

2661 & 2695 WHITE SULPHUR RD

Gainesville, GA 30501

**Industrial
Investment Opportunity**

Offering Memorandum



EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

2661 & 2695 White Sulphur Rd
Gainesville, GA 30501



INVESTMENT HIGHLIGHTS

- **Stabilized Contractor and Utility Tenancy**

The property is leased to The Erosion Company, LLC, a national erosion control contractor, and Georgia Power Company, the largest electric utility in the state and a subsidiary of Southern Company. Both tenants utilize the site for equipment staging, fleet parking, and operational storage—uses that are highly compatible with outdoor storage properties and commonly associated with long-term yard demand.

- **Flexible Low-Coverage Yard Layout**

The ±6.07-acre site includes approximately ±3.75 usable acres and is configured as two independent yard areas, providing substantial outdoor storage capacity for contractor equipment, fleet vehicles, materials, and operational staging. The open layout allows efficient circulation for trucks, trailers, and heavy equipment while supporting multiple users and providing long-term leasing flexibility.

- **Strong In-Place Income from Operational Users**

The property generates over \$207,000 in annual rental income from tenants actively utilizing the site for business operations. With a straightforward operational profile and limited ongoing management requirements, the asset provides stable income supported by tenants whose business models rely on outdoor storage functionality.

- **Supply-Constrained Outdoor Storage Sector**

Industrial outdoor storage properties remain one of the most supply-constrained segments of the industrial market. Increasing zoning restrictions, entitlement challenges, and rising land costs have significantly limited new development, while demand from contractors, utilities, and infrastructure-related businesses continues to grow.

- **Growing North Georgia Industrial Market**

Located in Gainesville within Hall County, the property benefits from strong economic and population growth throughout the northern Atlanta region. Continued infrastructure investment and expanding contractor activity have driven increasing demand for outdoor storage sites, particularly those that offer scale, accessibility, and operational flexibility.



INFRASTRUCTURE CATALYST

The Gainesville Inland Port, slated to open in May 2026, is expected to serve as a major economic driver for Hall County and Northeast Georgia.

- 200,000+ containers annually (planned capacity)
- \$130M+ infrastructure investment
- Direct rail connection to the Port of Savannah

The facility will enhance freight efficiency, reduce truck congestion, and attract new industrial users to the region. **Infrastructure improvements along the SR 365 corridor**, including the **Howard Road interchange project**, are designed to improve traffic flow, enhance safety, and support future growth in the surrounding area.

\$130M

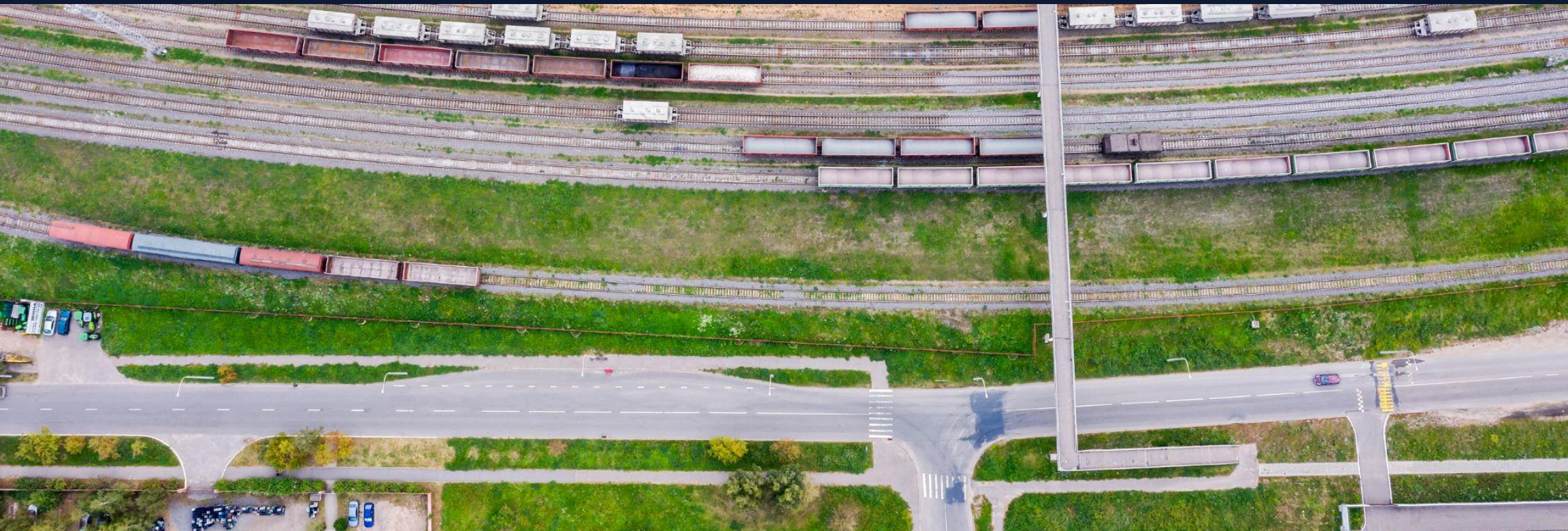
Infrastructure Investment

200,000

Containers/Year

Direct Port Access

Connection to Port of Savannah





Blue Ridge Connector

104 Acre Inland Port Terminal. Operated by Georgia Ports Authority and Served by Norfolk Southern. Provides a Direct Rail Connection to the Port of Savannah.

Subject Property



Lee Gilmer Memorial Airport
±6.2 Miles Away



58 Miles
Atlanta



2661 & 2695 White Sulphur Rd
Gainesville, GA 30501

±6.07 AC

Total AC

±3.75 Acres

Usable Acreage



FINANCIAL SUMMARY

\$1,700,000

List Price

\$280,068

Price Per Acre

\$196,314.79

NOI

11.55%

In-Place Cap Rate

Lease Details - Track A

Address	2661 White Sulphur Rd, Gainesville, GA 30501
Tenant	The Erosion Company, LLC
Commencement Date	2/13/2024
Expiration Date	5/15/2030
Lease Term	±75 Months
Term Remaining	±4 Years
Options	N/A
Utilities	Tenant Responsibility
Insurance	Tenant Responsibility
Taxes	Tenant Responsibility
Total Acreage	±2.07 AC
Usable Acreage	±1.50 AC
Rent/Usable Ac/Mo.	\$4,410
Monthly Rent	\$6,615
Annual Rent	\$79,380

Lease Details - Track B

Address	2695 White Sulphur Rd, Gainesville, GA 30501
Tenant	Georgia Power Company
Commencement Date	3/1/2026
Expiration Date	10/1/2026
Lease Term	±6 Months
Term Remaining	±6 Months
Options	N/A
Utilities	Tenant Responsibility
Insurance	Landlord Responsibility
Taxes	Landlord Responsibility
Total Acreage	±4.00 AC
Usable Acreage	±2.25 AC
Rent/Usable Ac/Mo.	\$4,741
Monthly Rent	\$10,667
Annual Rent	\$128,004

FINANCIAL SUMMARY

Rent Schedule - The Erosion Company, LLC

Term	Dates	Monthly Rent	Annual Rent
Period 1 (2 months)	March 16th, 2024 - May 15th, 2024	-	-
Period 2 (10 months)	May 16th, 2024 - March 15th, 2025	\$6,000.00	\$72,000.00
Period 3 (12 months)	March 16th, 2025 - March 15th, 2026	\$6,300.00	\$75,600.00
Period 4 (12 months)	March 16th, 2026 - March 15th, 2027	\$6,615.00	\$79,380.00
Period 5 (2 months)	March 16th, 2027 - May 15th, 2027	\$6,945.75	\$83,349.00
Period 6 (10 months)	May 16th, 2027 - March 15th, 2028	\$6,945.75	\$83,349.00
Period 7 (12 months)	March 16th, 2028 - March 15th, 2029	\$7,223.58	\$86,682.96
Period 8 (12 months)	March 16th, 2029 - March 15th, 2030	\$7,512.52	\$90,150.24
Period 9 (2 months)	March 16th, 2030 - May 15th, 2030	\$7,813.02	\$93,756.24

Rent Schedule - Georgia Power Company

Term	Dates	Monthly Rent	Annual Rent
Period 1 (6 months)	March 1st, 2026 - October 1st, 2026	\$10,666.70	\$128,000.40



GAINESVILLE, GA

Market Demographics



47,712

Total Population (3-Mi)

20,500

Employed Population

27.1%

% Bachelor's Degree

33.1

Median Age

Local Market Overview

Gainesville and Hall County continue to benefit from above-average population and labor-force expansion, reinforcing the area's appeal for industrial users that need both workforce depth and proximity to metro Atlanta. The city's population reached 47,712 in 2024, while Hall County's population reached 222,938 in 2025, with the chamber estimating county growth of 7.9% from 2020 to 2025. Household incomes have also advanced, with median household income at \$66,974 in Gainesville and \$77,353 statewide, supporting steady consumer demand and a healthy regional tax base.

For industrial real estate, the area stands out for its logistics orientation, advanced manufacturing base, and expanding infrastructure. Gainesville-Hall County has more than 330 manufacturing and processing facilities, more than 60 international company locations, and a growing logistics cluster that supports over 4,800 direct jobs. The location also benefits from access to I-985, Highway 365, Norfolk Southern and CSX rail connections, and the Blue Ridge Connector inland port now under development north of Gainesville. These dynamics support demand from food processing, heavy equipment, automotive suppliers, cold-chain users, and regional distributors seeking a cost-effective Northeast Georgia position with strong connectivity to Atlanta and the Port of Savannah.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	905	16,379	50,562
Current Year Estimate	895	16,285	49,644
2020 Census	766	14,716	45,208
Growth Current Year-Five-Year	1.13%	0.58%	1.85%
Growth 2020-Current Year	16.88%	10.66%	9.81%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	361	6,716	18,669
Current Year Estimate	355	6,592	18,092
2020 Census	337	6,050	16,431
Growth Current Year-Five-Year	1.85%	1.88%	3.19%
Growth 2020-Current Year	5.33%	8.96%	10.11%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$104,981	\$99,675	\$102,794

ATLANTA, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion



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