



Industrial Sites For Sale

OFFERING SUMMARY

Sale Price:	Contact Agent For Price
Lot Size:	5 - 13.3 +/- Acres
Zoning:	Industrial
Utilities:	All Utilities Available Including Sewer

FOR INFORMATION

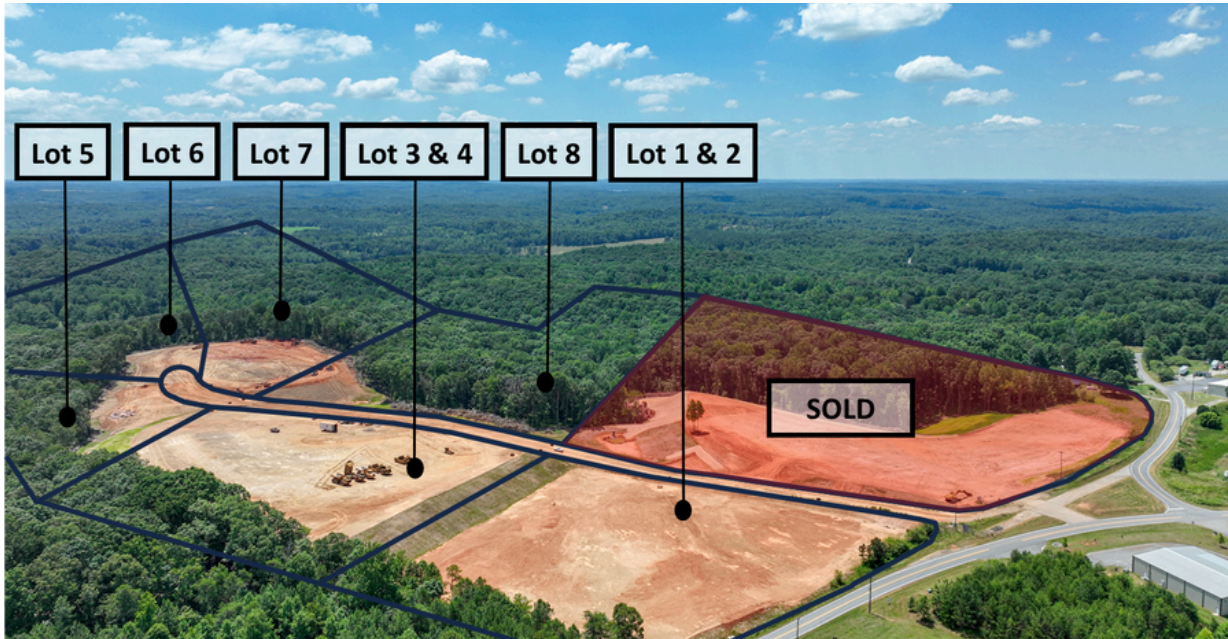
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PROPERTY HIGHLIGHTS

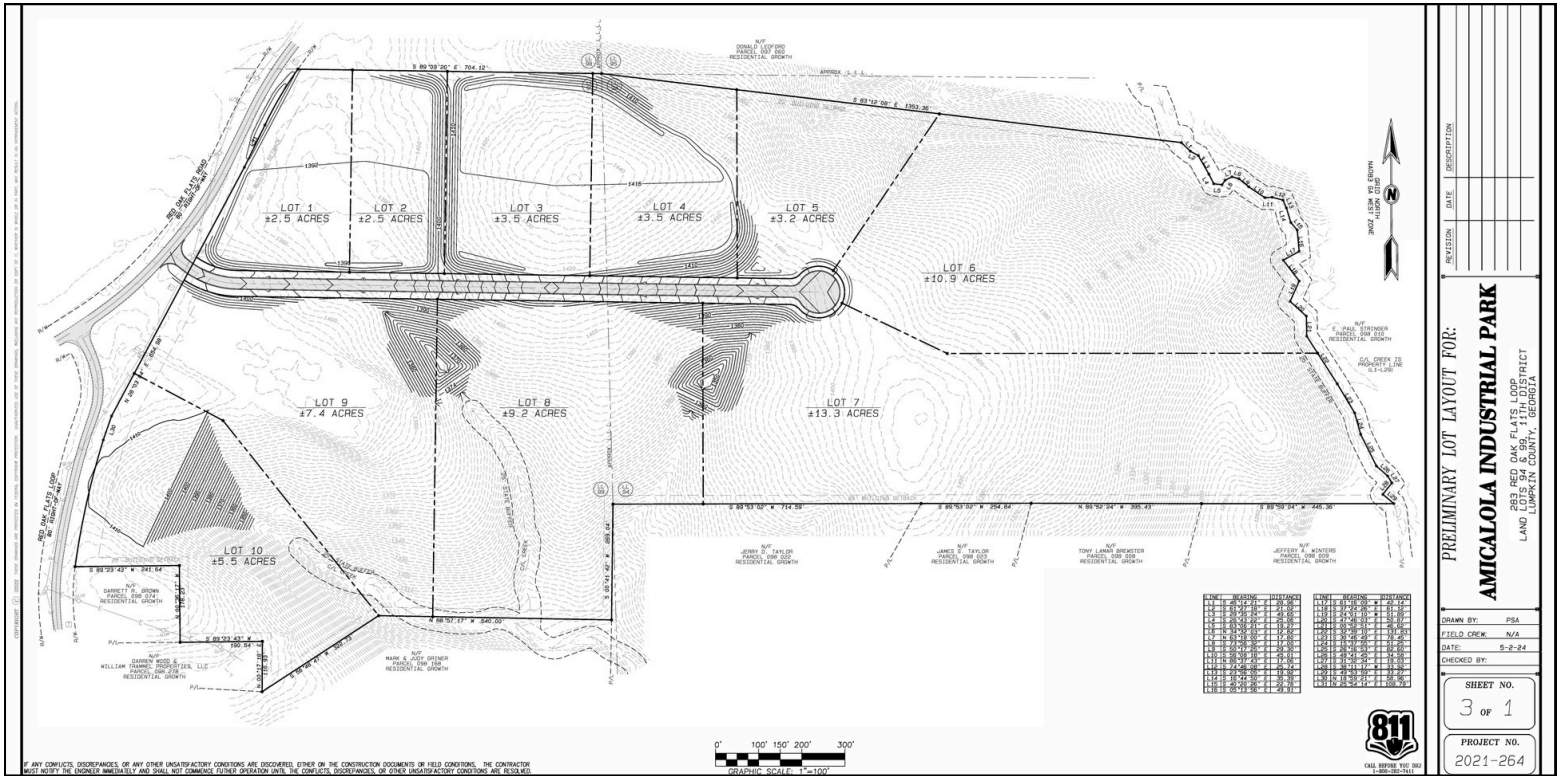
- Amicalola Industrial Park offers prime industrial lots available for sale
- Pad ready sites & rough graded sites available ranging from 5 +/- acres up to 13.3 +/- acres contiguous
- Can be subdivided to 2.5 +/- acres and assembled up to 27.4 +/- acres contiguous
- Master detention and storm water in place
- All utilities available to the park including future access to sewer

No Overlay District - Minimal restrictions allowing for a wide range of uses including outside storage

- Strategic Location: just 3 miles to the intersection of Georgia State Route 400 & Hwy 60
- Located one mile to Rock Quarry / Vulcan Dahlonega Plant

- GA tax credits available: \$1,750 per year per employee for up to 5 years - Minimum 15 employees

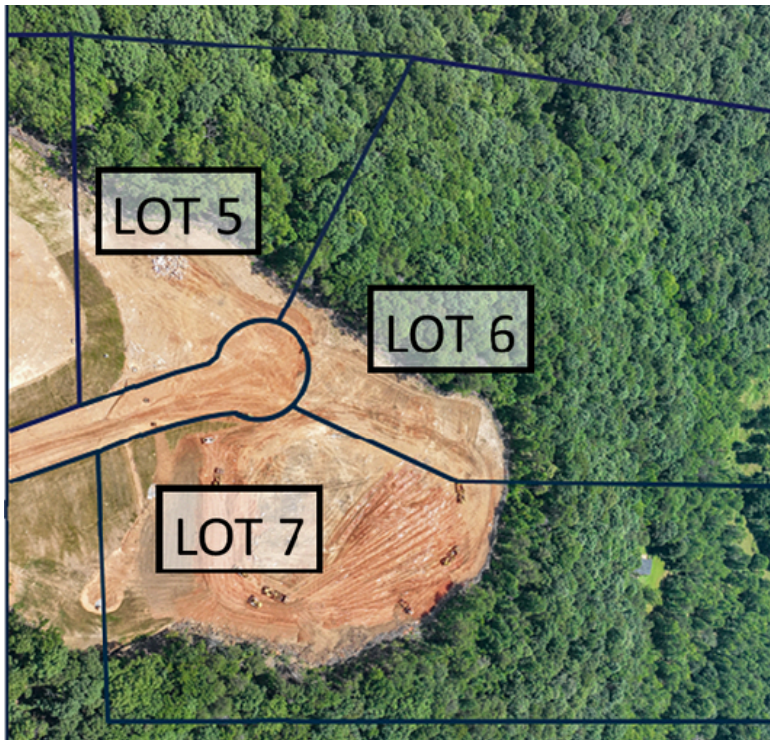
Lumpkin County, ranked one of the top 10 counties in the country for percentage growth, was recently added to the Atlanta MSA, boasting a remarkable annual growth rate of 5.8% per March 2023 Census Report



PRICING SCHEDULE

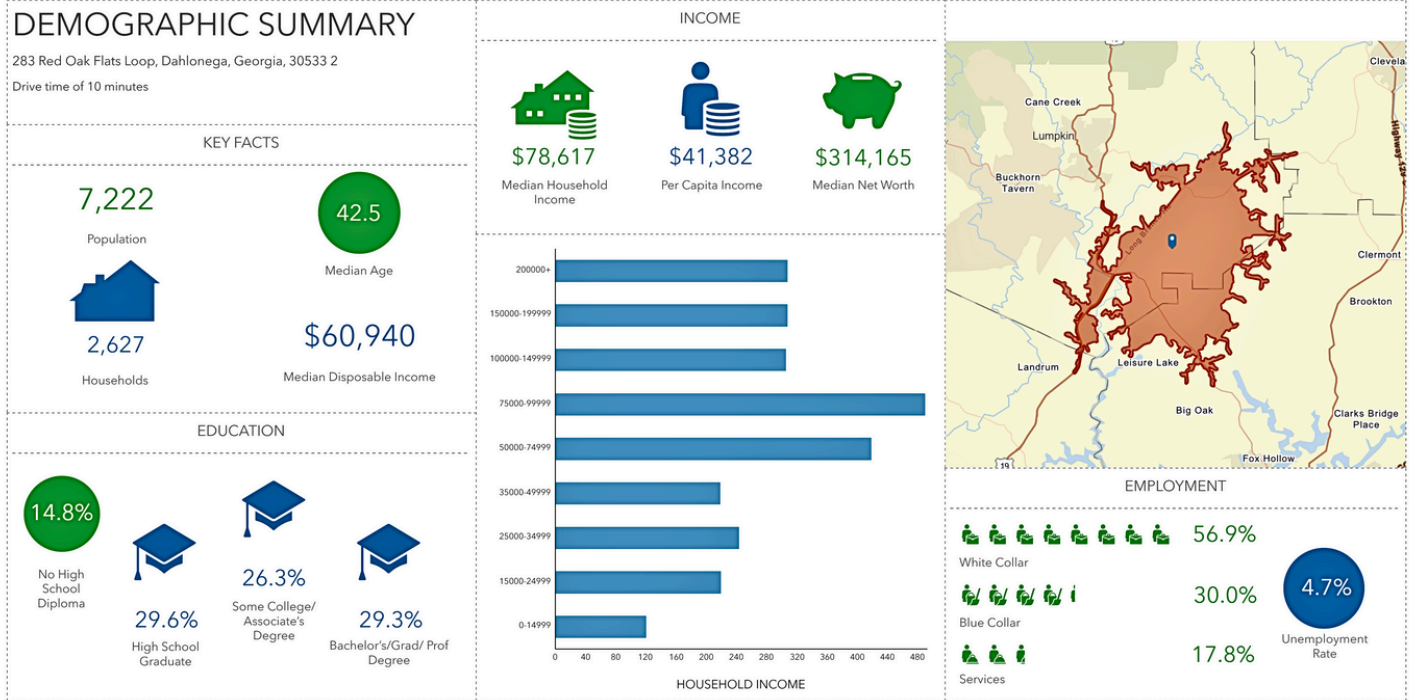
Status	Lot	Total Acreage	Total Price
For Sale	1 & 2	5	Call for Price
For Sale	3 & 4	7	Call for Price
For Sale	5	3.2	Call for Price
For Sale	6	10.9	Call for Price
For Sale	7	13.3	Call for Price
For Sale	8	9.2	Call for Price



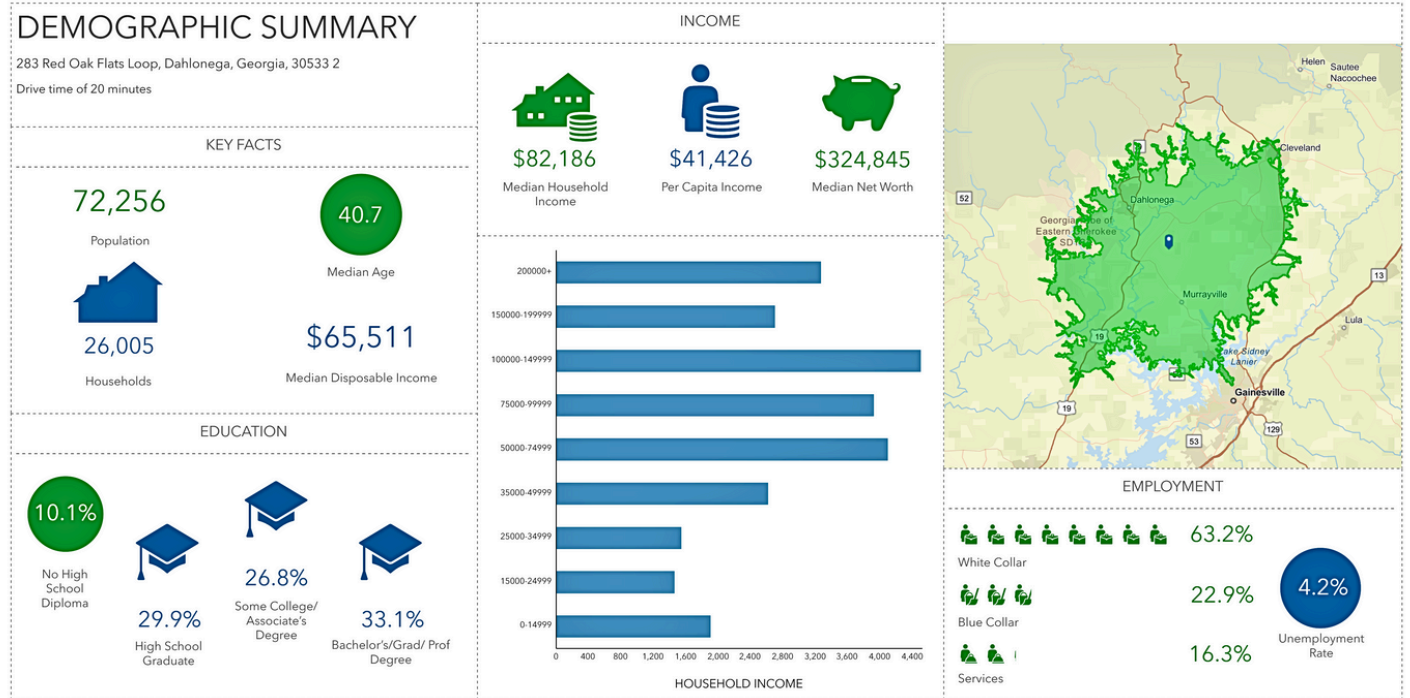




10 Minute Drive Time



20 Minute Drive Time



30 Minute Drive Time

DEMOGRAPHIC SUMMARY

283 Red Oak Flats Loop, Dahlonega, Georgia, 30533 2
Drive time of 30 minutes

KEY FACTS

208,869

Population



75,036

Households

38.9

Median Age

\$66,069

Median Disposable Income

EDUCATION

12.2%

No High School Diploma



28.7%
High School Graduate



27.1%
Some College/
Associate's Degree



31.9%
Bachelor's/Grad/
Prof Degree

INCOME



\$82,872

Median Household Income



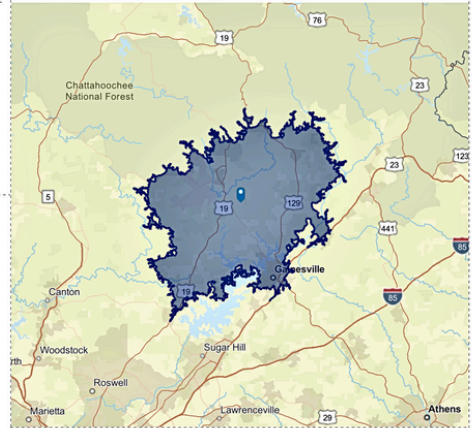
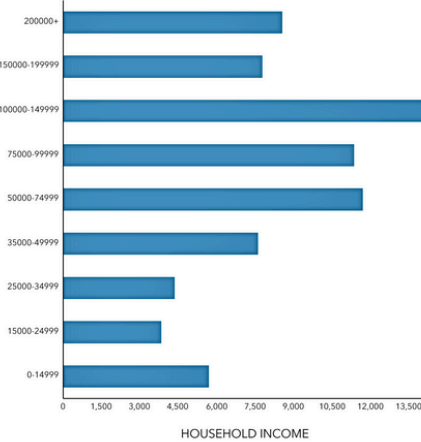
\$40,060

Per Capita Income



\$287,876

Median Net Worth



EMPLOYMENT

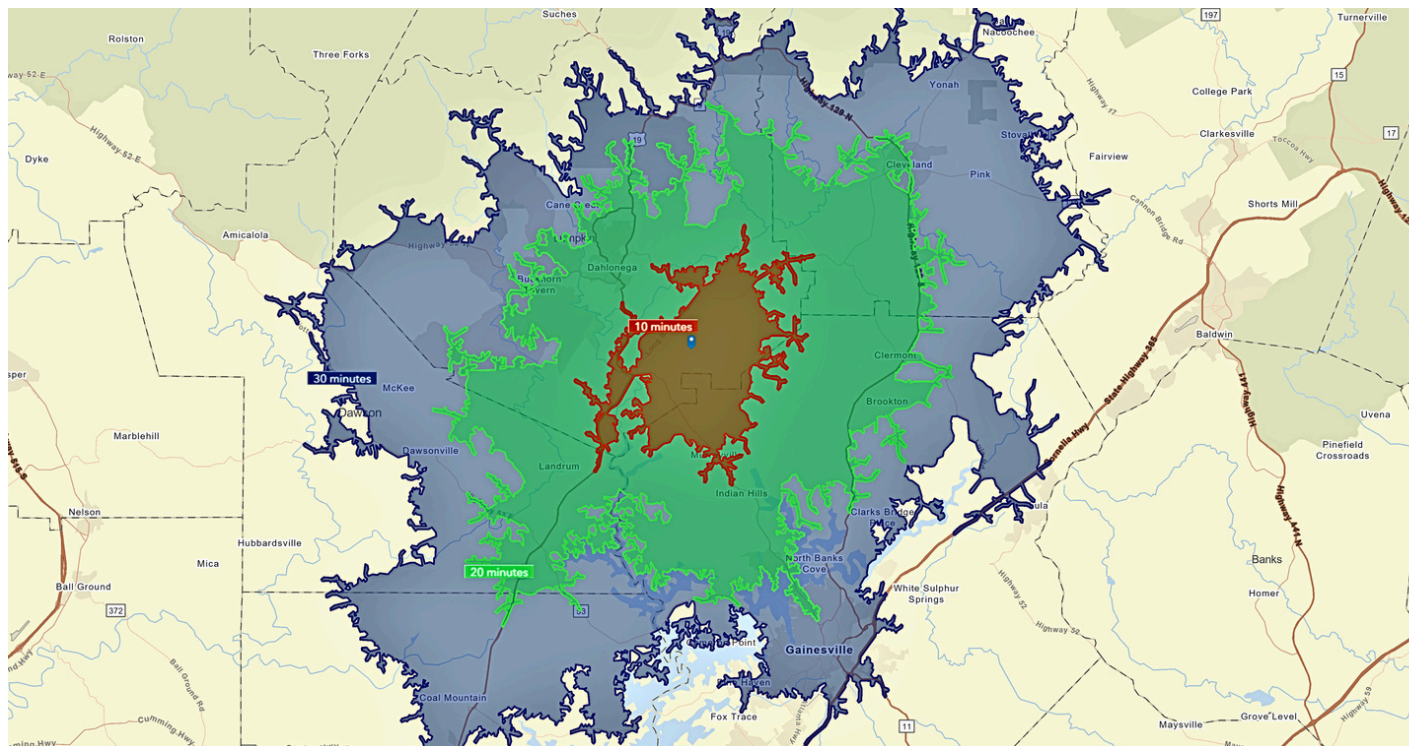
White Collar 61.2%

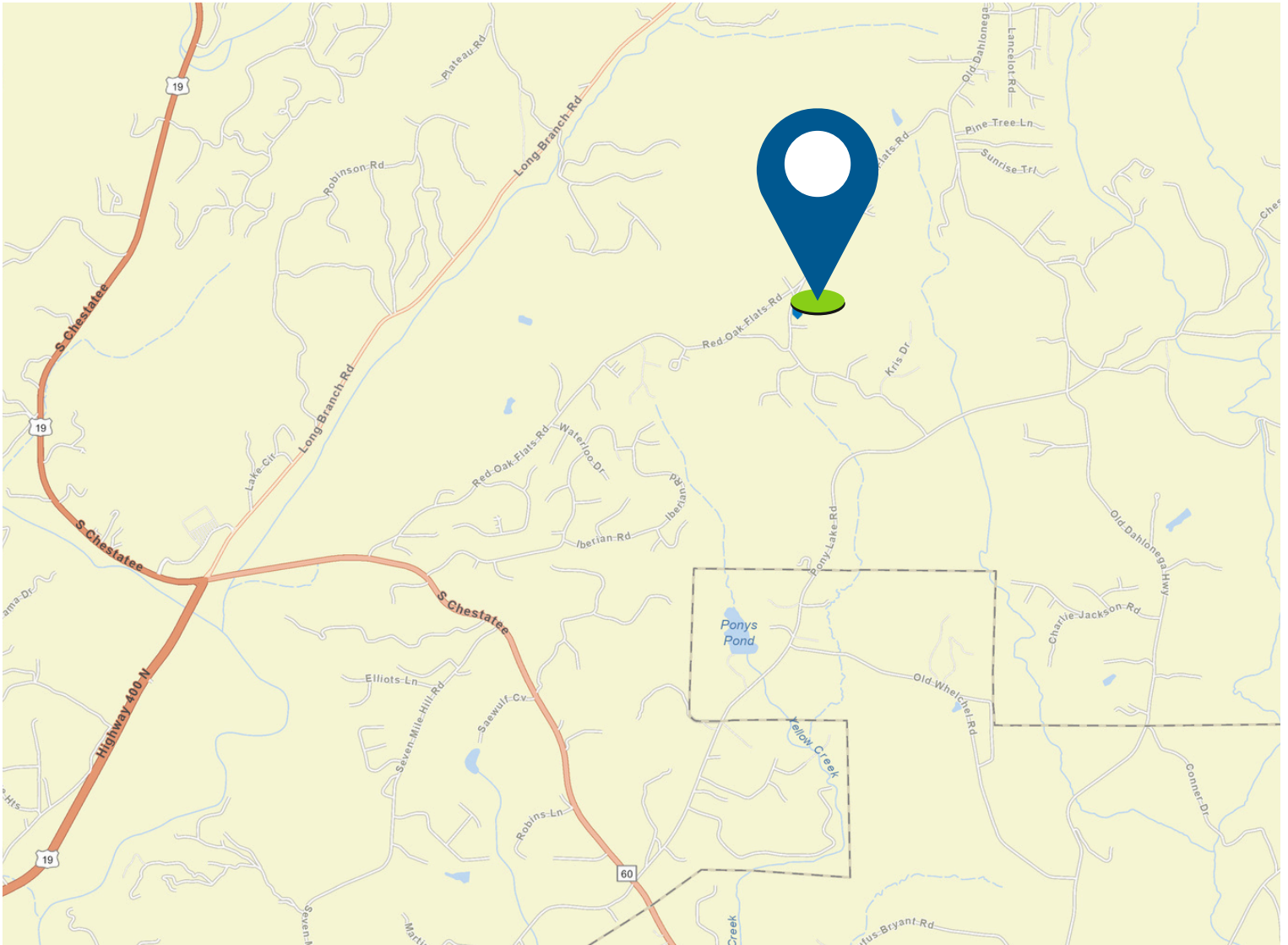
Blue Collar 26.1%

Services 14.7%

3.6%

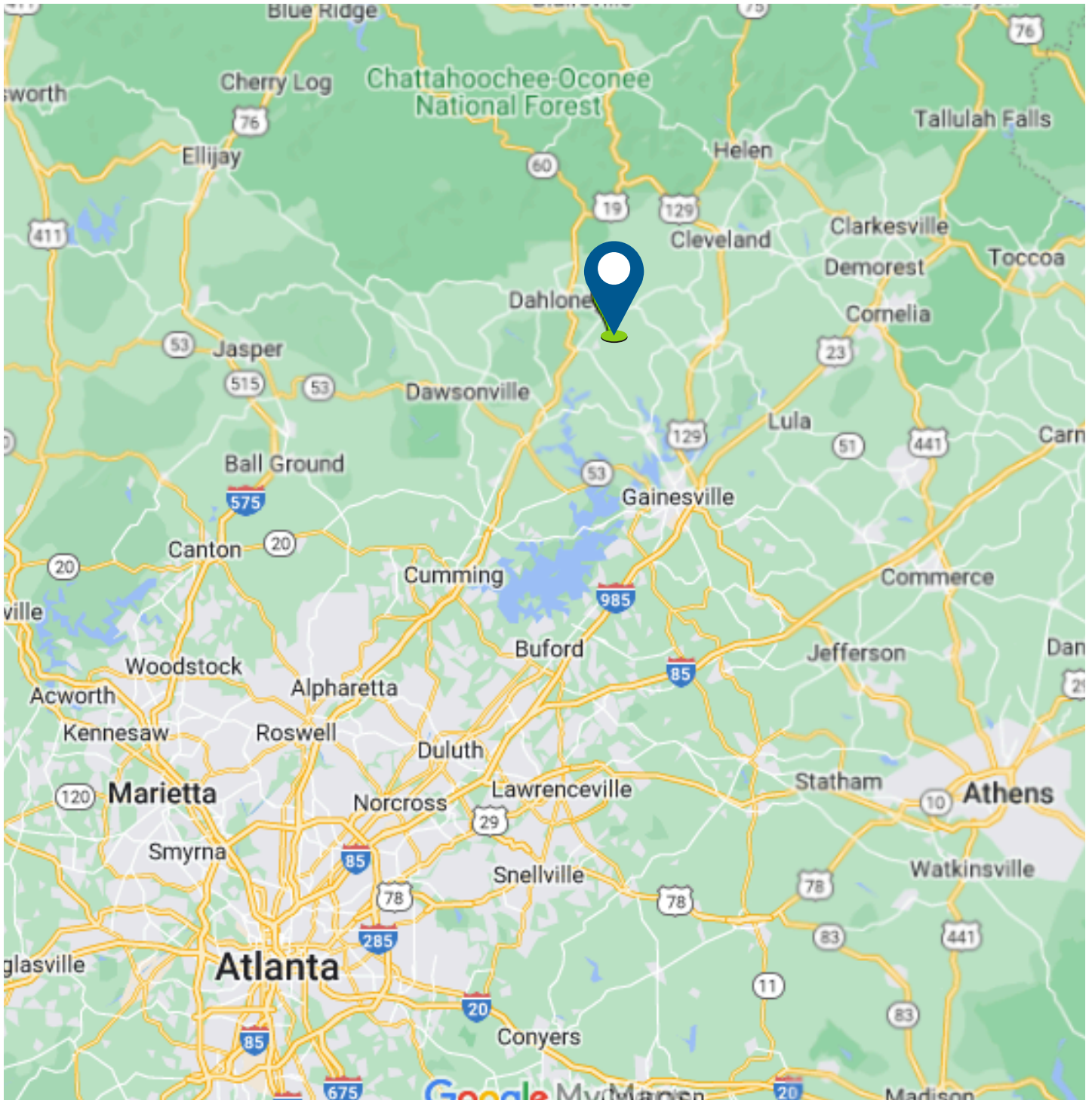
Unemployment Rate





AMICALOLA INDUSTRIAL PARK

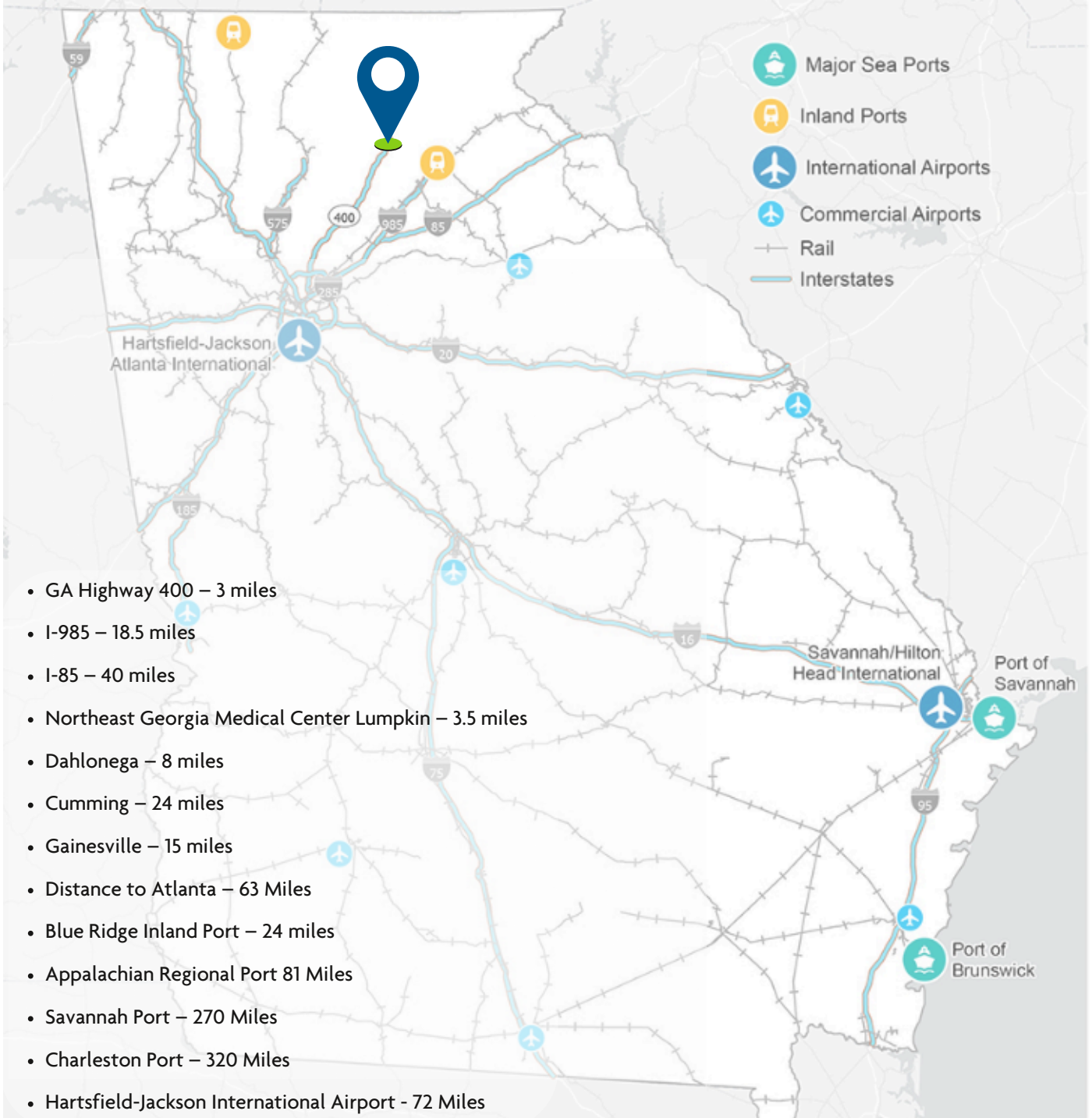
283 Red Oak Flats Loop | Dahlonega, GA 30533



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TRANSPORTATION





CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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