

# FOR SALE

**6.1 Acres – Small Residential Development Opportunity**  
**3622 Cagle Road, Gainesville, GA 30501**

**For More Information: Stephen Lovett**  
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**Zach Tibbs**  
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Hwy 365 / Cornelia Hwy

Site of New  
Inland Port

Norfolk Southern Rail Line

6.1 +/- Acres

Cagle Road

All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.



Norton Commercial  
434 Green Street  
Gainesville, GA 30501  
nortoncommercial.com

# NORTON

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### OFFERING SUMMARY

<b>Sale Price:</b>	\$299,000
<b>Price / Acre:</b>	\$49,016
<b>Lot Size:</b>	6.1 Acres
<b>Zoning:</b>	ARIII (Ag/Res)
<b>Road Frontage:</b>	Cagle Road - 715'
<b>Rail Frontage:</b>	Norfolk Southern Rail Line - 980'
<b>Utilities:</b>	Power
<b>School Districts:</b>	White Sulpher ES East Hall MS East Hall HS

### PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present for sale this rare 6.1-acre lot located in the hottest metro area in the USA (source: Bankrate.com) Gainesville, GA. The Gainesville residential market is seeing great growth due to the expansion of the Highway 365 Corridor and the introduction of the new Inland Port (expected to be operational by 2026). The subject property is currently zoned ARIII (Agricultural/Residential). Site is well suited to be split into 4-8 residential lots all with frontage along Cagle Road, minimizing development costs. Mostly wooded with about 1.2 acres of cleared land, the site has level to rolling topography. Site has a well-maintained trail system with no structures of value. The property elevation is approximately 60 feet above the rail line so there is unlikely to be any direct physical impact from the Inland Port. Power to the site is available; sewer and water are currently unavailable. Driven by the area's quality of life, employment opportunities and affordability, residential lots and new home construction are in huge demand in Hall County.

### LOCATION OVERVIEW

Located just 6 miles from Gainesville Square, 4 miles from New Holland and 5 miles from Downtown Lula, the subject property provides easy access to a wide array of dining, new retail centers, great entertainment and Lake Lanier – as well as easy access to Hwy 365/I-985 and I-85 for commuters. Within the White Sulpher ES, East Hall MS and East Hall HS district.

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ADDITIONAL PHOTOS

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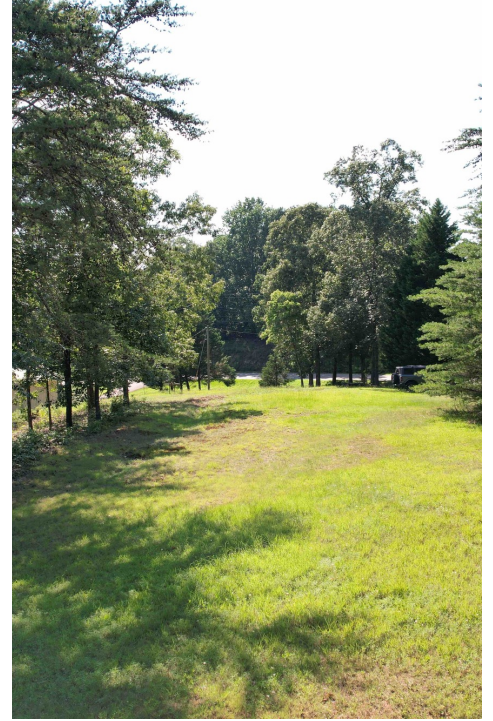
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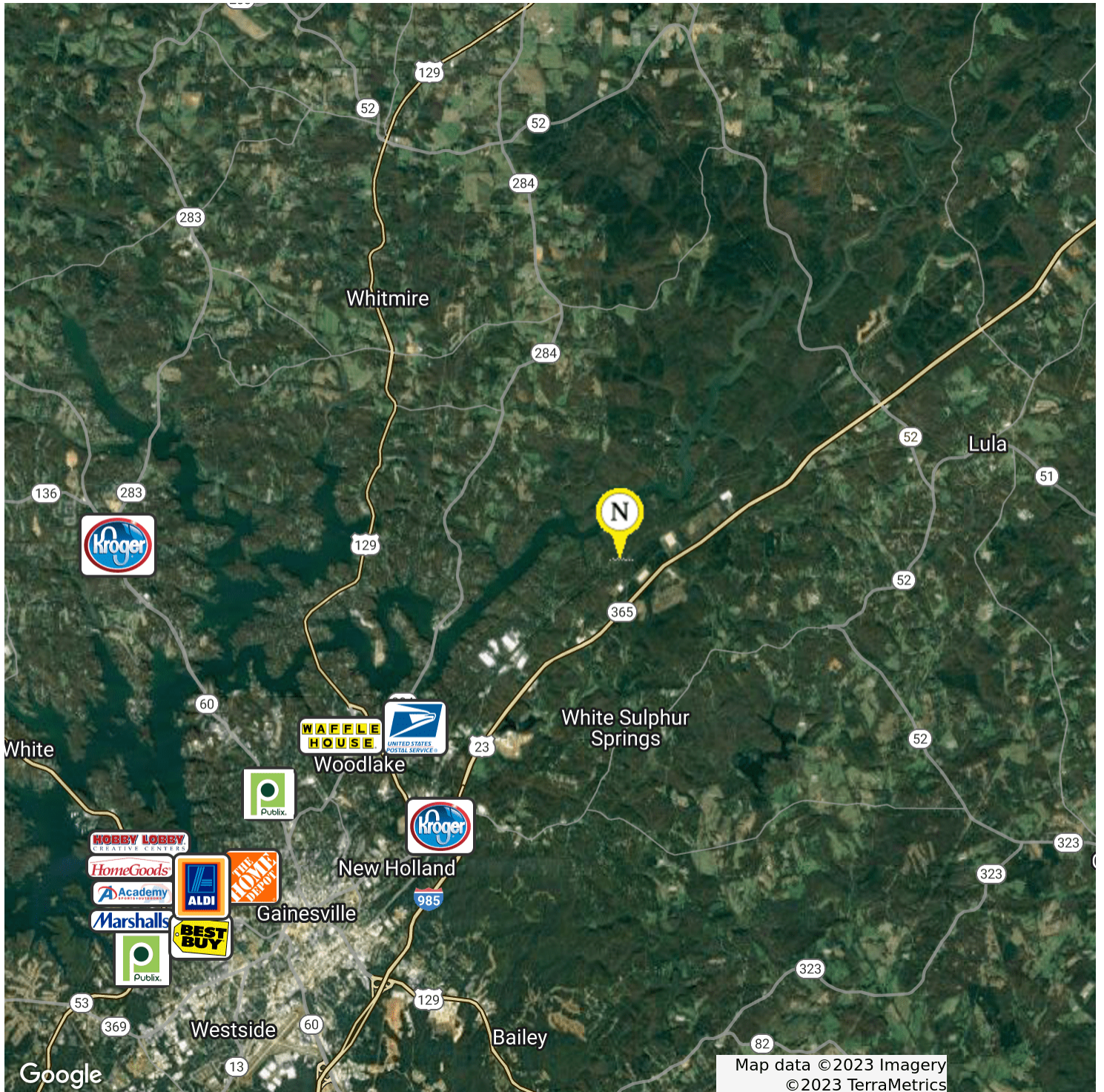
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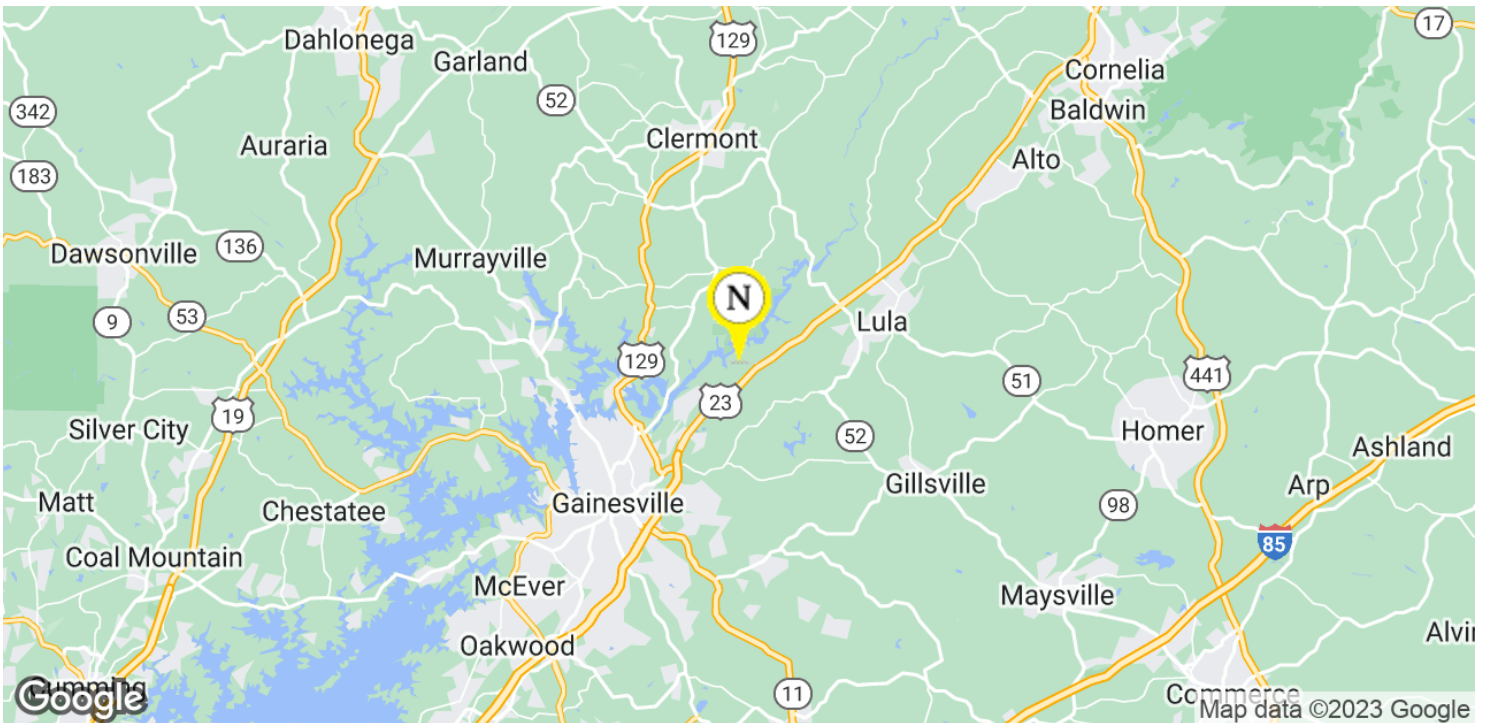
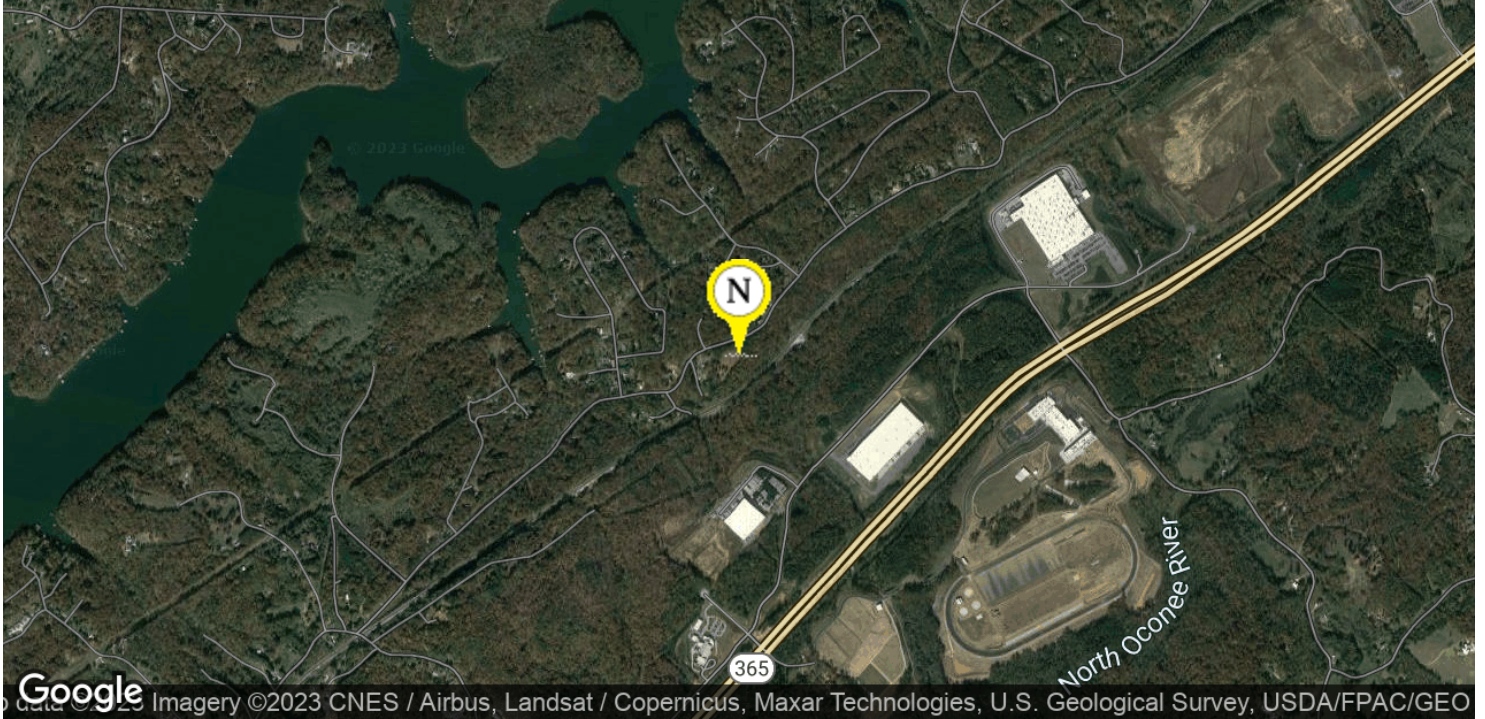
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LOCATION MAP

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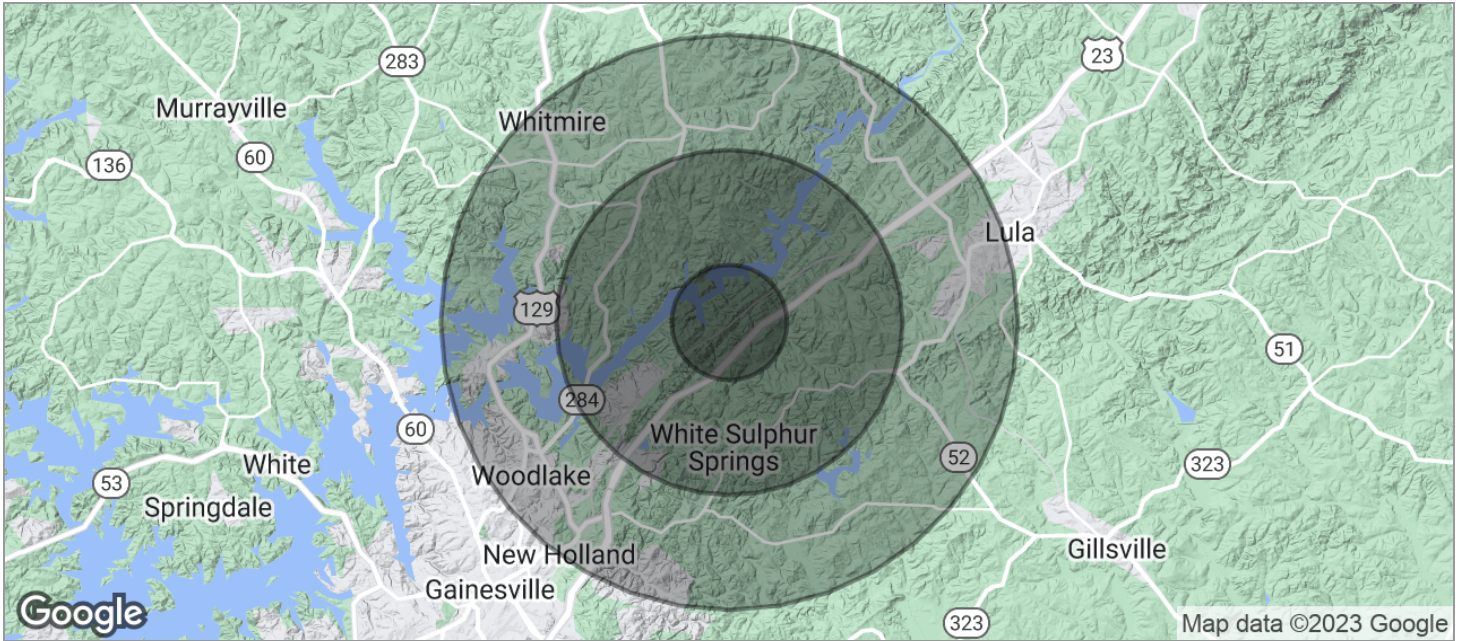
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	408	6,254	21,627
MEDIAN AGE	45.5	43.3	42.6
MEDIAN AGE (MALE)	40.5	38.2	37.9
MEDIAN AGE (FEMALE)	47.2	45.6	44.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	198	2,574	8,812
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$62,429	\$69,548	\$66,560
AVERAGE HOUSE VALUE	\$181,499	\$201,779	\$222,556

\* Demographic data derived from 2020 ACS - US Census

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