

JACKSON COUNTY, GA



MAYSVILLE RD
21,000 VPD

3.43 AC
5705 MAYSVILLE ROAD
SUBJECT PROPERTY

SK battery America
3,000 EMPLOYEES

15.00 AC
WHEELER CEMETERY ROAD
SUBJECT PROPERTY

PROPOSED INDUSTRIAL
DEVELOPMENT

NORTHBOUND

98



85

NORFOLK SOUTHERN
RAILWAY LINE

PLANNED WAL-MART
DISTRIBUTION CENTER

GE APPLIANCES
a Haier company

5705 MAYSVILLE ROAD & WHEELER CEMETERY ROAD TRACT, COMMERCE, GA

OFFERING MEMORANDUM



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5705 MAYSVILLE ROAD

PROPERTY OVERVIEW

- **Acreage:** 3.43 AC
- **Parcel ID(s):** 033 020J
- **Access:** Maysville Rd & Bana Industrial Rd
- **Zoning:** M-1 Light Industrial District
- **Utilities:** All Utilities to Site
- **Jurisdiction:** City of Commerce
- **County:** Jackson

WHEELER CEMETERY ROAD

PROPERTY OVERVIEW

- **Acreage:** 15.00 AC
- **Parcel ID(s):** 047 006E
- **Access:** Wheeler Cemetery off Maysville Rd
- **Zoning:** M-2 Heavy Manufacturing District
- **Utilities:** All Utilities to Site
- **Jurisdiction:** City of Commerce
- **County:** Jackson





Jackson County and the city of Commerce are experiencing significant growth as the Atlanta market continues to expand along the I-85 corridor. The widening of lanes from Atlanta to Charlotte has further fueled the rise of industrial and production developments in Commerce.

Notably, SK Innovation's battery plant marks the largest foreign investment in Georgia's history, while Walmart's acquisition of 165 acres as part of the new 85 Bana Commerce Center logistics park near the subject property underscores increasing interest from major national corporations.

Other notable projects include the Rooker acquisition of 600 ACs for the Class A Business and logistics park to be known as the Bana 85 Commerce Center, the Southeast Toyota Facility, and the East Jackson Industrial Park.

Jackson County now ranks as the 10th fastest-growing county in the United States, driven by robust growth in economics, warehousing, and logistics.



- This project is one of the larger job-creating initiatives in Georgia's history, and the largest in more than a decade - with plans to employ over there are now over 3,000 full time employees.
- Since 2019, the company has invested \$2.6 Billion to build two battery manufacturing facilities in Jackson county, creating 2,600 high-skilled jobs.
- More than 300,000 new electric vehicles a year will be on the



The Tanger Outlets in Commerce, GA is a premier shopping destination strategically located off I-85, northeast of Atlanta, drawing traffic from both the metro area and travelers heading toward the Carolinas. The center spans approximately 371,000 square feet and features 65+ national brand-name stores. Positioned along a corridor with over 87,000 cars passing daily, it benefits from strong visibility and accessibility. As one of Tanger's established Georgia locations, the Commerce outlet consistently generates high shopper traffic, serving as both a regional retail hub and a tourism draw for visitors looking for discounted luxury and everyday goods.



On January 30, 2025, the city council approved the construction of three new data centers to be developed over the next five years, signaling strong support for additional growth within the city limits. Ardent is projected to invest approximately \$2 billion into the project, which is expected to create at least 60 permanent jobs upon completion. The multi-year construction timeline will bring a substantial workforce to the area, increasing traffic, housing needs, and rental demand, while the city will also benefit from ongoing financial incentives tied to power usage through a Georgia Power program.

BLUE RIDGE CONNECTOR

The Georgia Ports Authority is developing a new inland port that will connect the Port of Savannah to Northeast Georgia via rail, representing a \$127 million investment on a 100-acre site along White Sulphur Road. The facility, located approximately 20 minutes from Maysville, is expected to begin operations in 2026. Similar inland port projects across the country have proven to be major economic drivers, spurring industrial and commercial real estate development, increasing land and home values, and creating long-term, well-paying jobs.

85 BANA COMMERCE CENTER

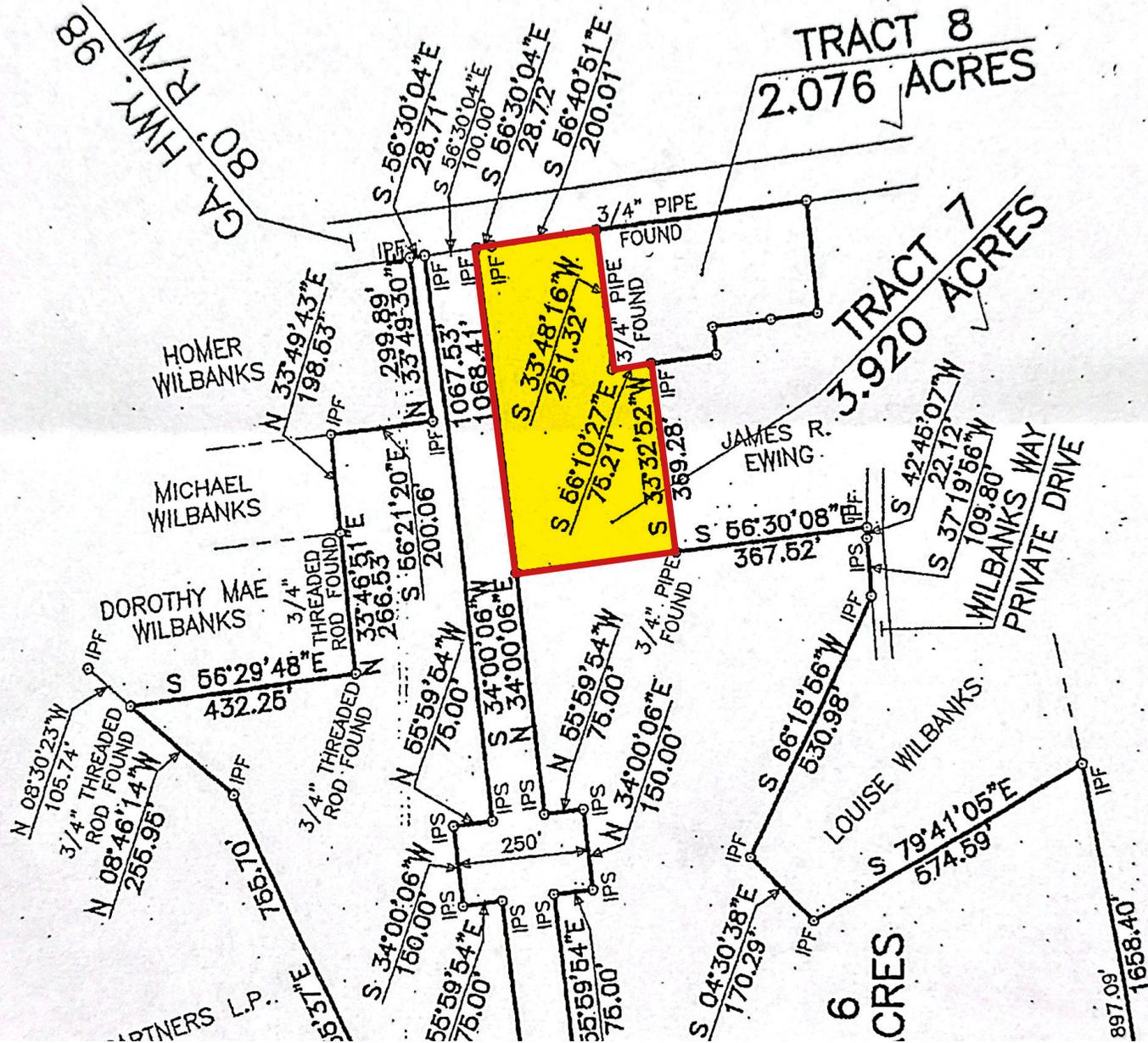
- Bana 85 Commerce Center is a master-planned, Class A industrial and logistics park in the Commerce/Jackson County market, positioned just off Interstate 85 near SR 98/Maysville Road. The development is being advanced by Rooker as a large-scale, build-to-suit industrial campus, variously reported at roughly 480 to 600+ acres with long-term plans totaling up to ~6 million square feet across multiple buildings and sites.
- The project is marketed to accommodate a wide range of modern industrial users, with individual building opportunities generally ranging from approximately 198,000 SF up to ~1.23 million SF, supported by phased roadway and utility infrastructure to open additional tracts over time.



Nine industrial sites available ranging from 200,000 SF to 1.23MM SF

SURVEY

5705 MAYSVILLE ROAD

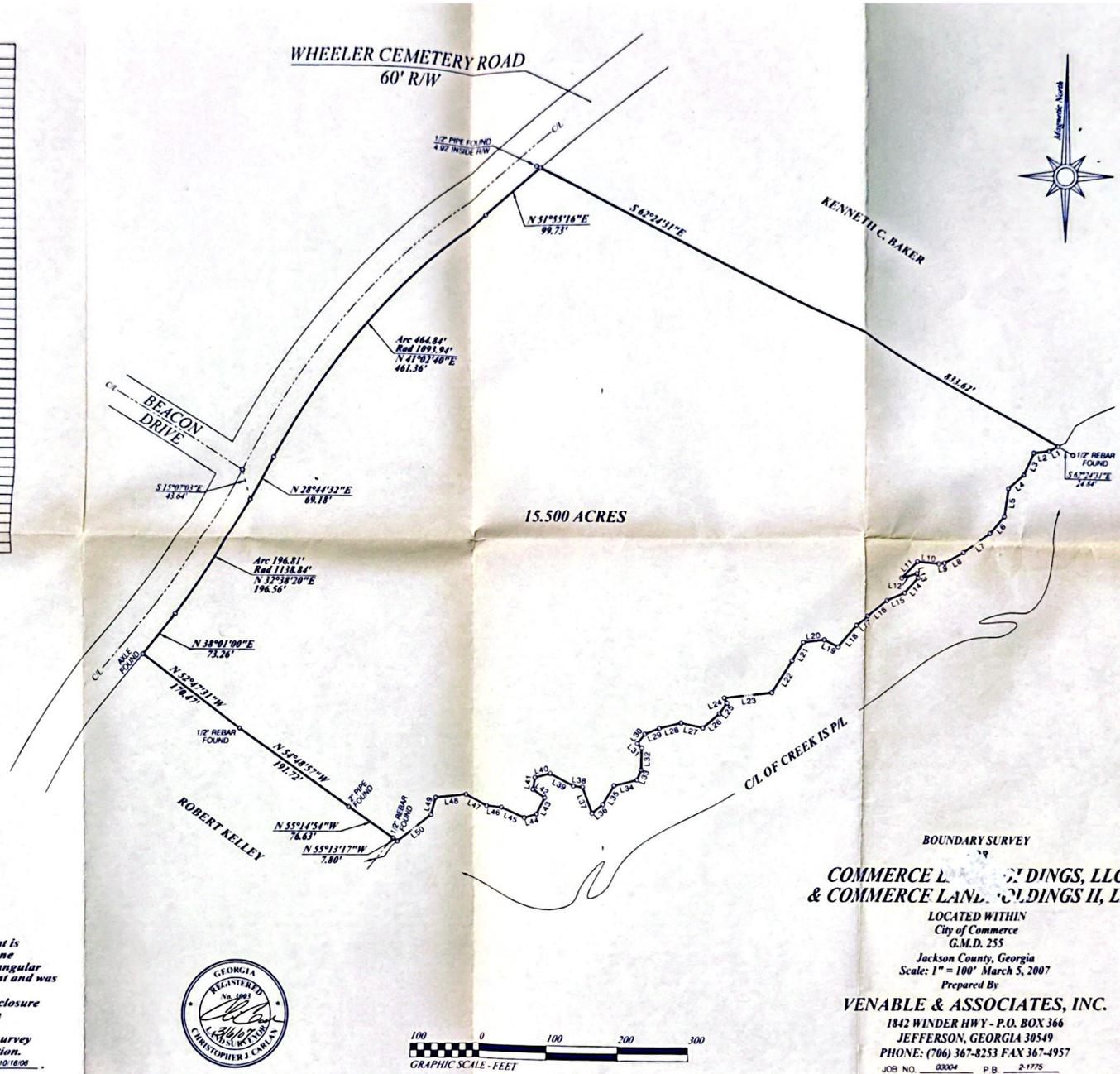


SURVEY

WHEELER CEMETERY ROAD

CREEK CALLS

Course	Bearing	Distance
L1	S 62°44'42" W	15.32'
L2	S 81°58'18" W	23.27'
L3	S 26°29'20" W	34.32'
L4	S 49°08'01" W	29.73'
L5	S 04°44'03" W	38.21'
L6	S 38°43'22" W	29.67'
L7	S 53°36'23" W	48.40'
L8	S 60°22'21" W	31.17'
L9	S 80°09'01" W	8.26'
L10	N 86°16'12" W	30.68'
L11	S 44°27'58" W	33.14'
L12	N 72°48'58" E	23.26'
L13	S 16°03'57" E	6.10'
L14	S 42°26'18" W	29.36'
L15	S 66°17'07" W	28.72'
L16	S 51°27'14" W	37.07'
L17	S 52°04'08" W	21.79'
L18	S 39°45'42" W	40.12'
L19	N 63°55'44" W	21.11'
L20	S 81°44'25" W	29.65'
L21	S 31°15'18" W	30.52'
L22	S 31°28'50" W	52.84'
L23	S 82°07'51" W	66.58'
L24	S 26°02'56" E	8.00'
L25	S 34°04'52" W	18.45'
L26	S 48°45'12" W	30.41'
L27	N 78°17'06" W	31.13'
L28	S 75°15'26" W	31.30'
L29	S 67°28'55" W	22.08'
L30	S 37°25'07" W	16.85'
L31	S 44°36'52" E	8.49'
L32	S 00°32'29" W	30.86'
L33	S 22°21'13" W	15.14'
L34	S 75°13'26" W	33.47'
L35	S 30°12'01" W	30.97'
L36	S 50°35'35" W	19.57'
L37	N 20°52'17" W	39.04'
L38	N 83°55'55" W	12.81'
L39	N 62°28'05" W	37.57'
L40	S 75°55'23" W	22.42'
L41	S 09°34'04" W	16.88'
L42	S 54°23'59" E	20.88'
L43	S 28°42'44" W	25.37'
L44	S 74°17'07" W	18.38'
L45	N 66°12'28" W	36.70'
L46	N 84°10'25" W	22.82'
L47	N 62°44'55" W	35.48'
L48	S 83°27'09" W	44.13'
L49	S 14°58'44" W	25.42'
L50	S 51°35'53" W	60.83'



- NOTES:**
- The field data upon which this plat is based has a closure precision of one foot in 32,200 feet and an angular error of 01" per angle point and was adjusted using the Compass Rule.
 - This plat has been calculated for closure and is found to be accurate within one foot in 1,531,635 feet.
 - The field equipment used in this survey was a Topcon GTS-303 Total Station.
 - The Field Work was completed 10/18/08.



BOUNDARY SURVEY
COMMERCE LAND HOLDINGS, LLC
& COMMERCE LAND HOLDINGS II, LLC
 LOCATED WITHIN
 City of Commerce
 G.M.D. 255
 Jackson County, Georgia
 Scale: 1" = 100' March 5, 2007
 Prepared By
VENABLE & ASSOCIATES, INC.
 1842 WINDER HWY - P.O. BOX 366
 JEFFERSON, GEORGIA 30549
 PHONE: (706) 367-8253 FAX 367-4957
 JOB NO. 03004 P.B. 2-1775

M1 ZONING - CITY OF COMMERCE JURISDICTION

PERMITTED USES

- Amateur radio tower
- Construction field office, temporary
- Fallout shelter or underground bunker
- Intermodal container, temporary
- Parking space (surface), accessory to one or more permitted uses
- Satellite dish antenna
- Solar energy system, mounted
- Utility substation or installation
- Automated teller machine without drive-through
- Caretaker or night watchman residence
- Cemetery, accessory to church/place of worship
- Food truck or mobile food vendor
- Taxi stand, dispatching
- Dwelling, detached single-family, fee simple, existing on effective date of this ordinance
- Child care learning center
- Church, temple, synagogue, place of worship
- Club or lodge, nonprofit
- College or university, private
- Community donation center
- Public use
- School, private
- School, public
- School, special
- School, trade
- Automobile (or other vehicle) service or wash
- Broadcasting, television, radio, movie studio
- Building materials sales
- Business service establishment
- Caterer (food preparation and delivery)
- Community donation center, principal or accessory
- Contractor's establishment
- Convenience store with fuel pump
- Courier or messenger
- Custom order shop
- Data processing and hosting
- Drive-through, accessory
- Driving school, auto, truck, etc.
- Dry cleaner, laundry or laundromat
- Equipment rental
- Extermination or pest control service
- Farm equipment and implement sales
- Funeral home, mortuary, or mausoleum
- Greenhouse, landscape nursery
- Health care services
- Health spa (exercise gym, fitness center)
- Hospital
- Janitor or cleaning service
- Kennel or animal breeding facility
- Landscape company
- Linen or uniform supply
- Manufactured or industrialized building sales
- Museum
- Office
- Open air business
- Parking lot, off-site
- Parking lot for trucks, off-site
- Parking structure
- Personal service establishment
- Printing, publishing or reproducing establishment
- Printing or publishing industry
- Real estate (office)
- Recreation, commercial indoor
- Recreational vehicle dealer
- Retail trade establishment, enclosed
- Security service including locksmith
- Self-service storage facility (mini warehouses)
- Special event facility
- Taxi-cab or limousine or bus service, or vehicle for hire
- Taxidermist
- Tire shop or tire display
- Tow service
- Travel arrangement and reservation services
- Utility Company
- Vehicle emission testing facility
- Brewery
- Dry cleaning plant
- Fuel dealer or fuel oil or gas distributor
- Welding
- Wholesale trade establishment
- Wrecked motor vehicle compound
- Manufacturing, signs
- Ambulance service
- Animal shelter (quasi-public or private)
- Conservation area
- Small wireless facility
- Temporary use or structure approved by zoning administrator
- Utility substation
- Crop production
- Forestry
- Riding stable
- Timber harvesting

M2 ZONING - CITY OF COMMERCE JURISDICTION

PERMITTED USES

- Amateur radio tower
- Construction field office, temporary
- Fallout shelter or underground bunker
- Intermodal container, temporary
- Parking space (surface), accessory to one or more permitted uses
- Satellite dish antenna
- Solar energy system, mounted
- Utility substation or installation
- Automated teller machine without drive-through
- Caretaker or night watchman residence
- Cemetery, accessory to church/place of worship
- Food truck or mobile food vendor
- Helicopter landing pad
- Taxi stand, dispatching
- Dwelling, detached single-family, fee simple, existing on effective date of this ordinance
- Child care learning center
- Church, temple, synagogue, place of worship
- Club or lodge, nonprofit
- Public use
- School, private
- School, public
- School, special
- School, trade
- Automobile (or other vehicle) service or wash
- Building materials sales
- Business service establishment
- Convenience store with fuel pump
- Courier or messenger
- Custom order shop
- Data processing and hosting
- Drive-through, accessory
- Driving school, auto, truck, etc.
- Dry cleaner, laundry or laundromat
- Equipment rental
- Extermination or pest control service
- Farm equipment and implement sales
- Funeral home, mortuary, or mausoleum
- Health care services
- Health spa (exercise gym, fitness center)
- Janitor or cleaning service
- Landscape company
- Linen or uniform supply
- Manufactured or industrialized building sales
- Office
- Open air business
- Parking lot, off-site
- Parking lot for trucks, off-site
- Parking structure
- Personal service establishment
- Printing, publishing or reproducing establishment
- Printing or publishing industry
- Real estate (office)
- Recreational vehicle dealer
- Security service including locksmith
- Taxi-cab or limosine or bus service, or vehicle for hire
- Taxidermist
- Tire shop or tire display
- Tow service
- Travel arrangement and reservation services
- Utility Company
- Vehicle emission testing facility
- Brewery
- Bulk storage
- Composing facility
- Co-generation facility
- Distillery
- Distribution center including truck terminals
- Dry cleaning plant
- Fuel dealer or fuel oil or gas distributor
- Lumber yard or sawmill
- Solid waste transfer facility
- Warehouse or storage building
- Welding
- Wholesale trade establishment
- Wrecked motor vehicle compound
- Manufacturing, apparel
- Manufacturing, beverage and tobacco product
- Manufacturing, bread and bakery
- Manufacturing, computer and electronic, electrical equipment, appliance and component
- Manufacturing, concrete (excluding batching plant)
- Manufacturing, concrete (including concrete batching plant)
- Manufacturing, food, not otherwise specified (excluding slaughtering and processing of animals)
- Manufacturing, food (including slaughtering and processing of animals)
- Manufacturing furniture or related product
- Manufacturing, ice
- Manufacturing, leather or allied product
- Manufacturing, machinery
- Manufacturing, nonmetallic mineral products (including ceramics)
- Manufacturing, paint, coating or adhesive
- Manufacturing, petroleum and coal products (including asphalt plant)
- Manufacturing, plastic and rubber products
- Manufacturing, primary metal or fabricated metal product
- Manufacturing, signs
- Manufacturing, textiles and textile products, including textile mill
- Manufacturing, transportation equipment (automobiles, boats, trucks, trailers, etc.)
- Manufacturing, wood products (excluding pulp paper, and paperboard mill)
- Ambulance service
- Animal shelter (quasi-public or private)
- Conservation area
- Small wireless facility
- Temporary use or structure approved by zoning administrator
- Utility substation
- Wireless telecommunication facility or equipment (cell tower, antenna, installation) (excluding small wireless facilities)
- Crop production
- Forestry
- Timber harvesting

AREA DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
2020 POPULATION	1,256	14,838	44,662
2024 POPULATION	1,468	17,297	52,309
2029 POPULATION PROJECTION	1,871	21,667	65,242
ANNUAL GROWTH 2020-2024	4.2%	4.1%	4.3%
ANNUAL GROWTH 2024-2029	5.5%	5.1%	4.9%

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2020 HOUSEHOLDS	459	5,469	15,915
2024 HOUSEHOLDS	531	6,321	18,514
2029 HOUSEHOLDS PROJECTION	670	7,844	22,864
ANNUAL GROWTH 2020—2024	3.1%	3.0%	3.3%
ANNUAL GROWTH 2024—2029	5.2%	4.8%	4.7%

INCOME	2 MILES	5 MILES	10 MILES
AVG HOUSEHOLD INCOME	\$66,487	\$66,269	\$77,266
MEDIAN HOUSEHOLD INCOME	\$62,584	\$60,376	\$62,715
< \$25,000	127	1,392	3,914
\$25,000 - 50,000	80	1,129	3,370
\$50,000 - 75,000	158	1,729	3,984
\$75,000 - 100,000	79	908	2,439
\$100,000 - 125,000	39	548	1,900
\$125,000 - 150,000	22	335	1,037
\$150,000 - 200,000	18	188	1,104
\$200,000+	10	91	765



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BUILDING RELATIONSHIPS. EXECUTING DEALS.

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