



CANDLER

REAL ESTATE

4363 Sardis Rd | Gainesville, GA 30506
Land For Sale

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Land For Sale

4363 Sardis Rd, Gainesville, GA 30506



Property Description

Introducing a prime investment opportunity! This well-maintained property has a storage building/barn offering ample space for a variety of potential uses. Zoned AR-1, this property provides a versatile canvas for realizing your vision. Situated in the sought-after Gainesville area, this location offers strategic advantages for a range of potential ventures. Whether you're considering development, land use, or expansion, this property presents an exceptional opportunity for astute investors seeking to capitalize on the thriving market in the Gainesville area. Don't miss out on the potential that this property has to offer.

Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Land For Sale

4363 Sardis Rd, Gainesville, GA 30506



Property Highlights

- Hall County Conservation use until December 2031
- Opportunity for Family Compound/Large Acre Lots
- Subdivision Development Potential
- Small Pond on Property

Offering Summary

Sale Price:	\$1,600,000
Lot Size:	41.67 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	767	6,194	14,718
Total Population	2,058	16,171	37,629
Average HH Income	\$93,423	\$113,831	\$114,121

Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

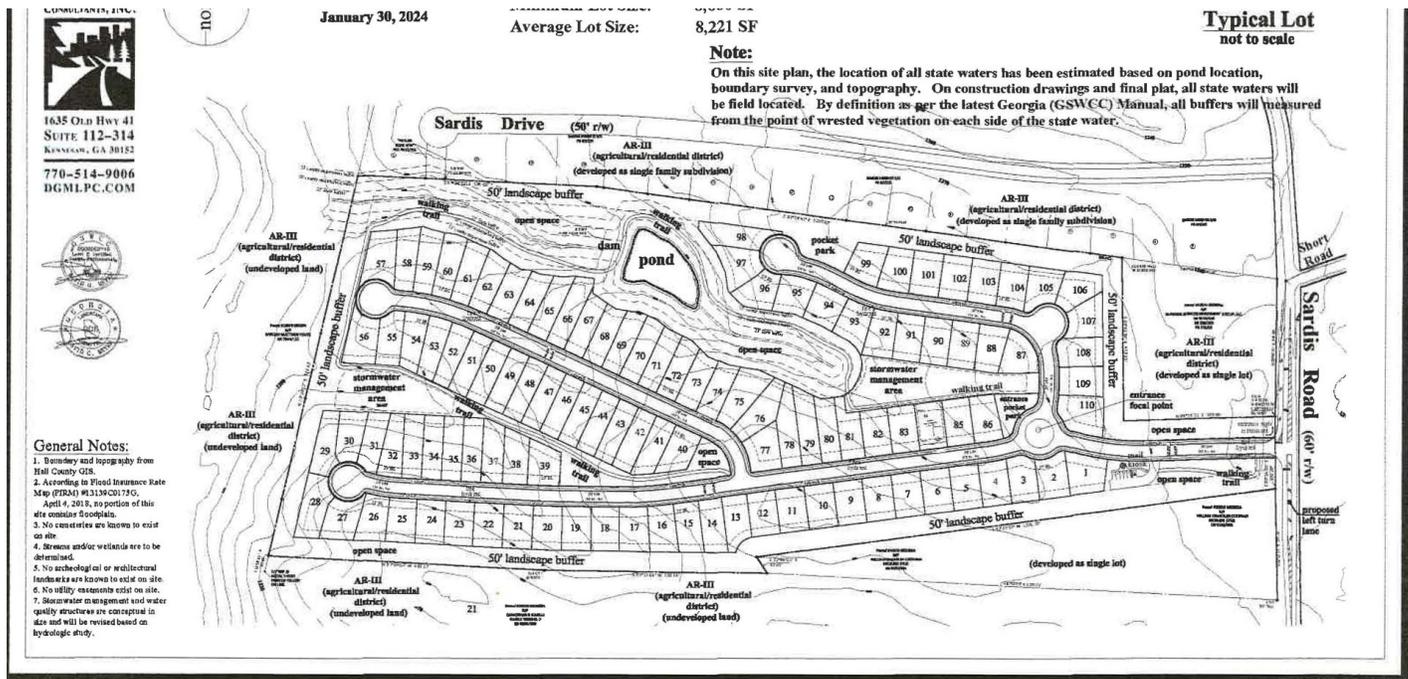
lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Land For Sale

4363 Sardis Rd, Gainesville, GA 30506



Presented By:

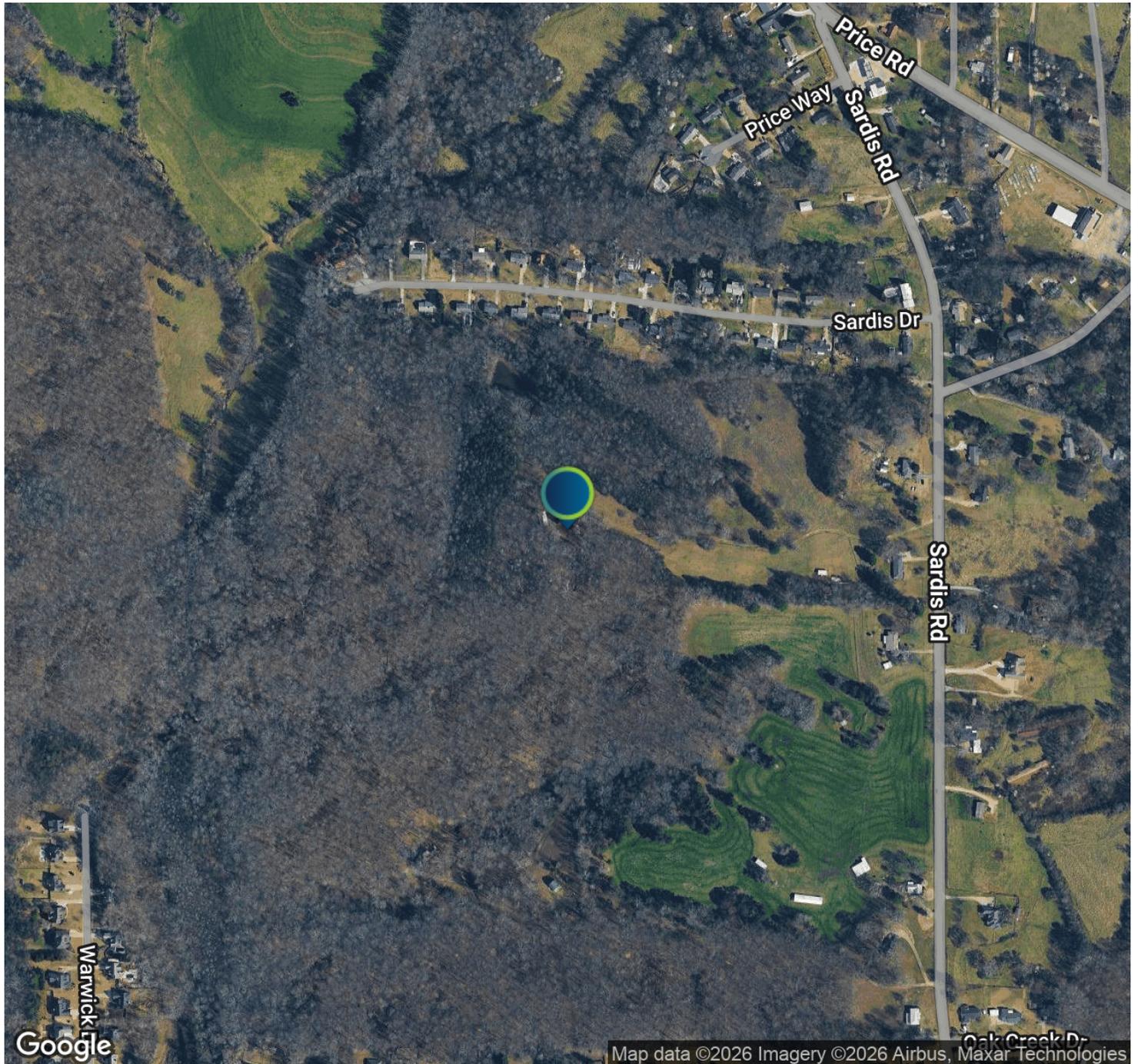
Lee Hemmer, CCIM, SIOR
770.988.6383
Principal/Managing Broker
lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Land For Sale

4363 Sardis Rd, Gainesville, GA 30506



Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

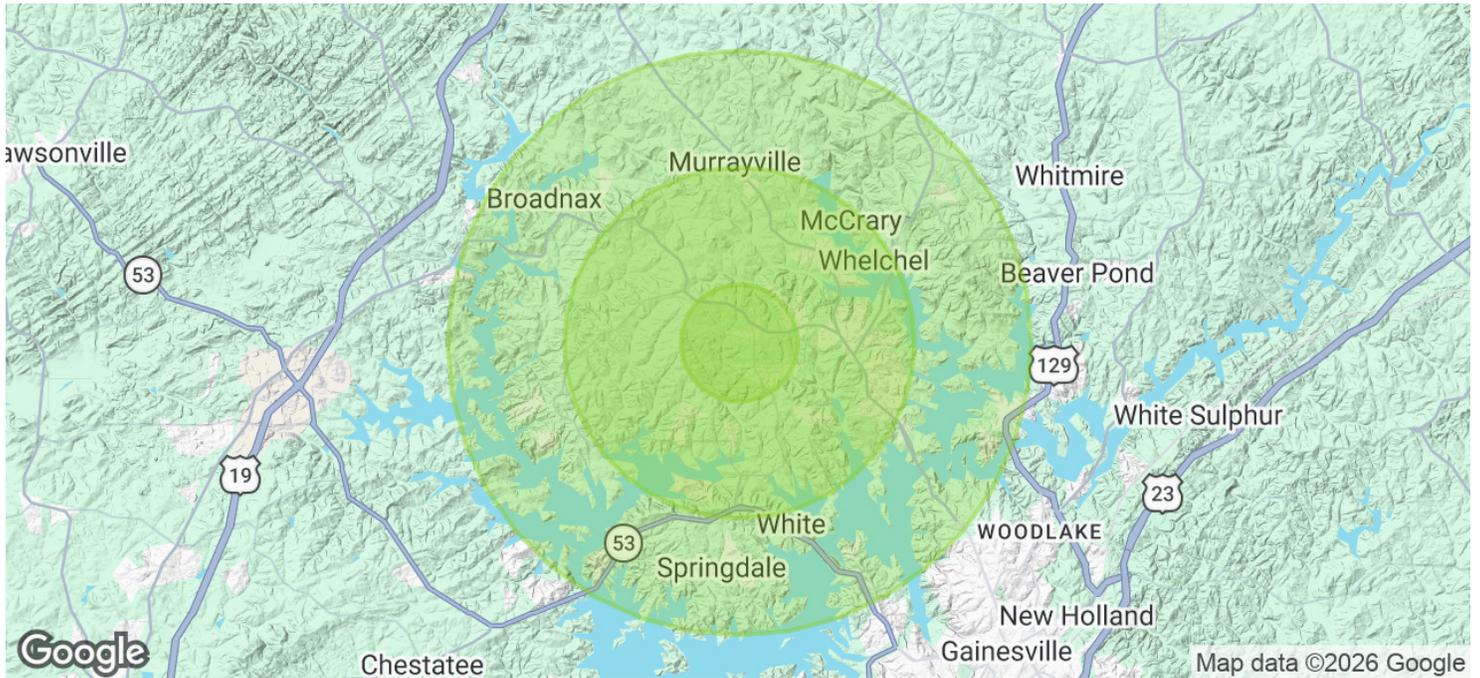
lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Land For Sale

4363 Sardis Rd, Gainesville, GA 30506



Population	1 Mile	3 Miles	5 Miles
Total Population	2,058	16,171	37,629
Average Age	40	43	43
Average Age (Male)	38	42	42
Average Age (Female)	41	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	767	6,194	14,718
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$93,423	\$113,831	\$114,121
Average House Value	\$361,203	\$502,234	\$542,446

Demographics data derived from AlphaMap

Presented By:

Lee Hemmer, CCIM, SIOR
 770.988.6383
 Principal/Managing Broker
 lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Land For Sale

4363 Sardis Rd, Gainesville, GA 30506



Lee Hemmer, CCIM, SIOR

Principal/Managing Broker

lee@candler.com

Direct: **770.988.6383**

GA #183296

Candler Real Estate
135 Maple Street NW
Gainesville, GA 30501
770.988.6383

Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com