

2738 ATHENS HIGHWAY

LAND FOR SALE
±39 ACRES AVAILABLE

ZONED LIGHT INDUSTRIAL
GAINESVILLE, GA 30507



- North of Gainesville 85 Business Park
- Direct Access to Hwy 129
- Price Upon Request

ADAMS | INDUSTRIAL
PROPERTIES

NAI Brannen Goddard

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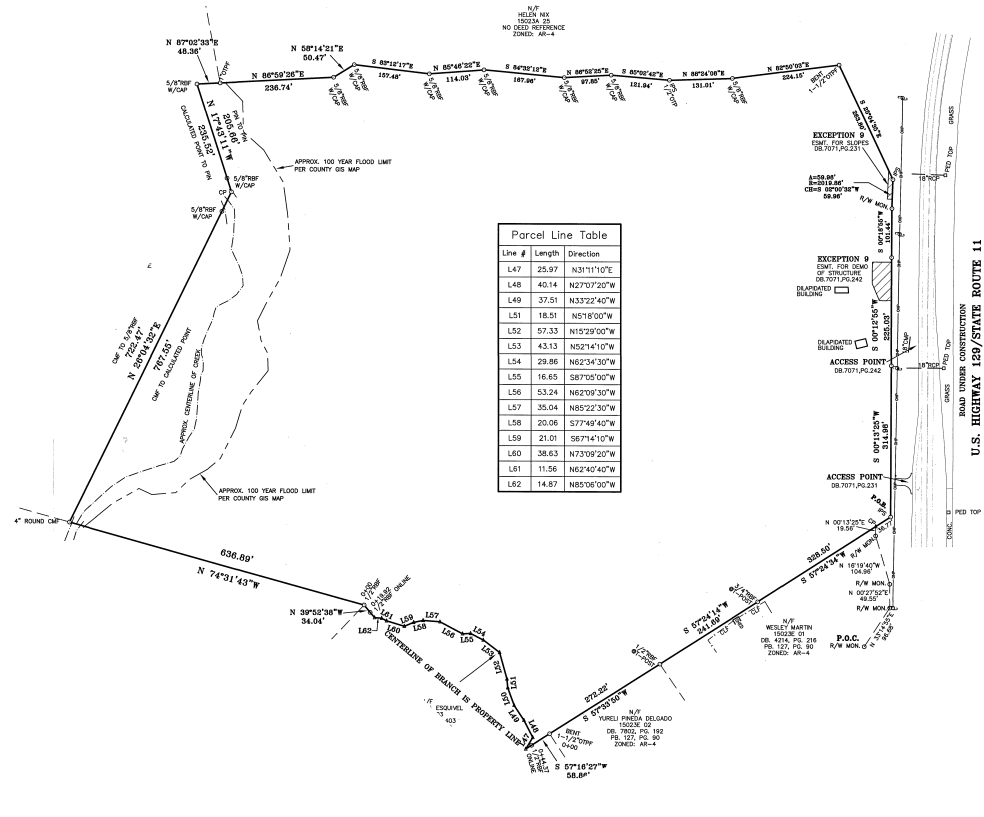
PROPERTY OVERVIEW

2738 Athens Highway is comprised of ±39 acres prime for industrial development. Located in Gainesville, Georgia, it strategically sits just south of the Blue Ridge Connector inland port which, when it is fully operational in 2026, will provide access to metro Atlanta via I-985 and the eastern seaboard via I-85.

Gainesville-Hall County has been named as 2025's #1 Best Performing Small Metropolitan Area in the United States. This Milken Institute's honor includes measures of community resilience and income equality, in addition to labor market performance, high-tech sector's impact, and access to economic opportunities. The Gainesville-Hall County MSA has ranked in the Milken Institute's Top 10 Best Performing Small Metros for 11 consecutive years.

Gainesville is home to 47 Fortune 500 firms, more than 330 manufacturing and processing facilities, and more than 60 international companies representing 21 countries. Gainesville-Hall County has received \$1.75B in new capital investment since 2020.

- 39 ACRES AVAILABLE ZONED LIGHT INDUSTRIAL
- JUST NORTH OF GAINESVILLE 85 BUSINESS PARK WITH DIRECT ACCESS TO HIGHWAY 129
- CLOSE PROXIMITY TO CARGILL, COTTRELL, ESKIMO & AGILE



CORPORATE NEIGHBORS

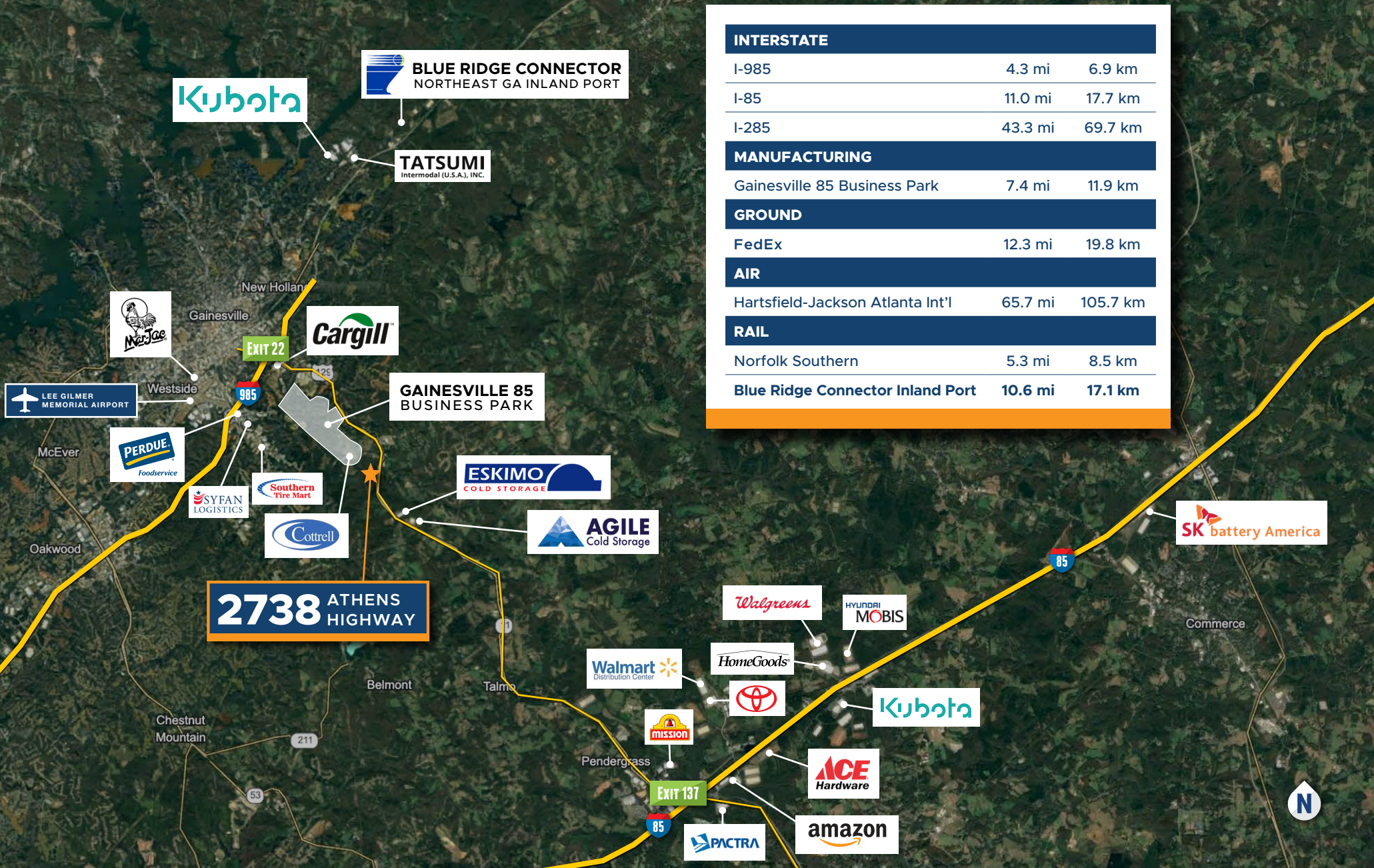


PROPERTY OVERVIEW

Jurisdiction	Hall County
Existing Zoning	Light Industrial
Future Use Plan	Industrial Compatible
Topography / Site Condition	Sloping / Wooded
Utilities	Power, Fiber adjacent
Schools	Myers Elementary South Hall Middle Johnson High School
Frontage	700' along U.S. Route 129 (Athens Highway)

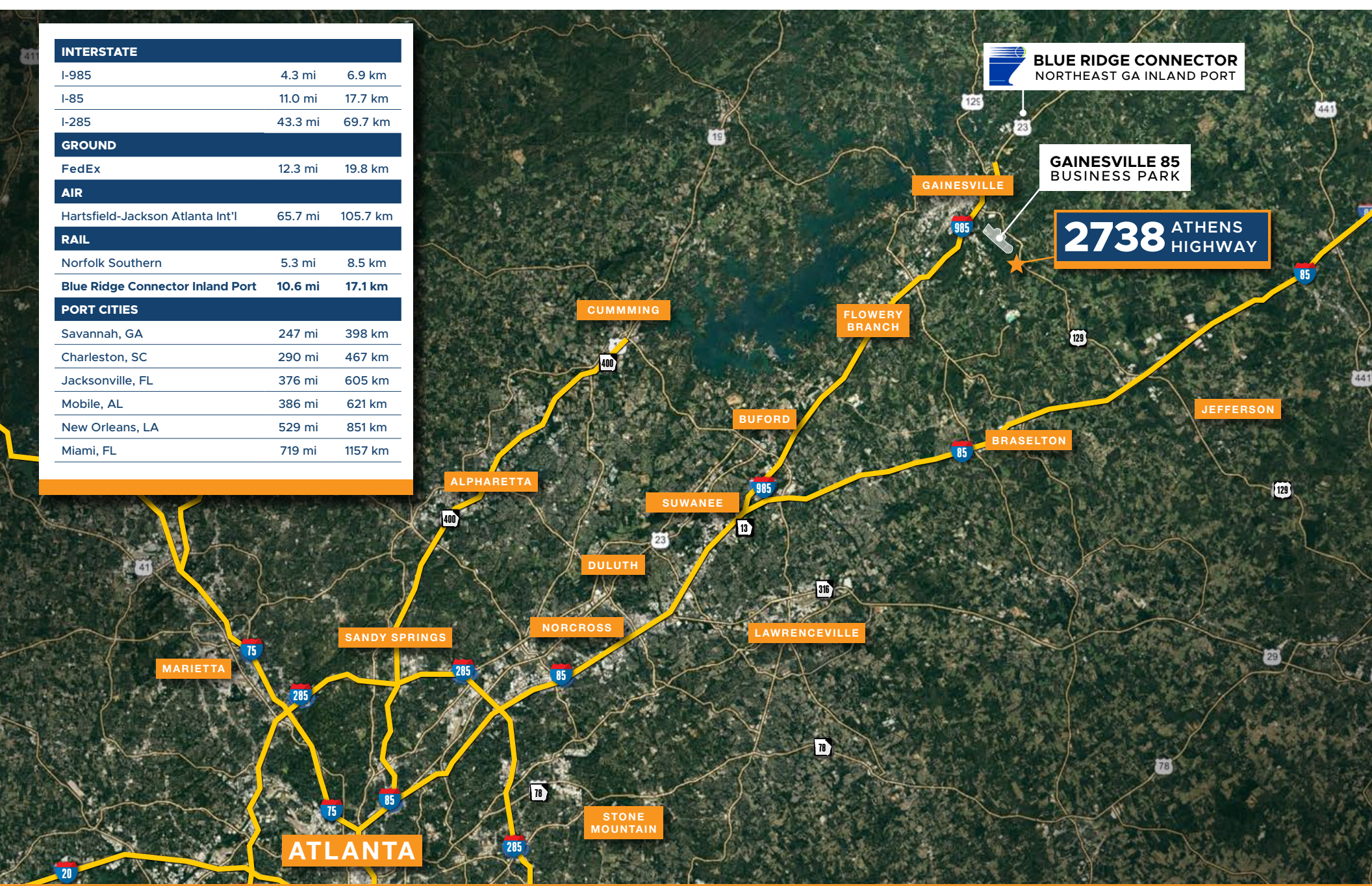


MICRO AERIAL



MACRO AERIAL

INTERSTATE		
I-985	4.3 mi	6.9 km
I-85	11.0 mi	17.7 km
I-285	43.3 mi	69.7 km
GROUND		
FedEx	12.3 mi	19.8 km
AIR		
Hartsfield-Jackson Atlanta Int'l	65.7 mi	105.7 km
RAIL		
Norfolk Southern	5.3 mi	8.5 km
Blue Ridge Connector Inland Port	10.6 mi	17.1 km
PORT CITIES		
Savannah, GA	247 mi	398 km
Charleston, SC	290 mi	467 km
Jacksonville, FL	376 mi	605 km
Mobile, AL	386 mi	621 km
New Orleans, LA	529 mi	851 km
Miami, FL	719 mi	1157 km



2738 ATHENS HIGHWAY

BLUE RIDGE CONNECTOR
NORTHEAST GA INLAND PORT

GAINESVILLE 85
BUSINESS PARK

NORTH GEORGIA INLAND PORT

BLUE RIDGE CONNECTOR

The Blue Ridge Connector will serve an important region for the production of heavy equipment, food and forest products. The 104-acre location was chosen based on market research and site selection criteria, which included connections to Norfolk Southern rail and proximity to important roadways like I-85, I-985, Hwy 365, Hwy 129 and Hwy 441.



SERVICE & CONNECTIVITY

- Direct rail link between Northeast Georgia and the Port of Savannah, the #2 most connected port in the country with 37 direct container services.
- Served by Norfolk Southern.
- Offers direct access to I-985.
- Serves the manufacturing and logistics corridor in Northeast Georgia with a regional population of over 2 million.

CAPACITY

- Annual lift capacity of 200,000 containers.

SUSTAINABILITY

- Emissions decreased by 75% compared to over-the-road transport.

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