

INDUSTRIAL
LAND
FOR SALE

PRIME 68.66-ACRE DEVELOPMENT SITE

15 DUVALL ROAD
CHATSORTH, GA

HIGHWAY FRONTAGE | PORT PROXIMITY | FLEXIBLE ZONING | GROWING INDUSTRIAL CORRIDOR

15 DUVALL ROAD, CHATSWORTH, GA

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EXECUTIVE SUMMARY

THE OFFERING

JLL is pleased to present for sale a 68.66-acre land site in Chatsworth, GA. With strategic frontage on HWY 52 / 76, this assemblage of three parcels offers significant development potential. The site's scale and proximity to the Appalachian Regional Port make it ideally suited for transformation into an industrial park or logistics hub.



PROPERTY OVERVIEW

THE LAND AT 15 DUVALL ROAD PRESENTS A UNIQUE OPPORTUNITY

- Total Acreage: 68.66 acres
- Location: Duvall Road / HWY 52, Chatsworth, GA
- Current Zoning: MHP (Manufactured/Mobile Home Park), SR (Single Family Residential), CH (Heavy Commercial)
- Development Potential: Industrial Park / Logistics Hub

	PARCEL 1	PARCEL 2	PARCEL 3
PARCEL ID	0048A 017	0048A 029	0048A 027
ADDRESS	15 Duvall RD A / HWY 52	15 Duvall RD	15 Duvall RD
SIZE (ACRES)	65.81	1.93	0.92
ZONING	MHP (Manufactured/Mobile home pak)	SR (Single family residential)	CH (Heavy Commercial)
USE CLASS	C5-Commercial	R4-Residential	Heavy commercial
DISTRICT	Murray County	Murray County	City of Charsworth

HIGHLIGHTS

STRATEGIC FRONTAGE:

The site offers excellent visibility and access with direct frontage on HWY 52/76, a primary east-west artery.

FLEXIBLE DEVELOPMENT POTENTIAL:

Pro business community would welcome port related logistics or manufacturing facility.

PROXIMITY TO KEY INFRASTRUCTURE:

The property is strategically positioned to leverage the nearby Appalachian Regional Port and the I-75 corridor, connecting to the entire Southeast.

EXPANSION POTENTIAL:

The site's location within a broader area of undeveloped land provides potential opportunities for future growth and campus expansion.



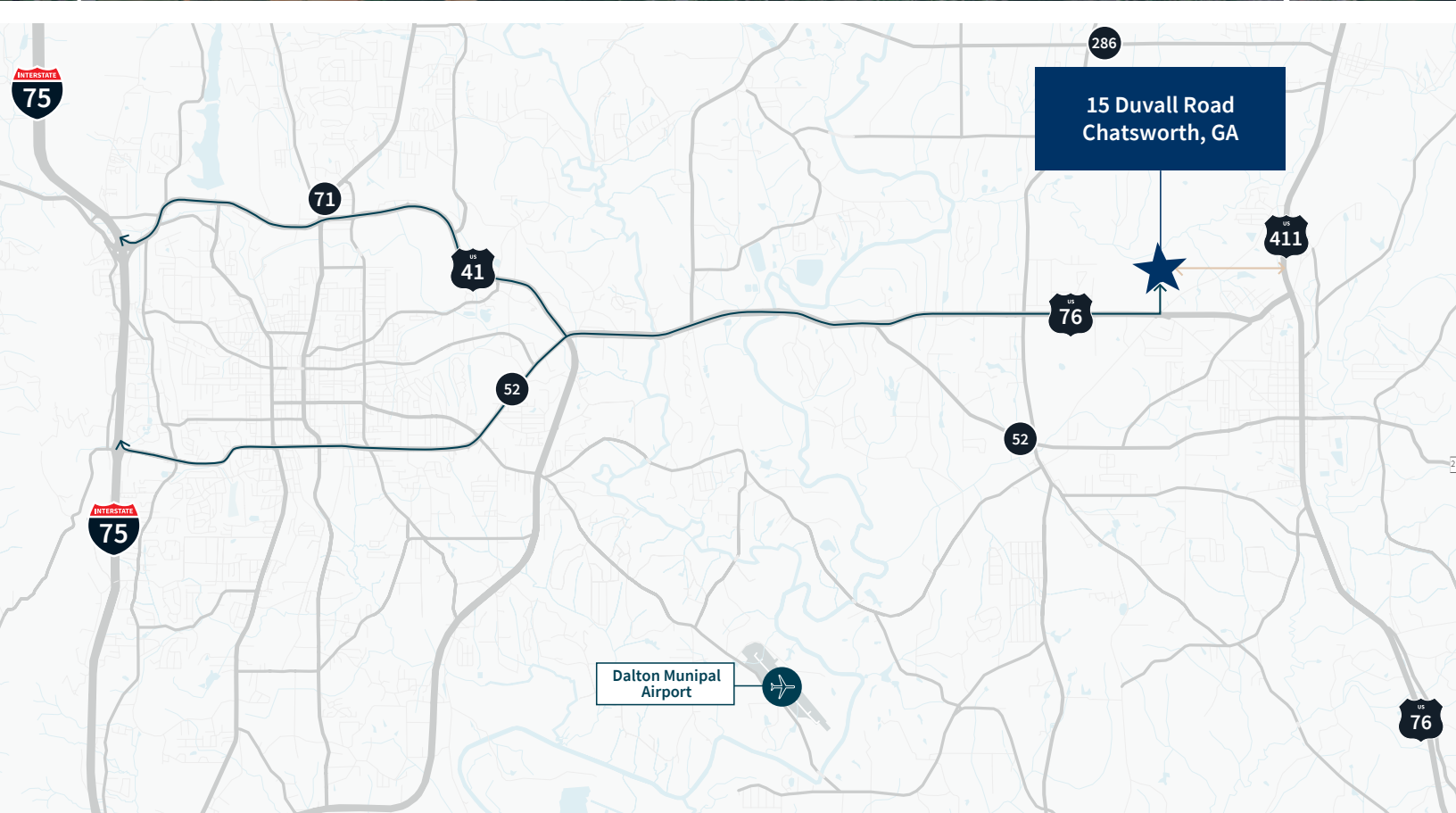
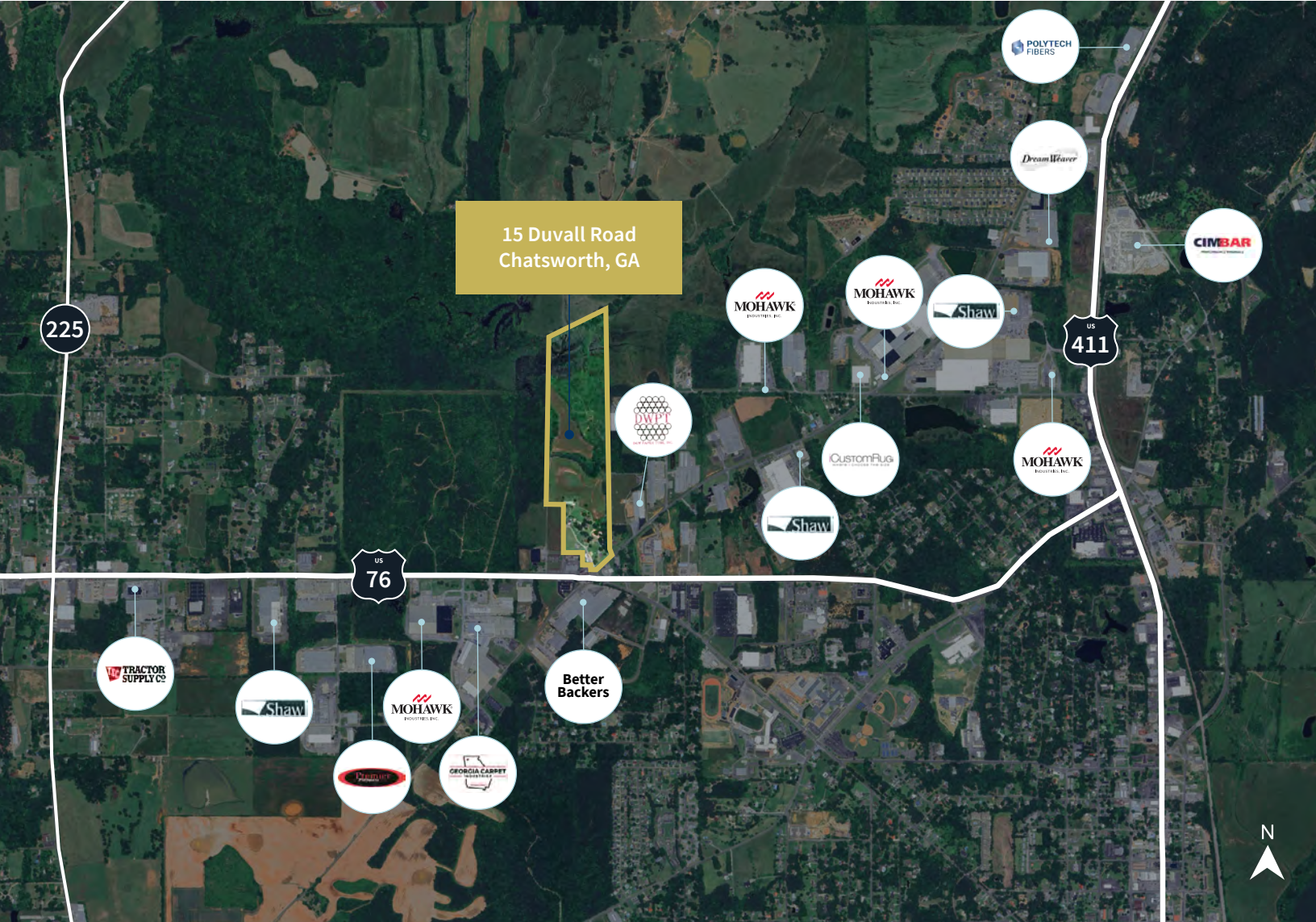
LOCATION & AREA

CONNECTIVITY

THE LAND AT 15 DUVALL ROAD PRESENTS A UNIQUE OPPORTUNITY AT THE CENTER OF A THRIVING LOGISTICS NETWORK

LOCATION	DISTANCE
INTERSTATE 75	~15 miles
APPALACHIAN REGIONAL PORT	~25 miles
DALTON, GA	~15 miles
CHATTANOOGA, TN	~40 miles
ATLANTA, GA	~85 miles
HARTSFIELD-JACKSON INT'L AIRPORT	~95 miles





REGIONAL REACH



The site at 15 Duvall Rd in Chatsworth, GA, is positioned for wide-reaching distribution. It provides access to the entire Southeast within an 8-hour drive, reaches major metros like Chicago, Houston, and New York in 16 hours, and covers the eastern two-thirds of the United States (including Denver and parts of Canada) within a 24-hour drive.

A STRATEGIC HUB FOR SOUTHEASTERN DISTRIBUTION

PRIME DEVELOPMENT OPPORTUNITY

The Dalton-Chatsworth corridor is experiencing notable growth driven by e-commerce and logistics demand. This 68.66-acre site is one of the few contiguous land holdings of this scale in the area, making it a prime target for developers looking to capitalize on this momentum.

STRATEGIC CORRIDOR LOCATION

Strategically positioned directly within the I-75 industrial corridor, the Duvall Road site provides a critical link between the manufacturing centers of the Southeast and major consumption markets.

UNMATCHED MARKET ACCESS

Its position offers an efficient, cost-effective distribution point to reach over 50 million people within a one-day truck drive.



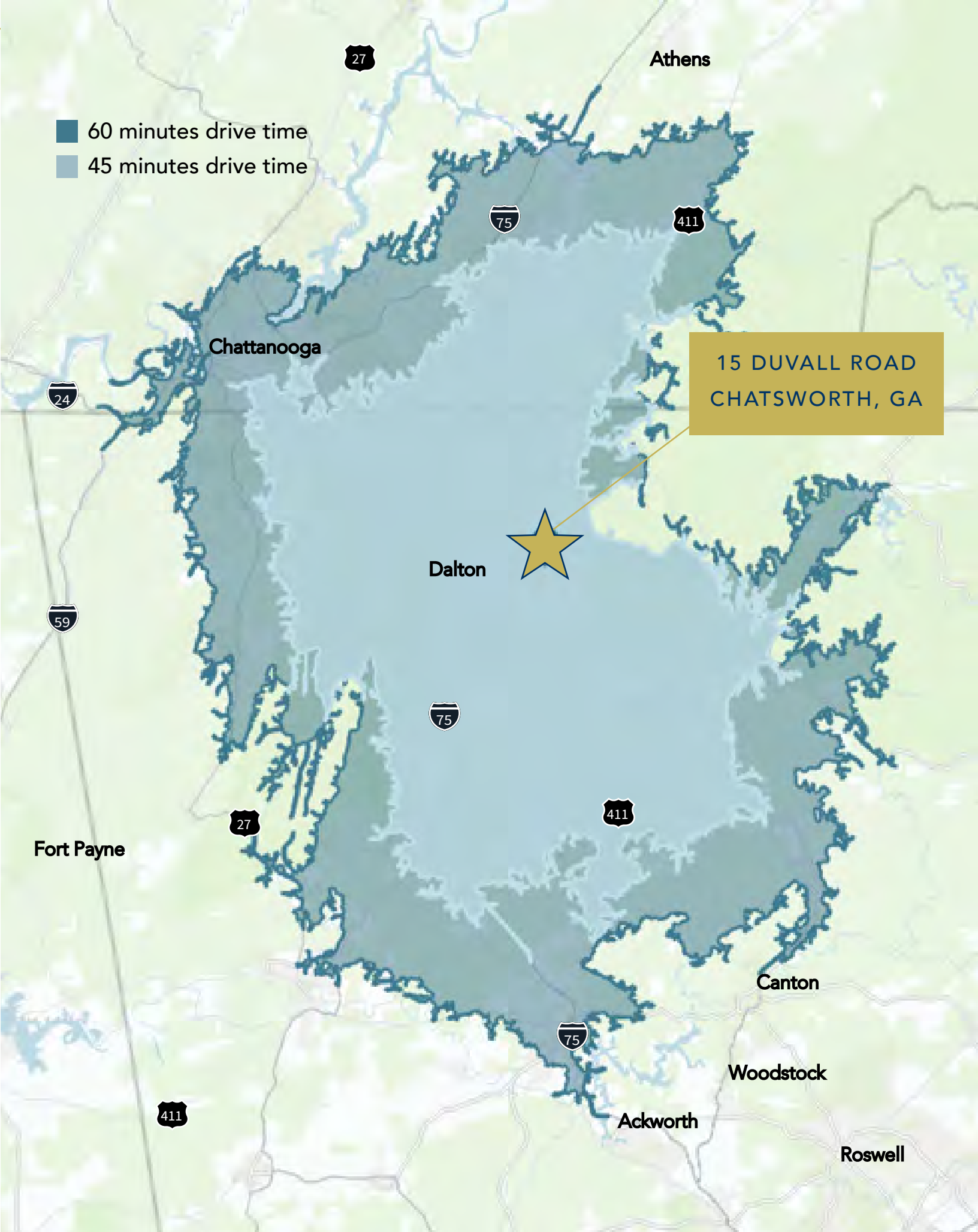
DEMOGRAPHICS

- **Access to the larger labor markets** of Murray and Whitfield counties
- **Growing population** in the North Georgia region
- **Proven workforce** supporting existing manufacturing and distribution employers

TOP EMPLOYERS



DEMOGRAPHICS	45 MIN	60 MIN	60 MILES
2025 Total Population	424,948	921,546	2,854,396
2010 Population (Esri 2025)	393,858	832,613	2,422,932
2025-2030 Growth Rate: Population	0.40%	0.60%	0.85%
2025 Civ Pop 16+/Labor Force	206,882	455,071	1,423,533
2025 Total Daytime Population	413,905	963,156	2,810,994
2025 Daytime Pop: Workers	182,750	471,839	1,310,806
2025 Daytime Pop: Residents	231,155	491,317	1,500,188
2025 Unemployment Rate	5.3%	4.7%	4.1%
2025 Total Households	162,242	363,653	1,084,391
2025 Median Age	39.4	39.9	40.7
2025 Average Household Size	2.59	2.49	2.59
2025 Median Household Income	\$66,131	\$69,792	\$86,491
2025 Occupation: Transportation/Moving	22,951	43,002	100,777
2025 Occupation: Transportation/Moving (%)	11.72%	9.92%	7.38%
2025 Occupation: Production	23,254	40,341	87,544
2025 Industry: Transportation	10,208	23,045	61,929
2025 Transportation/Warehouse Bus (NAICS)	268	697	1,772
2025 Industry: Manufacturing	45,922	79,119	176,073
2025 Industry: Wholesale Trade	3,172	7,488	28,811
2025 Occupation: Production (%)	11.87%	9.30%	6.41%





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