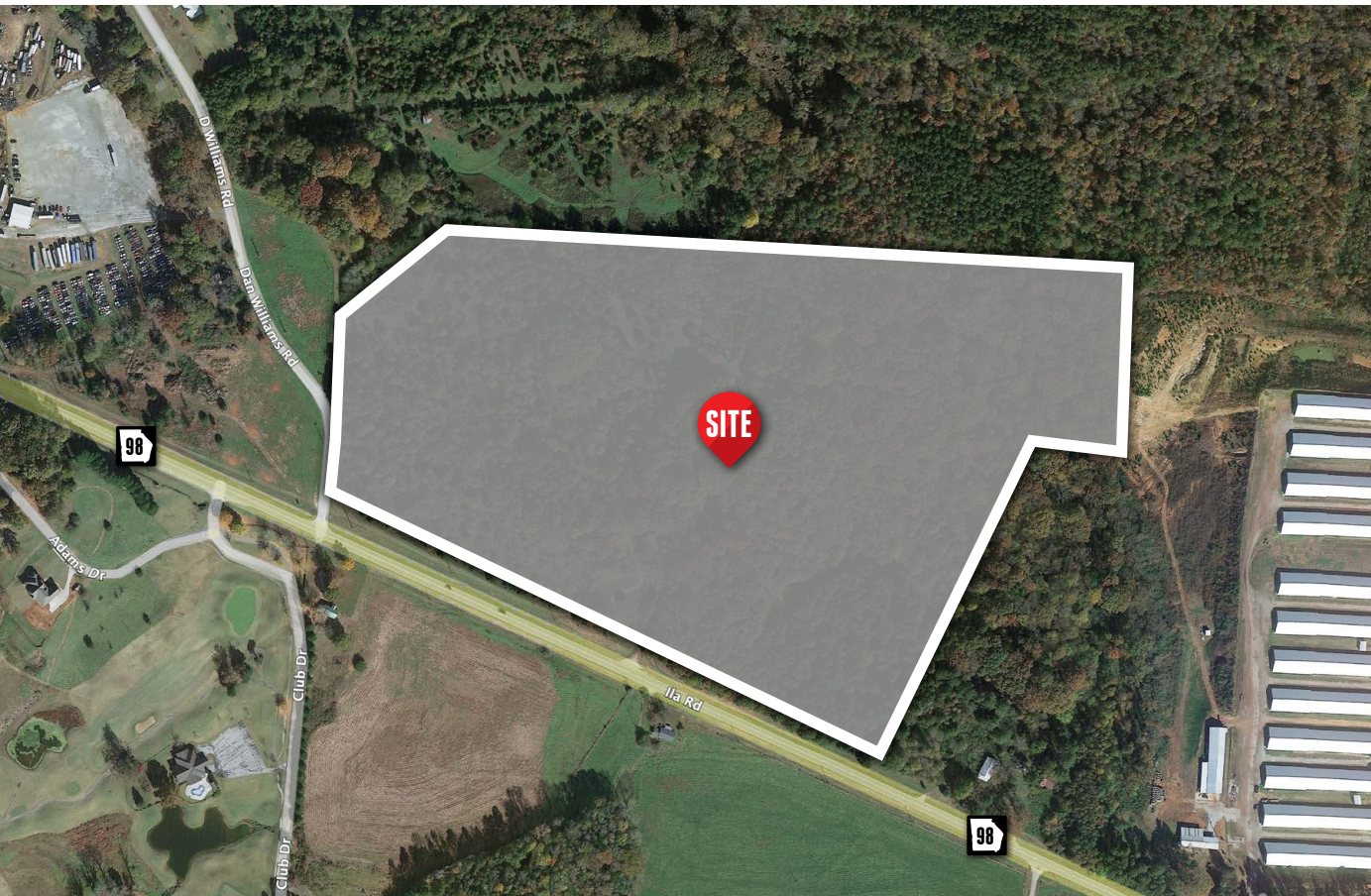


For Sale

MadiCo West Industrial Park



THE OFFERING

- » Commercial & Industrial Lots For Sale or Build-to-Suit
- » Water and electric available
- » Less than ten minutes to I-85
- » Minutes to SK Battery
- » Several million square feet of industrial space currently under construction within ten minutes of the property

Hwy 98 & D Williams Rd

Commerce, GA 30530

J. Otis Rylee

c 706 870 0621 | o 404 812 4086

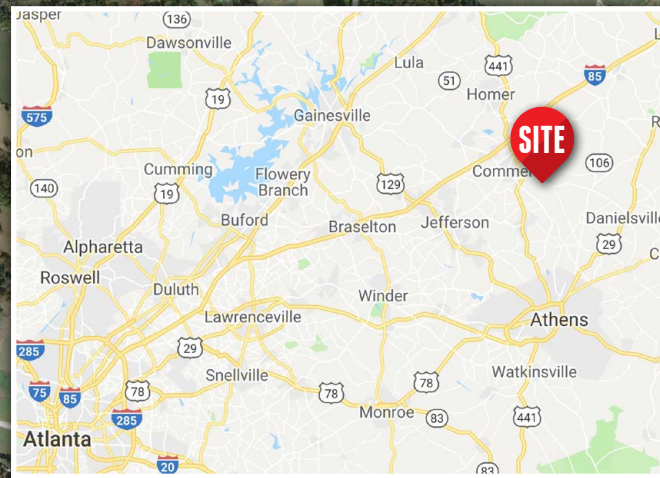
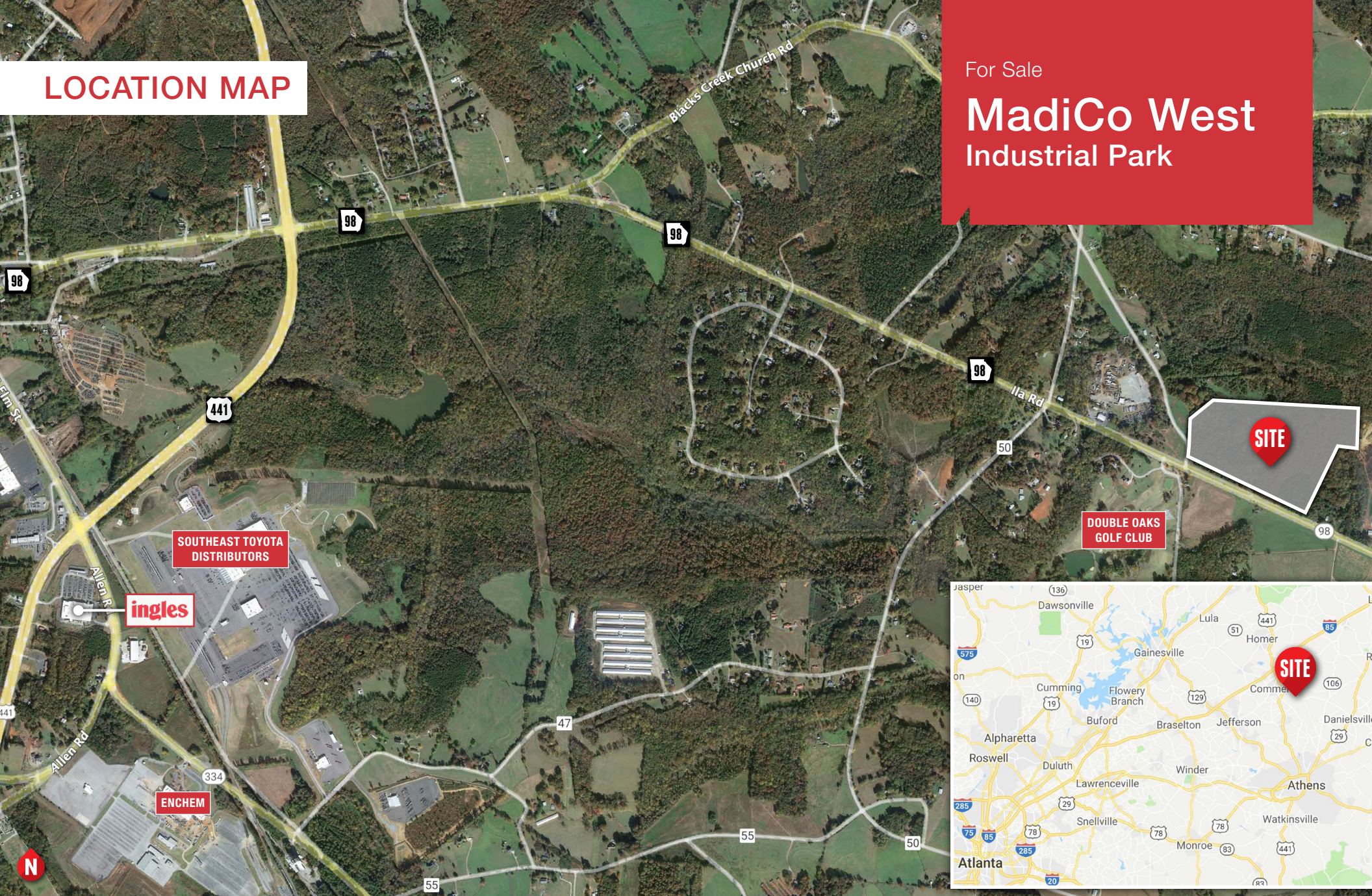
orylee@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.

LOCATION MAP

For Sale

MadiCo West Industrial Park



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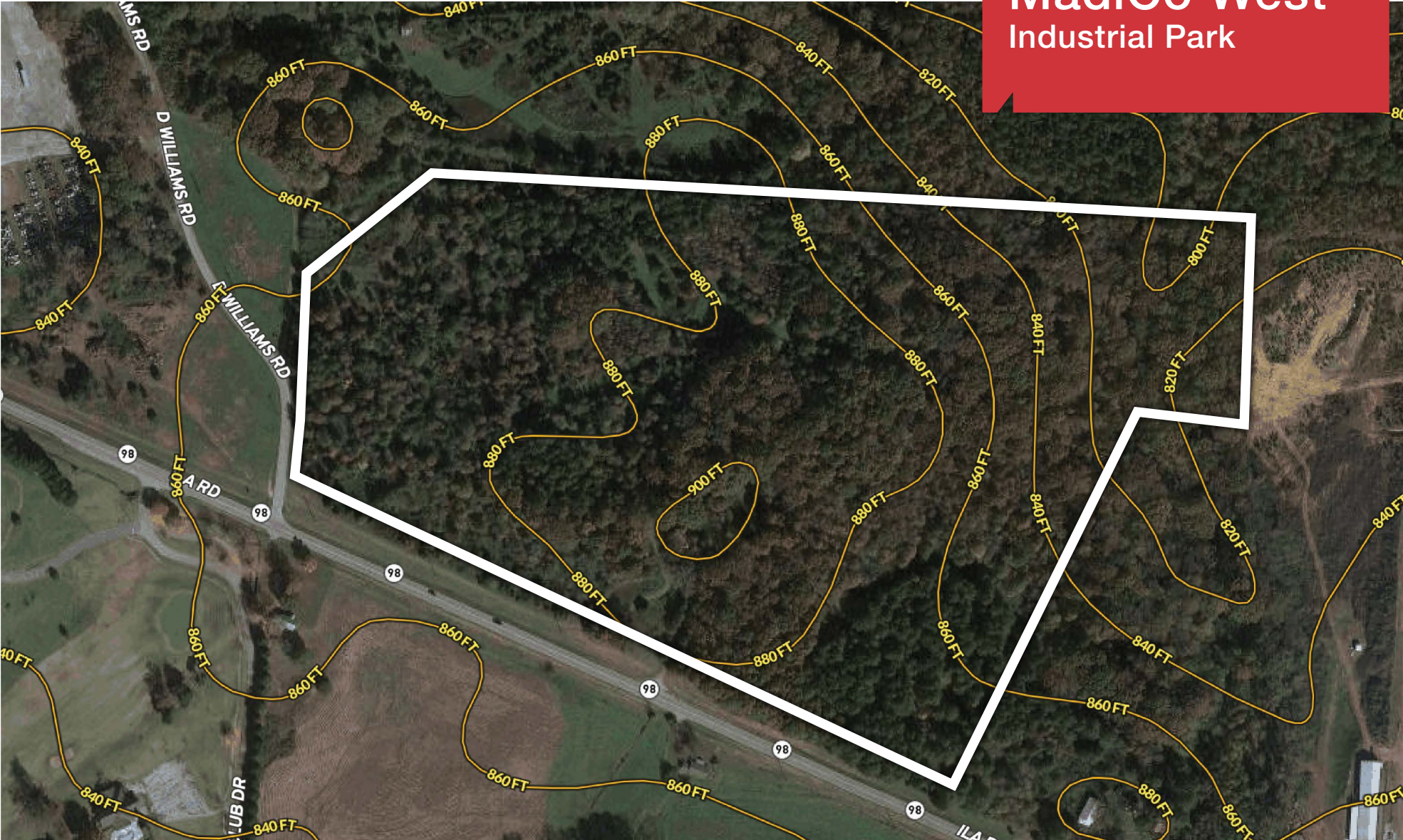
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NAI Brannen Goddard

TOPOGRAPHY MAP

For Sale

MadiCo West Industrial Park



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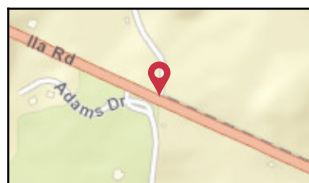
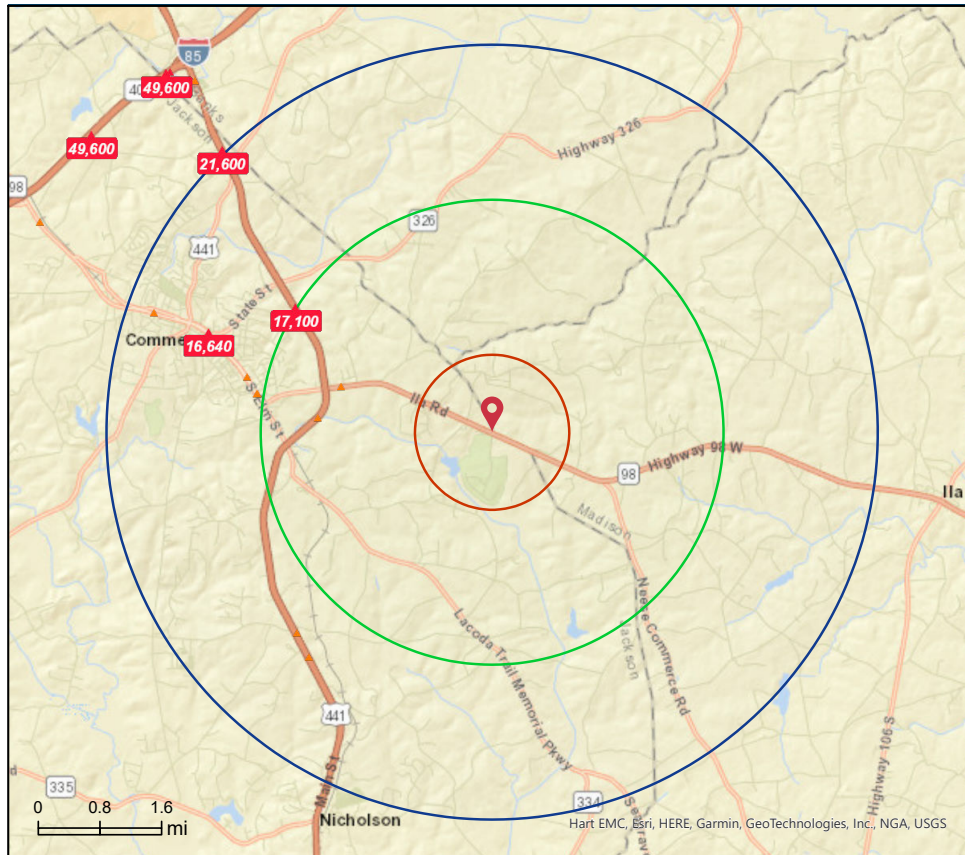
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DEMOGRAPHICS

For Sale

MadiCo West Industrial Park



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	398	2,872	13,028
Households	146	1,064	4,772
Families	110	788	3,512
Average Household Size	2.73	2.70	2.70
Owner Occupied Housing Units	115	796	3,409
Renter Occupied Housing Units	32	267	1,363
Median Age	37.5	37.2	37.2
Census 2020 Summary			
Population	430	3,127	13,996
Households	161	1,166	5,190
Average Household Size	2.67	2.68	2.68
2022 Summary			
Population	426	3,131	14,154
Households	160	1,169	5,238
Families	117	836	3,715
Average Household Size	2.66	2.68	2.68
Owner Occupied Housing Units	122	815	3,738
Renter Occupied Housing Units	38	354	1,500
Median Age	40.0	40.2	39.4
Median Household Income	\$54,463	\$53,149	\$52,347
Average Household Income	\$68,602	\$69,454	\$70,418
2027 Summary			
Population	425	3,203	14,418
Households	160	1,195	5,327
Families	116	850	3,762
Average Household Size	2.66	2.68	2.69
Owner Occupied Housing Units	124	845	3,863
Renter Occupied Housing Units	36	350	1,464
Median Age	41.1	41.7	40.7
Median Household Income	\$72,705	\$62,875	\$59,659
Average Household Income	\$83,340	\$81,472	\$80,675
Trends: 2022-2027 Annual Rate			
Population	-0.05%	0.46%	0.37%
Households	0.00%	0.44%	0.34%
Families	-0.17%	0.33%	0.25%
Owner Households	0.33%	0.73%	0.66%
Median Household Income	5.95%	3.42%	2.65%

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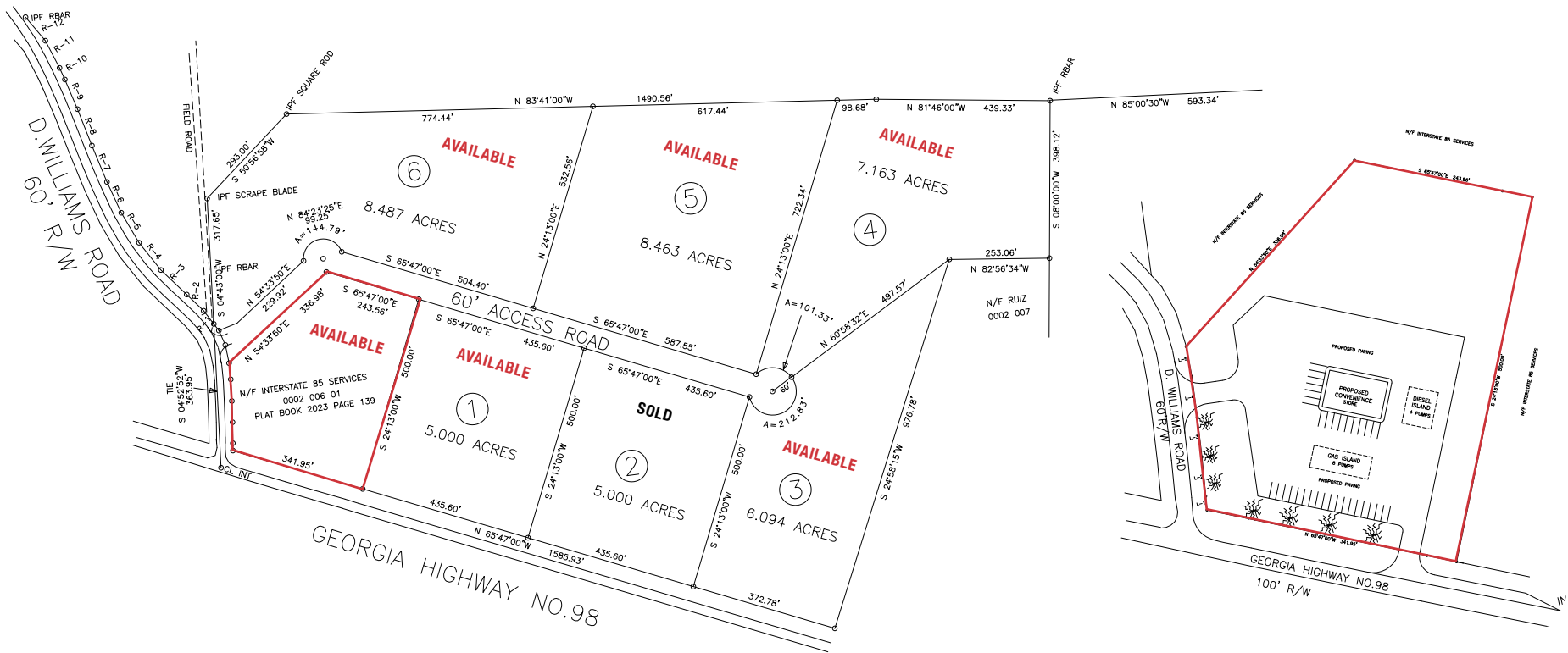


SITE PLAN

For Sale

MadiCo West Industrial Park

Tract	Size	Proposed Use	Price
C-Store Lot	4.000 Acres	Commercial / C-Store	\$400k
Lot 1	5.000 Acres	Industrial	\$75k per acre
Lot 3	6.094 Acres	Industrial	\$75k per acre
Lot 4	7.163 Acres	Industrial	\$65k per acre
Lot 5	8.463 Acres	Industrial	\$65k per acre
Lot 6	8.487 Acres	Industrial	\$65k per acre



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