



Development Opportunity
15 acres – Commercial Tract
Hwy 59 & Hwy 51 – Franklin County, GA

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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

Property Overview

Total Acreage: 15 acres

Parcel ID: 021 046

County: Franklin

Zoning: Commercial

Utilities: Water & Sewer available

Topography – Rolling hills

State Route 59 frontage – 1,057 feet / State Route 51 frontage – 802 linear feet

Offering Price: \$185,000 per acre

Property Summary

Strategically located tract of land positioned at the intersection of Hwy 51 and Hwy 59 in Franklin County, Georgia.

This property is 10 miles north of the new SK Battery Plant that was recently constructed in Commerce, Georgia.

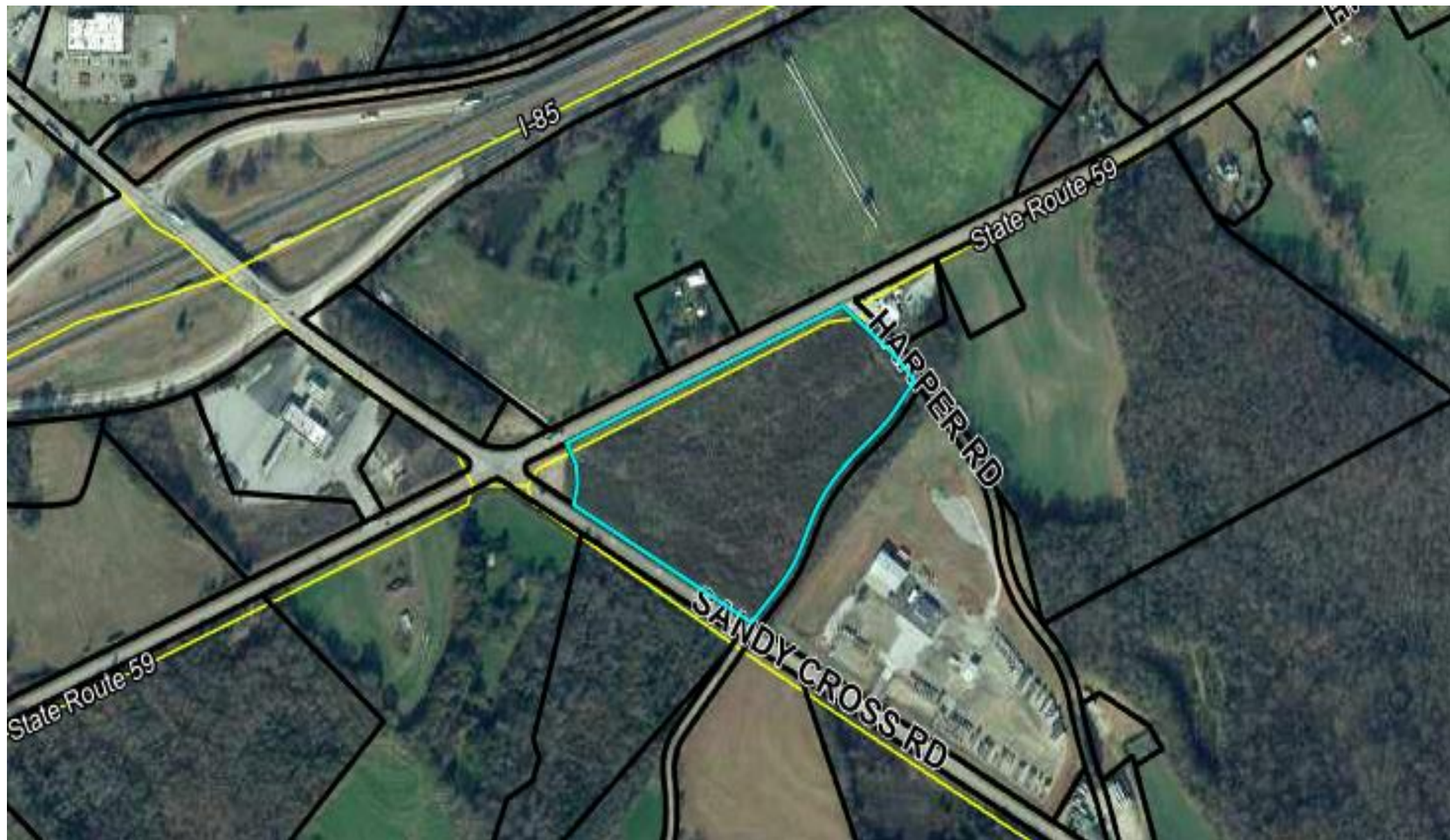
This area has seen explosive growth given all of the new 1,000,000 + sq. ft. warehouses that have been built to supply E-Commerce and supply facilities for the growing market between Atlanta and Greenville, South Carolina.

Flying J Travel Center and Petro Fuel Center are located on the opposite side of the interstate on Hwy 51.

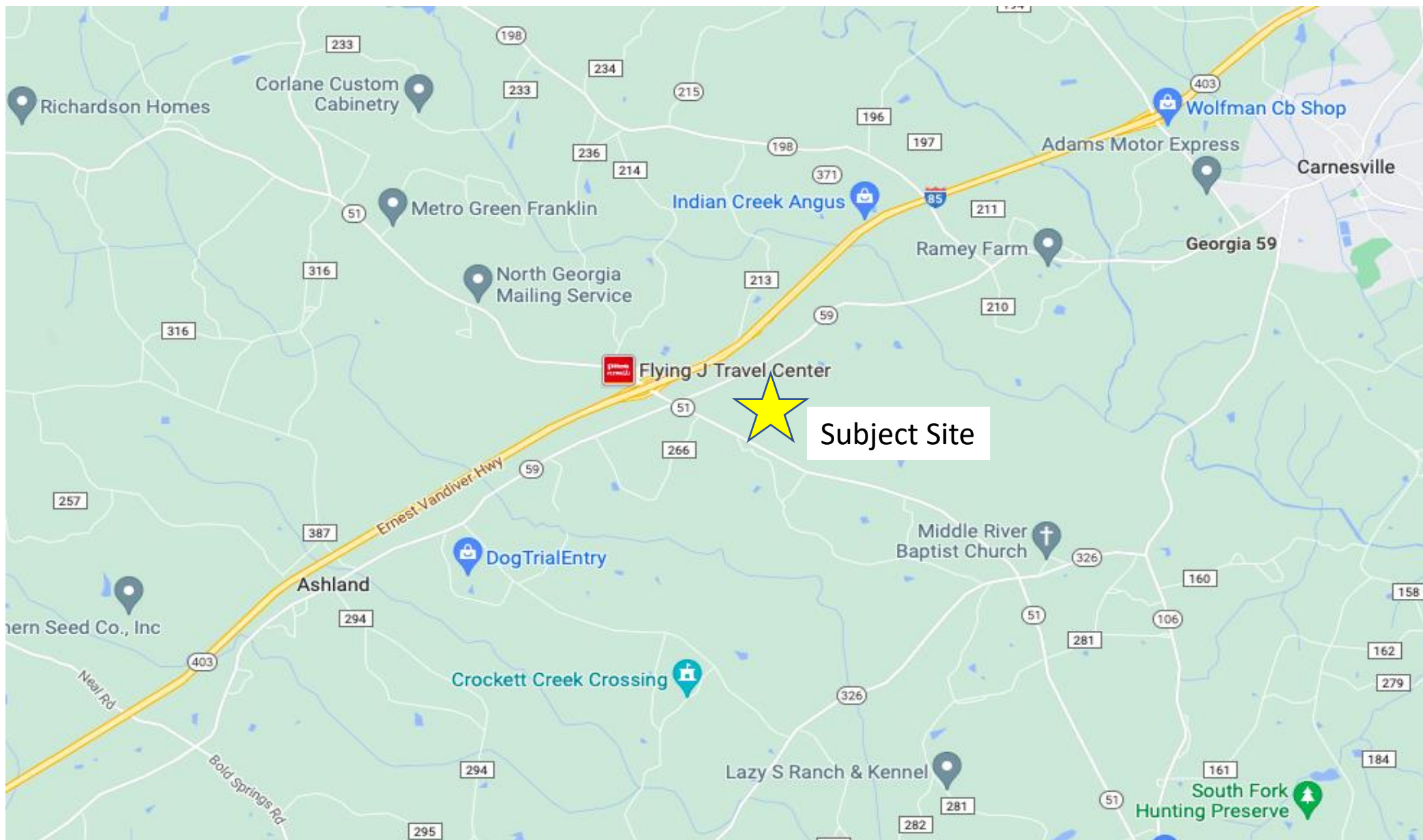
Subway is located diagonal from the property.

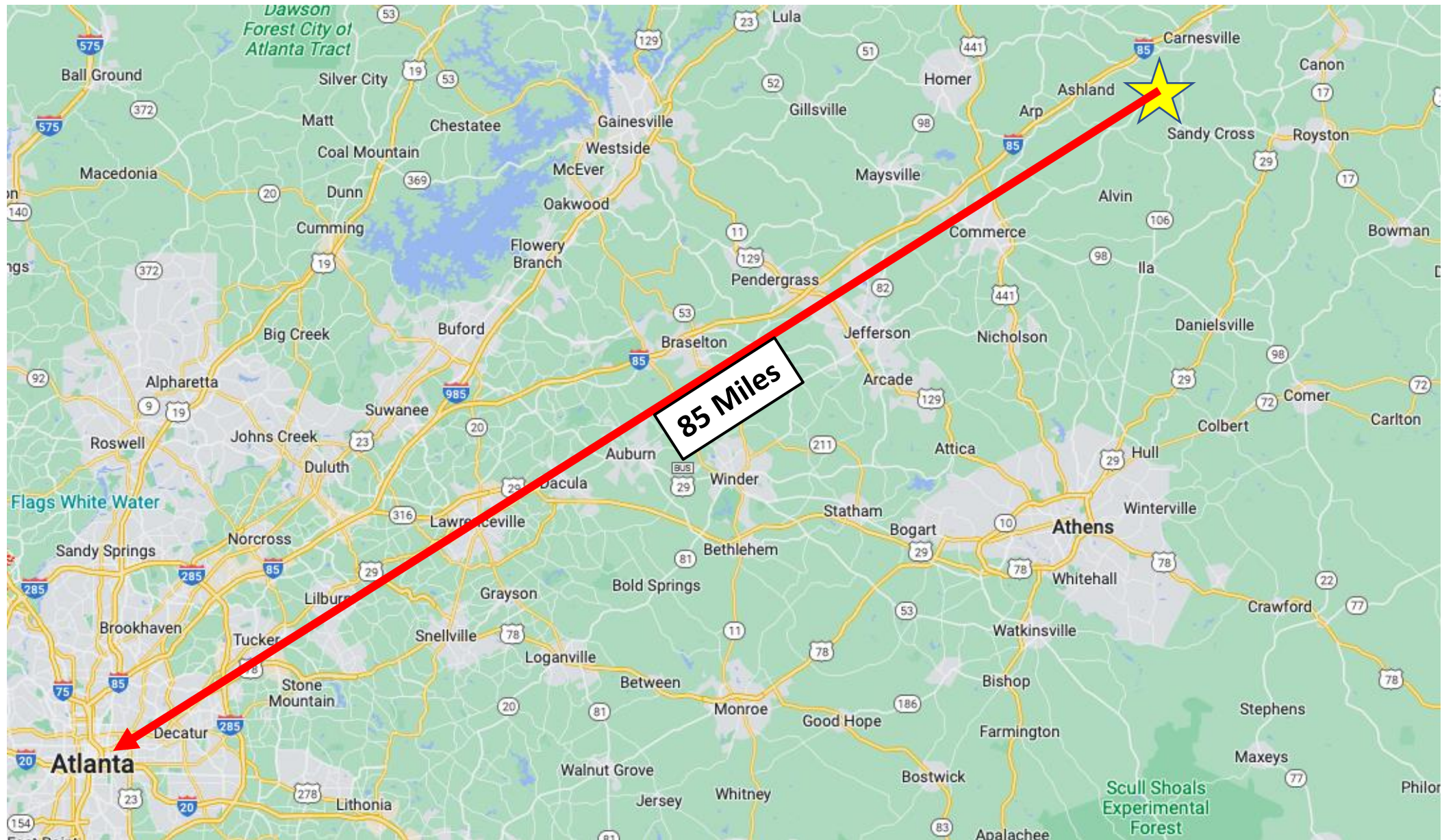
The subject site would be ideal for a commercial retail development.

Tax Plat



Submarket Aerial





Area Demographics- 3 Miles



Demographic and Income Profile

GA-51 & GA-59, Carnesville, Georgia, 30521
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.34480
Longitude: -83.31514

Summary	Census 2010	Census 2020	2022	2027
Population	1,059	1,081	1,070	1,063
Households	411	425	423	422
Families	305	-	307	305
Average Household Size	2.58	2.54	2.53	2.52
Owner Occupied Housing Units	329	-	295	294
Renter Occupied Housing Units	81	-	129	127
Median Age	40.9	-	43.7	45.7
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	-0.13%	0.51%	0.25%	
Households	-0.05%	0.56%	0.31%	
Families	-0.13%	0.51%	0.28%	
Owner HHs	-0.07%	0.77%	0.53%	
Median Household Income	2.01%	3.59%	3.12%	
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	63	14.9%	52	12.3%
\$15,000 - \$24,999	23	5.4%	21	5.0%
\$25,000 - \$34,999	44	10.4%	34	8.1%
\$35,000 - \$49,999	60	14.2%	50	11.8%
\$50,000 - \$74,999	99	23.4%	109	25.8%
\$75,000 - \$99,999	60	14.2%	67	15.9%
\$100,000 - \$149,999	39	9.2%	45	10.7%
\$150,000 - \$199,999	10	2.4%	12	2.8%
\$200,000+	26	6.1%	31	7.3%
Median Household Income	\$53,775		\$59,409	
Average Household Income	\$77,781		\$89,888	
Per Capita Income	\$30,025		\$34,810	

Area Demographics – 5 Miles



Demographic and Income Profile

GA-51 & GA-59, Carnesville, Georgia, 30521
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.34480
Longitude: -83.31514

Summary	Census 2010	Census 2020	2022	2027
Population	3,737	3,889	3,912	3,918
Households	1,362	1,414	1,414	1,415
Families	1,011	-	1,021	1,020
Average Household Size	2.72	2.72	2.73	2.73
Owner Occupied Housing Units	1,092	-	1,024	1,032
Renter Occupied Housing Units	271	-	390	383
Median Age	41.0	-	43.8	45.8
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	0.03%	0.51%	0.25%	
Households	0.01%	0.56%	0.31%	
Families	-0.02%	0.51%	0.28%	
Owner HHs	0.16%	0.77%	0.53%	
Median Household Income	2.18%	3.59%	3.12%	
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	190	13.4%	158	11.2%
\$15,000 - \$24,999	87	6.2%	79	5.6%
\$25,000 - \$34,999	138	9.8%	106	7.5%
\$35,000 - \$49,999	192	13.6%	168	11.9%
\$50,000 - \$74,999	311	22.0%	331	23.4%
\$75,000 - \$99,999	214	15.1%	240	17.0%
\$100,000 - \$149,999	166	11.7%	192	13.6%
\$150,000 - \$199,999	34	2.4%	43	3.0%
\$200,000+	82	5.8%	98	6.9%
Median Household Income	\$55,825		\$62,177	
Average Household Income	\$79,682		\$91,389	
Per Capita Income	\$29,992		\$34,384	

Area Demographics – 10 Miles



Demographic and Income Profile

GA-51 & GA-59, Carnesville, Georgia, 30521
Ring: 10 mile radius

Prepared by Esri
Latitude: 34.34480
Longitude: -83.31514

Summary	Census 2010	Census 2020	2022	2027
Population	18,739	19,230	19,327	19,476
Households	7,010	7,196	7,236	7,305
Families	5,270	-	5,308	5,346
Average Household Size	2.66	2.65	2.65	2.65
Owner Occupied Housing Units	5,590	-	5,560	5,655
Renter Occupied Housing Units	1,420	-	1,676	1,650
Median Age	40.2	-	42.8	44.5
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	0.15%	0.51%	0.25%	
Households	0.19%	0.56%	0.31%	
Families	0.14%	0.51%	0.28%	
Owner HHs	0.34%	0.77%	0.53%	
Median Household Income	2.01%	3.59%	3.12%	
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	899	12.4%	742	10.2%
\$15,000 - \$24,999	613	8.5%	502	6.9%
\$25,000 - \$34,999	539	7.4%	429	5.9%
\$35,000 - \$49,999	1,052	14.5%	970	13.3%
\$50,000 - \$74,999	1,639	22.7%	1,776	24.3%
\$75,000 - \$99,999	1,158	16.0%	1,298	17.8%
\$100,000 - \$149,999	835	11.5%	990	13.6%
\$150,000 - \$199,999	211	2.9%	265	3.6%
\$200,000+	289	4.0%	333	4.6%
Median Household Income	\$55,631		\$61,457	
Average Household Income	\$75,159		\$85,128	
Per Capita Income	\$28,103		\$31,891	