

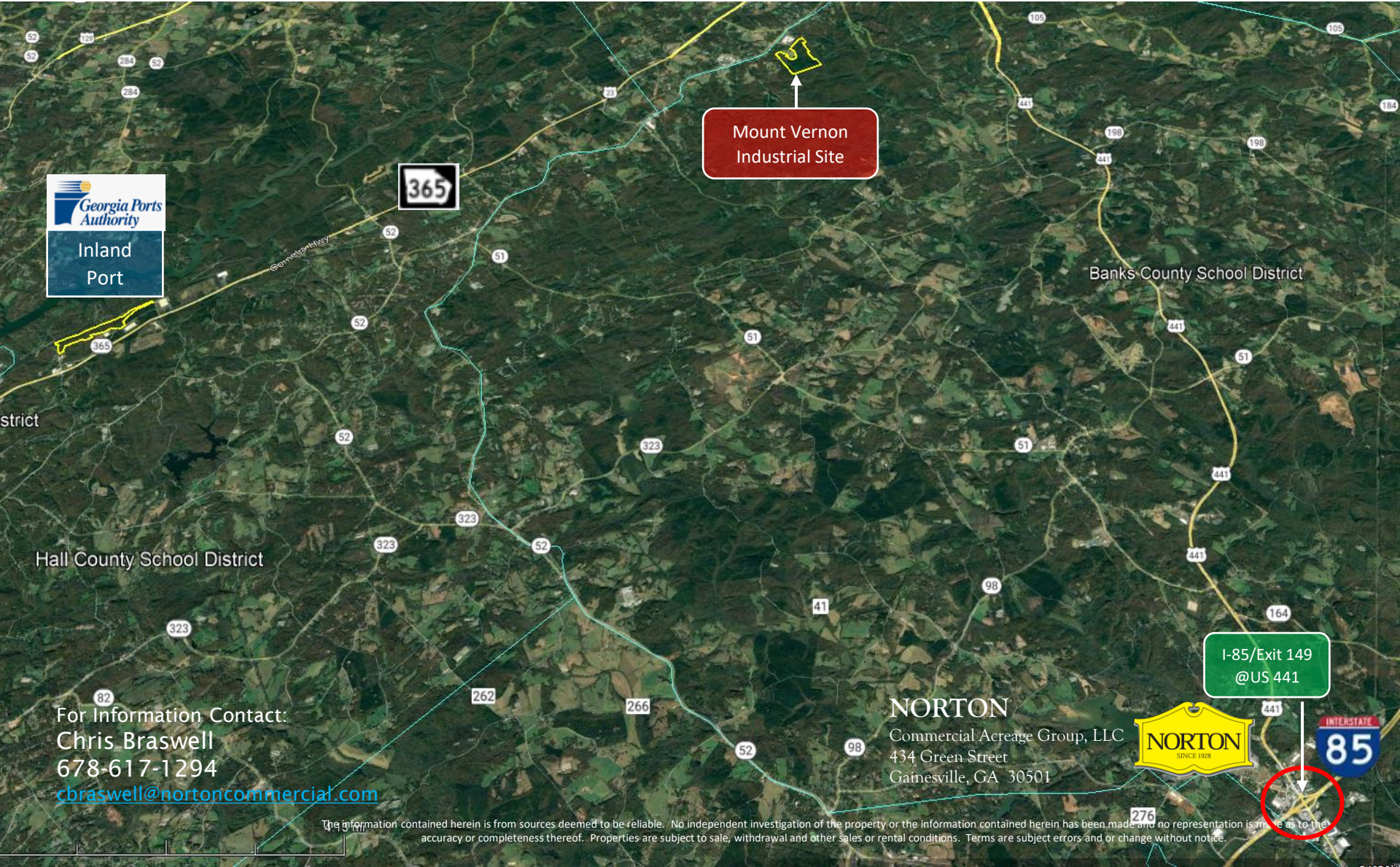
**208.37 Acres+/- FOR SALE – Prime Industrial Site**

**365 - MOUNT VERNON INDUSTRIAL SITE**

**Alto-Banks County, GA / GA 365 N to Gainesville Hwy; Alto, GA**

**EXCELLENT ACCESS**

From I-85/Exit 149 @ US 441:  
Approximately 25 Minutes



Mount Vernon Industrial Site

365

I-85/Exit 149 @ US 441

**NORTON**  
Commercial Acreage Group, LLC  
434 Green Street  
Gainesville, GA 30501



For Information Contact:  
**Chris Braswell**  
678-617-1294  
[cbraswell@nortoncommercial.com](mailto:cbraswell@nortoncommercial.com)

The information contained herein is from sources deemed to be reliable. No independent investigation of the property or the information contained herein has been made and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental conditions. Terms are subject errors and or change without notice.

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**365 - MOUNT VERNON INDUSTRIAL SITE**

**EXCELLENT ACCESS**

**Alto-Banks County, GA / GA 365 N to Gainesville Hwy; Alto, GA**

**From GA 365:  
5 Minutes**



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**Mount Vernon  
Industrial Site**

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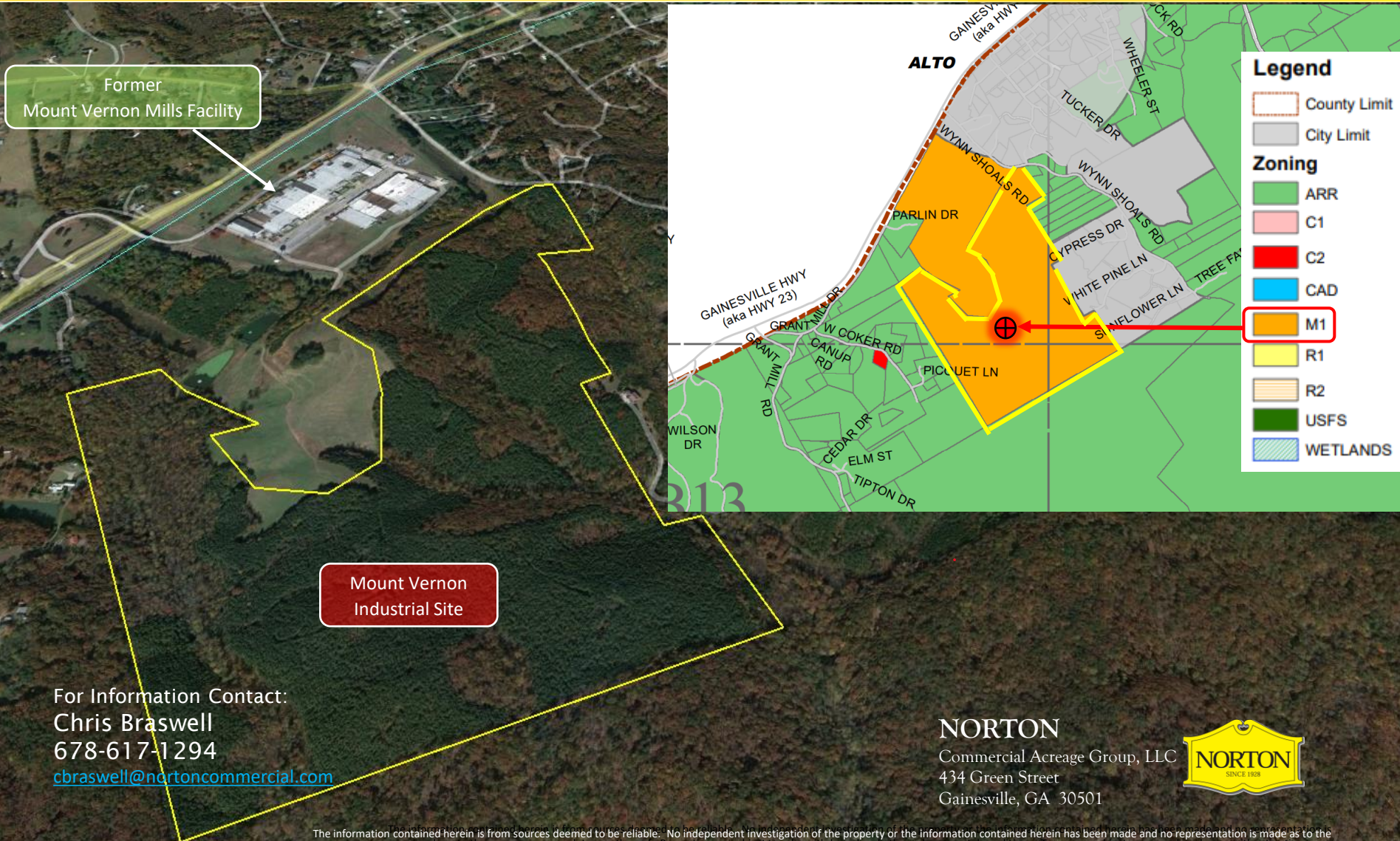
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## 365 - MOUNT VERNON INDUSTRIAL SITE

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### M-1 INDUSTRIAL DISTRICT ZONING

Banks County



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### ESTABLISHED INDUSTRIAL CORRIDOR

- NE Ga Inland Port: 15 Min
- I-85/Exit 149 (US 441): 25 Min
- I-985/Exit 24: 20 Min
- Lanier Technical College: 10 Min



Georgia Ports Authority  
Inland Port

Kubota

LANIER Cold Storage, LLC

Kubota  
Engineering & Design Center

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**DEMOGRAPHICS & WORK FORCE**

**BANKS COUNTY**

# BANKS COUNTY, GA

## DEMOGRAPHICS

2020 POPULATION

**18,900**

1.03% 1-YEAR GROWTH

2020 MEDIAN AGE

**41.5**

0.973% 1-YEAR INCREASE

2020 POVERTY RATE

**13.6%**

1.78% 1-YEAR INCREASE

2020 MEDIAN HOUSEHOLD INCOME

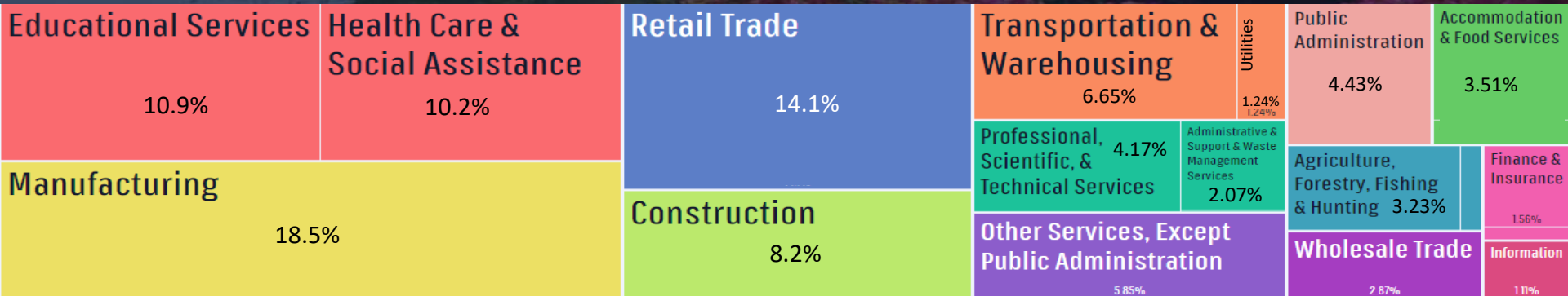
**\$50,912**

6.49% 1-YEAR GROWTH

2020 MEDIAN PROPERTY VALUE

**\$164,500**

8.87% 1-YEAR GROWTH



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