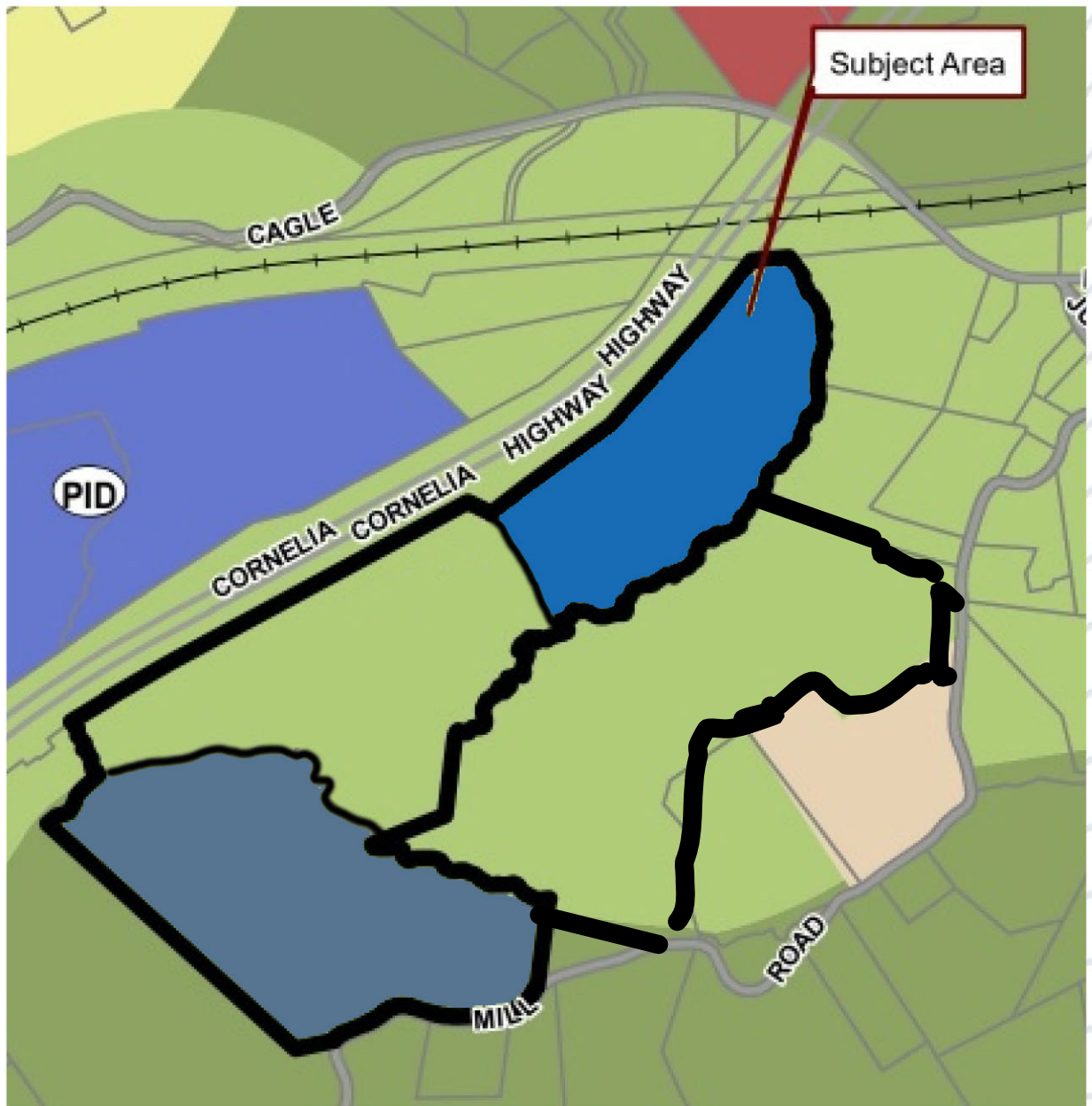


FOR SALE



ZONED LIGHT INDUSTRIAL

LOCATED AT: 4020 & 3886 CORNELIA HIGHWAY AND 4761 CAGLE MILL ROAD

Property Features

PRESENTED BY:

Clint Dixon | Broker

(404) 862-5000

clintd@echomebuilders.com

Derrick McCollum

(678) 654-1246

dw96mccollum@gmail

FACT SHEET

Tract Size : 218 Acres

Hall County, GA

GIS Parcels :

15007 000027A

15007 000270

15007 000129

15007 000206A

Location : HWY 365 - Between Gainesville and Habersham County

- 50 Miles North of Atlanta
- 40 Miles West of Athens
- 20 Miles to Highway 85

Existing Zoning : Light Industrial

Utilities : Sewer & City Water Access

Legal : Deed Book 9139 | Pages 163 - 165

Remarks:

- 218 Acres
- Available Sewer & City Water Access
- Roughly 4,000ft of road frontage on Highway 365
- GDOT Approved Two entrances on HWY 365
 - Entrances have been constructed and installed
- Norfolk Southern Rail Spur
 - Potentially Available
- Close Proximity to the future Inland Port

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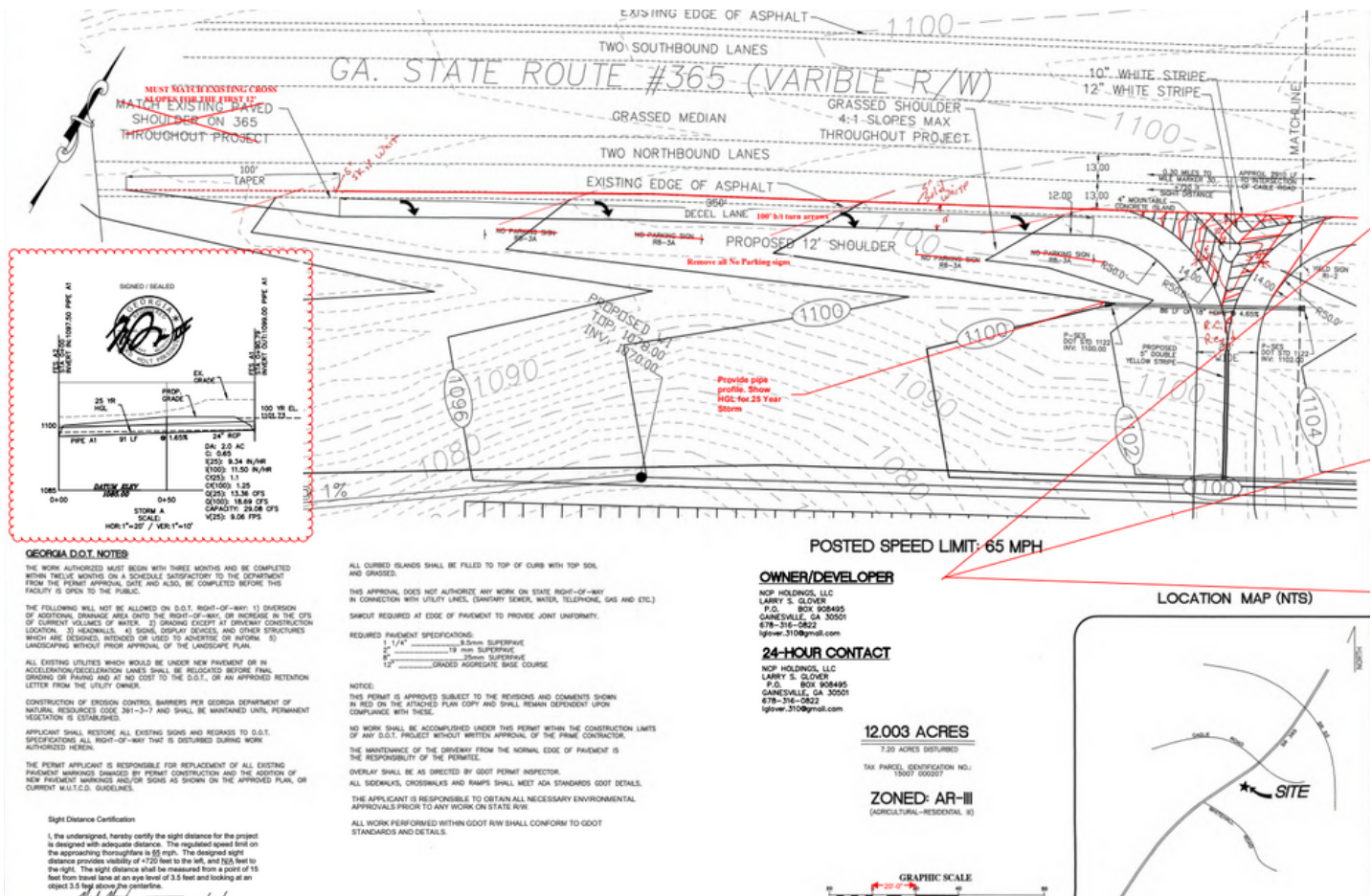
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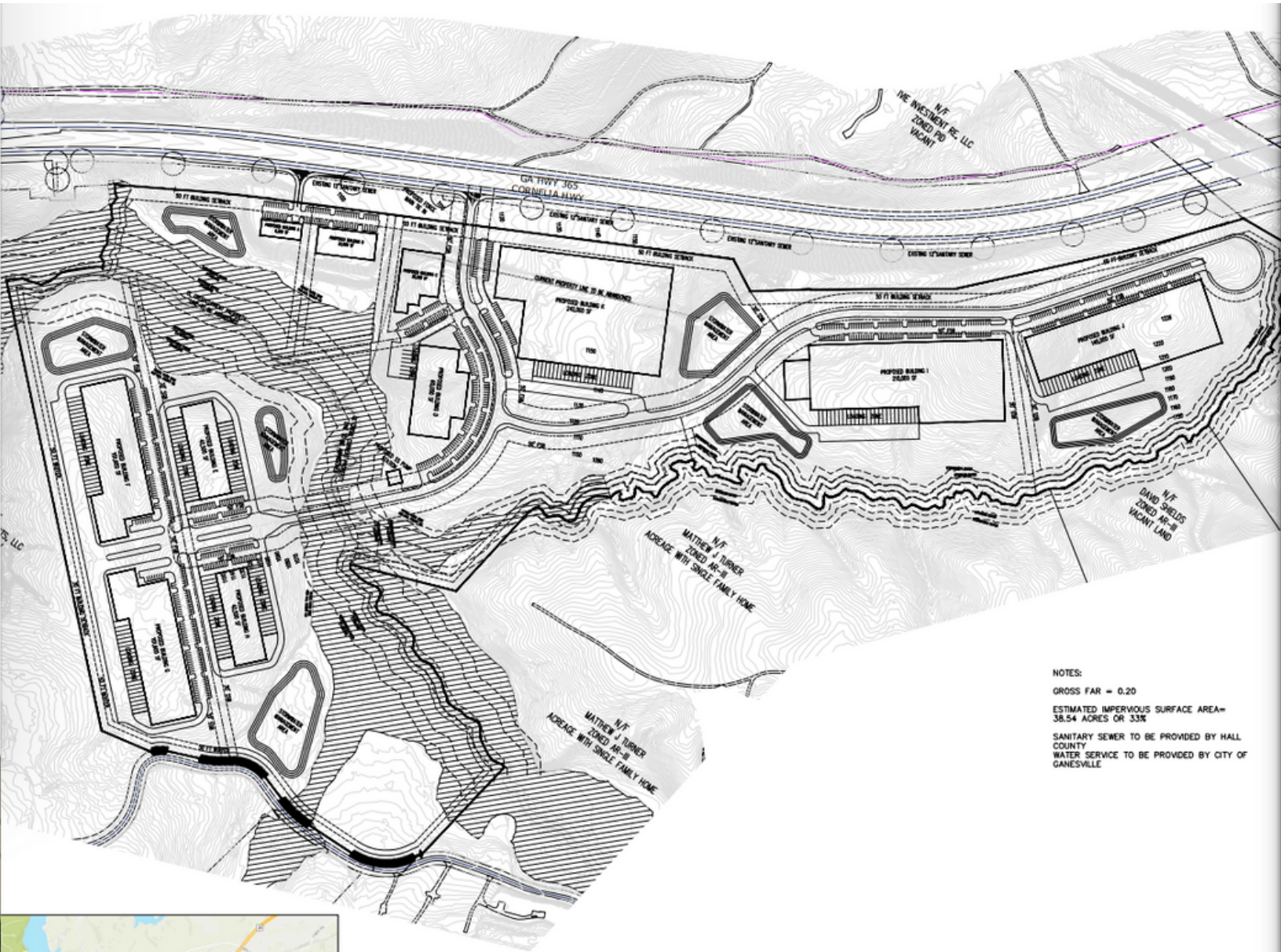
[illegible]

NOTICE: THERE IS A 45-DAY TURN-AROUND-TIME FOR PERMIT APPROVAL, STARTING FROM THE INITIAL APPLICATION SUBMISSION. IF THE PERMIT IS NOT APPROVED WITHIN THIS ALLOTTED TIME, THE APPLICANT MAY BE REQUIRED TO REAPPLY.

[illegible]

ZONING CONCEPT

APPROVED FOR 750K SQFT TOTAL



NOTES:

GROSS FAR = 0.20

ESTIMATED IMPERVIOUS SURFACE AREA = 38.54 ACRES OR 33%

SANITARY SEWER TO BE PROVIDED BY HALL COUNTY
WATER SERVICE TO BE PROVIDED BY CITY OF GANESVILLE



LOCATION MAP-NTS



GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

—THE SUBJECT PROPERTY LIES WITHIN THE NORTH OCOEE WATER SUPPLY WATERSHED
—THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA MAPS 13139C0225F AND 13139C0225G

DOWN THE
STREET FROM
THE NEW HOME
OF INLAND
PORTS



CLOSE
PROXIMITY
TO
GAINESVILLE
& LULA