

## LAND FOR SALE

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# 2.7 +/- ACRES HWY 441

Highway 441, Commerce, GA 30529



**KW COMMERCIAL**  
315 West Ponce de Leon Avenue, Suite 100  
Decatur, GA 30030

**JOHNNY DOWNS**  
Agent  
O: 404.731.8311  
johnnydowns@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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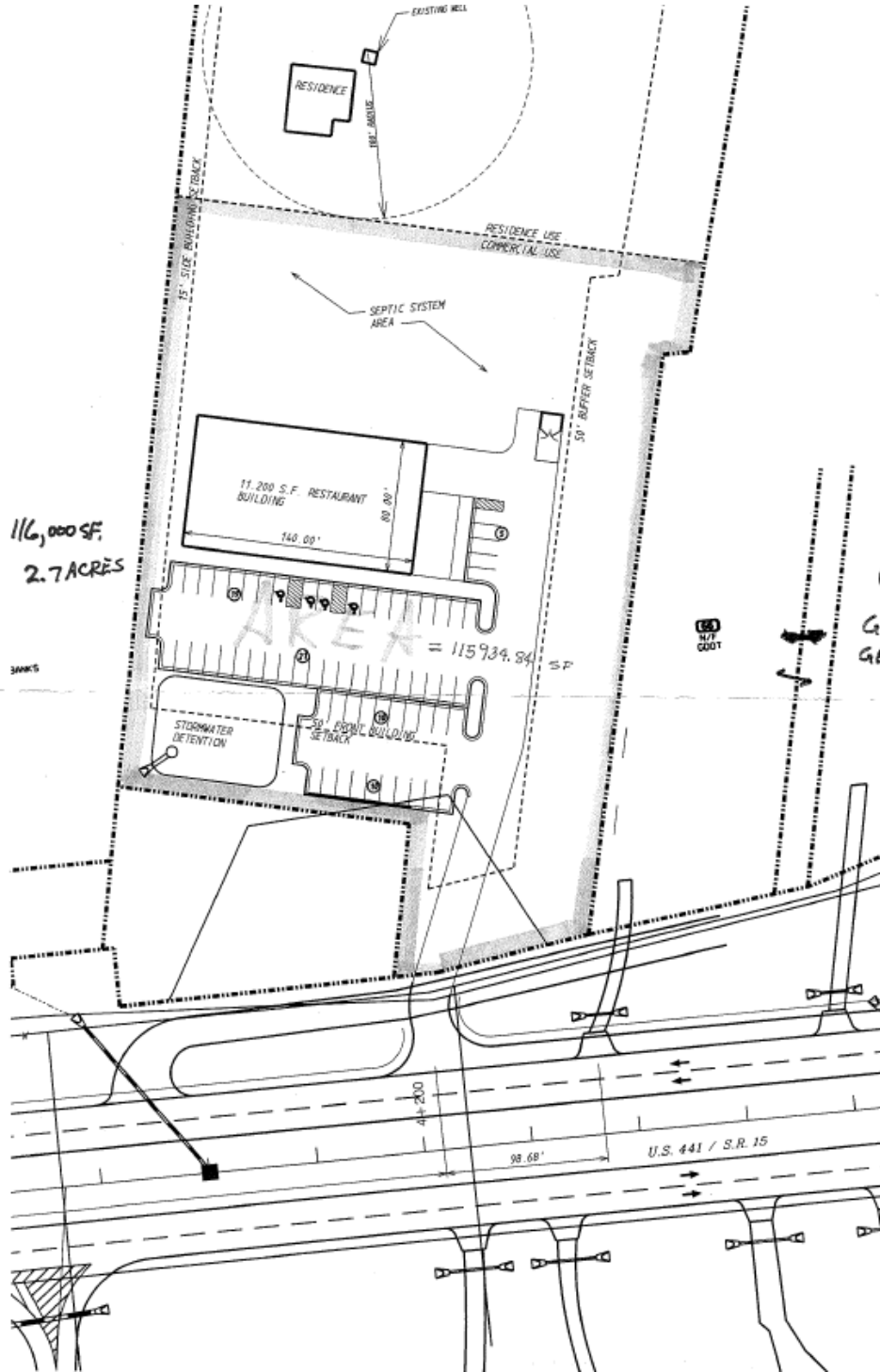
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# CONCEPTUAL SITE PLAN I

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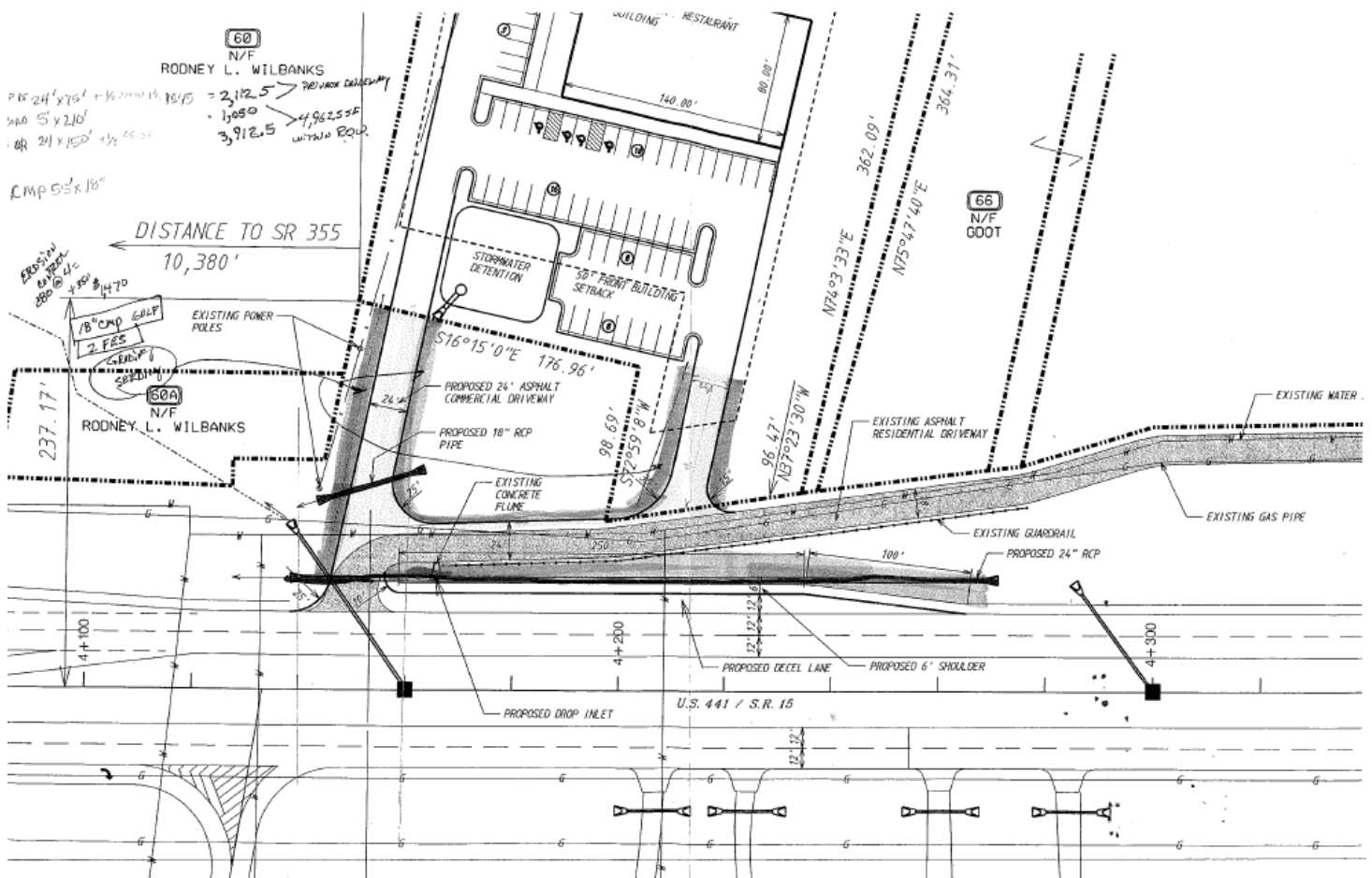
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# CONCEPTUAL SITE PLAN II

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**LAND FOR SALE**

# MARKET AREA SALES

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## LAND FOR SALE

# MARKET AREA SALES

Highway 441, Commerce, GA 30529



SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/AC
 Highway 441 Commerce, GA 30529	\$90,000 / acre	2.7 AC	\$90,000

SALE COMPS	PRICE	LOT SIZE	PRICE/AC
<b>5025 Highway 441 S</b>			
1 5025 Highway 441 S Nicholson, GA 30565	\$250,000	-	\$133,689
<b>11325 Commerce Road</b>			
2 11325 Commerce Road Athens, GA 30607	\$195,000	-	\$67,944
<b>7163 Highway 441 S</b>			
3 7163 Highway 441 S Nicholson, GA 30565	\$100,000	-	\$68,027

SALE COMPS	PRICE	LOT SIZE	PRICE/AC
<b>TOTALS/AVERAGES</b>	<b>\$181,667</b>	<b>2.07 AC</b>	<b>\$87,761</b>

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