

Highway 441/23 - Commercial Acreage

2778 J Warren Rd, Cornelia, GA 30531

LAND FOR SALE



PROPERTY DESCRIPTION

Position your next project on this 4.38± acre redevelopment site in Cornelia, GA. Zoned High Intensity (HI), the property offers exceptional flexibility for a wide range of uses—including truck parking, hotel or hospitality development, commercial service operations, or light industrial projects.

With access to public water, sanitary sewer, and arterial roadways, this site is ready for redevelopment and ideally situated in a growing business corridor of Habersham County. Its strong infrastructure and strategic location make it a prime opportunity for developers and investors seeking long-term value in northeast Georgia.

Property Highlights:

4.38± Acres Zoned HI – High Intensity District

Ideal for Truck Parking, Hotel, or other Commercial uses

Access to Public Water, Sanitary Sewer, and Major Arterial Roadways

Strong Visibility and Accessibility in a Growing Market

Excellent Redevelopment or Investment Opportunity

Unlock the potential of this strategically located site—perfect for creating a high-impact commercial or mixed-use development in the heart of Cornelia.

LOCATION DESCRIPTION

Situated at 2778 J Warren Road in Cornelia, GA, this 4.38-acre parcel lies just minutes from the major transportation artery of U.S. Route 441/Georgia State Route 365, delivering high visibility and easy access. The surrounding area is home to established hotel operations, industrial services and truck-oriented uses, making the site well-suited for redevelopment with strong infrastructure and connectivity.

OFFERING SUMMARY

Sale Price:	\$1,099,000
Lot Size:	+/- 4.38 Acres
Zoning:	HI (Habersham County)
Utilities:	ALL

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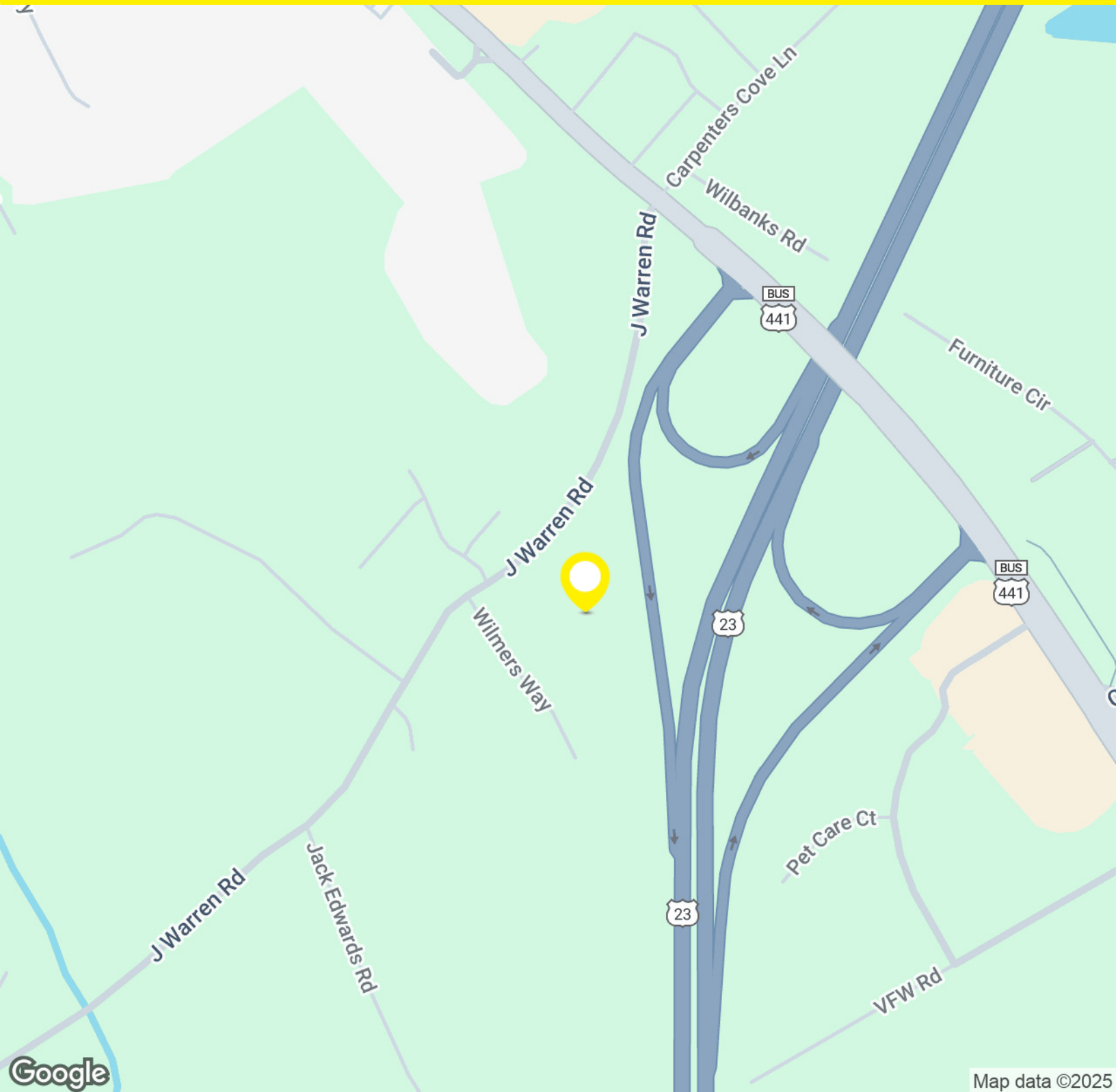
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Executive Summary

2600 J Warren Rd, Cornelia, Georgia, 30531




Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	743	13,591	23,446
2020 Population	794	14,678	25,027
2025 Population	865	15,905	26,892
2030 Population	916	16,730	28,146
2010-2020 Annual Rate	0.67%	0.77%	0.65%
2020-2025 Annual Rate	1.64%	1.54%	1.38%
2025-2030 Annual Rate	1.15%	1.02%	0.92%

Age			
2025 Median Age	34.1	35.4	37.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	69.7%	66.2%	70.6%
Black Alone	4.3%	4.5%	3.6%
American Indian Alone	0.9%	0.8%	0.7%
Asian Alone	5.7%	3.6%	3.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.9%	12.7%	10.9%
Two or More Races	9.5%	12.1%	10.9%
Hispanic Origin	21.7%	29.3%	24.7%
Diversity Index	66.4	72.4	67.0

Households			
2010 Total Households	293	4,807	8,436
2020 Total Households	333	5,169	8,899
2025 Total Households	367	5,626	9,552
2030 Total Households	392	5,917	9,980
2010-2020 Annual Rate	1.29%	0.73%	0.54%
2020-2025 Annual Rate	1.87%	1.63%	1.36%
2025-2030 Annual Rate	1.33%	1.01%	0.88%
2025 Average Household Size	2.08	2.69	2.72
Wealth Index	65	59	62

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	21.3%	25.4%	24.9%
Median Household Income			
2025 Median Household Income	\$75,000	\$61,187	\$63,052
2030 Median Household Income	\$79,881	\$68,649	\$70,220
2025-2030 Annual Rate	1.27%	2.33%	2.18%
Average Household Income			
2025 Average Household Income	\$83,266	\$78,359	\$80,736
2030 Average Household Income	\$89,503	\$84,982	\$87,689
Per Capita Income			
2025 Per Capita Income	\$28,763	\$27,630	\$28,752
2030 Per Capita Income	\$31,159	\$29,947	\$31,167
2025-2030 Annual Rate	1.61%	1.62%	1.63%
Income Equality			
2025 Gini Index	41.4	45.5	44.4
Socioeconomic Status			
2025 Socioeconomic Status Index	45.2	43.5	44.8
Housing Unit Summary			
Housing Affordability Index	110	91	94
2010 Total Housing Units	340	5,591	9,683
2010 Owner Occupied Hus (%)	70.3%	63.0%	68.8%
2010 Renter Occupied Hus (%)	30.0%	37.0%	31.3%
2010 Vacant Housing Units (%)	13.8%	14.0%	12.9%
2020 Housing Units	375	5,766	9,836
2020 Owner Occupied HUs (%)	65.8%	60.8%	67.6%
2020 Renter Occupied HUs (%)	34.2%	39.2%	32.4%
Vacant Housing Units	10.4%	9.5%	9.3%
2025 Housing Units	413	6,268	10,572
Owner Occupied Housing Units	68.1%	63.5%	69.8%
Renter Occupied Housing Units	31.9%	36.5%	30.2%
Vacant Housing Units	11.1%	10.2%	9.7%
2030 Total Housing Units	438	6,574	11,035
2030 Owner Occupied Housing Units	276	3,901	7,177
2030 Renter Occupied Housing Units	116	2,016	2,803
2030 Vacant Housing Units	46	657	1,055