



CANDLER

REAL ESTATE

283 Red Oak Flats Loop | Dahlonega, GA 30533
Industrial Land For Sale

BRIAN HUGHS, CCIM

Principal/Associate Broker brian@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

AMICALOLA INDUSTRIAL PARK

283 Red Oak Flats Loop, Dahlonega, GA 30533



Property Highlights

- Amicalola Industrial Park offers prime industrial lots available for sale
- Pad ready sites available ranging from 2.5 +/- acres up to 13.33 +/- acres contiguous
- All infrastructure in place including curbs, paving, and stormwater management
- All utilities available to the park including sewer
- Off-site storm water detention
- No Overlay District - Minimal restrictions allowing for a wide range of uses including outside storage
- Strategic Location: Just 3 miles to the intersection of Georgia State Route 400 & Hwy 60
- Located one mile from Rock Quarry / Vulcan Dahlonega Plant
- GA tax credits available: \$1,750 per year per employee for up to 5 years - Minimum 15 employees
- Lumpkin County, ranked one of the top 10 counties in the country for percentage growth, was recently added to the Atlanta MSA, boasting a remarkable annual growth rate of 5.8% per March 2023 Census Report

Property Description

Sale Price: See Lot Detail for Pricing

Lot Size: 2.5 - 13.3 +/- Acres

Zoning: Industrial

Offering Summary

Sale Price:	\$300,000 - \$1,250,000
Lot Size:	64.17 Acres

Demographics	5 Miles	10 Miles	15 Miles
Total Households	6,148	28,953	65,963
Total Population	18,682	79,203	178,802
Average HH Income	\$93,843	\$105,383	\$105,170

Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

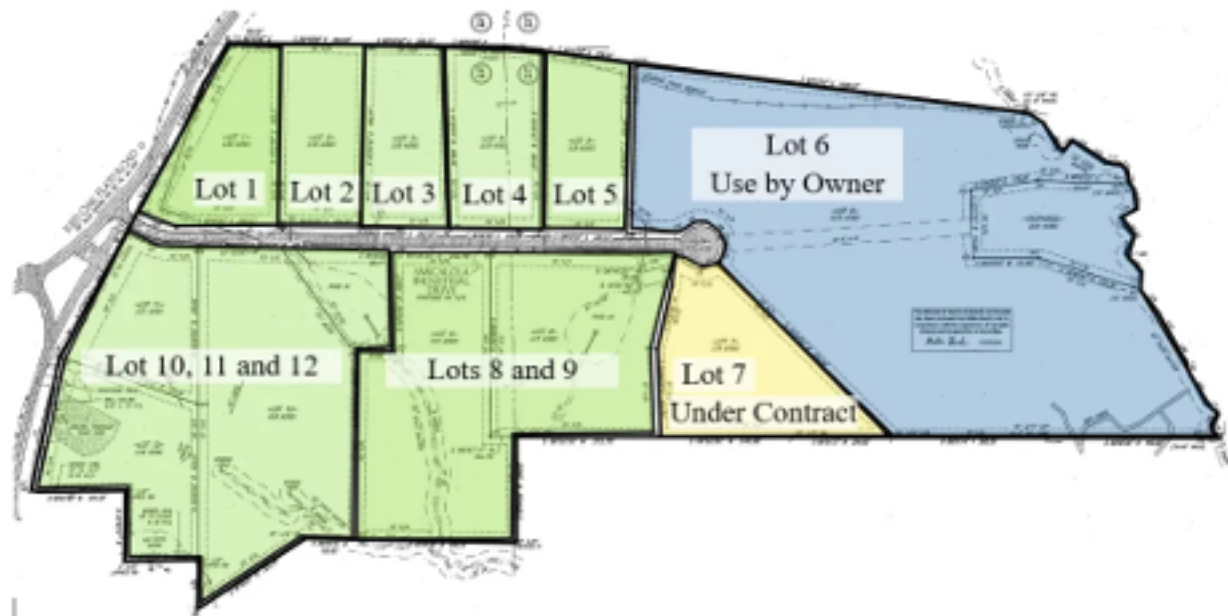
brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

AMICALOLA INDUSTRIAL PARK

283 Red Oak Flats Loop, Dahlonega, GA 30533



Lot	Total Acreage	Total Price
1	2.68	\$525,000.00
2	2.39	\$475,000.00
3	2.32	\$605,000.00
4	2.52	\$602,500.00
5	2.38	\$577,500.00
6	21.77	Owner to Use
7	3.76	Under Contract
8 & 9	10.34	\$300,000.00
10, 11, 12	13.82	\$1,250,000.00

Presented By:

Brian Hughs, CCIM
770.988.6383
Principal/Associate Broker
brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

AMICALOLA INDUSTRIAL PARK

283 Red Oak Flats Loop, Dahlonega, GA 30533



Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

AMICALOLA INDUSTRIAL PARK

283 Red Oak Flats Loop, Dahlonega, GA 30533



Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

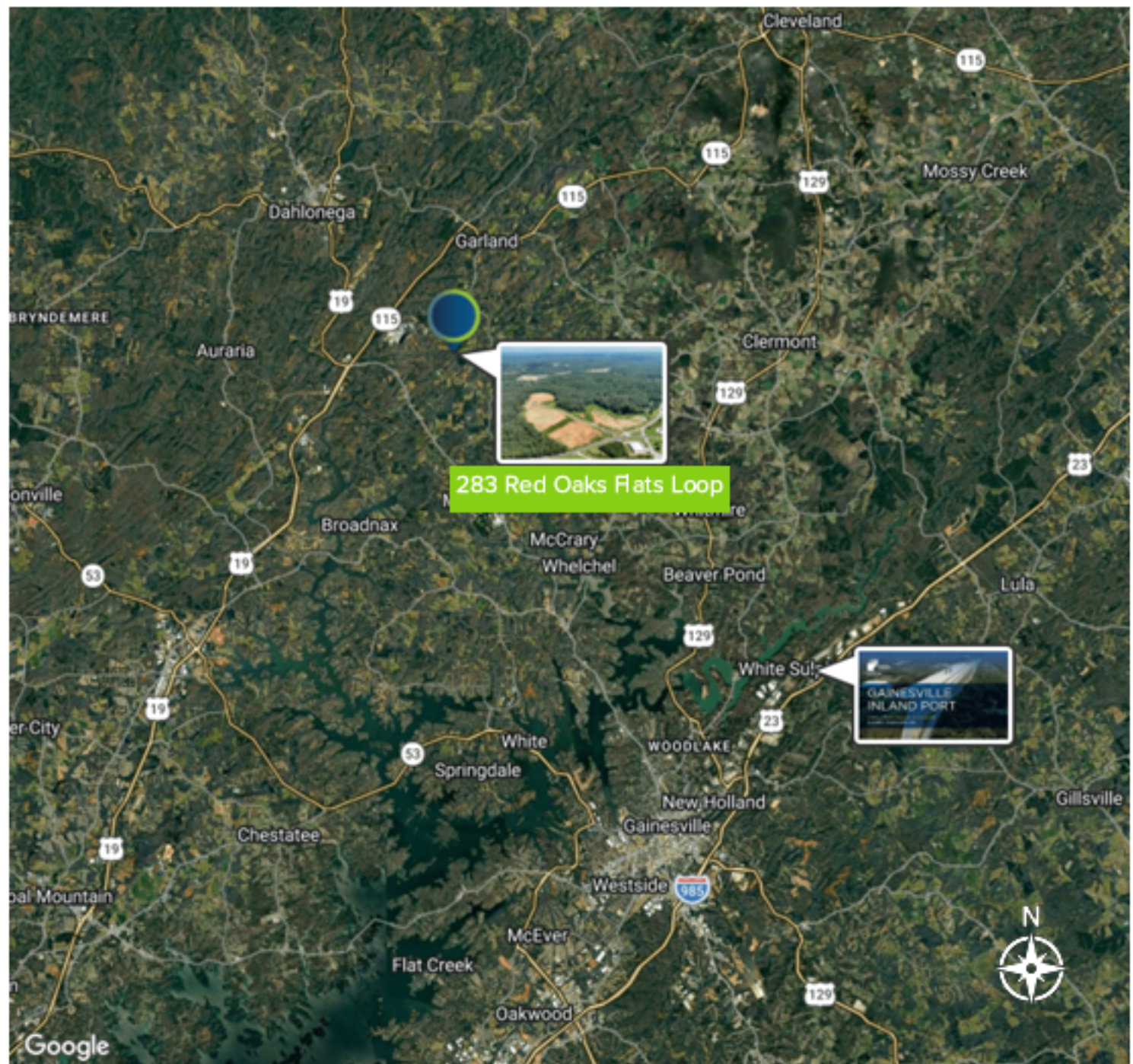
brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

AMICALOLA INDUSTRIAL PARK

283 Red Oak Flats Loop, Dahlonega, GA 30533



Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

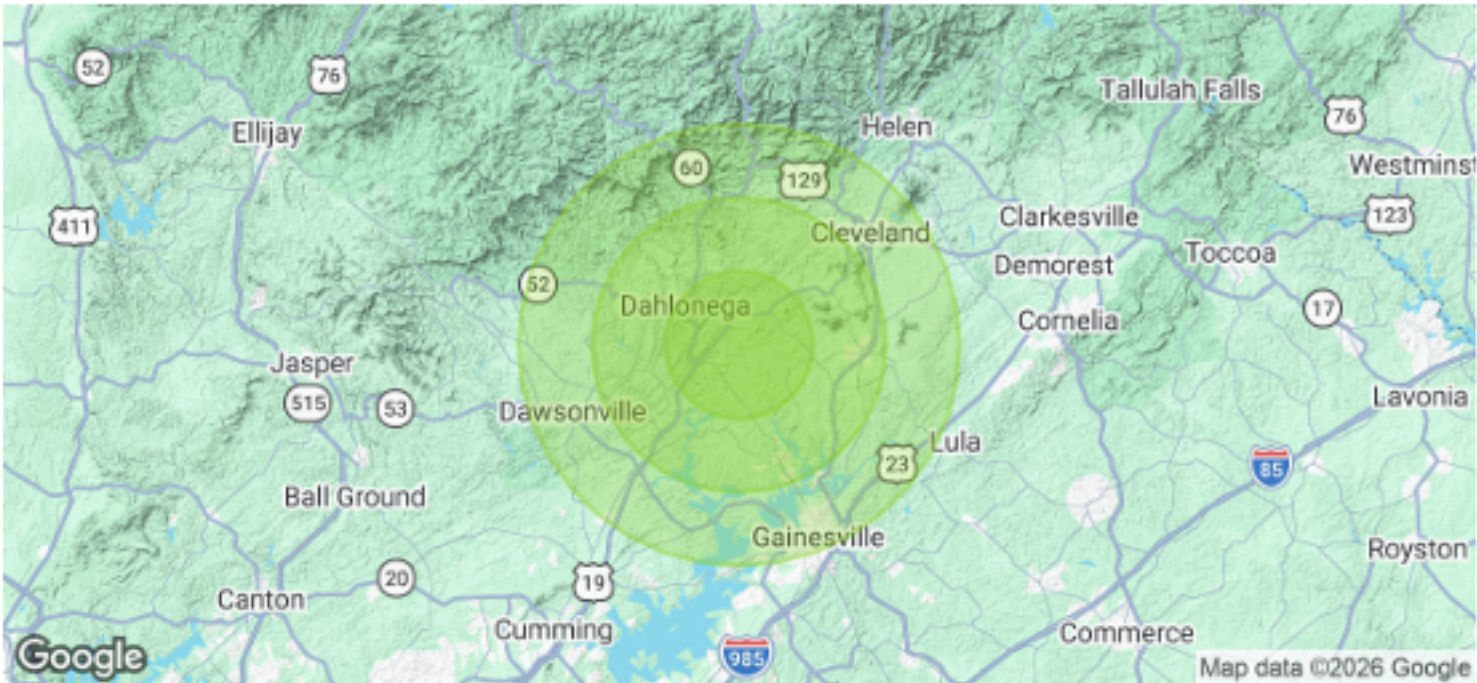
brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

AMICALOLA INDUSTRIAL PARK

283 Red Oak Flats Loop, Dahlonega, GA 30533



Population	5 Miles	10 Miles	15 Miles
Total Population	18,682	79,203	178,802
Average Age	39	42	41
Average Age (Male)	39	41	40
Average Age (Female)	40	43	42

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	6,148	28,953	65,963
# of Persons per HH	3	2.7	2.7
Average HH Income	\$93,843	\$105,383	\$105,170
Average House Value	\$357,699	\$409,435	\$418,487

2020 American Community Survey (ACS)

Presented By:
Brian Hughs, CCIM
770.988.6383
Principal/Associate Broker
brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | [candler.com](https://www.candler.com)

AMICALOLA INDUSTRIAL PARK

283 Red Oak Flats Loop, Dahlonega, GA 30533



Brian Hughes, CCIM

Principal/Associate Broker

brian@candler.com

Direct: **770.988.6383** | Cell: **678.316.4445**

Candler Real Estate
135 Maple Street NW
Gainesville, GA 30501
770.988.6383

Presented By:

Brian Hughes, CCIM

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com