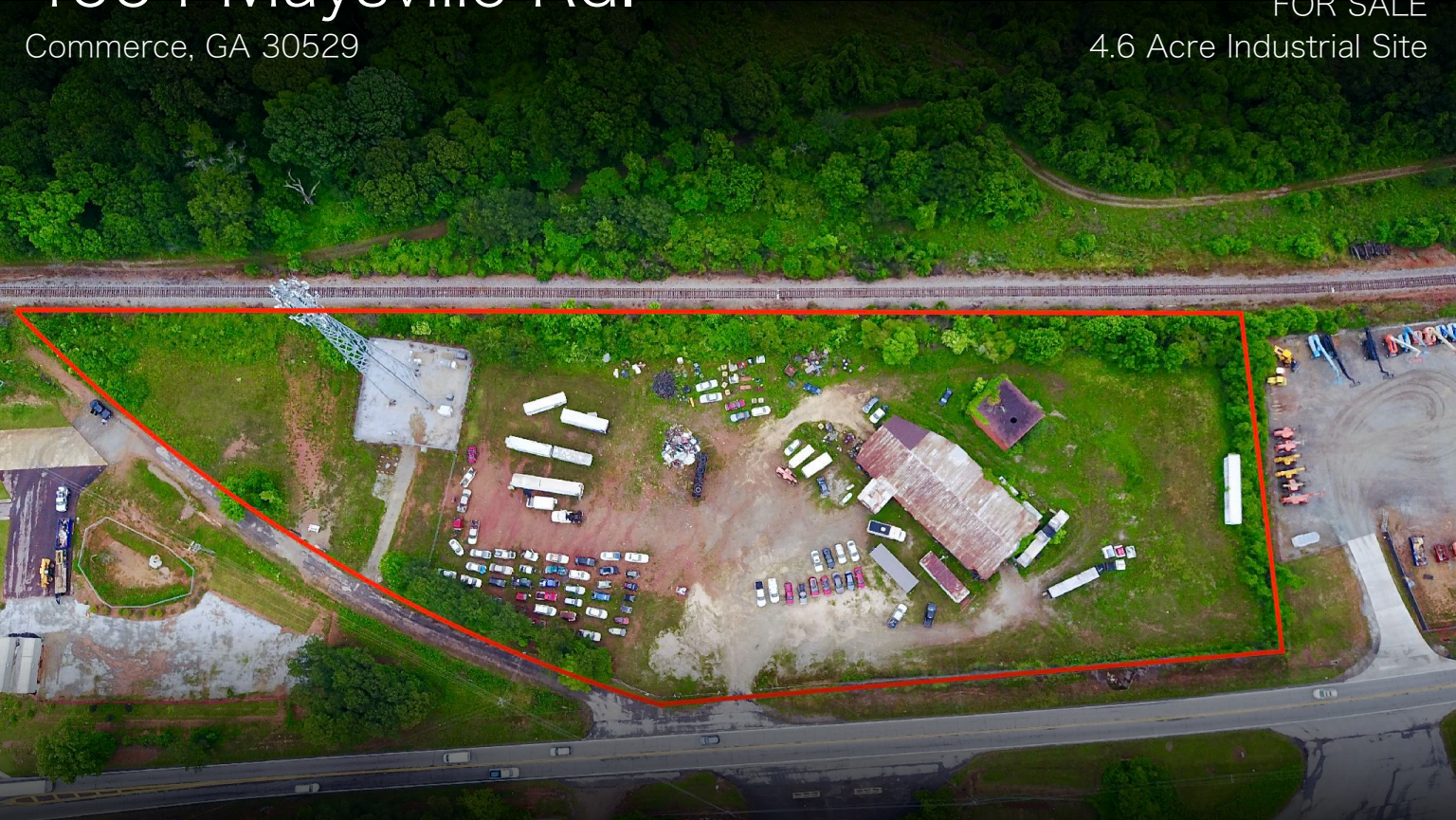


4664 Maysville Rd.

Commerce, GA 30529

FOR SALE

4.6 Acre Industrial Site



ALLEN FARR
404.218.5678

afarr@swartzcocre.com

RYAN SWARTZBERG
770.689.8377

rswartzberg@swartzcocre.com



// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate has been retained as the exclusive brokers to arrange the sale of 4664 Maysville Road.

Swartz Co Commercial Real Estate has been retained as the exclusive broker to facilitate the sale of 4664 Maysville Road for sale in Commerce, GA. This 4.6 acre industrial site is your opportunity to enter into an already established but growing market of distribution and manufacturing just steps away from I-85. This is an opportune site for an owner/user or the savvy investor looking for a redevelopment play with current industrial zoning. Offered for \$1.95M, this site has plenty to offer for future value in a bustling market experiencing exponential growth. Please contact Allen Farr for more details.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

HIGHLIGHTS

- Zoned GI - General Industrial
- 4.6 acres
- \$1,950,000
- Cleared & Partially Graded
- Jackson County
- Close proximity to I-85

// PROPERTY DETAILS



ADDRESS

4664 Maysville Rd. Commerce GA,
30529

MARKET

Commerce GA

COUNTY

Jackson County

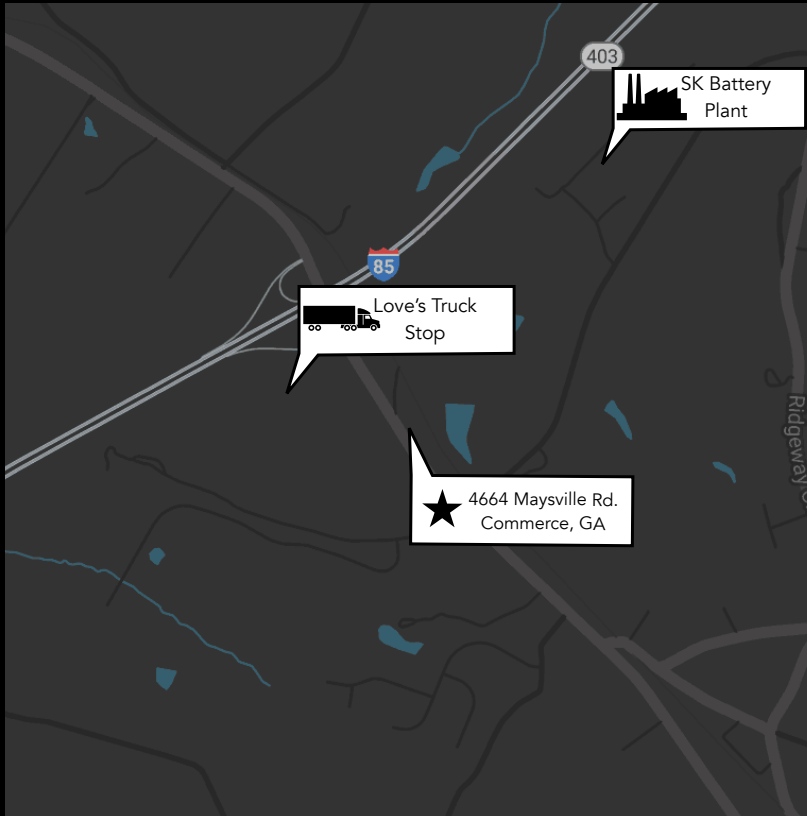
SITE SIZE

4.6 acres / Existing Structure

PRICE

\$1,950,000

// LOCATION OVERVIEW



ABOUT THE AREA: COMMERCE, GA

Commerce, Georgia, has witnessed a remarkable journey of development and expansion over the years. Beginning as a small trading post in the early 19th century, Commerce owes its name to its commercial significance. With the arrival of the railroad in the late 19th century, Commerce experienced a surge in economic activity, becoming a vital hub for trade and commerce in northeast Georgia. The town's strategic location along major transportation routes, including the Interstate Highway System, further fueled its growth, attracting industries and businesses. Today, Commerce stands as a bustling center of commerce, characterized by a diverse economy spanning manufacturing, logistics, retail, and services. Its vibrant community spirit and commitment to progress continue to propel Commerce forward, ensuring its significance in the region's economic landscape.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	9,833	14,600	24,100
Age Demographic	38 yrs	39 yrs	41
Avg. Household Income	\$67,700	\$64,300	\$64,100

// AERIAL



// BROKER PROFILES



Ryan Swartzberg

Founder/CEO
770.689.8377

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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.



Allen Farr

Commercial Associate
404.218.5678

afarr@swartzcocre.com

As a native of Buckhead- Atlanta, Georgia, Allen has a wonderfully detailed ability to help his clients understand and conquer the Atlanta residential and commercial real estate market. He has lived in Atlanta his entire life and understands the in's and out's of this great city.

As a graduate of Georgia Southern University with a Bachelor's Degree of Science in Public Relations and Communications, he has an advanced ability to clearly communicate the tasks at hand. He burst on to the residential scene in 2017 working at Ansley Real Estate LLC on the Bonneau Ansley Team.

Allen gained extensive knowledge and experience working for one of the top teams in the nation being a part of over \$100 million in sales volume his first 2 years in the residential market. Since then, he has stepped into an individual agent role with SwartzCo CRE to utilize all he has learned from the robust Atlanta residential market and apply it to the ever growing commercial market.

// DISCLAIMER & LIMITING CONDITIONS

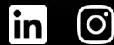
Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



[swartzcocre.com](https://www.swartzcocre.com)