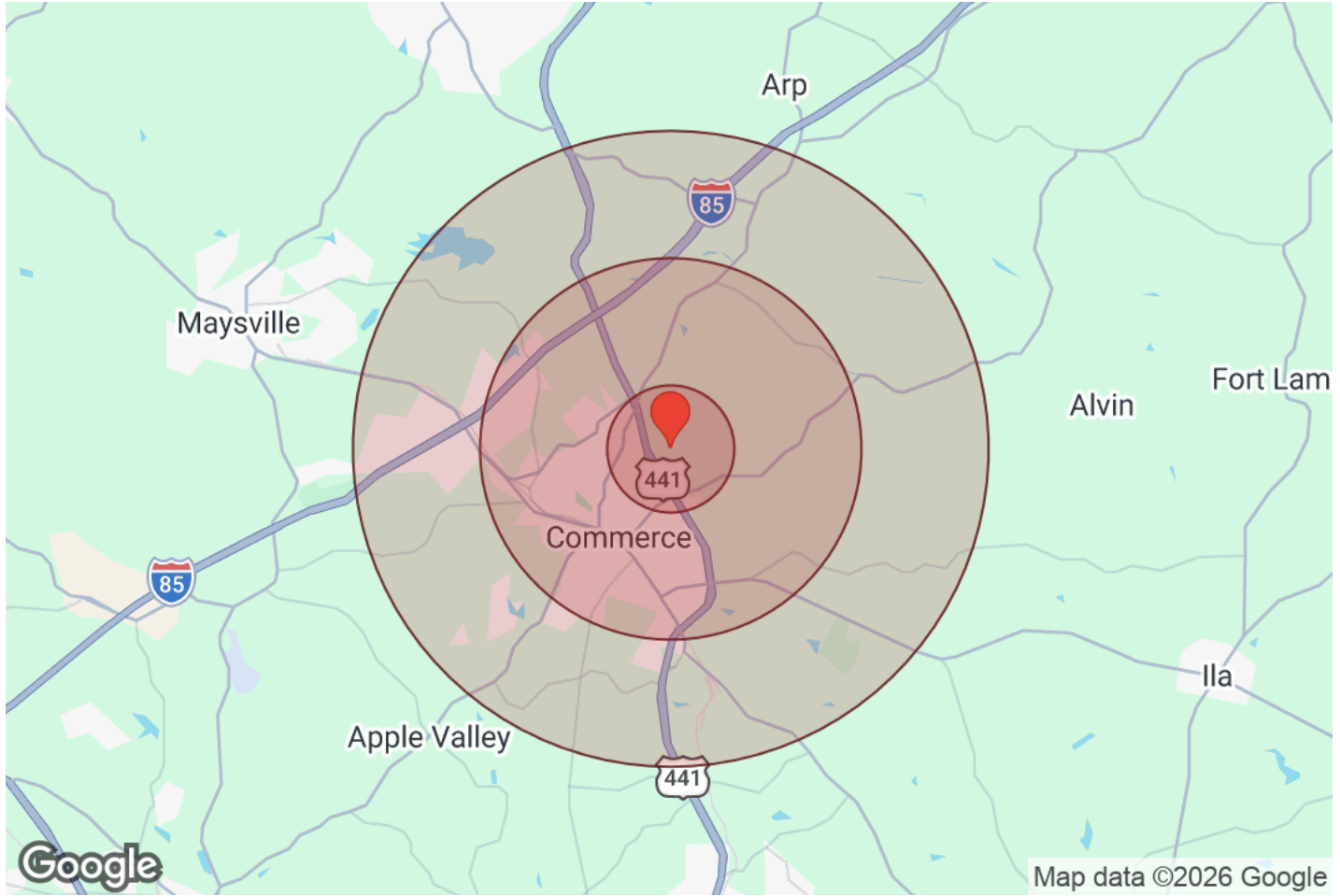
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DEMOGRAPHICS

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Legend: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	168	5,333	8,254
Female	180	5,555	8,459
Total Population	348	10,888	16,713

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	249	7,776	12,498
Black	42	1,373	1,813
Am In/AK Nat	1	10	17
Hawaiian	N/A	2	3
Hispanic	36	1,223	1,645
Asian	13	306	426
Multiracial	7	195	306
Other	N/A	4	5

Housing	1 Mile	3 Miles	5 Miles
Total Units	131	4,402	6,646
Occupied	125	4,106	6,233
Owner Occupied	89	2,707	4,326
Renter Occupied	36	1,399	1,907
Vacant	6	296	413

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	67	2,078	3,157
Ages 15 - 24	43	1,389	2,088
Ages 25 - 54	140	4,373	6,669
Ages 55 - 64	41	1,202	1,928
Ages 65+	58	1,846	2,872

Income	1 Mile	3 Miles	5 Miles
Median	\$57,528	\$65,443	\$63,268
Under \$15k	8	296	540
\$15k - \$25k	16	206	356
\$25k - \$35k	8	439	629
\$35k - \$50k	21	629	872
\$50k - \$75k	22	800	1,278
\$75k - \$100k	19	755	985
\$100k - \$150k	25	672	1,055
\$150k - \$200k	1	174	301
Over \$200k	5	135	219

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PROFESSIONAL BIO

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KW Commercial Atlanta Partners
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Kathryn Umstead is the Director of KW Commercial, Sugarloaf, Duluth, GA. Since 1984, she has had an extensive career in commercial real estate, beginning with a B.B.A. from the University of Georgia. Kathryn has been a commercial real estate lender and an asset manager to dispose of distressed properties, providing a unique perspective and experience for each transaction. No two commercial transactions are alike, so anticipating the challenges provide a smoother experience for her clients.

She has dedicated her career to continued training and education to best serve the north Georgia commercial real estate investors.

Kathryn is a Certified Commercial Investment Member, "CCIM" one of the highest designations in commercial real estate. Kathryn continues to be in the top 5% producers in the office, earning Commercial agent awards and as a member of the Atlanta Commercial Board of Realtors, is a Million Dollar producer. In addition to service clients, Kathryn now writes courses and coaches agents interested in the real estate market.

Kathryn Umstead is the Director of KW Commercial Sugarloaf, Duluth, GA. With a career in commercial real estate dating back to 1984, she holds a B.B.A. from the University of Georgia. Kathryn is an Associate Broker. Kathryn's diverse background includes roles as a commercial real estate lender and an asset manager specializing in distressed properties, giving her a unique vantage point for navigating transactions.

Kathryn is recognized for her commitment to ongoing training and education, ensuring she provides top-notch service to north Georgia commercial real estate investors. She holds the prestigious Certified Commercial Investment Member (CCIM) designation, highlighting her expertise in the field. Consistently ranking in the top 5% of producers in her office, earning production awards, Kathryn has received numerous Commercial Agent Awards and is a Million Dollar producer with the Atlanta Commercial Board of Realtors.

Beyond her client work, Kathryn contributes to the industry by writing courses and coaching aspiring real estate agents. Her proactive approach and extensive experience enable her to anticipate challenges and deliver a smoother transaction process for her clients.

Kares4Kids is her way of giving back to our community. Kathryn continues to volunteer and make contributions to this important organization.

Disclaimer

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