



# CANDLER

## REAL ESTATE

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283 Red Oak Flats Loop | Dahlonega, GA 30533

**BRIAN HUGHS, CCIM**

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**



# AMICALOLA INDUSTRIAL PARK

283 Red Oak Flats Loop, Dahlonega, GA 30533



## Property Highlights

- Amicalola Industrial Park offers prime industrial lots available for sale
- Pad ready sites & rough graded sites available ranging from 2.31 +/- acres up to 14.33 +/- acres contiguous
- Master detention and storm water in place
- All utilities available to the park including future access to sewer
- No Overlay Distract -Minimal restrictions allowing for a wide range of uses including outside storage
- Strategic Location: Just 3 miles to the intersection of Georgia State Route 400 & Hwy 60
- Located one mile from Rock Quarry / Vulcan Dahlonega Plant
- GA tax credits available: \$1,750 per year per employee for up to 5 years - Minimum 15 employees
- Lumpkin County, ranked one of the top 10 counties in the country for percentage growth, was recently added to the Atlanta MSA, boasting a remarkable annual growth rate of 5.8% per March 2023 Census Report

## Demographics

	5 Miles	10 Miles	15 Miles
Total Households	6,148	28,953	65,963
Total Population	18,682	79,203	178,802
Average HH Income	\$93,843	\$105,383	\$105,170

## Presented By:

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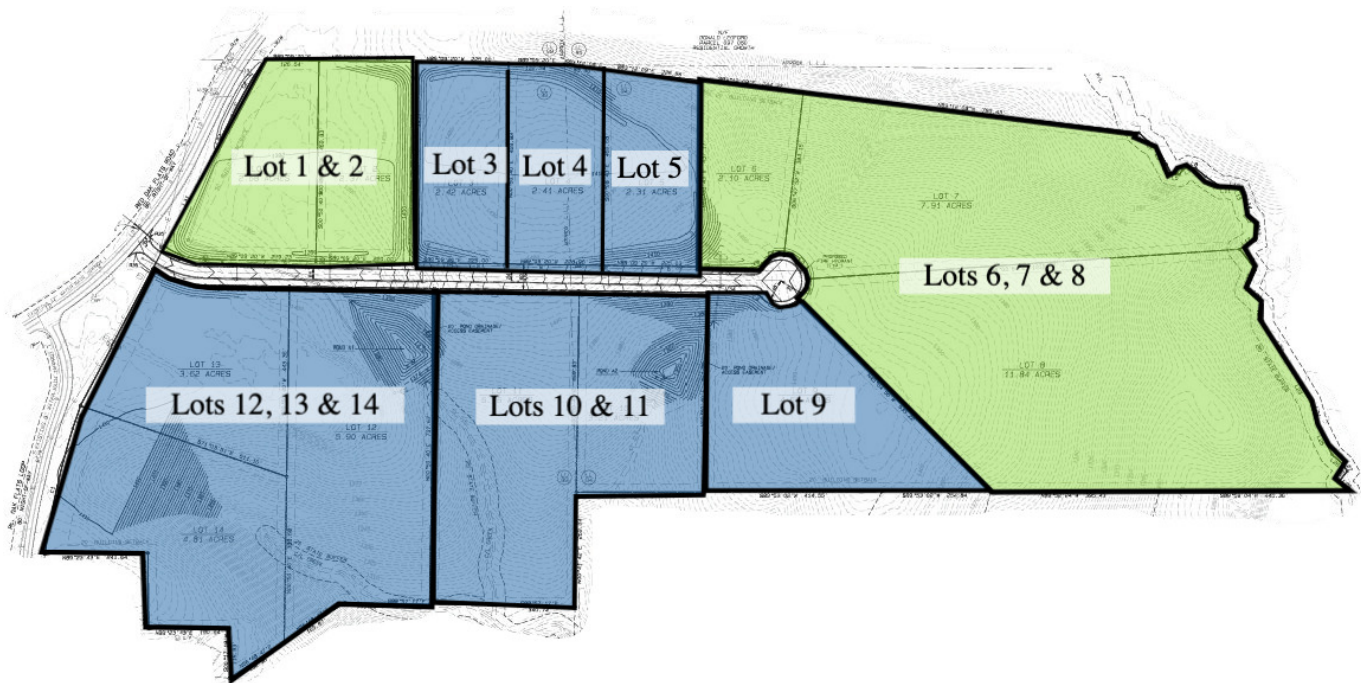


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Lot	Total Acreage	Total Price
1 & 2	5	Under Contract
3	2.42	\$605,000
4	2.41	\$602,500
5	2.31	\$577,500
6	2.1	Owner to Use
7	7.91	Owner to Use
8	11.84	Owner to Use
9	4.57	Under Contract
10&11	8.97	\$300,000
12,13,14	14.33	\$1,250,000

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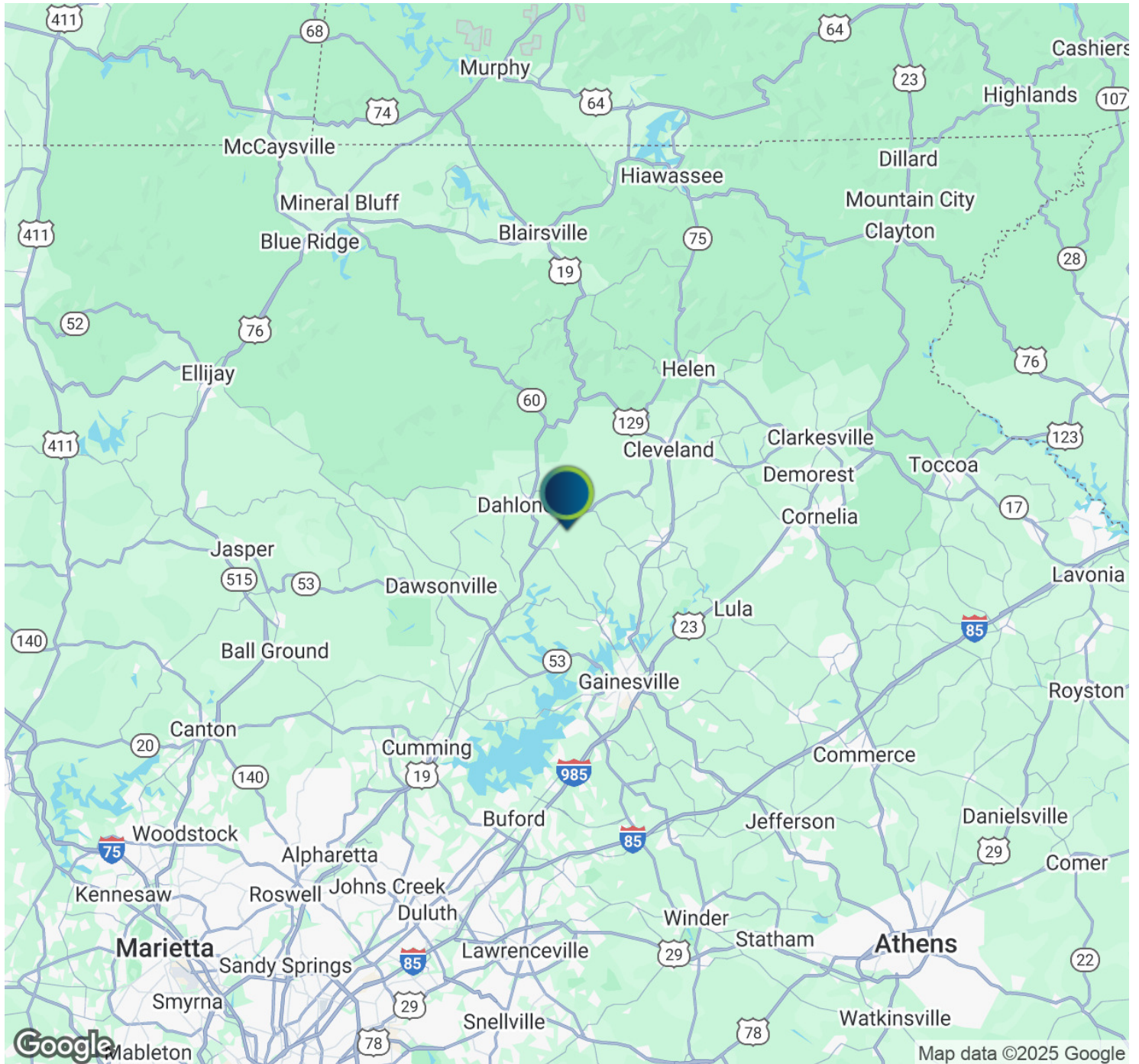


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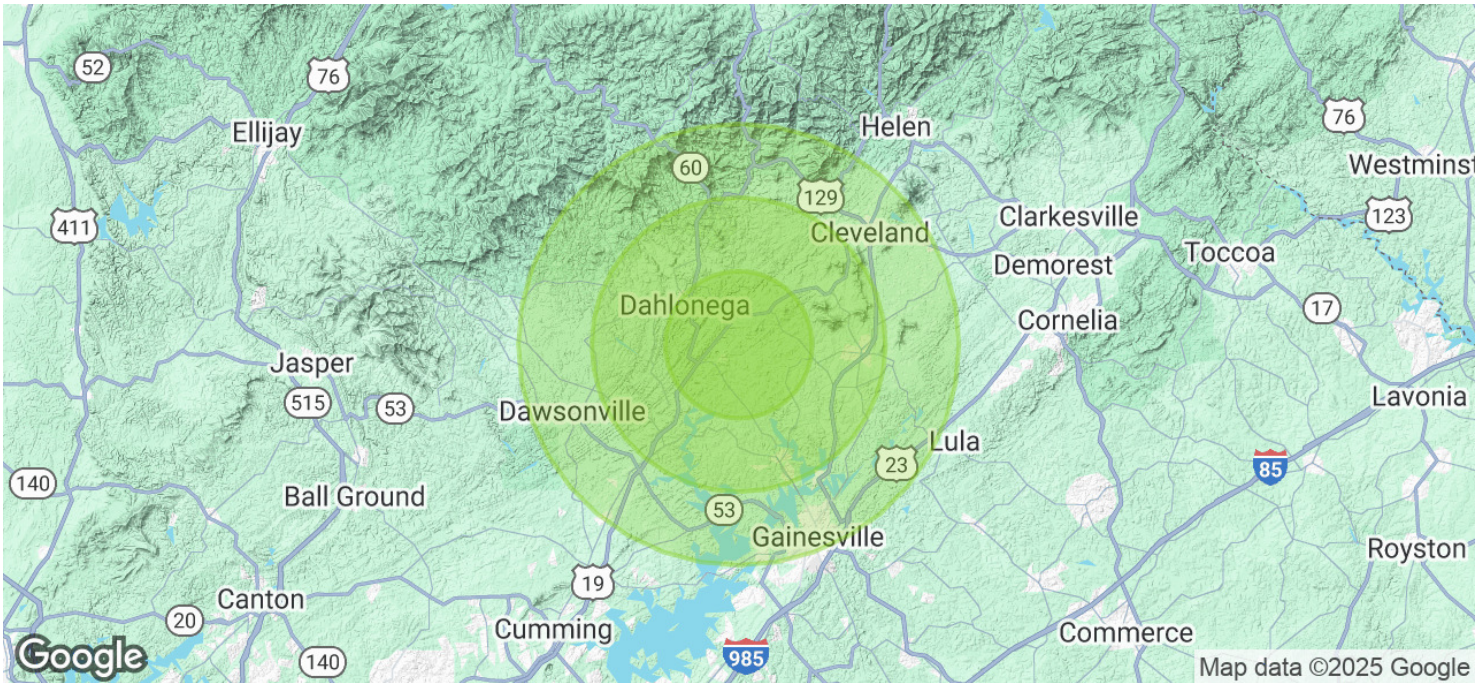


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Population	5 Miles	10 Miles	15 Miles
Total Population	18,682	79,203	178,802
Average Age	39	42	41
Average Age (Male)	39	41	40
Average Age (Female)	40	43	42

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	6,148	28,953	65,963
# of Persons per HH	3	2.7	2.7
Average HH Income	\$93,843	\$105,383	\$105,170
Average House Value	\$357,699	\$409,435	\$418,487

Demographics data derived from AlphaMap

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