



GE APPLIANCES



SK innovation

OLLIE'S
Bargain
OUTLET

DISTRIBUTION
CENTER



Tanger
OUTLETS



COMMERCE MARKETPLACE
UP TO 35.61 ACRES FRONTING I-85
ADJACENT TO TANGER OUTLETS
JACKSON COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN GABLE
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **Commerce Marketplace 35.61 acres on Steven B. Tanger Blvd in Commerce, Jackson County, Georgia** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. and Gable Land Co.. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. and Gable Land Co. represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:



John Speros
Senior Vice President
Ackerman & Co.

Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



Kyle Gable
Broker
Gable Land Co.

Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@gableland.com



J.T. Speros
Vice President
Ackerman & Co.

Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net





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The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **Commerce Marketplace**, 35.61 acres in Commerce, Jackson County.

Commerce Marketplace offers the following attributes:

- Located adjacent to the highly successful Tanger Outlets that contain 66 stores in approximately 425,000 square feet.
- Over 2,100 feet of frontage on Interstate 85 that carries 61,900 vehicles per day.
- Ideal access to Interstate as **Commerce Marketplace** is centrally located between the I-85/US 441 interchange and the I-85/ Maysville Road interchange.
- Located across I-85 from SK Battery America's plant, a \$2.6 billion facility containing 2.4 million square foot buildings on 283 acres that will employ 3,000 people.
- **Commerce Marketplace** can be subdivided to meet the needs of various users.
- The property is zoned Commercial in the city of Commerce. However, there is a need for multifamily units and the owner is willing to sell a portion of the property subject to rezoning for multifamily use.
- All utilities are available.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



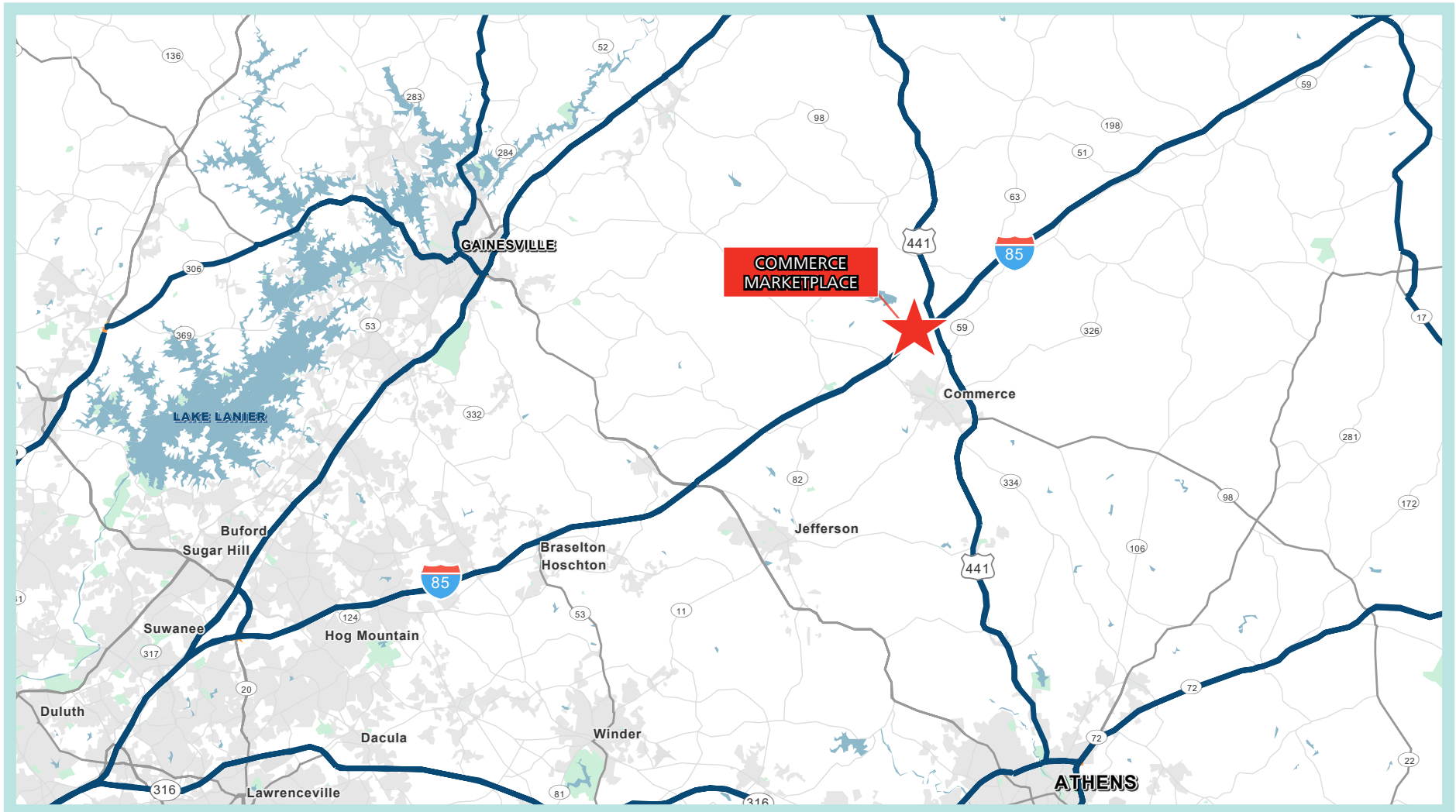
SK INNOVATIONS



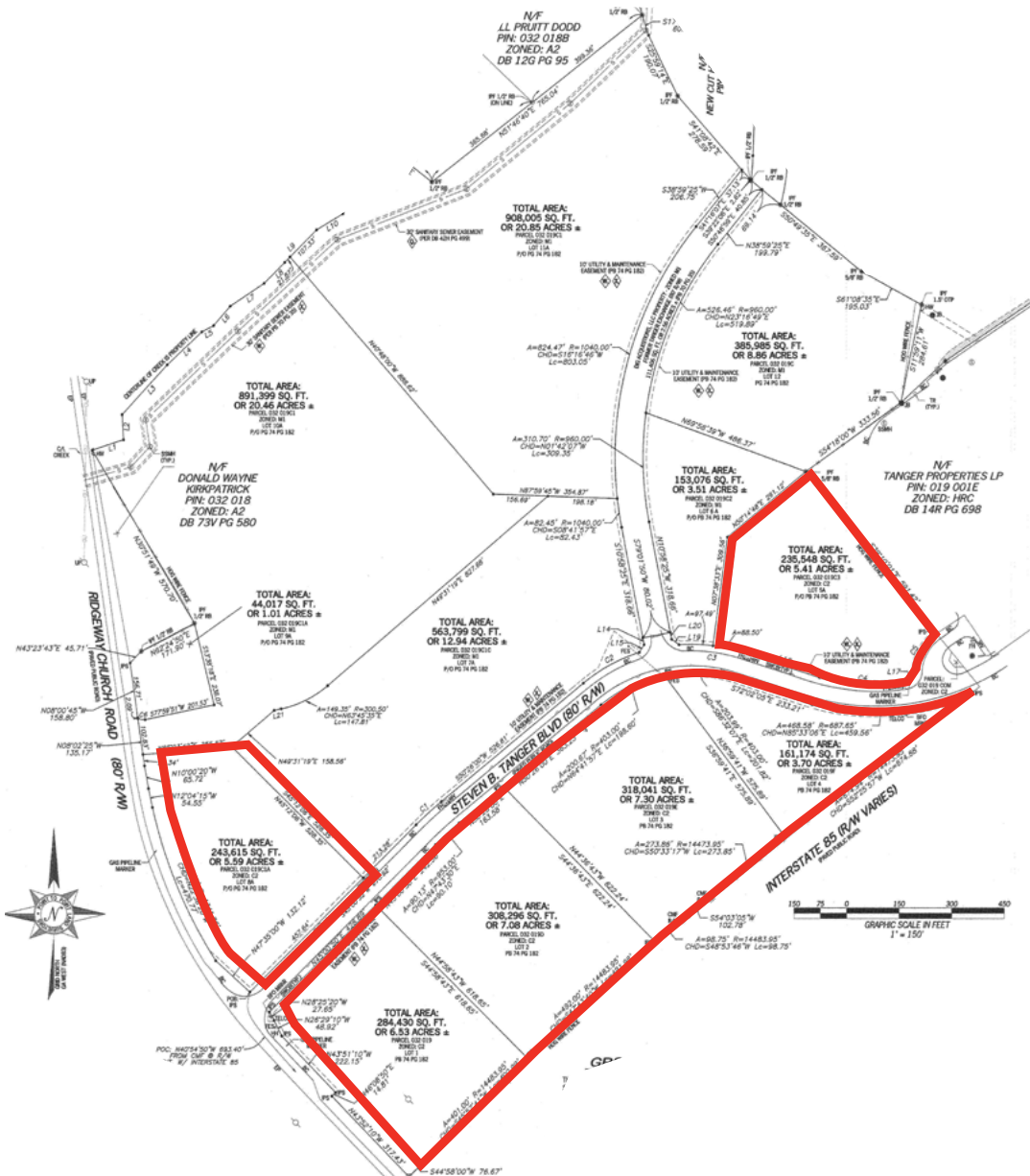
TANGER OUTLETS

The Property

The Property is on Steven B. Tanger Boulevard in Commerce, Jackson County, GA with parcel IDs: 032 019, 032 019D, 032 19E, 032 019F, 032019C3 and 032 019C1



SITE PLAN



PARCEL SUMMARY

Parcel #	Lot #	Size (SF)	Size (AC)
N/A	032 019*	1,071,941	24.61
5A	032 019C3	235,548	5.41
8A	032 019C1A	243,615	5.59
Total		1,551,104	35.61

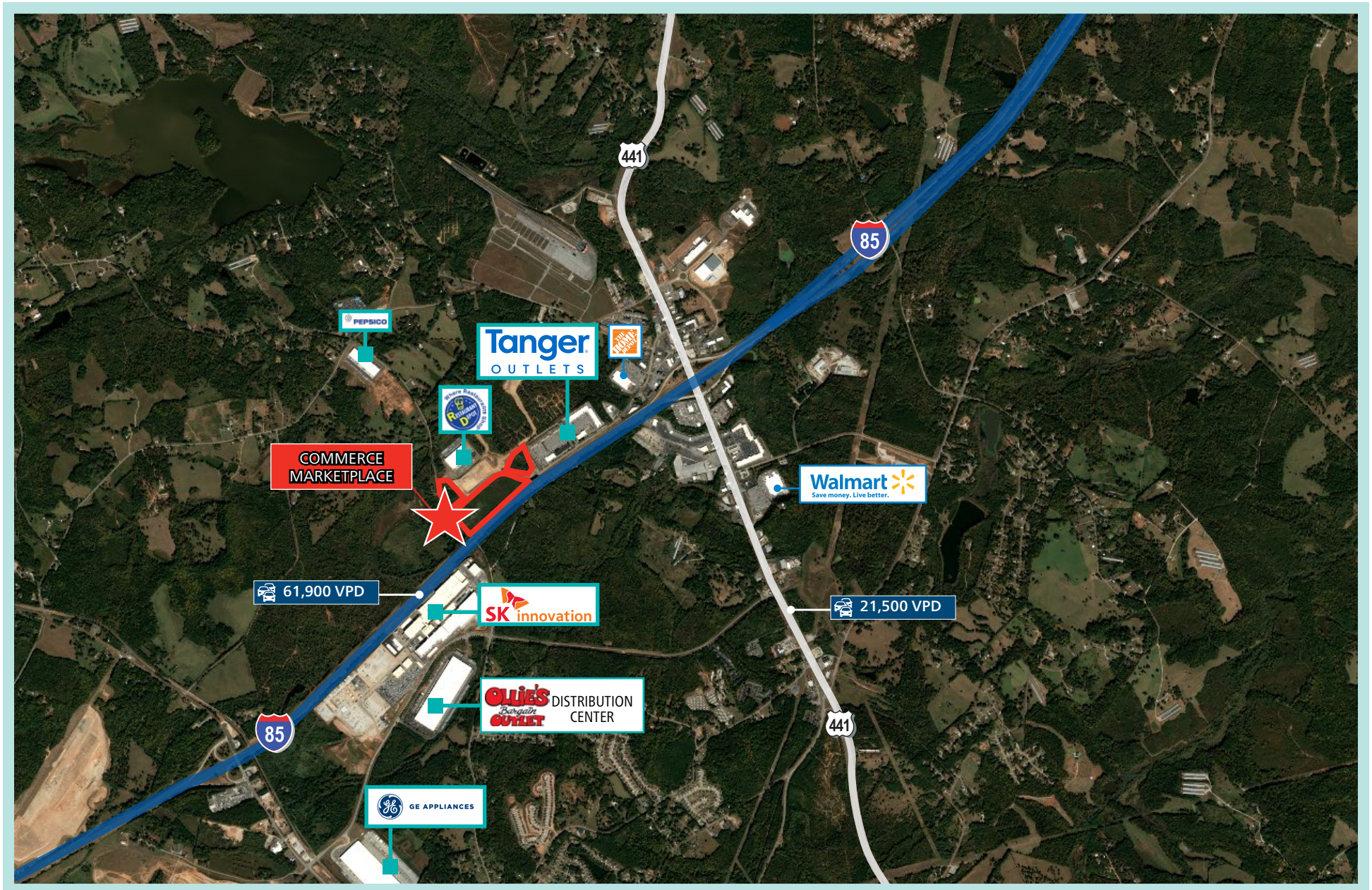
* **Note:** Parcel 031 019 was subdivided into four separate parcels as shown below and the parcels were later combined by Jackson County. The original parallelization provides an idea as to how the larger contiguous parcel can be subdivided if so desired.

PARCEL 032 019

POTENTIAL SUBDIVISION PLAN

Parcel #	Size (SF)	Size (AC)
1	284,430	6.53
2	308,296	7.08
3	318,041	7.3
4	161,174	3.7

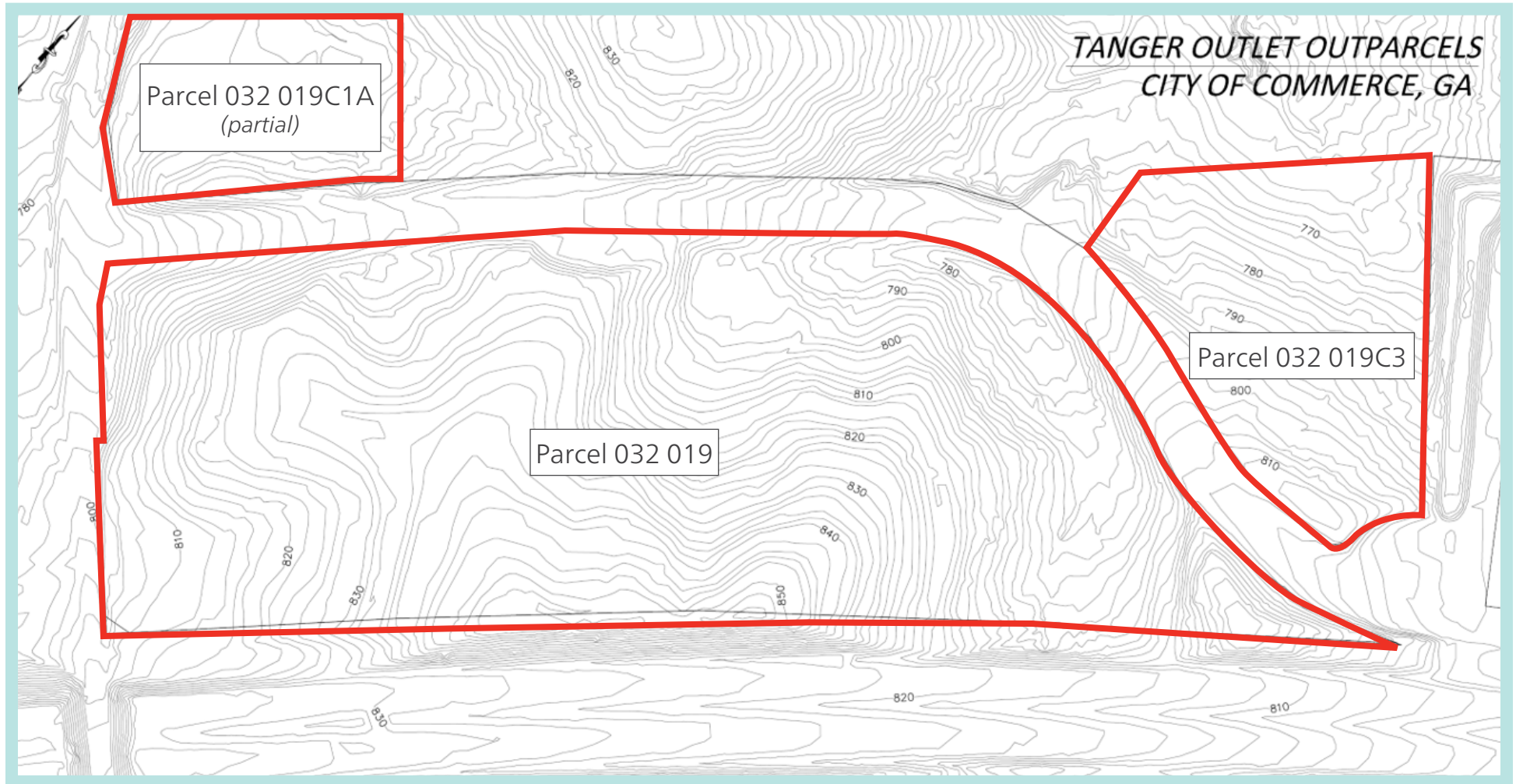
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL

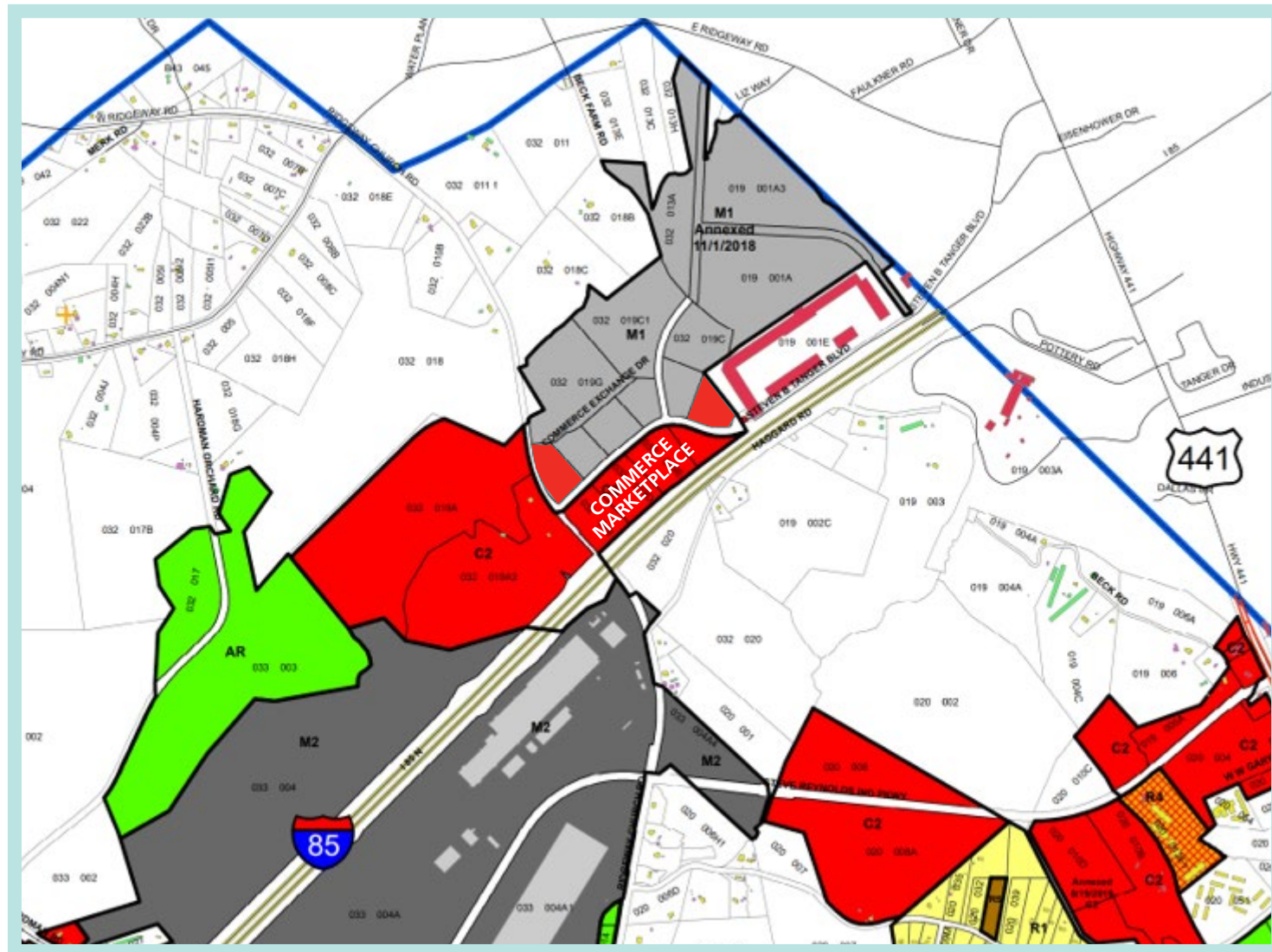


TOPOGRAPHY



ZONING

As shown on the map, **Commerce Marketplace** is zoned C-2 in the City of Commerce



ACCESS

DIRECT

- Lots 2, 3, 4 and 5A have access on Steven B. Tanger Blvd.
- Lots 1 and 8A have access on Steven B. Tanger Blvd and Ridgeway Church Rd.

INTERSTATE ACCESS

- Via the I-85/ Highway 441 interchange (exit 149)
- Via the I-85/Maysville Road interchange (exit 147)



DEMOGRAPHICS

Given the location of **Commerce Marketplace**, it is clearly a “destination location” that feeds off of Tanger Outlets, Interstate visibility and regional access. Accordingly, demographics are based on 3-30 miles.

Radius (Miles)	3	5	7	10	20	30
Population	7,688	17,173	21,698	42,603	243,613	843,095
Median HH Income	\$56,509	\$56,603	\$57,530	\$65,638	\$66,072	\$73,349
Average HH Income	\$64,515	\$69,541	\$71,408	\$78,496	\$82,699	\$94,793

The Market

JACKSON COUNTY ECONOMY

Jackson County is experiencing strong population and job growth. As of 2020, the population of Jackson County was 74,855, an 18 percent increase from 2015. Over that time, jobs grew by 33.9%, from 24,591 to 32,924 employees. The top three industries in Jackson County are warehousing and storage, education/hospitals, and employment services.



JACKSON COUNTY - TOP EMPLOYERS



JEFFERSON & BRASELTON
1,700 EMPLOYEES



JEFFERSON
1,500 EMPLOYEES



JEFFERSON
1,000 EMPLOYEES



PENDERGRASS
800 EMPLOYEES



BRASELTON
600 EMPLOYEES



PENDERGRASS
830 EMPLOYEES



PENDERGRASS
500 EMPLOYEES



PENDERGRASS
475 EMPLOYEES



BRASELTON
400 EMPLOYEES



COMMERCE
400 EMPLOYEES

Proposal Requirements

The offering price for **Commerce Marketplace on a bulk sale “as is” basis is \$190,000 per acre or \$6,765,900 total.** The sale price for a portion of the Property will be based on the use and contingencies.

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience.



Support Information

Below are files that are related to **Commerce Marketplace** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[MAPRIGHT LINK](#)



[DUE DILIGENCE MATERIALS](#)

*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.



MEET OUR TEAM

The **Ackerman/Gable Land Advisory Group (AGLAG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



John Speros
Senior Vice President
Ackerman & Co.
Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



Kyle Gable
Broker
Gable Land Co.
Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@gableland.com



J.T. Speros
Vice President
Ackerman & Co.
Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net