

100 HIGHWAY 11

SOCIAL CIRCLE, GA 30025

FOR SALE

±25.92 USABLE ACRES | GENERAL COMMERCIAL TIER 2 ZONING

FOR MORE
INFORMATION:

LEE STEED

Principal

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Property Highlights

Social Circle is undergoing dynamic growth, blending its rich heritage with forward-looking infrastructure and economic initiatives. A major milestone is Rivian's \$5 billion electric vehicle facility in the Stanton Springs North business park, expected to create about 7,500 jobs and become Georgia's largest economic development project. The city has also approved the annexation of over 200 acres on Amber Stapp Studdard Road for a digital data center to meet rising tech infrastructure demands.

With strategic investments in industry and infrastructure, Social Circle is positioning itself as a vibrant community that honors its past while embracing future opportunities and sustainable growth.



Downtown Social Circle, GA
4.9 miles away

Property Size

25.92 Acres

Zoning

General Commercial Tier 2

Location

- Frontage on Georgia Hwy 11
- Frontage on Highway 229
- One mile from I-20

Topography

Flat & cleared

Traffic Count

9,024 daily



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SITE PHOTOS



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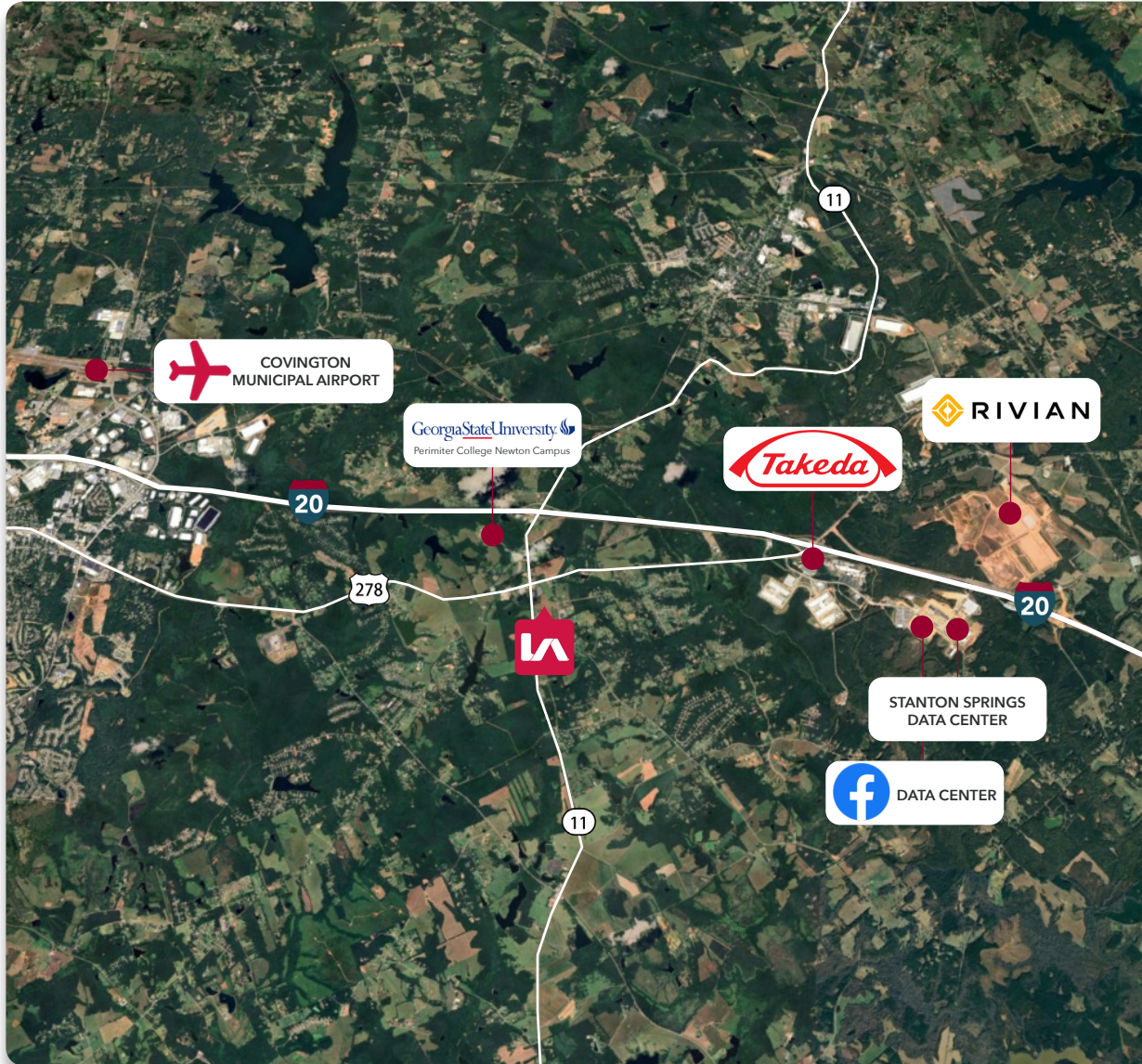
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Location Highlights



KEY DISTANCES

I-285 | 35.0 miles

I-85 | 41.7 miles

Hartsfield Jackson Int'l Airport | 45.3 miles

Augusta, GA | 104.0 miles

Inland Port Greer, SC | 148.0 miles

Port of Savannah | 215 miles



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