



36.2 Acres For Sale

Offering Summary

Total Land Area (AC):	36.2 Acres
Zoning:	PID (Planned Industrial Development)

- Conveniently situated just south of the Blue Ridge Connector inland port and north of the Gainesville 85 Business Park.
- The site offers easy access to metro Atlanta via I-985 and the eastern seaboard via I-85.
- Located in Gainesville-Hall County, The 2025 Milken Institute Report named Gainesville-Hall County #1 Small Metro Area in the nation for Best-Performing Small Metros, and has ranked in the Milken Institute's Top 10 Best Performing Small Metros for eleven consecutive years
- (Up to \$3,500 per employee/year tax credit)

Get more information

Russell D. Dye, CCIM, ALC

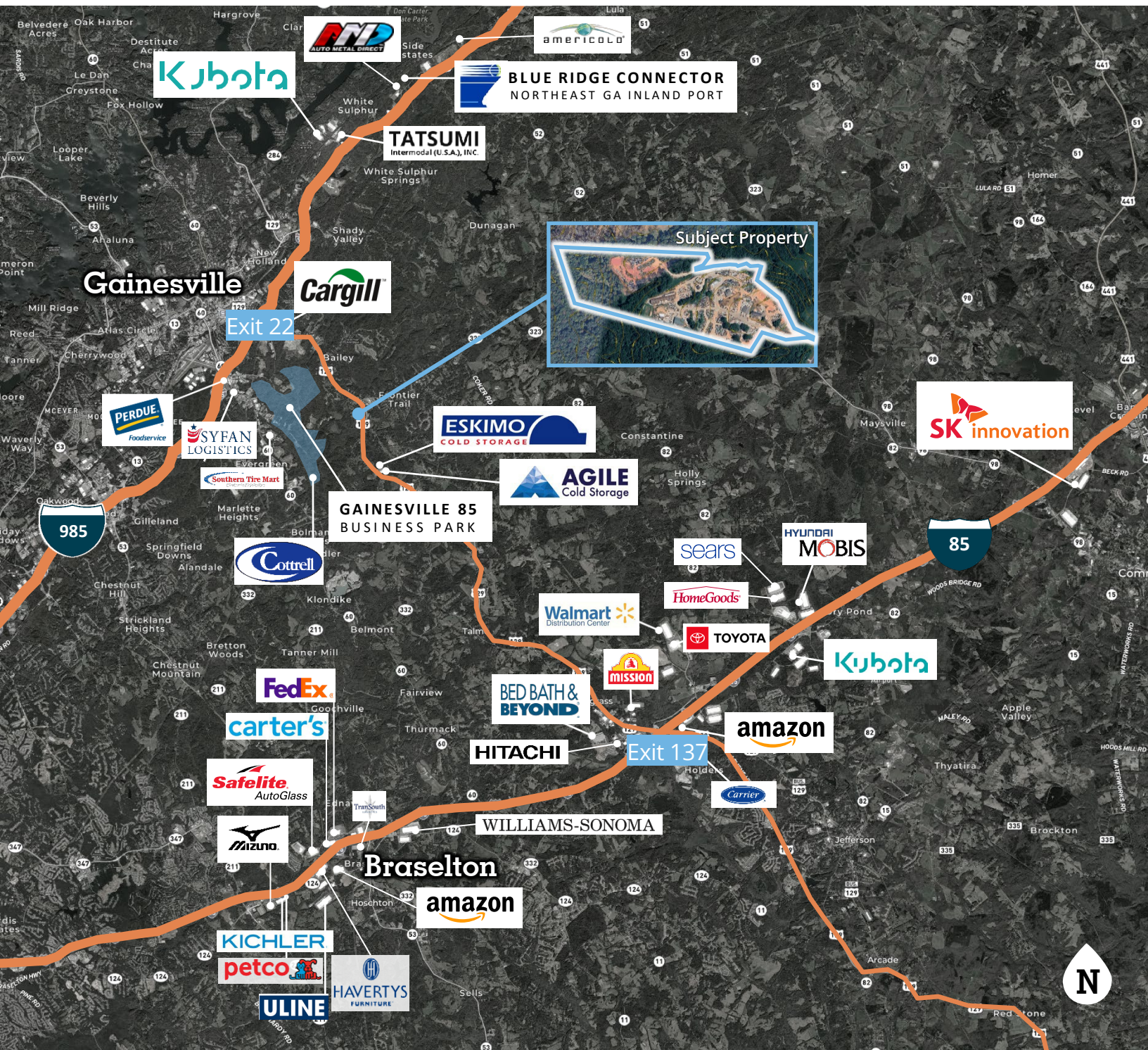
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36.2 Acres For Sale

2596 Athens Hwy



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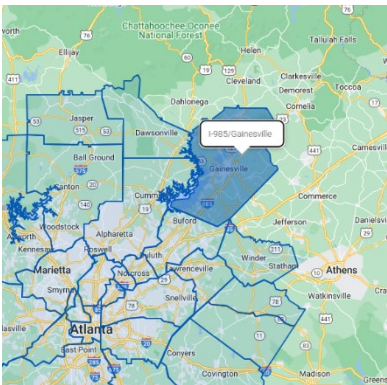
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Location

North of Atlanta along I-985, Gainesville is a hub for distributors and manufacturers needing large plots for warehouses and production facilities. Long known for food manufacturing with Mars-Wrigley and King's Hawaiian, it's also benefiting from the Southeast's automotive boom, attracting firms like Continental Tire and Kubota Tractor.

Leasing is rebounding after a dip, with vacancy steady at 9.7% since Q2 2024. Strong demand has driven a 30% increase in industrial space since 2020, adding 10M SF. Year-over-year rent growth is 4.3%, though quarterly growth slowed to 0.5% in Q4 2024, down from 2% per quarter in prior years.



40.4M	1.4M	735K	9.7%	\$8.51	\$102
Inventory	SF Under Construction	12 Mo Asorbp Units	Vacancy Rate	Market Asking Rent/Unit	Market Sale Price/SF

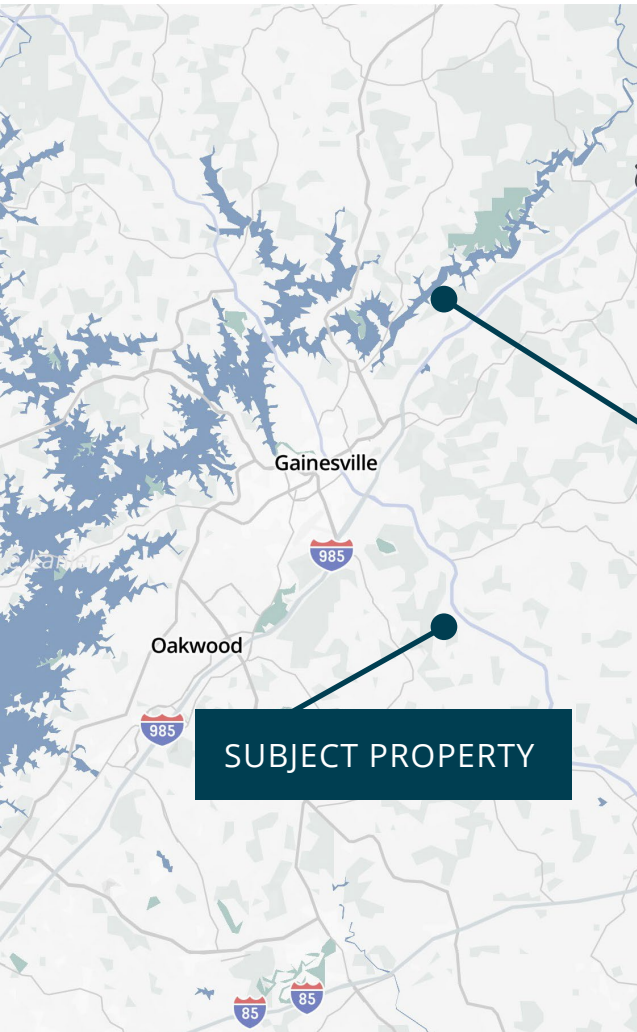


Gainesville 85 Business Park



Subject Property





PROXIMITY TO THE INLAND PORT

The planned 104-acre Northeast Georgia Inland Port will provide a direct link to the Port of Savannah via Norfolk Southern. With the roundtrip truck route totaling 602 miles, the Northeast GA Inland Port alleviates approximately 36 million truck miles on Georgia highways.

- The rail terminal will open with 9,000 feet of working track, expanding to 18,000 feet at full build-out
- Serves the manufacturing and logistics corridor along I-85/985 in Northeast Georgia
- Rail deliveries can shorten truck delivery times from approximately seven hours to less than 30 minutes

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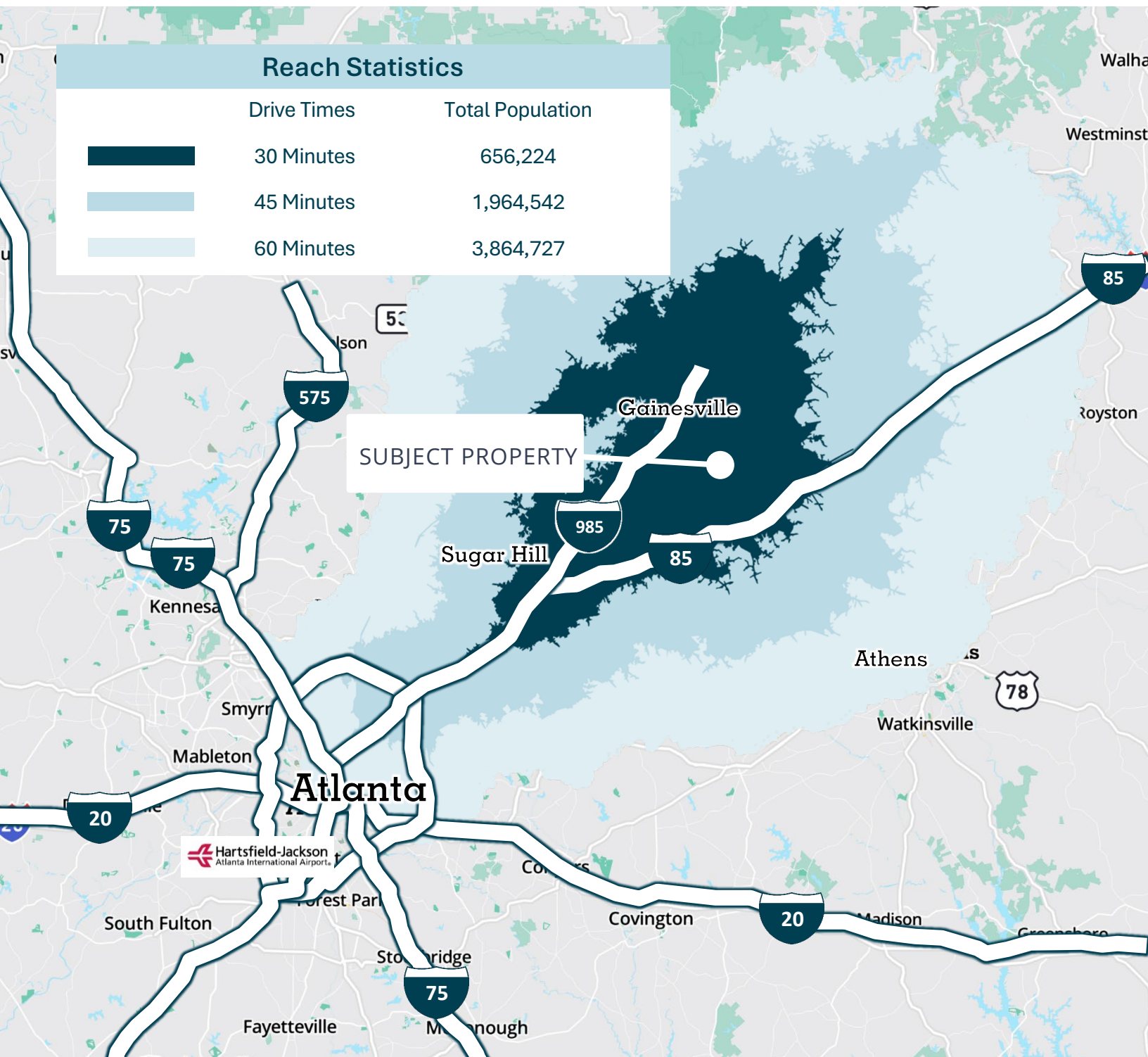
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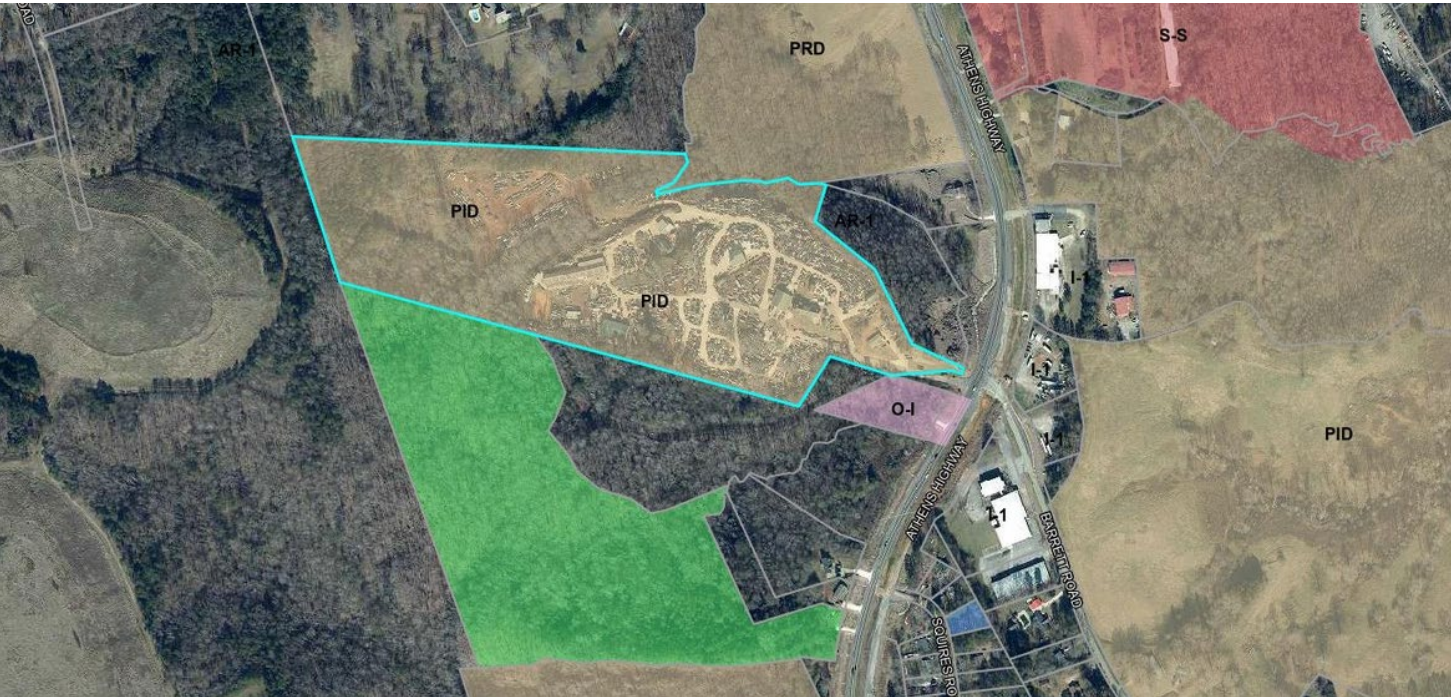
Zoning Overview

Planned Industrial Development (PID) A Planned Industrial Development is designed to consist of land which has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards must be designed to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses. Carefully planned office and commercial uses may be incorporated as part of a Planned Industrial Development.

All of the general and special requirements for planned developments in Sec. 6.1.2. and 6.1.3. must be provided. The following specific items must also be addressed: a. A site plan indicating the proposed site preparation and grading, streets and parking areas, loading zones, outdoor storage areas, rail facilities, storm drainage, water, gas and sewage systems and all buffer areas. b. The development controls for the district must be detailed, including lot coverage, setbacks, building heights, and lot sizes. If standards are not specifically proposed, then the applicable standards in the Light Industrial (I-1) district in Sec. 5.5, including screening and buffer requirements, apply. c. If office or commercial uses are proposed in conjunction with the Planned Industrial Development, then the applicable requirements in the POD or PCD district must be provided.

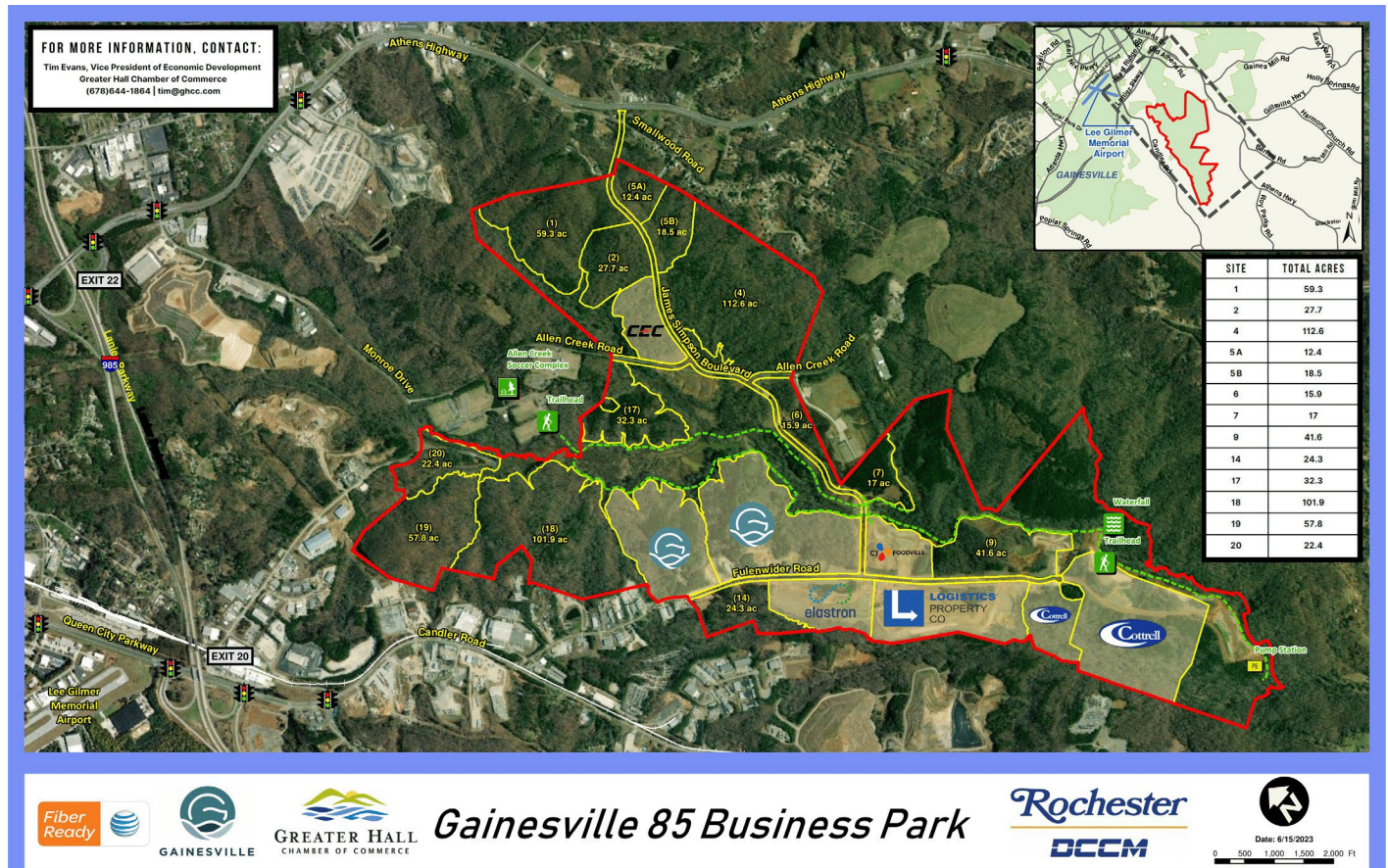
Table 5.5.1. I-1 Dimensional Standards

Site	
Density:	n/a
Site coverage:	80% max.
Lots	
Lot area:	15,000 sq.ft. min.
Lot frontage (regular street, cul-de-sac): (note 1)	100 ft. min.
Lot width (curved street):	See Sec. 2.1.3.E.
Yards	
Front yard:	50 ft. min.
Side yard:	20 ft. min.
Rear yard:	20 ft. min.
Building Height	
Maximum:	65 feet



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Park Highlights:

- Parcels available with planned heavy power from either Jackson EMC or GA Power.
- Access to major industrial thoroughfare I-985 (59,600 VPD) via future James Simpson Blvd.
- +/- 3.5 miles from Lee Gilmer Regional Airport.
- +/- 50 miles from Hartsfield Jackson International Airport.
- +/- 10.8 miles south of planned Northeast Georgia Inland Port.
- 2,269,999 population within a 35 miles radius.
- Tax Credits of up to \$3,500/job/year.
- Future substation along Athens highway within ½ mile of site.

Proximity to Inland Port

Set to begin operations in 2026, the Blue Ridge Connector is a crucial infrastructure project aimed at revitalizing Northeast Georgia's industrial sector. Spanning 104 acres, its strategic location east of the railroad tracks on White Sulphur Road, opposite the Cagle Road intersection, will significantly enhance the region's logistical framework.



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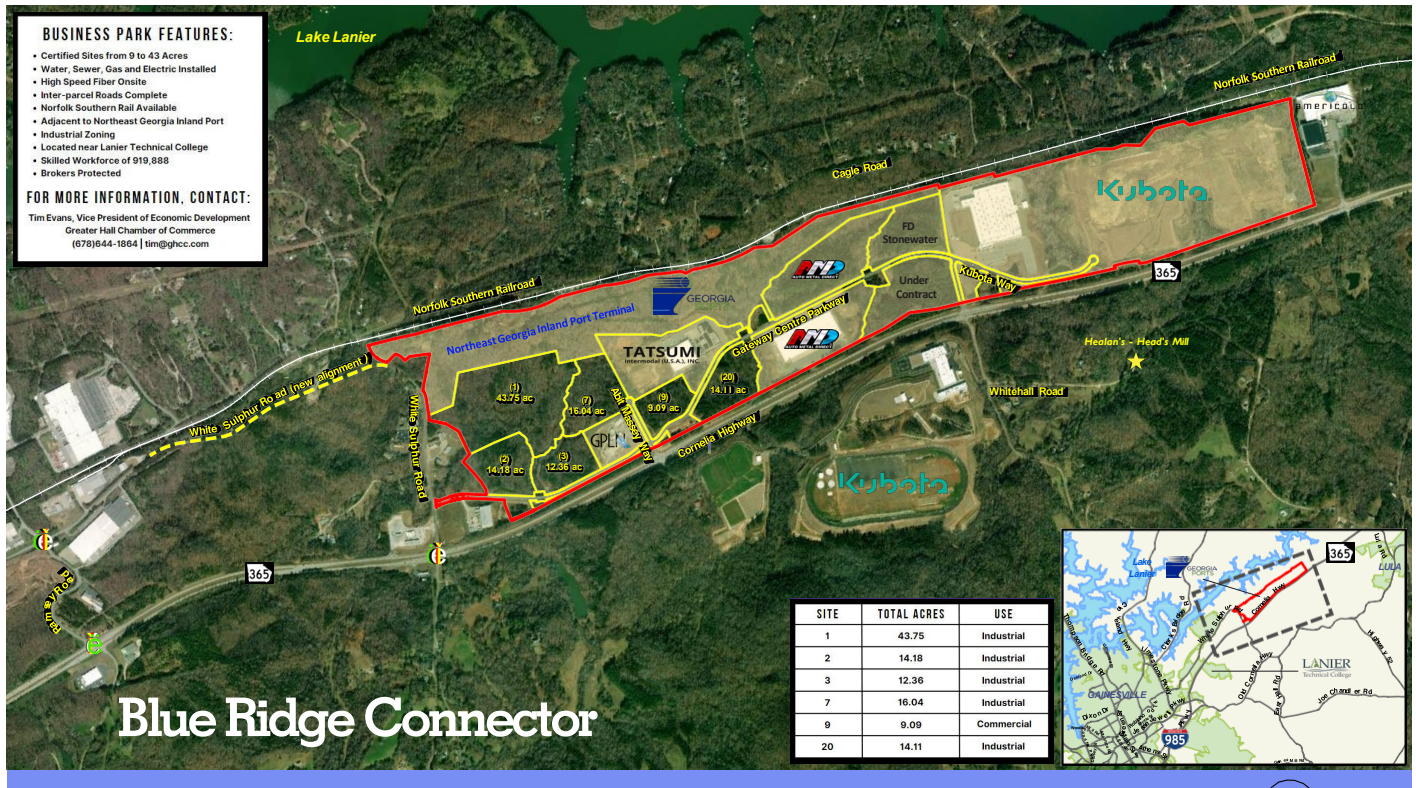
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Gateway Industrial Centre



Date: 6/1/2023
 0 500 1,000 1,500 2,000 Ft

Facilitating Global Connectivity:

The Blue Ridge Connector stands as a conduit linking North Georgia to global markets, heralding a new era of efficiency and sustainability.

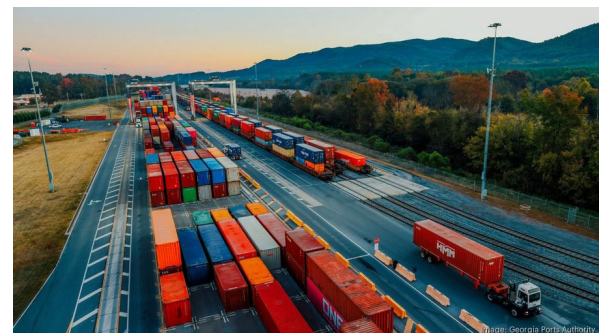
Environmental Sustainability Initiatives:

The Blue Ridge Connector prioritizes environmental stewardship through various initiatives aimed at minimizing ecological footprint and fostering community well-being:

- Achieving a remarkable 75% reduction in emissions compared to traditional over-the-road transport.
- Deployment of 14 hybrid-electric rubber-tired gantry cranes to diminish diesel dependency.
- Implementation of RTG movement alarms utilizing white noise technology to mitigate noise emissions.
- Integration of specialized lighting fixtures designed to curtail energy consumption and light pollution.
- Incorporation of engineering solutions to segregate truck traffic from local commuter routes, thereby enhancing safety and addressing concerns of neighborhood disruption.

“Through improved connectivity, developments like the Blue Ridge Connector maximise the impact of Georgia’s extensive logistics network. Inland terminals have a proven track record of powering economic development for rural Georgians by extending port services to the doorstep of manufacturing and supply chain operations.”

-GA Governor Brian Kemp



The Blue Ridge Connector

Inland Port

Revolutionizing Northeast Georgia's Logistics Landscape

Scheduled to commence operations in 2026, the Blue Ridge Connector emerges as a pivotal infrastructure development poised to energize Northeast Georgia's industrial sector. Covering a sprawling 104 acres, its strategic placement east of the railroad tracks along White Sulphur Road, across from its intersection with Cagle Road, is set to transform the region's logistical framework.

Enhanced Service & Connectivity:

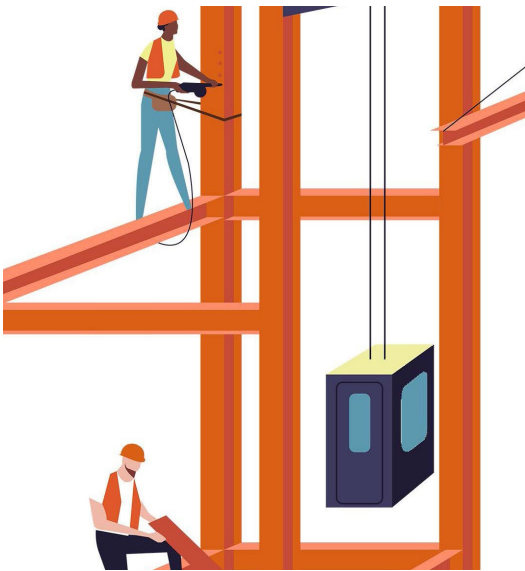
- Pioneering a direct rail link between Northeast Georgia and the Port of Savannah, the nation's second most interconnected port with 37 direct container services.
- Proudly served by Norfolk Southern.
- Provides direct ingress to I-985, with a mere 20-mile distance to I-85.
- Strategically positions itself to cater to the manufacturing and logistics heart of Northeast Georgia, home to a regional populace exceeding 2 million.

Unrivaled Capacity:

- Anticipates an impressive annual lift capacity of 200,000 containers.
- Features an expansive 18,000 feet of operational track.

Operational Efficiency:

- Alleviates congestion on Georgia's highways, obviating the need for a 600-mile round-trip by truck to and from the Port of Savannah.
- Drives down transportation expenditures for stakeholders in import and export endeavors.
- Primed to service existing port clientele while serving as a catalyst for fresh investments into Georgia's economic ecosystem.



Quick Stats

Connecting Port	Savannah
Operational Date	2026
Annual Container Capacity	200,00
Emission Reduction	75%
Acres	104
Service	Norfolk Southern
Miles to Savannah	324
Funding	\$127M





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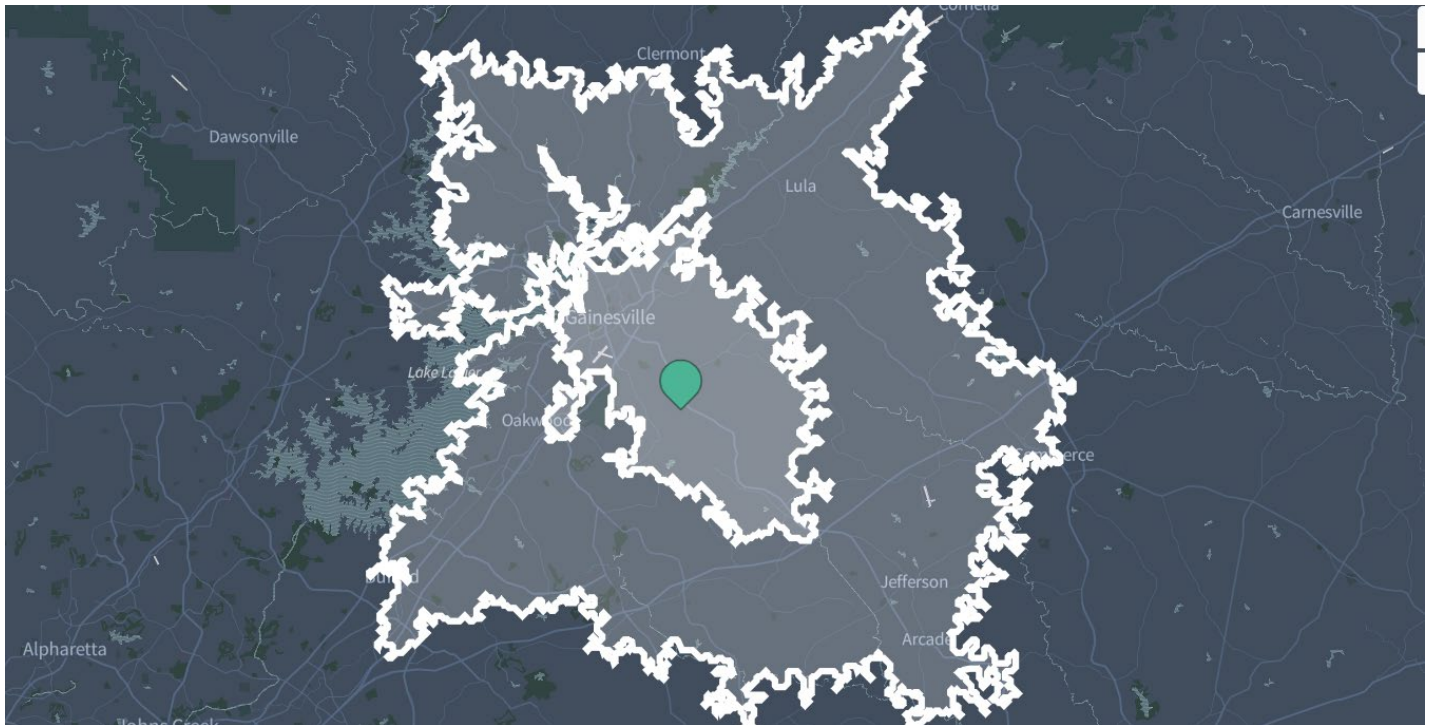
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	15-minute drive	30-minute drive
Total Current Population	57,016	308,249
Population Growth Rate	8.8%	12.4%
Median Household Income	\$63,685	\$85,770
Millennial Population	26,522	121,686
Millennial Population (%)	46.5%	39.5%
Median Age	33.35	37.55
Bachelor's Degree or More	12,252	112,616
Bachelor's Degree or More (%)	17.4%	29.4%
Total	70,452	383,016
Total Employees	43,612	125,636
White Collar Employees	26,139	76,274
White Collar Employees (%)	59.9%	60.7%
Blue Collar Employees	17,473	49,362
Blue Collar Employees (%)	40.1%	39.3%

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