

Alto Industrial Tract



Offered for \$589,750



23.59 Acres | N County Line Road | Alto, GA | 30510

Southern Land Exchange is proud to present Alto Industrial Tract in Banks County. Located on N County Line Road in Alto, this 23.59-acre tract is primed for industrial development without the industrial price tag. The property is currently zoned ARR and priced to provide upside and a value-add opportunity to encourage the next owner to take it through a rezone to industrial. Industrial potential is not just wishful thinking; it's the highest and best use for the property based on surrounding industrial uses and railroad proximity. Adjoining the subject property to the Southwest are two industrial zoned operations, one being Lumite (Johnson & Johnson), a massive textile manufacturer with over 300,000 SQFT under roof. The subject property has over 1,000 ft of rail frontage (GNRR). In addition to the 23.59-acre parcel, there is the potential to purchase an adjoining 45-acre parcel (same owners) for a total of 68 +/- acres. Public water located nearby. The Gainesville Inland Port (Blue Ridge Connector) opens May 2026, which the GNRR will have access to via Norfolk Southern Railway System. Subject Property is conveniently located 5 miles from Lula, 17 miles from Gainesville, 22 miles from Commerce, 40 miles from Athens & little over an hour from Atlanta. Contact Travis Ebbert for more information.

Travis Ebbert

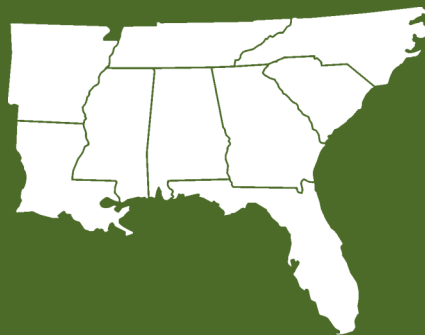
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