



34± ACRE ESTATE & COMMERCIAL-GRADE WORKSHOP

221 Columbus Drive

Homer, GA 30547 | Banks County

\$1,695,000

Offering Memorandum

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**EXCLUSIVELY
OFFERED BY**

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Investment Overview

34± Acres | Custom Home + 3,750 SF Detached Shop | Homer, GA 30547

\$1,695,000 OFFERING PRICE	30± Acres SITE (MLS RECORD)	5,190 SF TOTAL COVERED SF
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This is a rare 30+ acre (marketed as 34± acre) property in Banks County that pairs a 2018-built custom home with an oversized, fully finished commercial-grade shop — making it a strong candidate for a buyer whose priority is the workshop, land, and business flexibility rather than the residence alone.

The land is split into two usable sections: roughly 10 gently sloped acres with an elevated home site suited to horses or outdoor recreation, and a flatter southern section with room for a riding arena, garden space, a barn, or livestock — with enough level ground for a soccer, football, or small baseball field. A private stocked pond adds frontage and amenity value, and the gated drive includes 10 RV hookups for guests or crew.

The standout asset is the 3,750 SF detached shop — fully finished with an office, storage, a lounge area, and a full bath, and paired with 4 garage bays and 8 parking spaces. With agricultural zoning already in place, the property supports a wide range of business, hobby, or storage uses beyond residential living.

Property Overview

Property Type	Single Family Residence + Detached Shop
Year Built	2018
Main House	1,440 SF · 3 Bed / 3 Bath**
Detached Shop	3,750 SF · Office, Storage, Lounge, Full Bath**
Garages / Parking	4 Garages · 8 Parking Spaces
Site Area	30.00 Acres (MLS) — marketed as 34± acres*

Water Frontage	500 ft · Private Stocked Pond
Waterfront Amenities	Boat House, Boat Lift, Dock
Road Frontage	County Road, Private Road (Dirt/Gravel)
Utilities	Public Water · Septic · Natural Gas Available
Tax ID / PPIN	B76-039C / 8841
2025 Taxes	\$4,168

**The MLS acreage field shows 30.00 acres (public records); the listing's marketing description states 34± acres. Confirm exact acreage via survey during diligence.*

***MLS combined finished area (5,190 SF) covers both structures: 1,440 SF main house + 3,750 SF detached shop.*

Directly across the Jackson/Banks County line from the SK Battery America (SK On) EV battery campus in Commerce, GA — a \$2.6B, 2,600+ job investment along I-85, roughly a 10-minute drive from the property.

Investment Highlights

Commercial-Grade Shop

3,750 SF detached shop, fully finished with office, storage, lounge, and full bath — ready for a business, trade, or hobby use beyond the home itself.

Agricultural Zoning in Place

Existing ag zoning supports equestrian, livestock, event, or storage uses with far more flexibility than a standard residential lot.

Two Usable Land Zones

±10 gently sloped acres for a home site, horses, or recreation, plus a flatter southern section suited to an arena, barn, or garden space.

Private Stocked Pond

500 ft of water frontage with a boat house, boat lift, and dock — a rare amenity for a property of this size.

Guest & Crew Capacity

Gated entry drive with 10 RV hookups, plus 4 garage bays and 8 parking spaces.

Proximity to SK Battery America

About 10 minutes from the SK On EV battery campus in Commerce — a \$2.6B investment and 2,600+ regional jobs anchoring long-term demand in the corridor.

Location Overview

221 Columbus Drive sits in rural Banks County, just off Hwy 63 / Martin Bridge Road near I-85 Exit 149 — roughly 65–70 miles northeast of downtown Atlanta. The area combines agricultural land values with growing industrial demand driven by the SK Battery America (SK On) campus in neighboring Commerce, GA, one of the largest economic development projects in Georgia's history.

SK Battery America (Commerce, GA)	± 10 minutes
I-85 Exit 149	± 5 minutes
Downtown Atlanta	± 65–70 miles / 1.1–1.2 hours
Schools	Banks County Elementary / Middle / High

BANKS COUNTY SNAPSHOT

Population	19,264
Median Household Income	\$77,063
Median Home Value	\$278,100
Homeownership Rate	78.7%
Median Age	42.1

Source: U.S. Census Bureau / American Community Survey (2024 5-yr estimates)

Exterior & Grounds



Home, viewed from the rear yard, with covered walkway to the shop



Detached 3,750 SF shop — long elevation



Additional equipment shed / covered storage

Interior Finishes



Open-concept kitchen and living area



Upstairs bedroom



Primary bath — double vanity, walk-in shower

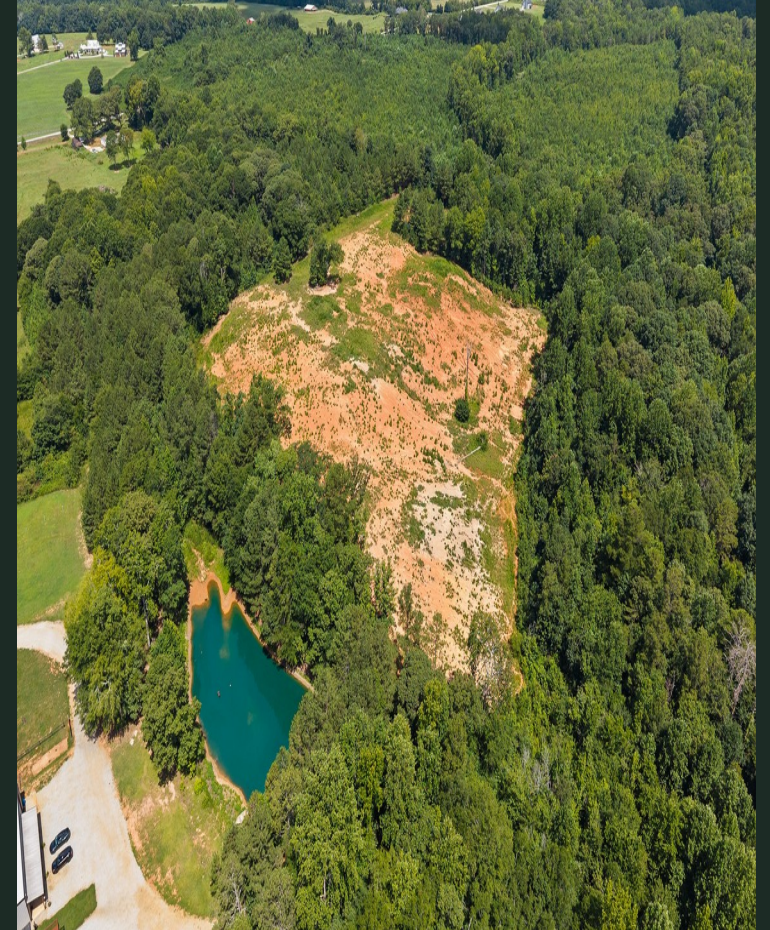
Aerial Views — Home, Shop & Pond



Home and shop, with the stocked pond beyond



Private stocked pond with dock



Wider view of the site and surrounding acreage

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