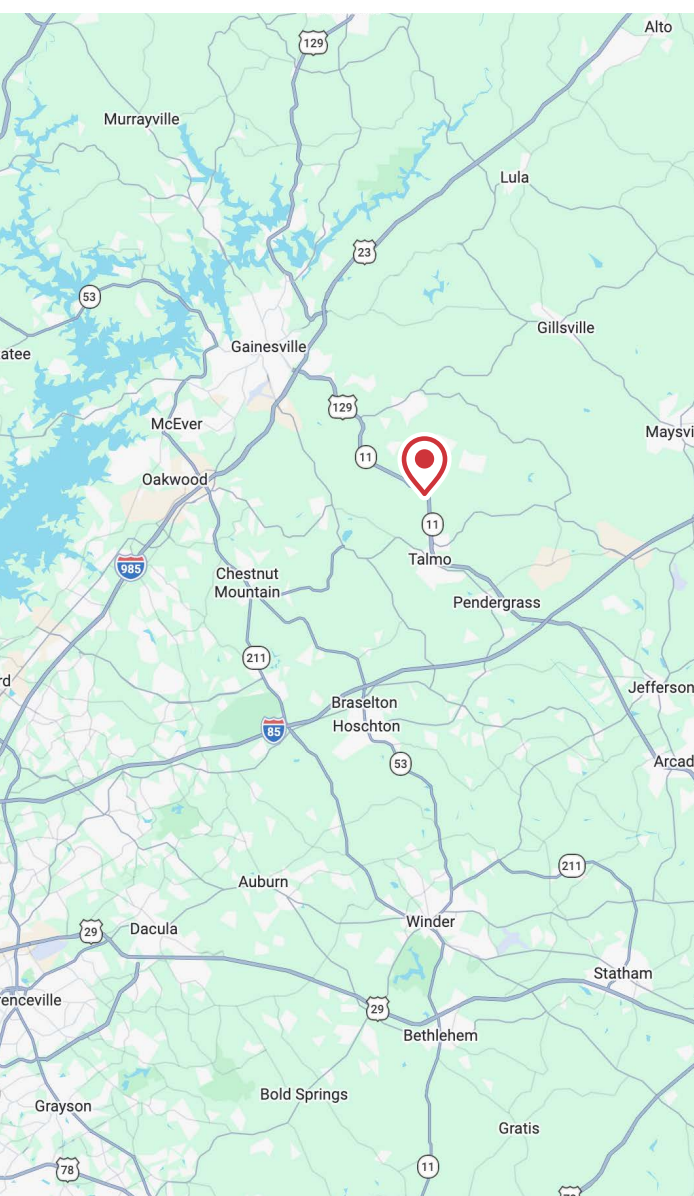




NAI BrannenGoddard

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

LOCATION

- 7 miles to I-85
- 16 miles to the Northeast Georgia Inland Port (scheduled to open May 2026)
- 8 miles to Gainesville, GA
- Located in the Less Developed Census Tract (see last page)

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



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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

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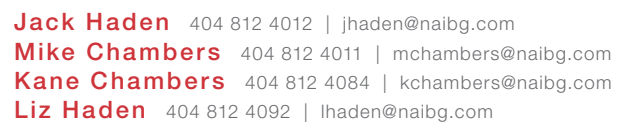
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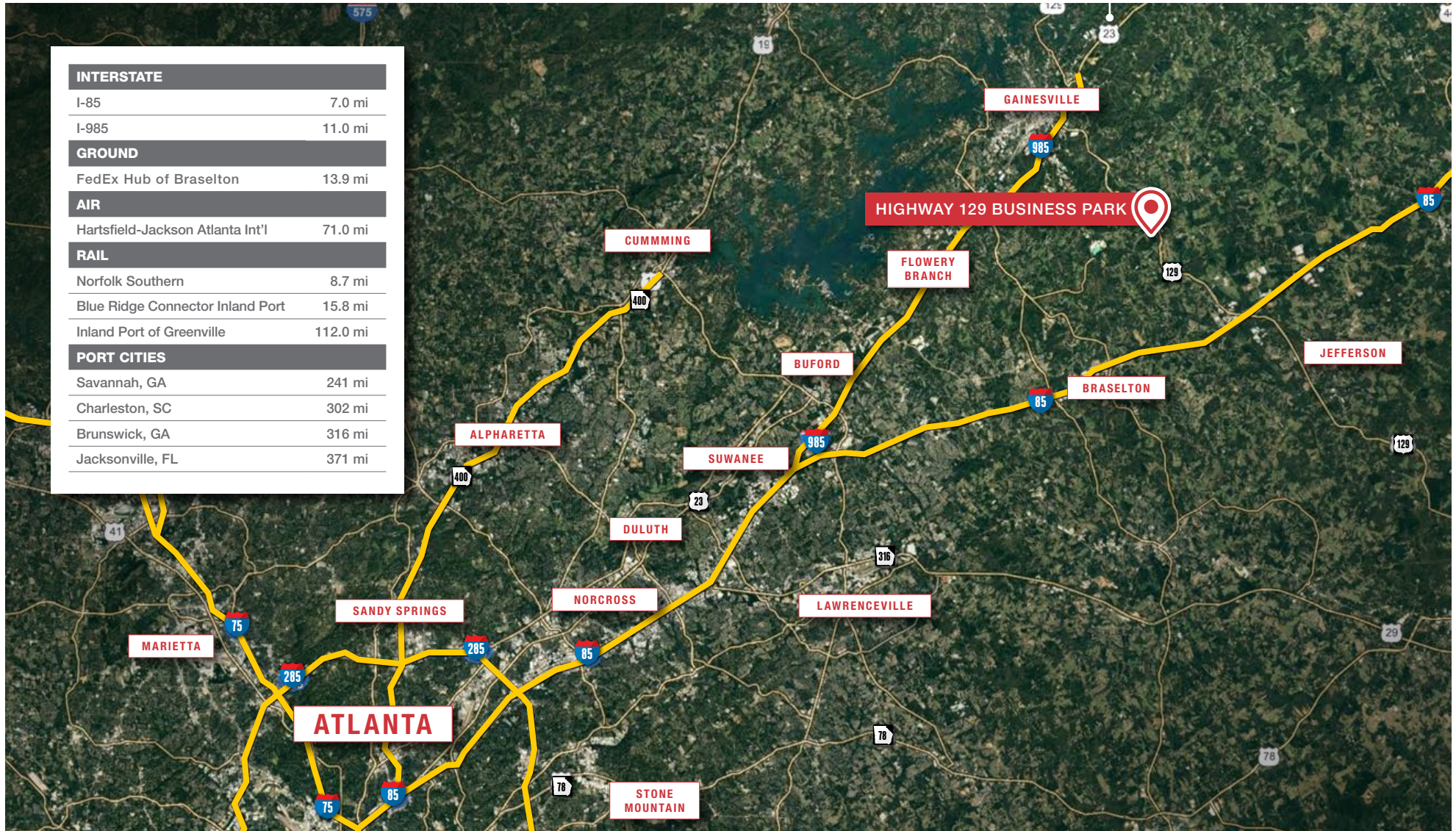
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LOCATION OVERVIEW



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JOB TAX CREDIT

Hall County, Georgia - Less Developed Census Tract (LDCT)

OVERVIEW

Georgia's Job Tax Credit program provides eligible businesses locating or expanding in designated Less Developed Census Tracts (LDCT) with a state income tax credit for each new full-time job created. For a less developed census tract in Hall County, Georgia, the applicable credit is \$3,500 per new job, per year, for five years, provided job creation and retention requirements are maintained. Any unused credit may be carried forward and or used to lower payroll withholding liabilities.

Please consult with your tax professional for more details.

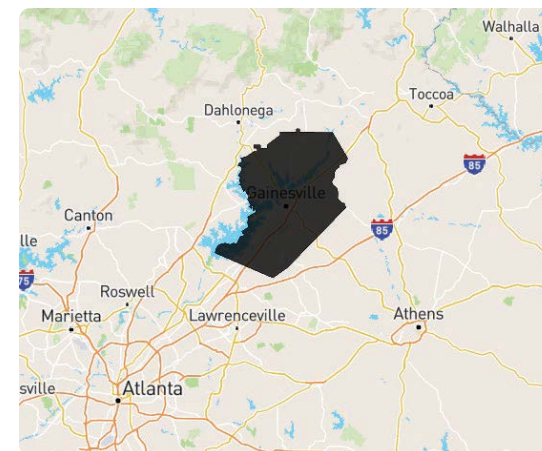
CREDIT TERMS

Credit Amount \$3,500 per new job created

Credit Duration 5 years per job (as long as the job is maintained)

Location Less Developed Census Tract (LDCT), Hall County, Georgia

Minimum Job Creation Qualification Five (5) net new jobs



EXAMPLES		
Jobs Created	Annual Tax Credit	5-Year Total Tax Credits
5	\$17,500	\$87,500
50	\$175,000	\$875,000
100	\$350,000	\$1,750,000
150	\$525,000	\$2,625,000
200	\$700,000	\$3,500,000

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