



120 Acre Industrial Development Site

OFFERING SUMMARY

Sale Price:	Contact Agent for Pricing
Lot Size:	120 Acres
Zoning:	AR-III, AR-IV, I-I
Market:	Northeast Georgia
Submarket:	Gainesville/Hall County

FOR INFORMATION

BRIAN HUGHS, CCIM
Principal

o | 770-988-6383
c | 678-316-4445
brian@candlerre.com

135 Maple Street, NW
Gainesville, GA 30501

www.candlerre.com

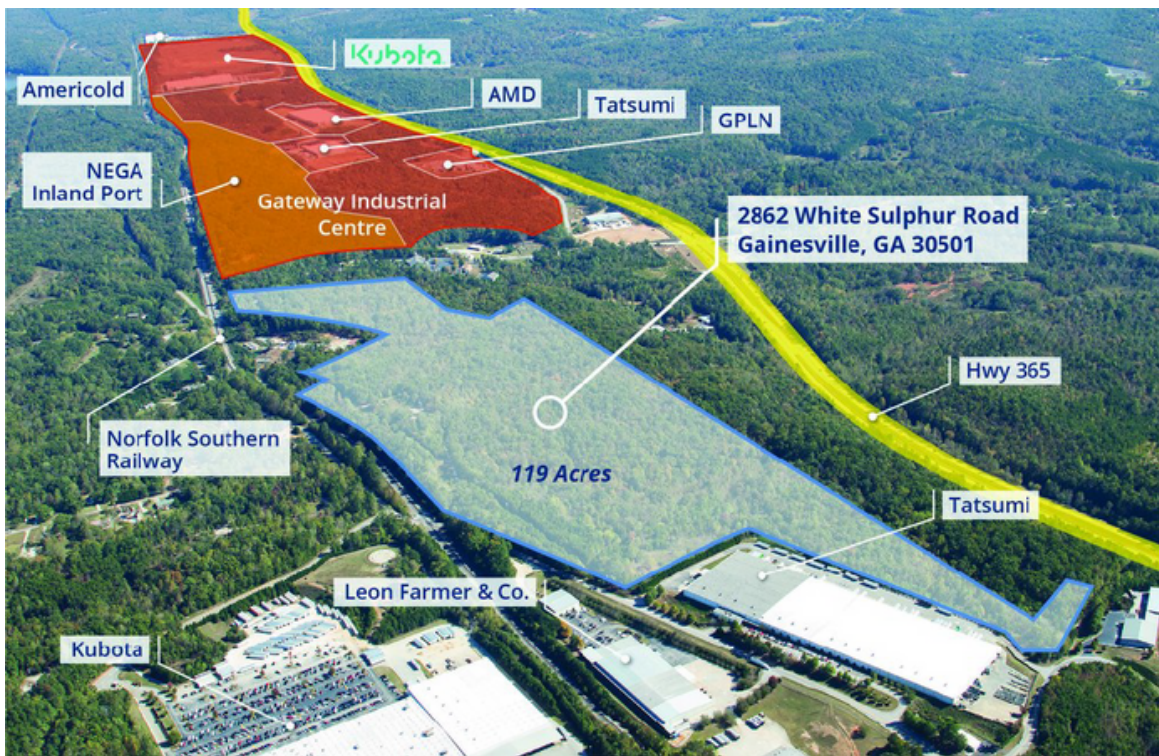
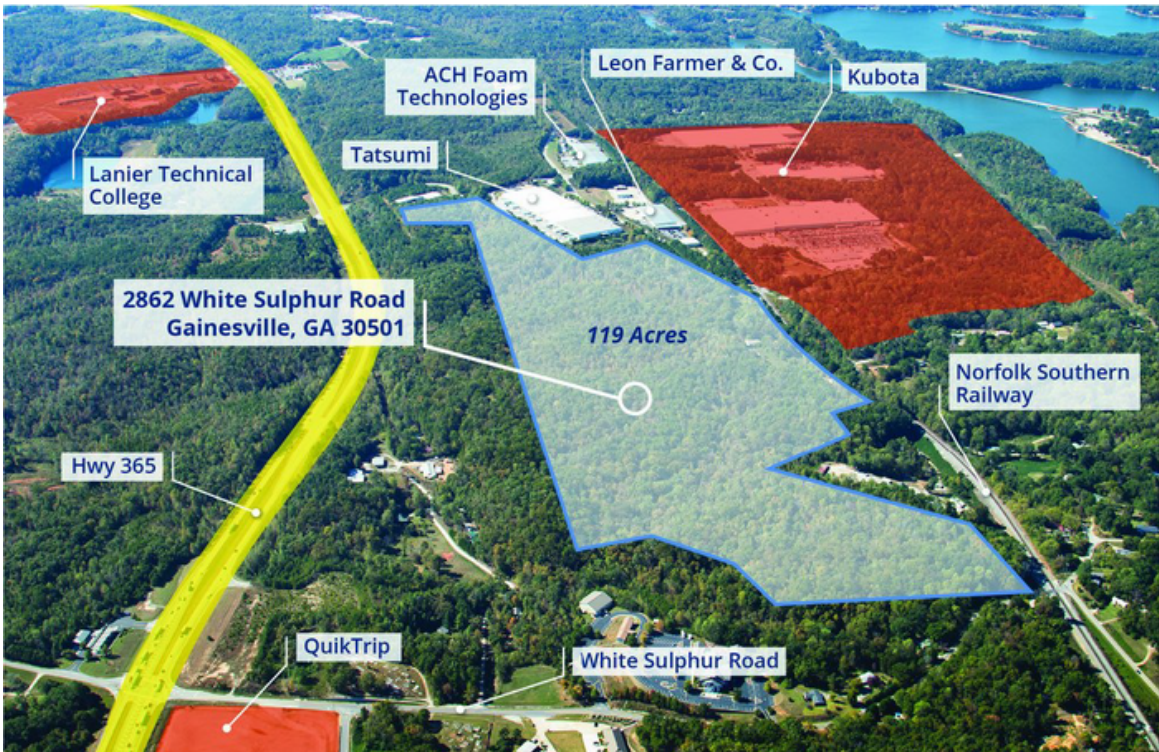




PROPERTY HIGHLIGHTS

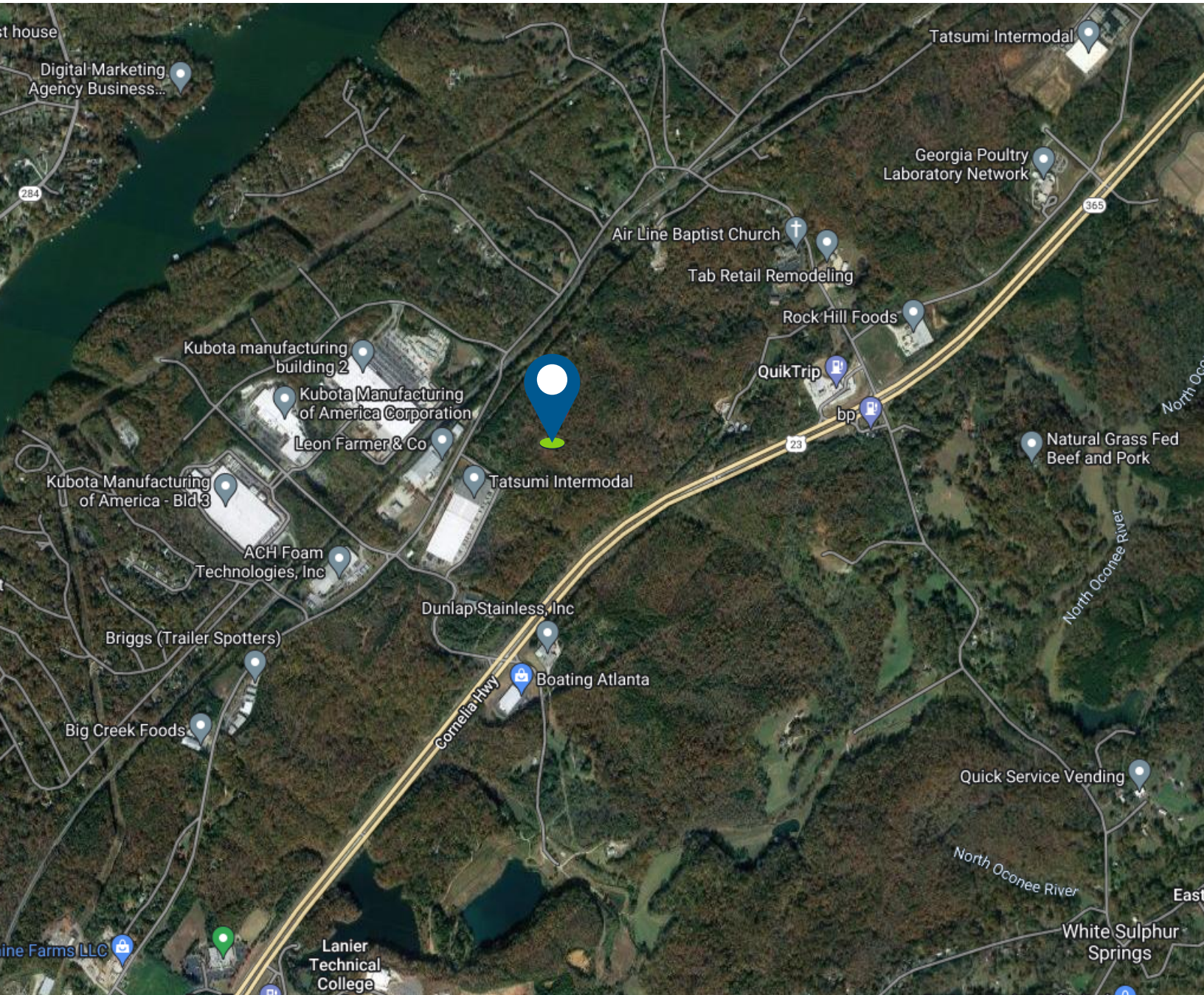
- 120 +/- acres available for sale for potential industrial development
- All utilities available at or near the site including sewer
- 1,650' of rail frontage along Norfolk Southern Railway
- White Sulphur Road to be realigned through the property giving the entire site excellent road frontage and direct access into the NEGA Inland Port
- High industrial growth area along the I-985/GA Hwy 365 corridor
- Access to lighted intersection on Highway 365 at Ramsey Road & White Sulphur Road
- 2 miles from the new Lanier Technical College 85 acre campus on Hwy 365
- Across from the future Northeast Georgia Inland Port, which is set to be completed in early 2025
- Located in "Lesser Developed Census Tract" by the State of Georgia
- Tax incentives available for businesses expanding/hiring in this area
- 70 miles to Hartsfield Jackson International Airport
- 300 miles to Savannah Port
- Site Selection Magazine named Gainesville / Hall County one of the top performing small metro areas in Georgia for 2022 for Job Creation and Investment
- Since 2015, Gainesville / Hall County has seen 149 new and expanded businesses totaling over \$2.4 billion in capital investment

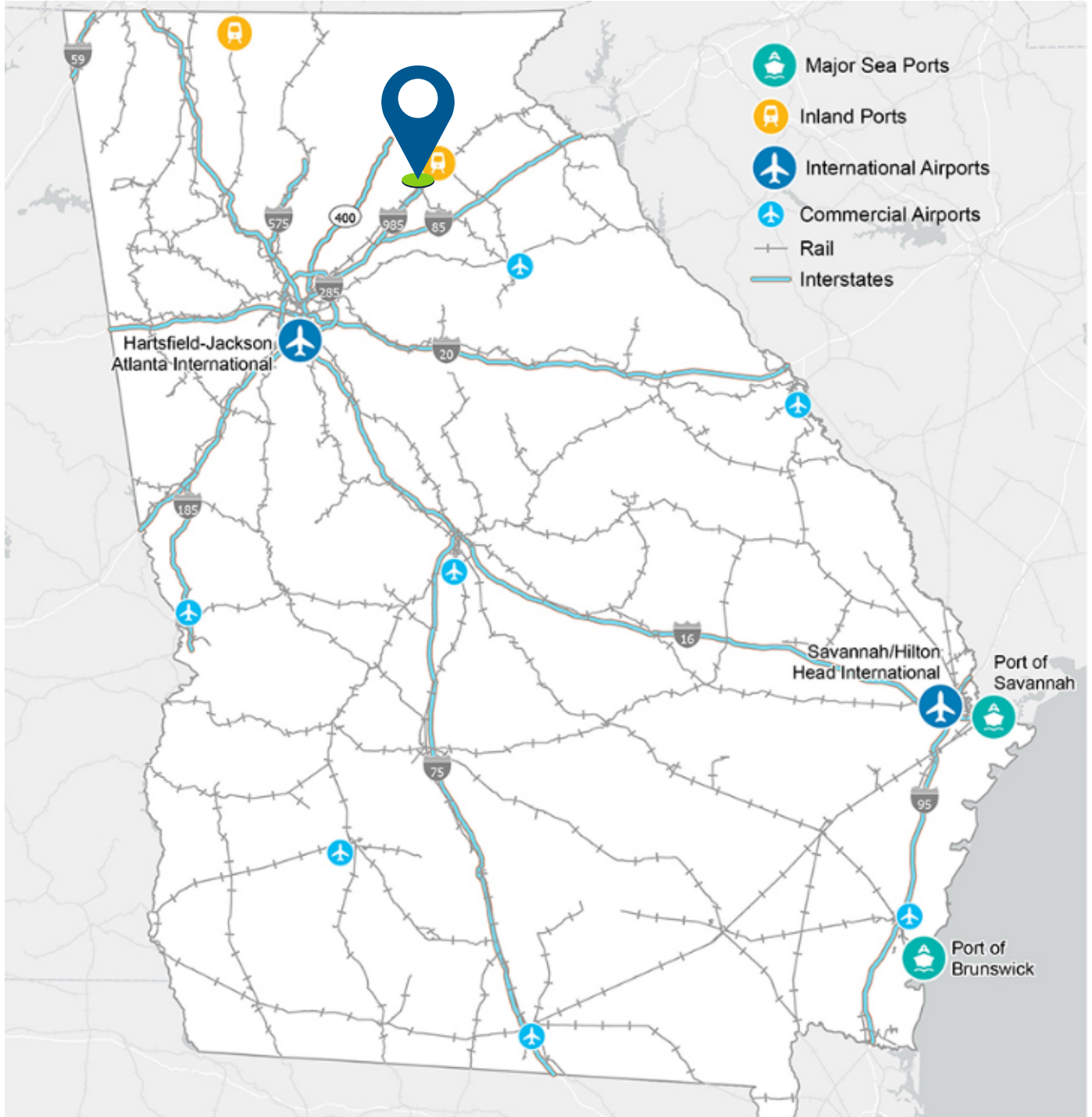




CONCEPT PLAN









CANDLER

REAL ESTATE

119 Acres

FOR MORE INFORMATION, PLEASE CONTACT:

BRIAN HUGHS, CCIM

Principal

o | 770-988-6383

c | 678-316-4445

brian@candlerre.com



Candler Real Estate | 135 Maple Street, Gainesville, GA 30501 | 770-988-6383 | www.candlerre.com

© 2022 Candler Real Estate. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Candler Real Estate does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.