



CANDLER

REAL ESTATE



1415 Calvary Creek Pkwy SW (Lot 7) | Gainesville, GA 30507



LOT 7

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

INDUSTRIAL LOT FOR SALE

1415 Calvary Creek Pkwy SW (Lot 7), Gainesville, GA 30507



Property Highlights

- Zoned Light Industrial
- Total Acreage 3.5 - Usable 2.0+/- Acres
- BTS 12,000 SF
- All utilities to site - detention ponds in place, sewered lots
- Proposed use: flex, industrial or office
- Fronts I-985, 21 miles to I-85 South, 61 miles to Atlanta, GA, 68 miles to Hartsfield-Jackson Airport, 0.34 miles from Exit 20
- 2 miles to Lee Gilmer Memorial Gainesville Airport, 12 miles to Jackson County (14th fastest growing county in US)
- 10 miles to Braselton and 10 miles to Pendergrass
Gainesville is the "Poultry Capital of the World", a 1 billion dollar a year industry

Offering Summary

Sale Price:	Contact Agent For Price
Lot Size:	3.5 Acres

Demographics	1 Mile	3 Miles	10 Miles
Total Households	91	9,486	70,771
Total Population	373	32,616	201,909
Average HH Income	\$69,583	\$70,369	\$98,351

Presented By:

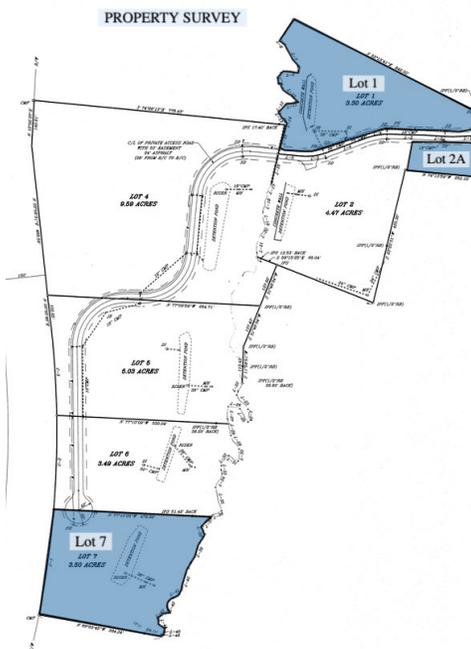
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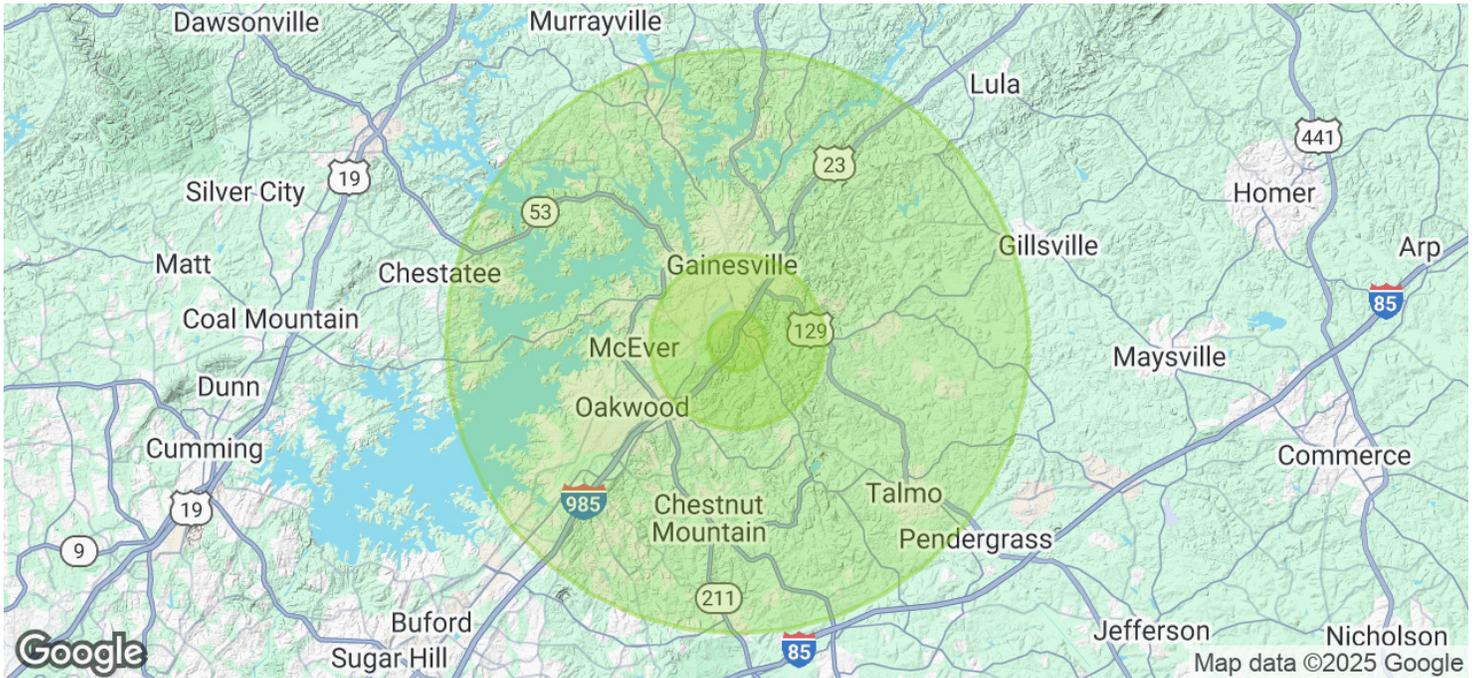
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Population	1 Mile	3 Miles	10 Miles
Total Population	373	32,616	201,909
Average Age	33	33	39
Average Age (Male)	33	32	38
Average Age (Female)	34	33	40
Households & Income	1 Mile	3 Miles	10 Miles
Total Households	91	9,486	70,771
# of Persons per HH	4.1	3.4	2.9
Average HH Income	\$69,583	\$70,369	\$98,351
Average House Value	\$231,798	\$261,065	\$409,589

Demographics data derived from AlphaMap

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