

Land For Sale



1553 Appling Harlem Road

Appling, GA 30802

Property features

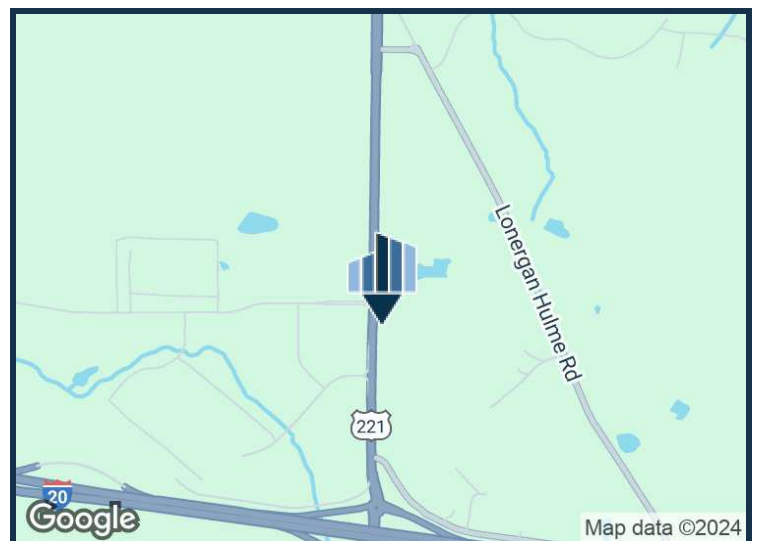
Listing Price: \$875,000

Property Size: 3.65 Acres

Price Per Acre: \$239,726

Parcel ID: 029 026

Zoning: R-A



Presented By:

Jonathan Crawford

Development Associate

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APPLING, GA 30802

SALE PRICE

\$875,000

Property Address: 1553 Appling Harlem Road, Appling, GA
30802

Property Type: Land

APN: 029 026

Lot Size: 3.65 AC

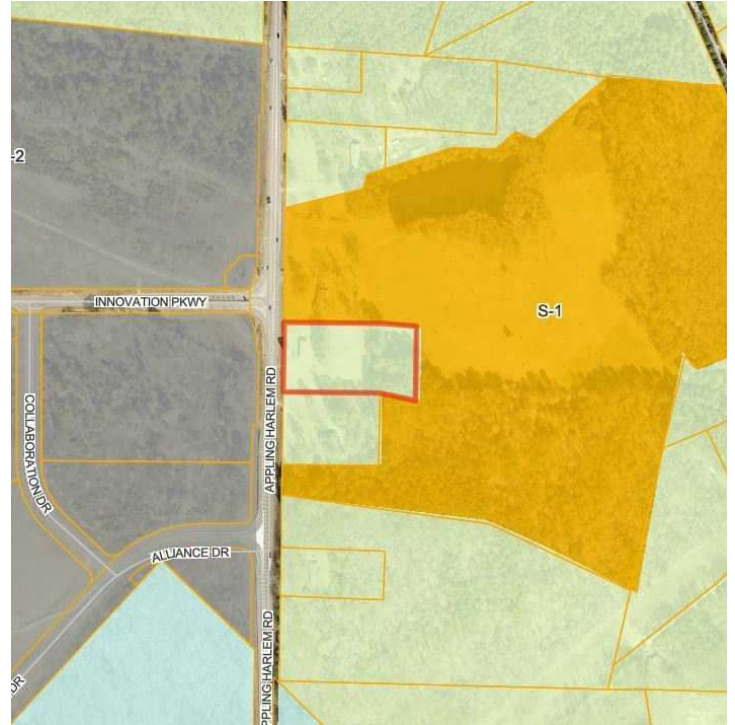
Zoning: R-A

PROPERTY OVERVIEW

Prime Commercial Parcel with 300 feet of frontage along Appling Harlem Road

LOCATION OVERVIEW

Positioned directly across from the White Oak Business Park, home to industry giants Amazon and Club Car, this commercial parcel offers a prime location in a thriving business hub. With a strategic position in close proximity to these renowned businesses, the parcel presents an unparalleled opportunity for commercial development. Capitalize on the synergy of this dynamic business environment, and harness the potential of this sought-after location for your next commercial venture.



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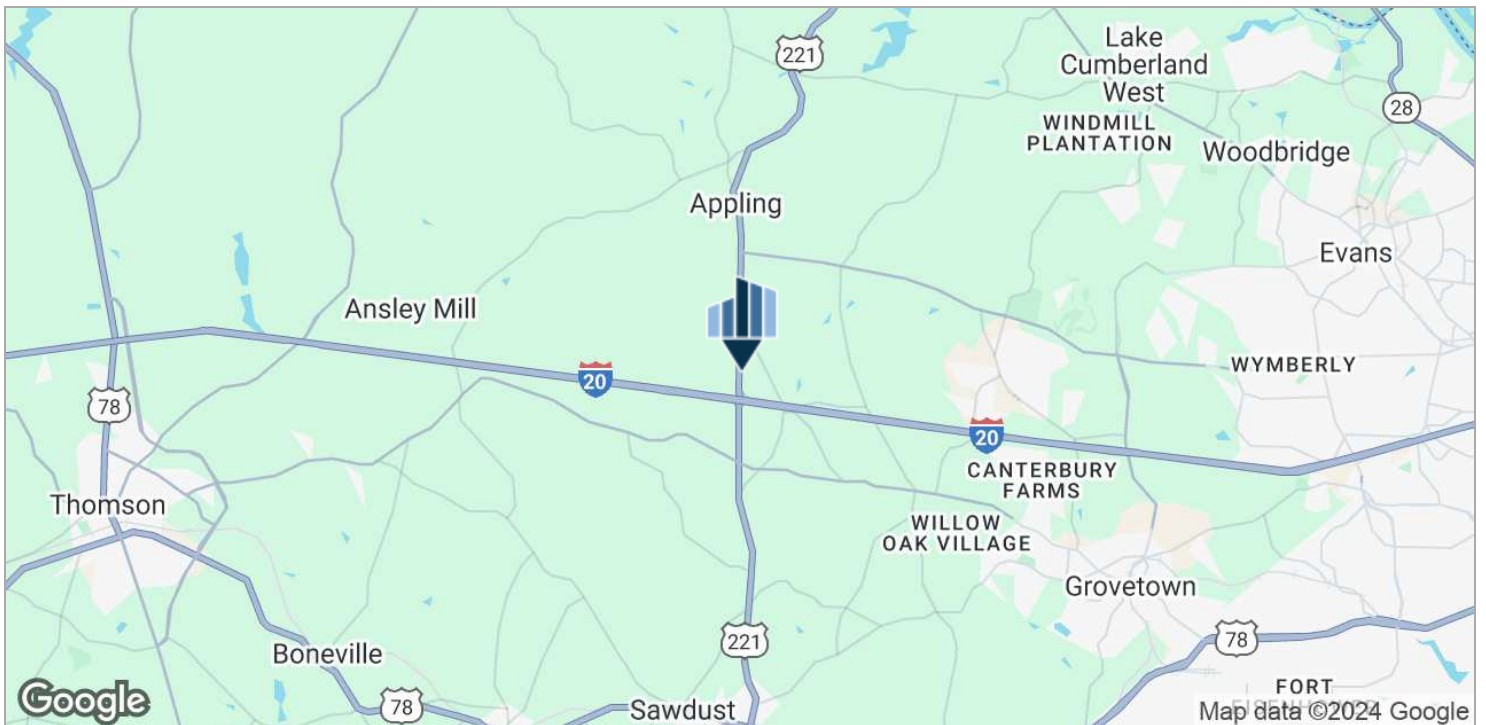
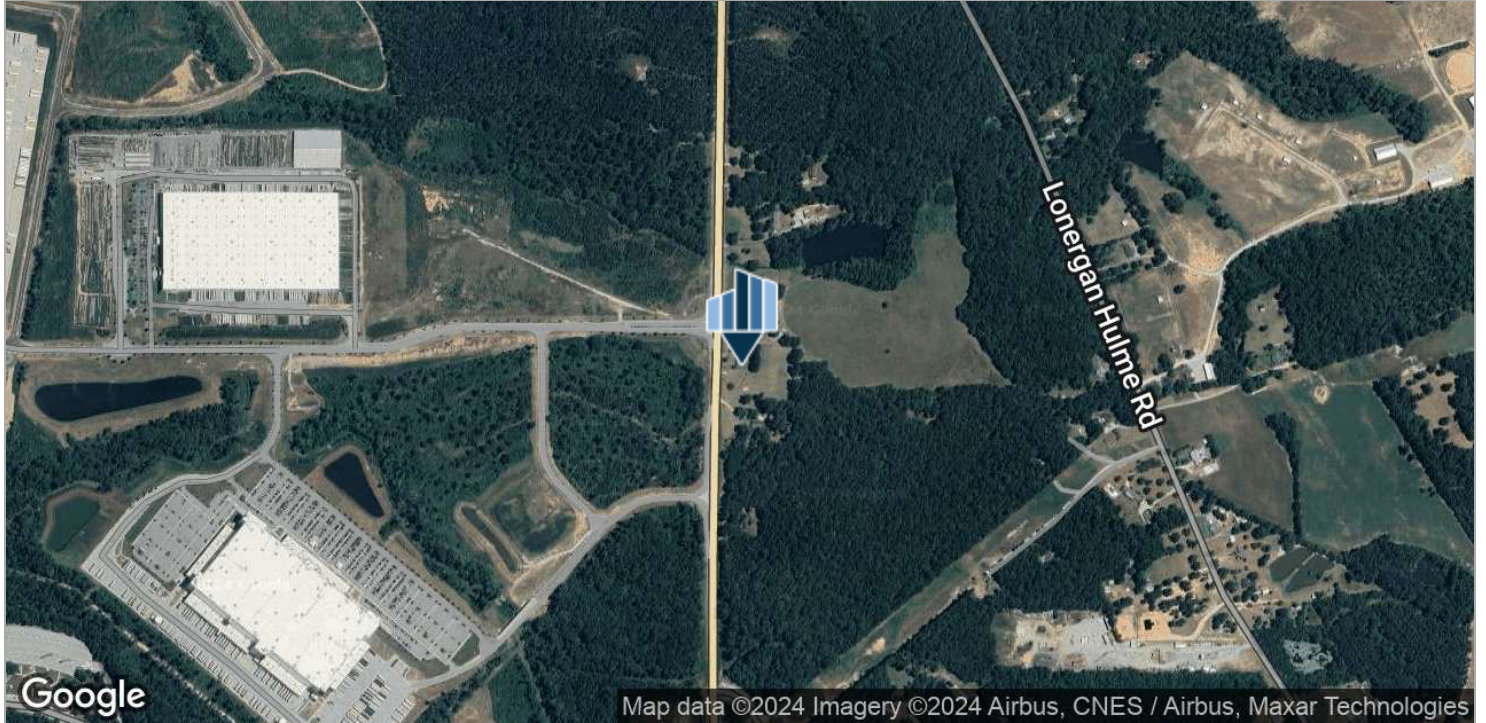
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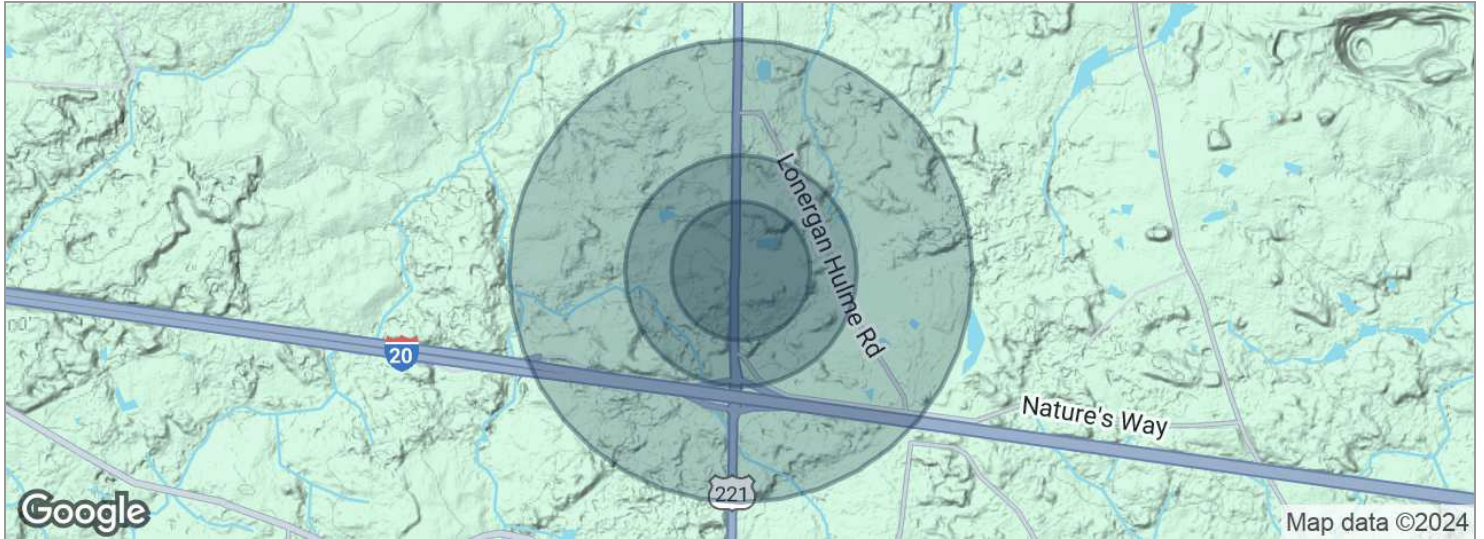
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	15	51	183
Median age	41	41	41
Median age (male)	40	40	40
Median age (Female)	43	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	5	16	58
# of persons per HH	3	3.2	3.2
Average HH income	\$124,843	\$124,763	\$126,251
Average house value	\$386,154	\$388,581	\$389,493

* Demographic data derived from 2020 ACS - US Census

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ACTIVITY CENTERS

EMPLOYMENT ACTIVITY CENTERS



General Characteristics

Employment Activity Centers are characterized by compact, higher density development that supports major employers. These areas provide a mix of uses that include neighborhood and regional commercial uses, employment opportunities, and residential uses (e.g. townhomes, loft apartments, condominiums) that contribute to a live-work-play environment.

Intent

ENHANCE and CREATE employment centers that also include supporting commercial and mixed-use developments in close proximity to provide a live/work/play environment.

Application

Employment Centers include the Interstate Activity Center and portions of Appling-Harlem and Gateway Activity Centers.

Primary Future Land Uses

- Master planned business park or industrial park (light industrial, office, warehouse)
- Light industrial
- Heavy industrial
- Mid-rise office
- Restaurant/Retail
- Hotels
- Higher density residential (including apartments/ condos above retail and townhomes) limited to Interstate Activity Center
- Civic uses/Open space

Development Patterns

Density/Intensity

- Mixed uses may be vertical (multi- story) or horizontal (individual uses laid out in a campus setting)

Greenspace

- Formal landscaping with built areas
- Open space
- Civic space
- Neighborhood and community parks

Transportation

- High vehicular and pedestrian/bicycle connectivity

Infrastructure

- Public water and sewer

Design Standards

- Future development should emphasize high quality building materials, site design, and connectivity