



CANDLER

REAL ESTATE

FOR SALE

4841, 4844 and 4865 Cagle Road | Lula, GA 30554

LEE HEMMER, CCIM, SIOR

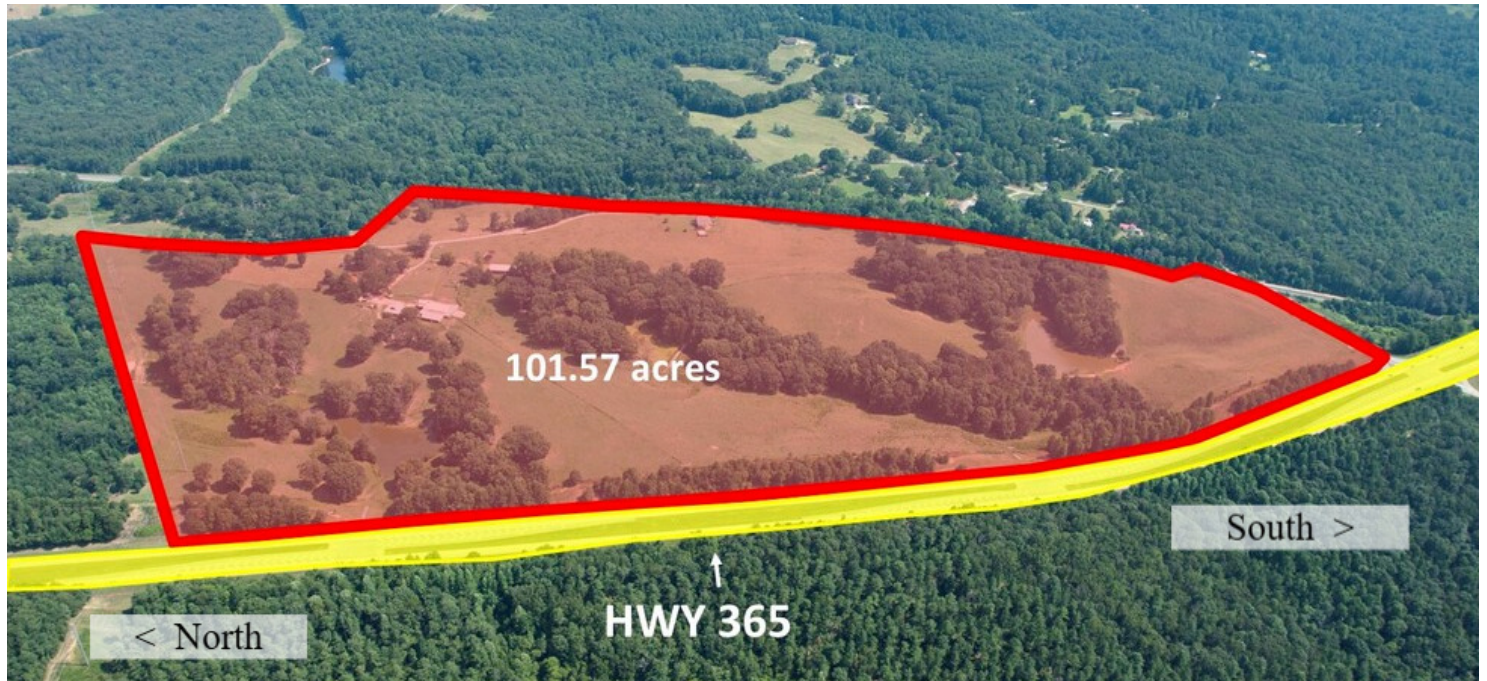
Principal/Managing Broker lee@candler.com

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

Local Understanding
+ Industry Expertise

Industrial Land for Sale

4841, 4844 and 4865 Cagle Road, Lula, GA 30554



Property Description

This 101-acre tract at 4841 Cagle Road in Lula, Georgia offers four-lane highway exposure on Hwy 365 and direct rail connectivity via a possible Norfolk Southern Rail spur. With exceptional access to regional transportation infrastructure, the site is ideally suited for manufacturing, distribution & warehouse, logistics, or large-scale industrial users seeking a strategic foothold in the rapidly growing Northeast Georgia corridor.

Property Highlights

- Suitable for Industrial users requiring rail, highway access and all utilities.
- Traffic count on Hwy 365: 38,400 vehicles per day
- Approx. 3,500 ft of road frontage on Hwy 365
- Approx. 2,100 ft of frontage on Norfolk Southern rail spur
- Approx. 2,450 ft of frontage on Cagle Road
- 5.3 miles to the Georgia Ports Authority (Inland Port)
- 10 miles from Downtown Gainesville, GA
- 71 miles from Hartsfield-Jackson International Airport, Atlanta, GA
- 13 miles from Habersham County Airport, Cornelia, GA

Offering Summary

Sale Price:	\$8,000,000
Lot Size:	101.57 Acres
Current Zoning	AR-1 / RX

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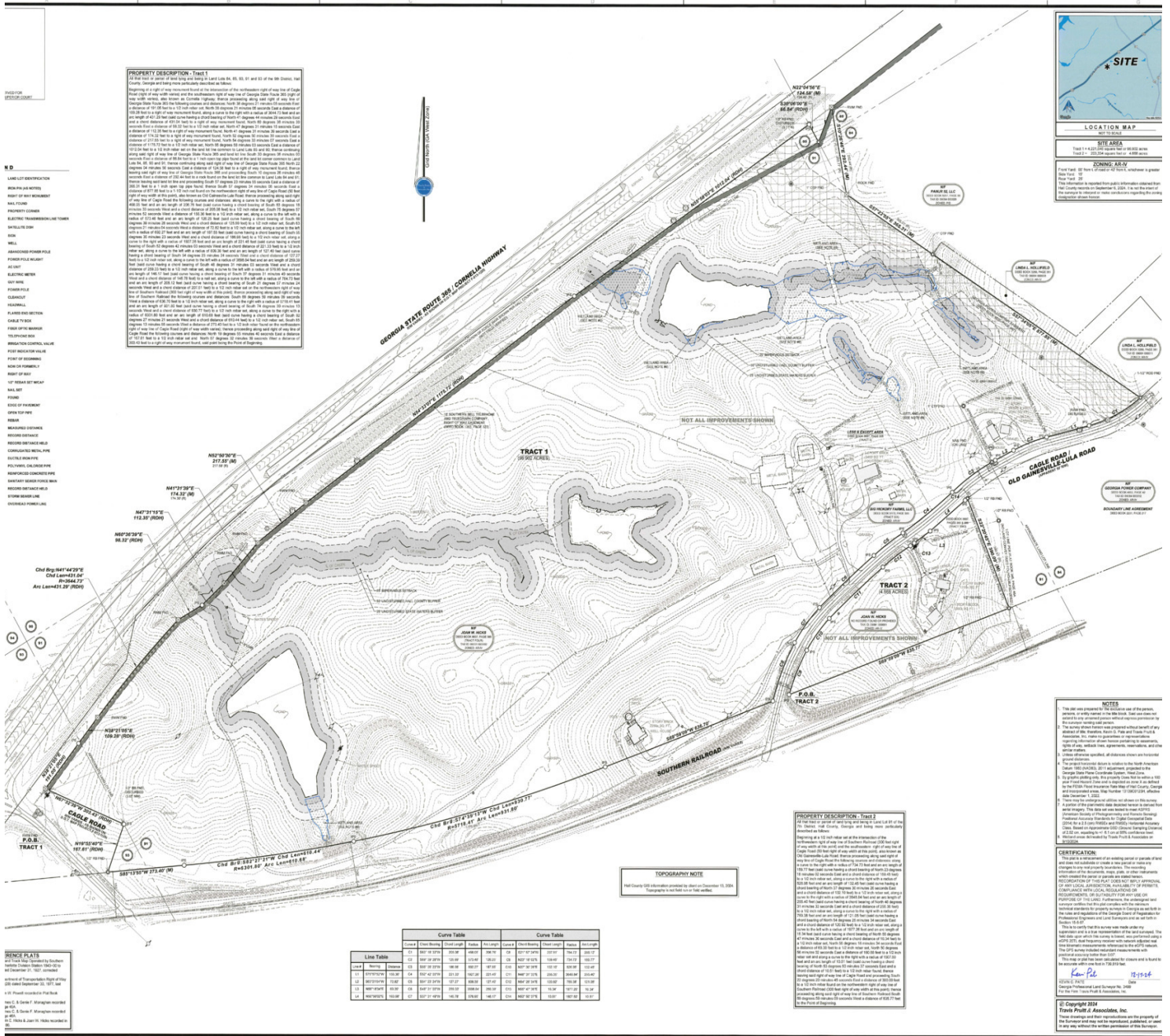
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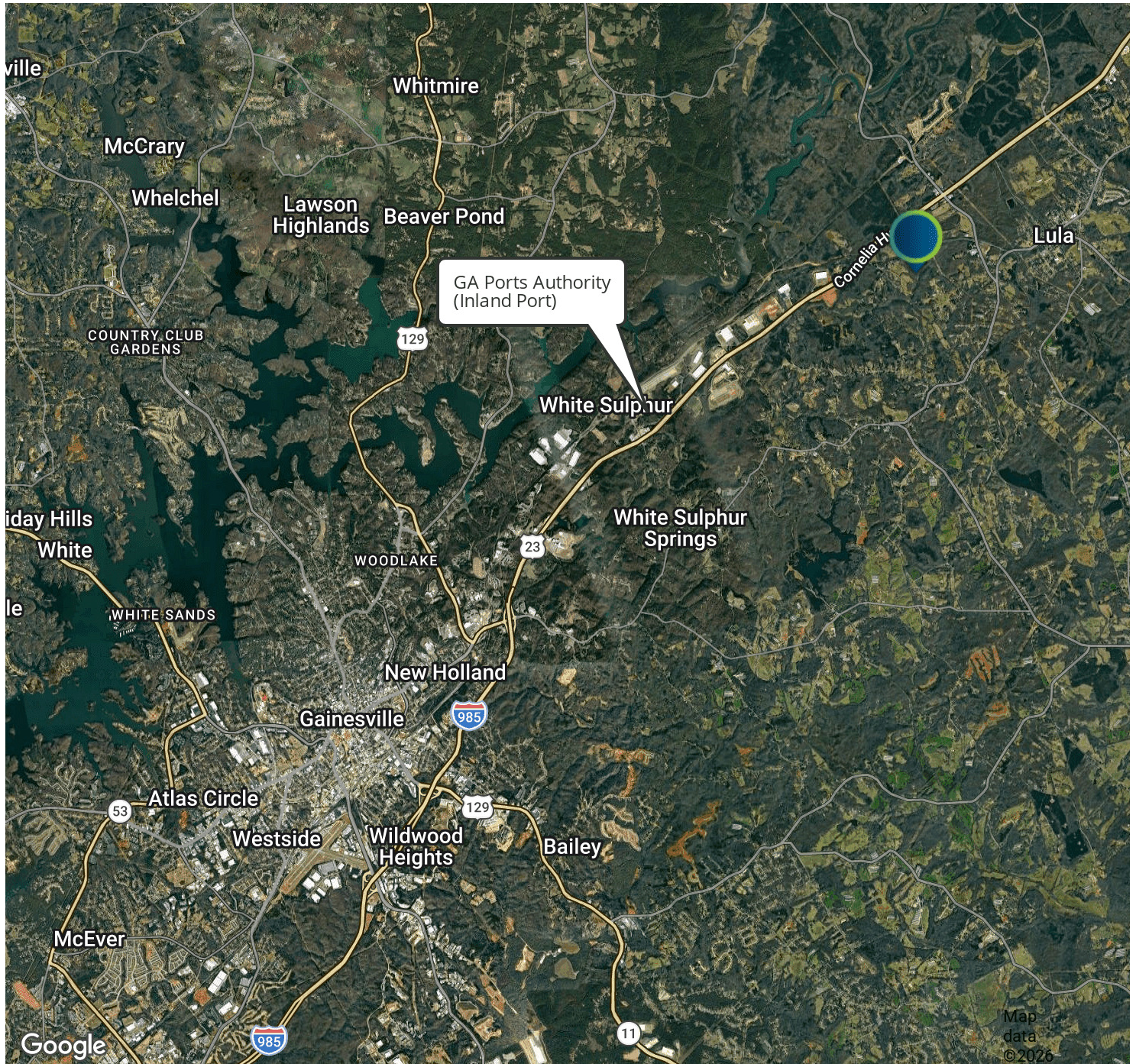
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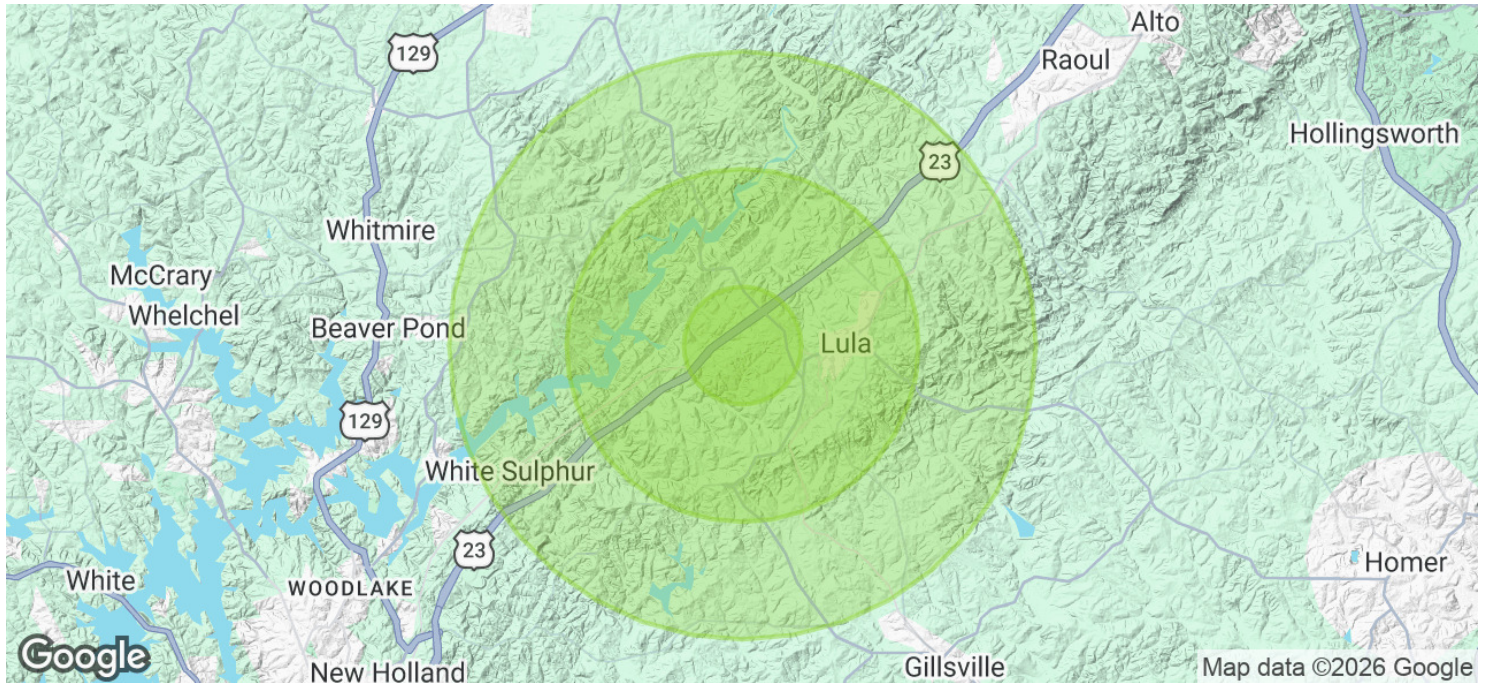
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Population	1 Mile	3 Miles	5 Miles
Total Population	271	5,127	10,296
Average Age	40	40	41
Average Age (Male)	40	40	40
Average Age (Female)	40	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	99	1,906	3,835
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$73,848	\$79,289	\$84,290
Average House Value	\$308,697	\$300,684	\$321,997

Demographics data derived from AlphaMap

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GA #183296

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