



CANDLER

REAL ESTATE

2511 Athens Hwy | Gainesville, GA 30507
Commercial Land For Sale

24.62 Acres

BRIAN HUGHS, CCIM

Principal/Associate Broker brian@candler.com

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

Local Understanding
+ Industry Expertise

Commercial Land For Sale

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Property Highlights

- 24.62 +/- acres available for sale
- Prime frontage along Athens Highway with high daily traffic count
- Excellent visibility and access for potential retail or commercial development
- Zoned: S-S (Suburban Shopping) in Hall County
- Located along one of Gainesville's growing commercial corridors on Highway 129 between Athens and Gainesville
- Convenient access to I-985 at Exit 22, I-85, downtown Gainesville, and surrounding communities
- Adjacent to large Planned Industrial Development totaling over 750,000 +/- square feet
- City of Gainesville water with potential access to sewer nearby

Offering Summary

Sale Price:	\$1,450,000
Zoning:	S-S
Lot Size:	24.62 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	542	4,441	15,312
Total Population	2,082	16,334	51,010
Average HH Income	\$58,540	\$66,998	\$71,572

Presented By:

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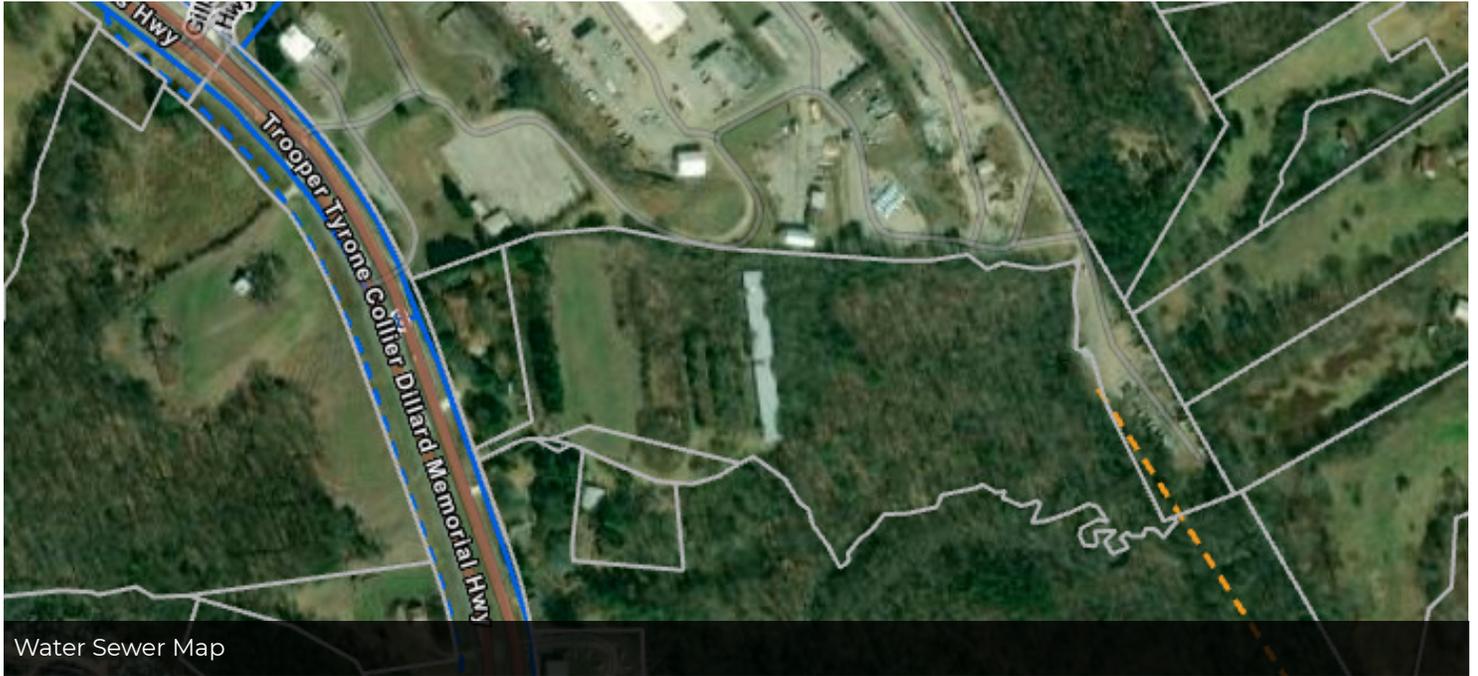
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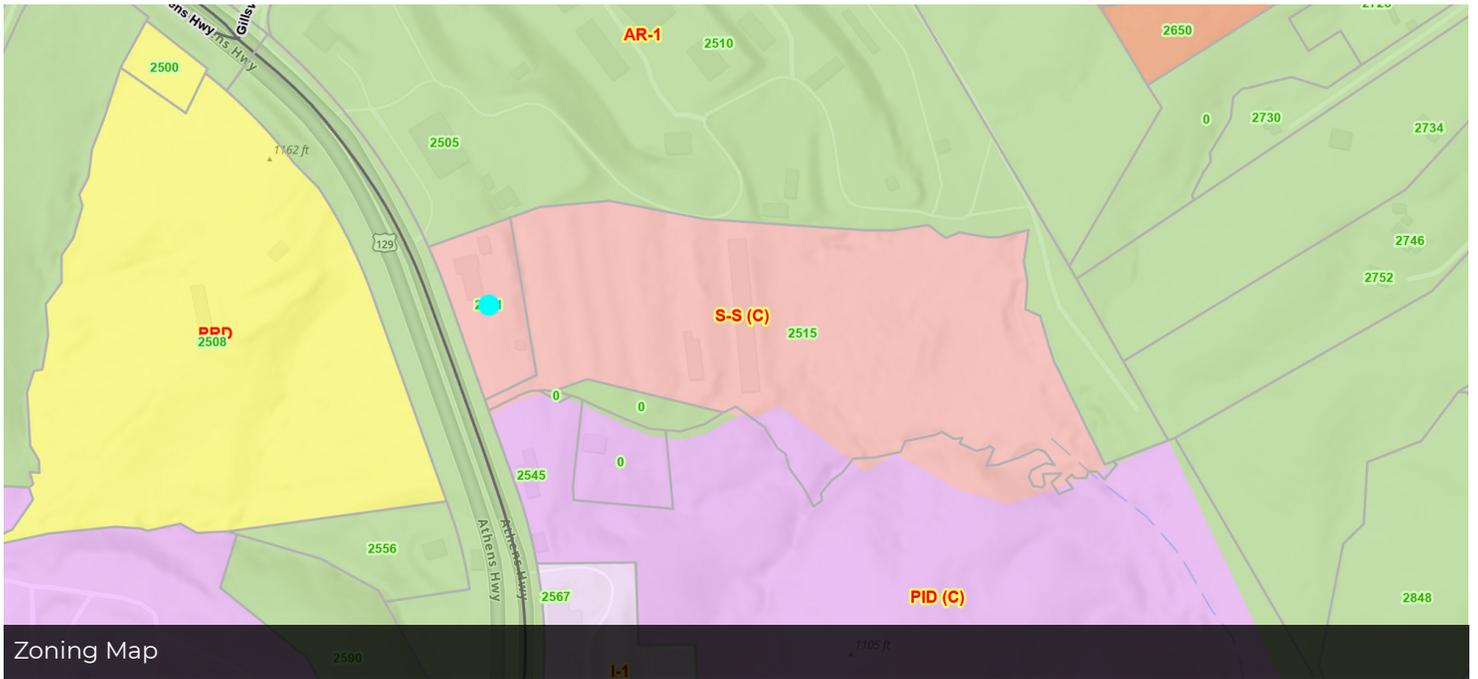
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Water Sewer Map



Zoning Map

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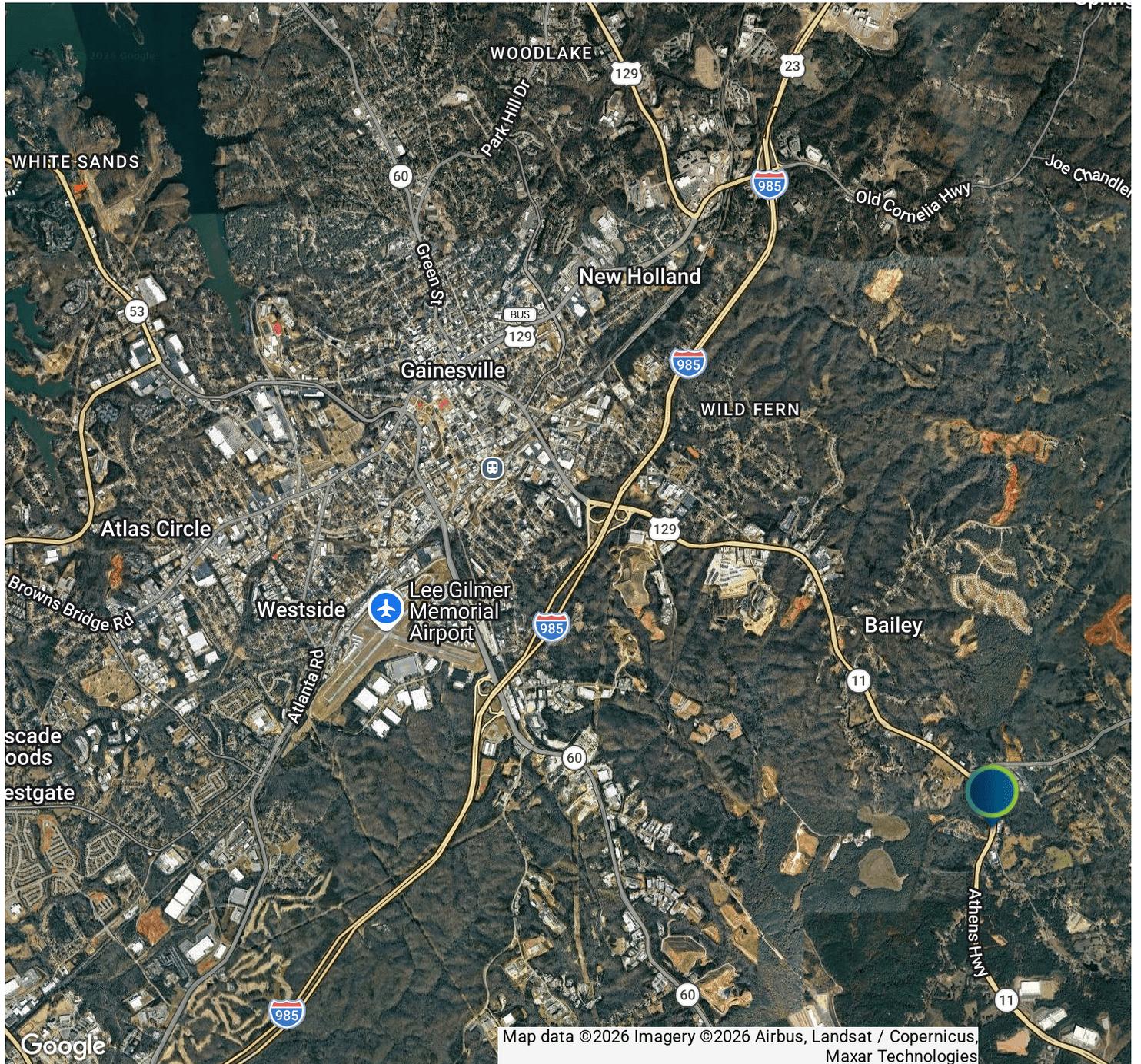
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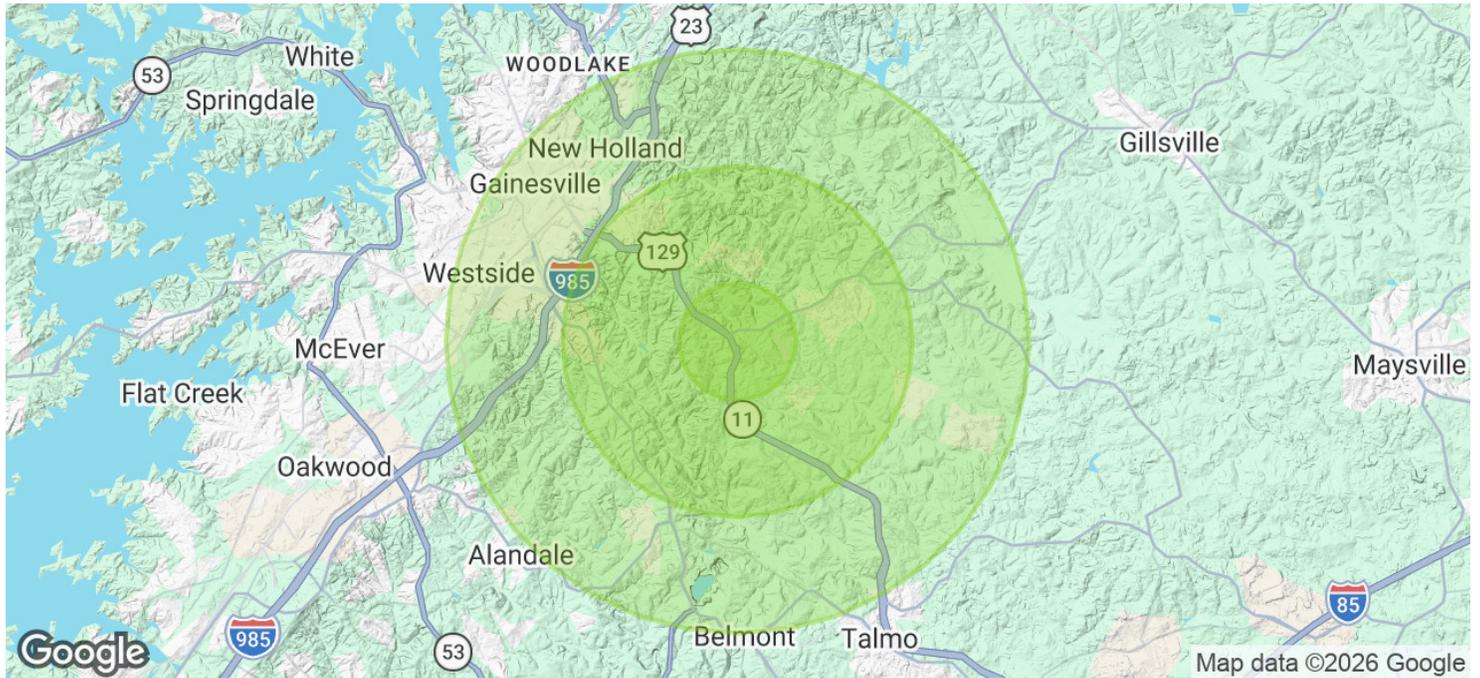
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,082	16,334	51,010
Average Age	33	34	34
Average Age (Male)	32	33	33
Average Age (Female)	33	34	35

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	542	4,441	15,312
# of Persons per HH	3.8	3.7	3.3
Average HH Income	\$58,540	\$66,998	\$71,572
Average House Value	\$273,770	\$271,629	\$293,266

Demographics data derived from AlphaMap

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