

# COTTON GIN ROW

18-UNIT BUILD-TO-RENT TOWNHOME COMMUNITY | COMMERCE, GEORGIA · JACKSON COUNTY  
NEW CONSTRUCTION

**A Rare Opportunity to Acquire a Newly Constructed  
Build-to-Rent Community Positioned for Long-Term Growth**



- ✓ **18 Newly Constructed Townhomes**  
Institutional-quality asset with minimal maintenance requirements.
- ✓ **Strong Workforce Housing Demand**  
Located in one of Northeast Georgia's fastest-growing employment corridors.
- ✓ **Leasing Underway**  
Active leasing since February 2026, with stabilization anticipated by August 2026.

- ✓ **Attractive Financial Performance**  
Projected 6.19% cap rate with long-term rent growth potential.
- ✓ **Premium Product**  
Spacious 3-bedroom, all end-unit homes with attached 2-car garages and modern finishes.
- ✓ **Operational Efficiency**  
Tenant-paid, individually metered utilities, professional management, and a low projected expense ratio.

## Property Overview

**Address:** 548-672 Madison Street, Commerce, GA 30529  
**Units:** 18 (9 Duplex Buildings)  
**Unit Size:** 1,866 SF | 3 BR / 2.5 BA / 2-Car Garage  
**Site Size:** 5.76 Acres | 3.13 Units/Acre  
**Year Built:** 2025-2026  
**Finishes** Granite countertops, stainless appliances, luxury vinyl plank flooring

Jackson County is one of the fastest-growing counties in the nation, with population projected to nearly double by 2050 — driven by major employers including SK Battery, Kubota, Northeast GA Health System, and the University of GA.

 **548-672 Madison Street, Commerce, GA 30529**



  
**Contact Us  
for More  
Information**

**770-502-6230**  
**ContactUs@RemaxTRU.com**

All utilities (electric, water/sewer, trash) are individually metered and tenant-paid — \$0 owner cost.



Financial projections are estimates based on offering assumptions. Prospective purchasers should independently verify all financial, market, and property information.

The Seller shall reserve the right to substitute material, equipment and fixtures of similar quality or design should Seller be unable to obtain same through unavailability, model changes or any other circumstances. For questions regarding the features included with a specific home, please see a Sales Associate. Sales and Marketing by Tamra Wade Team.