

NAI BrannenGoddard

HWY 129 BUSINESS PARK

3800 Athens Highway, Talmo, GA

**FOR SALE
OR BTS**

99.2 ACRES

CAN ACCOMMODATE 100,000 SF – 760,000 SF

PROPERTY HIGHLIGHTS

- 99.2 Acres (will subdivide)
- 4 curb cuts on Highway 129; 1 curb cut at a median break
- Extensive frontage on Hwy. 129 (high traffic area)
- Very good topography
- Located in pro-business Hall County
- Zoned Industrial (see page 3 for details)

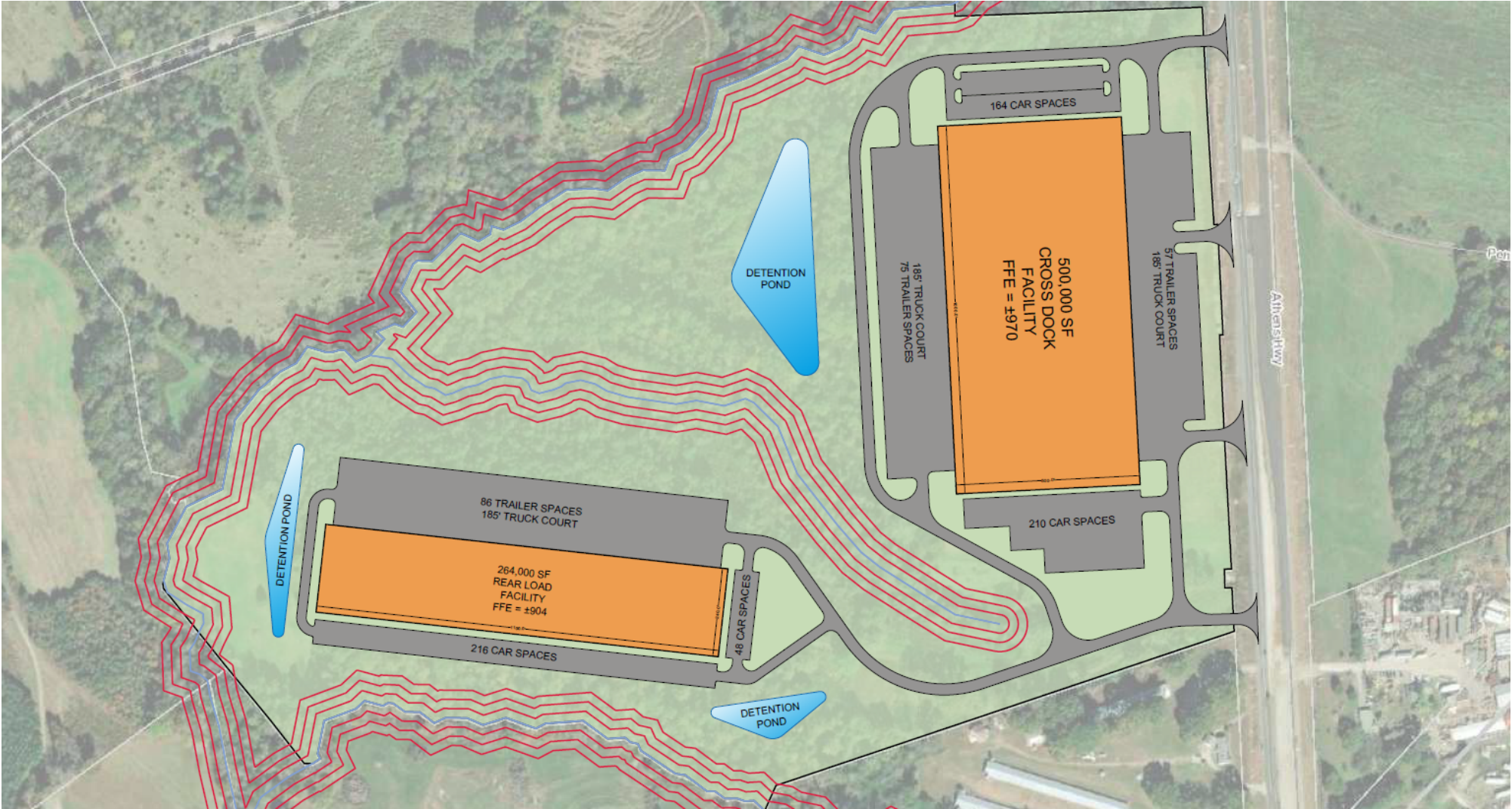
LOCATION

- 7 miles to I-85
- 8 miles to the city of Gainesville, GA
- 16 miles to the Northeast Georgia Inland Port (scheduled to open May 2026)

Jack Haden 404 812 4012 | jhaden@naibg.com
Mike Chambers 404 812 4011 | mchambers@naibg.com
Kane Chambers 404 812 4084 | kchambers@naibg.com
Liz Haden 404 812 4092 | lhaden@naibg.com

KING Building, 6 Concourse Parkway, Suite 1900, Atlanta, GA 30328, 404 812 4000, NAIBG.COM
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CONCEPT PLAN



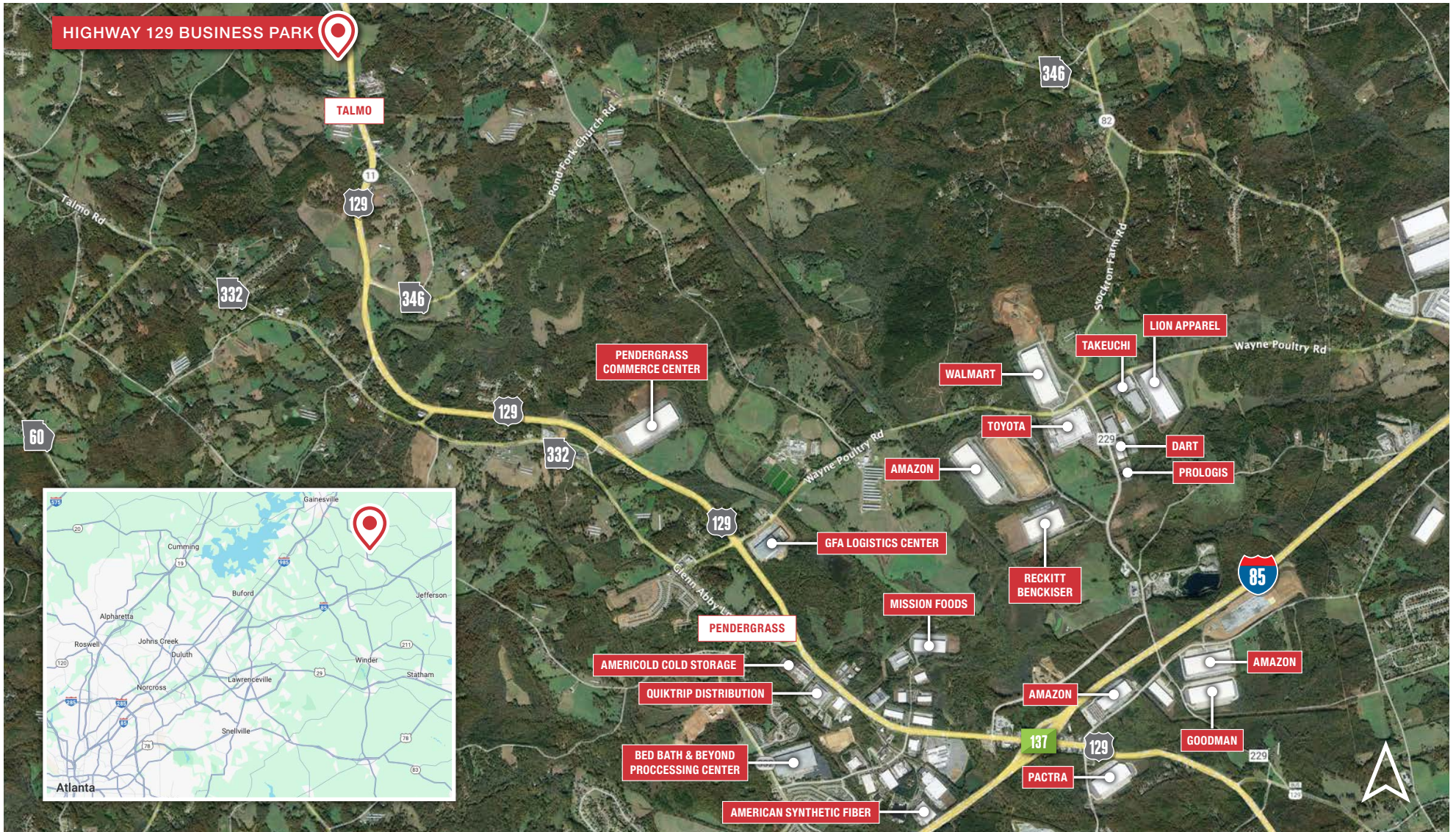
CORPORATE NEIGHBORS



ZONING DETAILS

- Gravel storage allowed
- Building can accommodate 40' in height
- Metal buildings with brick on certain sides are allowed
- Parking can be located in the front or rear of the building

UNPARALLELED LOCATION



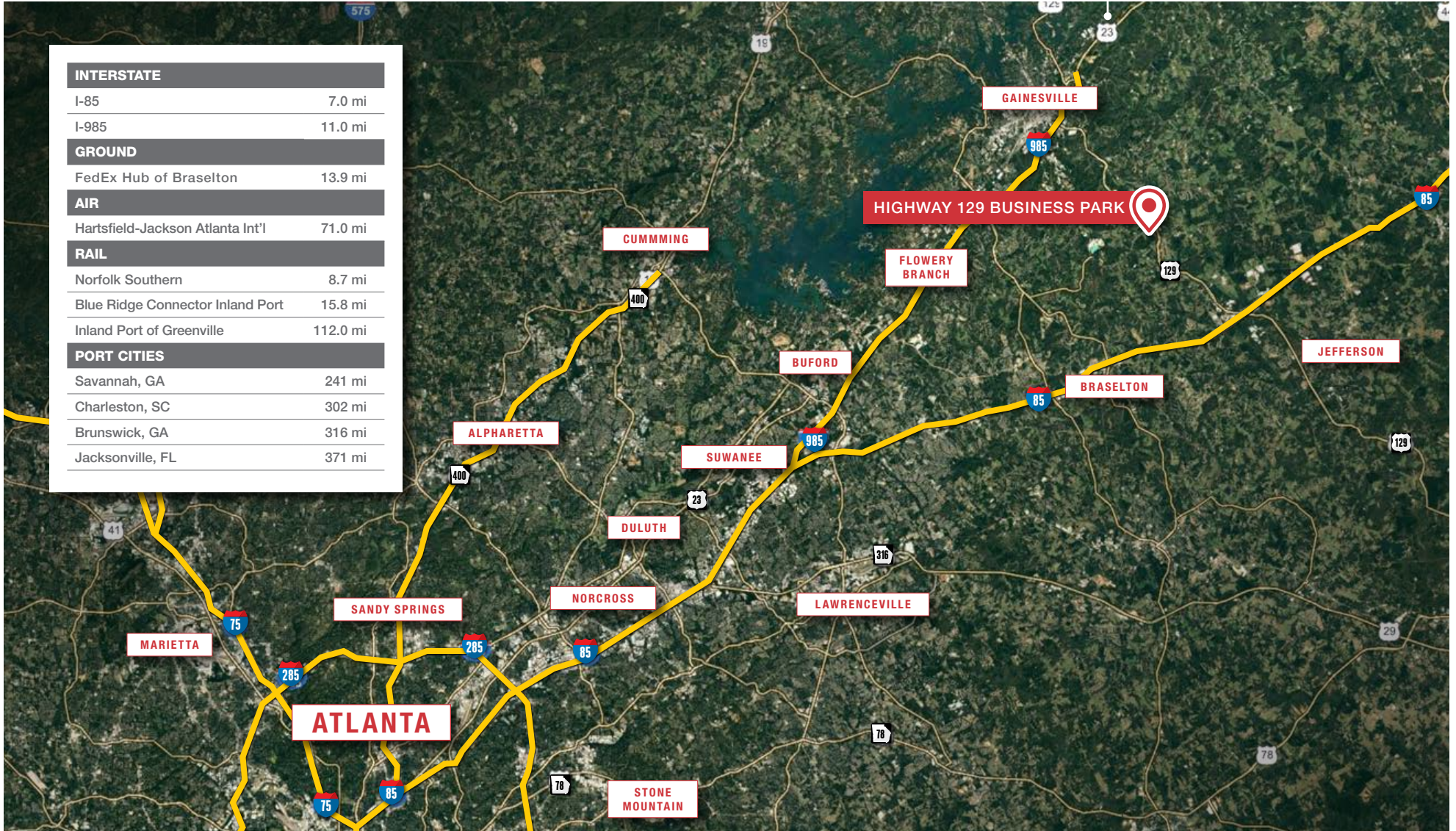
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LOCATION OVERVIEW



INTERSTATE	
I-85	7.0 mi
I-985	11.0 mi
GROUND	
FedEx Hub of Braselton	13.9 mi
AIR	
Hartsfield-Jackson Atlanta Int'l	71.0 mi
RAIL	
Norfolk Southern	8.7 mi
Blue Ridge Connector Inland Port	15.8 mi
Inland Port of Greenville	112.0 mi
PORT CITIES	
Savannah, GA	241 mi
Charleston, SC	302 mi
Brunswick, GA	316 mi
Jacksonville, FL	371 mi

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