

FOR SALE

73.22 Acres - Highway 365 / Cagle Mill Road, Gainesville, GA
Chaplin Drive, Gainesville, GA 30507

For More Information: Stephen Lovett

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Zach Tibbs

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Norton Commercial
434 Green Street
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NORTON

EXECUTIVE SUMMARY

73.22 Acres - Highway 365 and Cagle Mill Road, Gainesville, GA

CHAPLIN DRIVE, GAINESVILLE, GA 30507



OFFERING SUMMARY

Sale Price:	\$1,250,000
Price / Acre:	\$17,072
Lot Size:	73.22 Acres
Zoning:	AR-III and AR-IV
Traffic Counts:	36,500 VPD

PROPERTY OVERVIEW

73+/- acres on Highway 365 with easy access from both northbound and southbound via median cut. Dual road frontage: ~1,320 ft of frontage on Highway 365 and ~1,800 ft on Cagle Mill Road. Property has a 0.75 +/- acre spring-fed pond on the property and beautiful pastureland. All utilities available to site. This site is great for development as sewer access is now available with a newly installed lift station serving the property. Truly is one of a kind with peaceful pastures and the loud North Fork of the Oconee River rushing through the property's front door. Would be a fantastic corporate retreat, residential development or an addition to the roaring industrial growth the immediate area is seeing. Currently zoned AR-III and AR-IV.

LOCATION OVERVIEW

Located on the rapidly growing corridor of Highway 365 (at end of I-985) in Gainesville. Recent expansions of Kubota in the nearby Gateway Industrial Centre is adding over 650 jobs, an additional \$ 85 million investment in Gainesville, GA. The Port Authority is also close to breaking ground on the \$90 million inland port just south of the site along Highway 365. Lanier Tech has also recently completed a new campus just south of the property. This 320,000 sq.ft. state of the art facility will be a tremendous job and growth attractor for the area providing the labor pool desperately needed. While the subject property is located in the direct line of growth, it currently is one of the most beautiful settings available in the area. The property has direct access to the 36,500 traffic count on Hwy 365 but also has access to the more rural Cagle Mill Road on the rear of the property.

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ADDITIONAL PHOTOS

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Internal Road System



Waterfall



Internal Road System



View of Lanier Cold Storage From Hwy 365 Frontage



Hwy 365 Entrance



Hwy 365 Entrance with full median break

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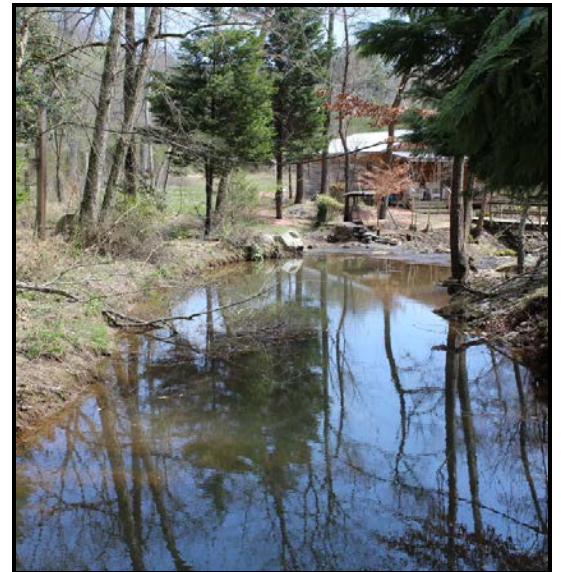
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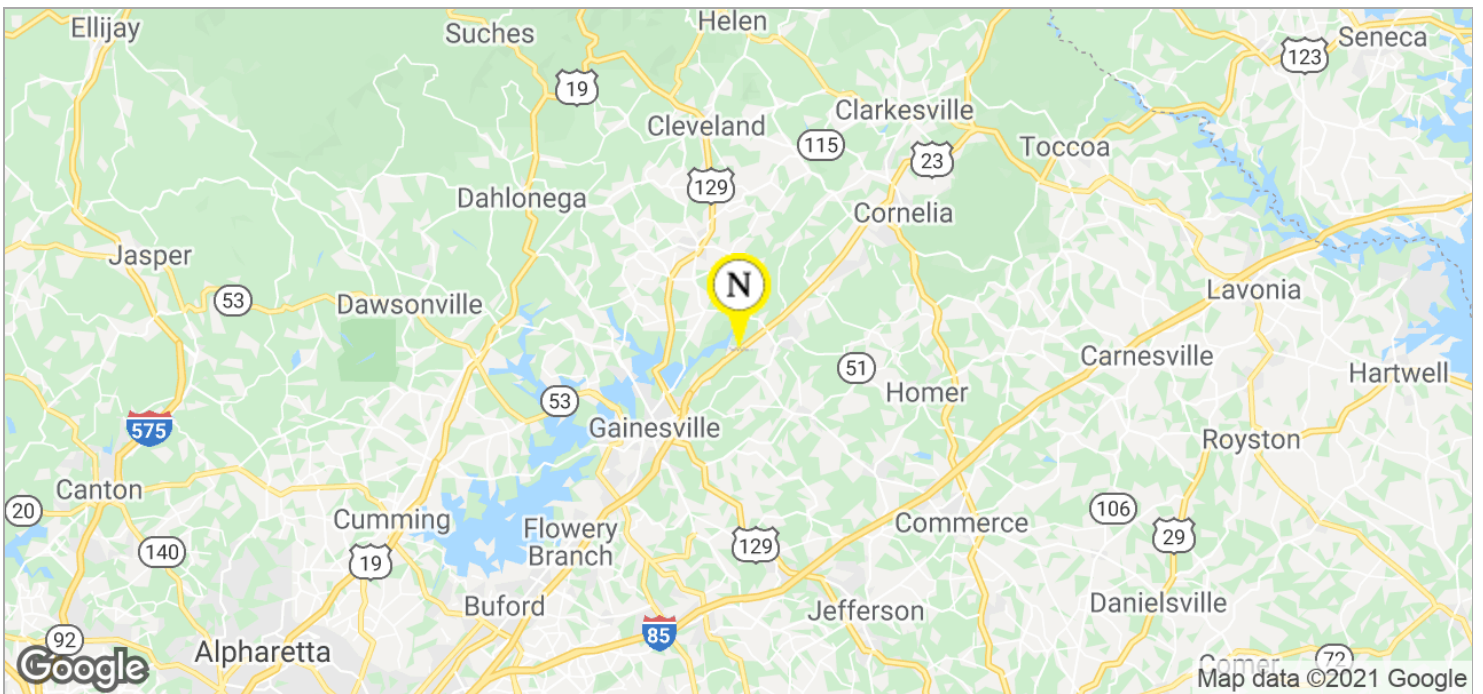
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LOCATION MAPS

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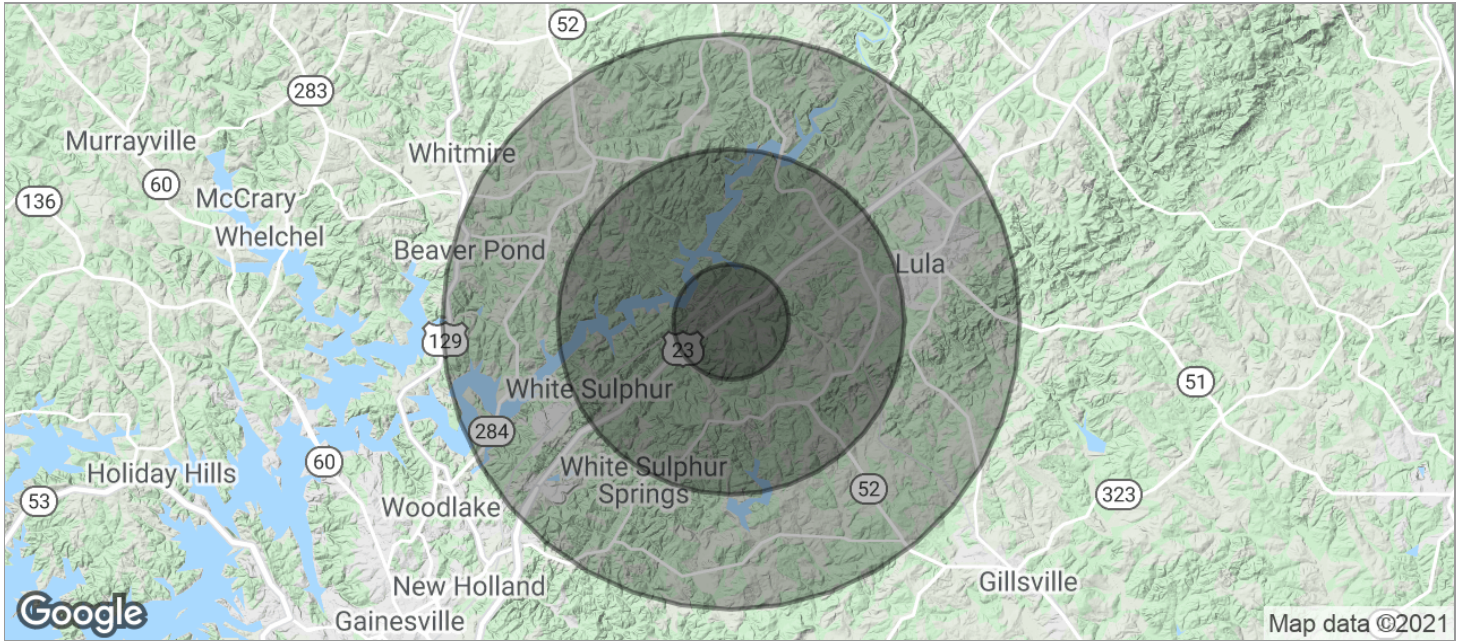
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,442	24,843	61,443
MEDIAN AGE	27.6	29.8	30.8
MEDIAN AGE (MALE)	26.2	28.9	29.8
MEDIAN AGE (FEMALE)	29.1	30.3	31.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,047	7,925	19,830
# OF PERSONS PER HH	3.3	3.1	3.1
AVERAGE HH INCOME	\$39,585	\$50,968	\$55,919
AVERAGE HOUSE VALUE	\$147,338	\$219,723	\$231,707

** Demographic data derived from 2010 US Census*

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