



283 Red Oak Flats Loop | Dahlonega, GA 30533

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | 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 District -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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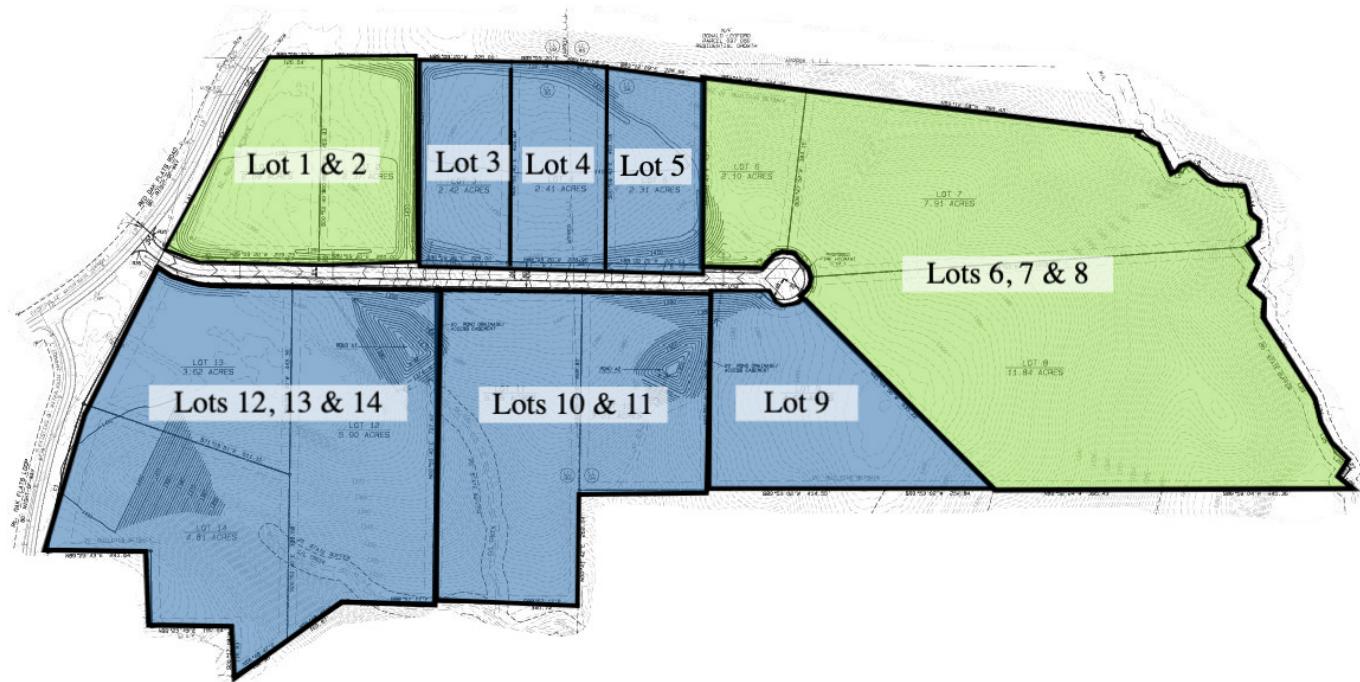
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| Lot | Total Acreage | Total Price |
|----------|---------------|----------------|
| 1 & 2 | 5 | Under Contract |
| 3 | 2.42 | \$605,000 |
| 4 | 2.41 | \$602,500 |
| 5 | 2.31 | \$577,500 |
| 6 | 2.1 | Owner to Use |
| 7 | 7.91 | Owner to Use |
| 8 | 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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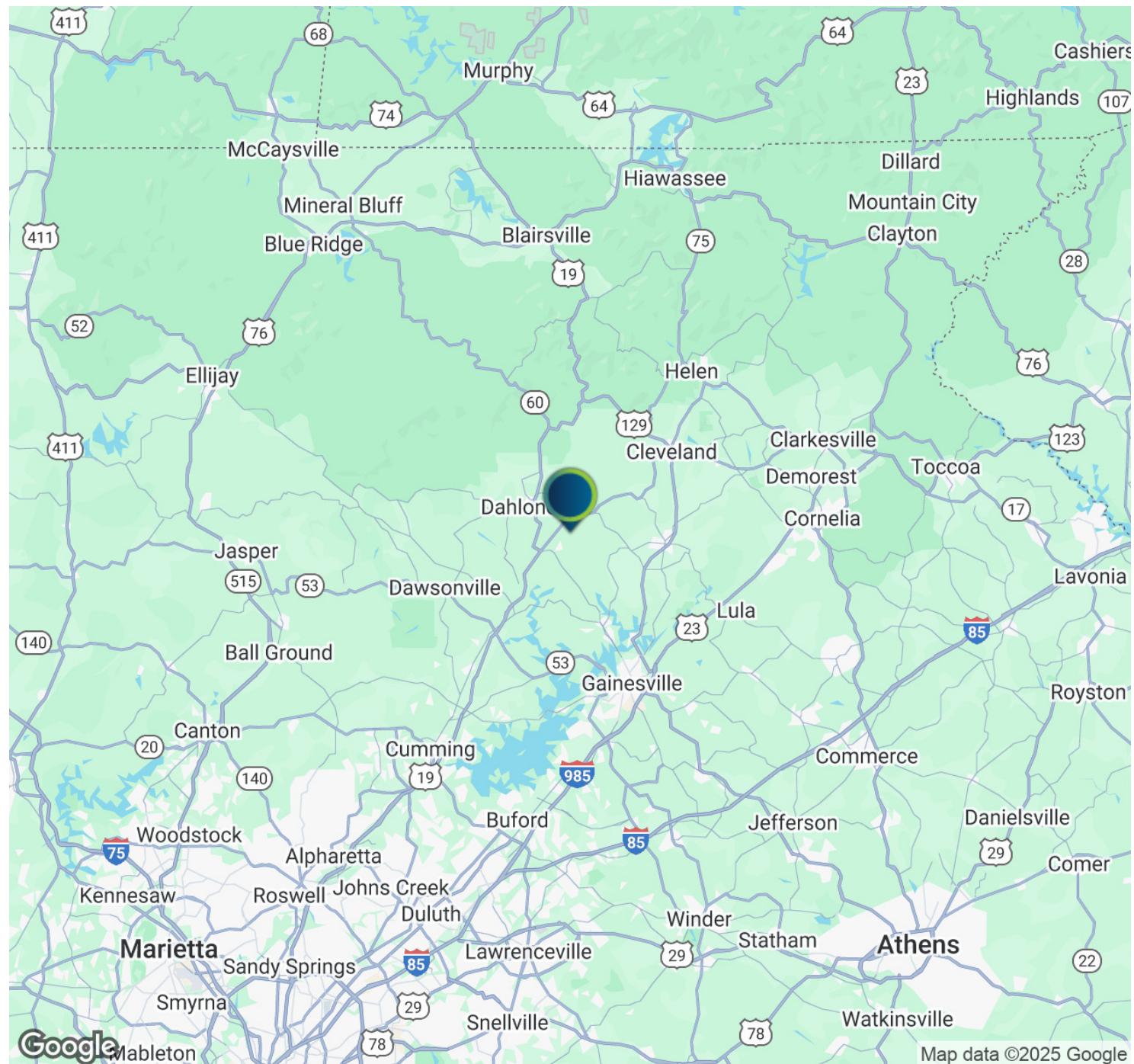
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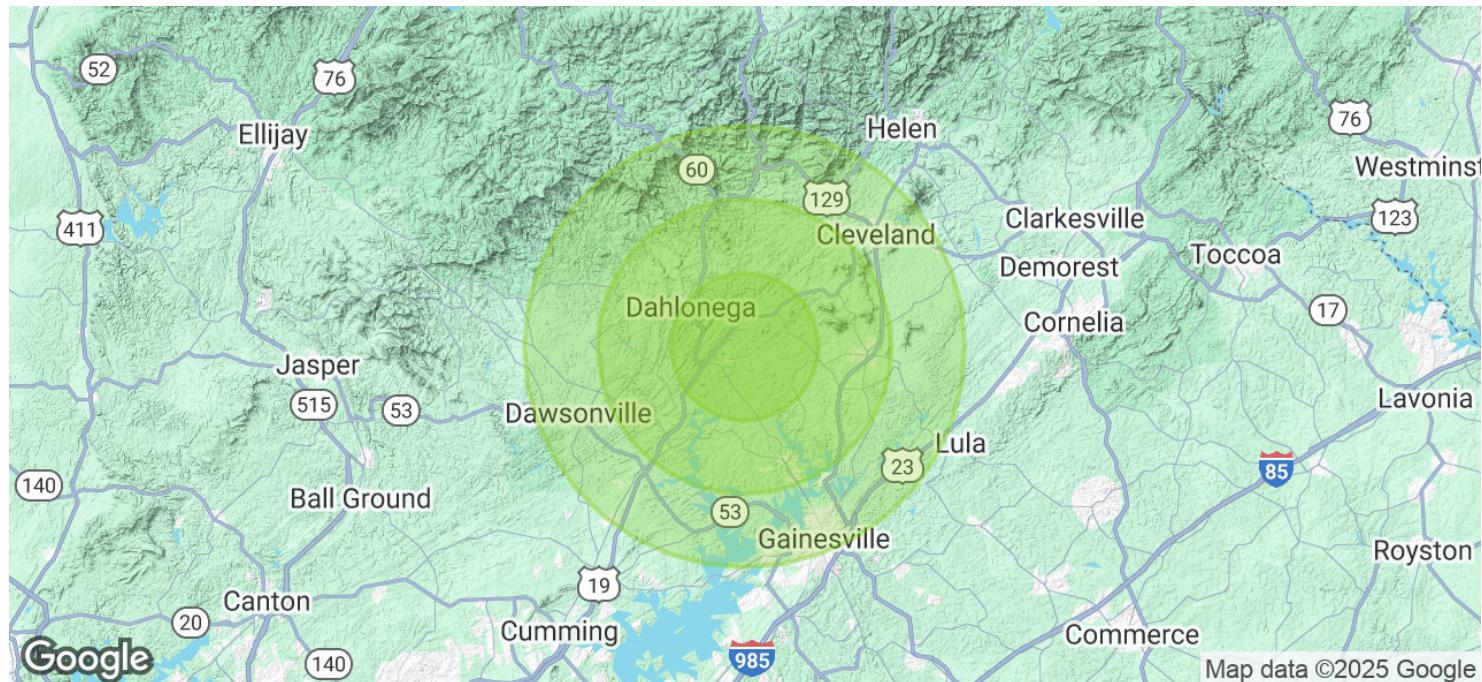
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| Population | 5 Miles | 10 Miles | 15 Miles |
|----------------------|---------|----------|----------|
| Total Population | 18,682 | 79,203 | 178,802 |
| Average Age | 39 | 42 | 41 |
| Average Age (Male) | 39 | 41 | 40 |
| Average Age (Female) | 40 | 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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