



OFFERING *MEMORANDUM*

Updated 2/26/2025

COMMERCIAL LAND

0 S Chestatee St
Dahlonega, GA 30533
Parcel # 061066

OFFERING SUMMARY

Property Summary

- Zoned for all commercial and residential
- Gateway Corridor Overlay District
- NO Public hearings/Rezoning
- Water immediately available on same side of S. Chestatee St.
- Existing entrance/road (Trillium Trail)
- 465ft Road of SR 60 Frontage
- Meets sight distance for commercial driveway permit
- Updated Survey available
- Some grading already complete
- 0.5 Miles from brand new Publix shopping center opened 10/2024
- 18,400 vehicle traffic count per day

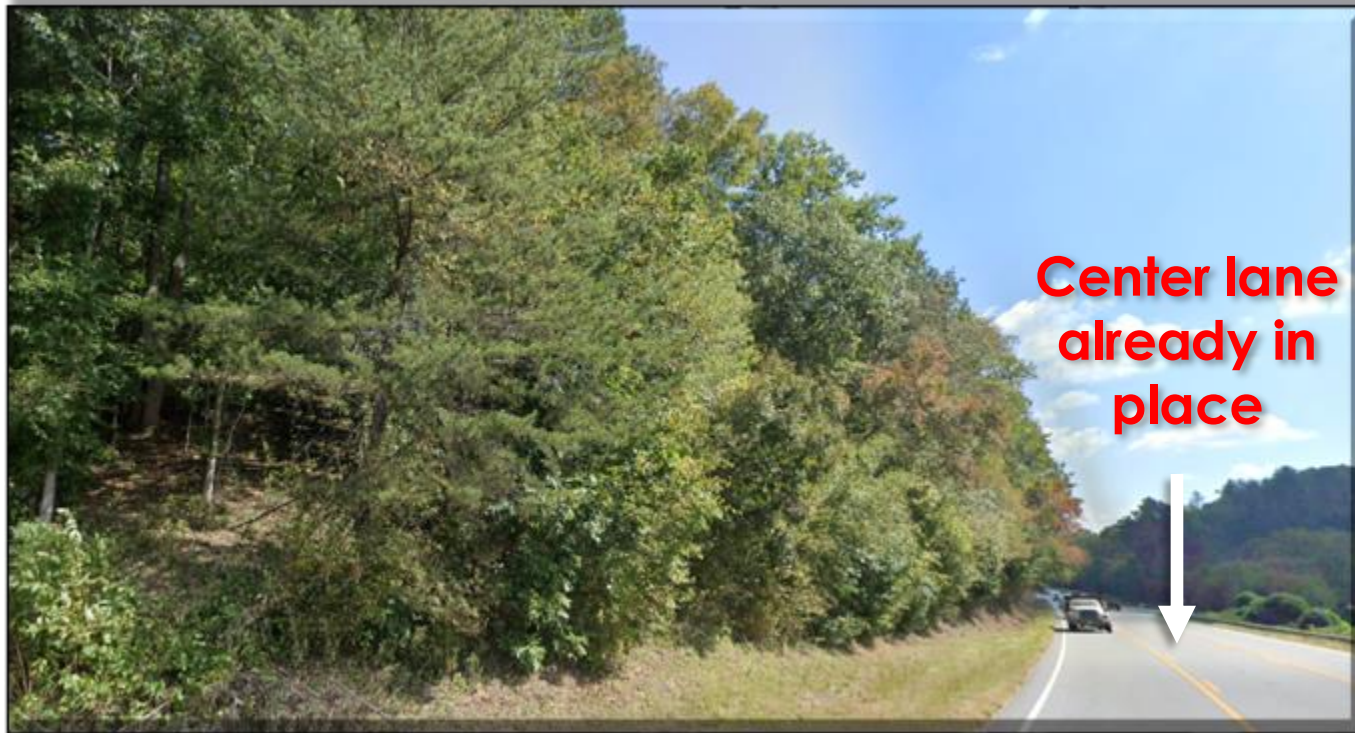
Allowable Uses

- Small lodging up to 5 dwellings for short term rentals (i.e. tiny homes, tree houses, container homes)
- Multifamily (apartments, fee simple condos or townhome rentals)
 - Up to 30 bedrooms no sprinklers
 - Up to 40 bedrooms w/ sprinklers
- Restaurant
- Wedding or event venue
- All types of storage
- Body shop
- Daycare
- Indoor gun range
- Healthcare
- Veterinarian
- Office park or stand-alone building(s)
- Warehouse(s)/Manufacturing
- Retail strip or stand-alone retail
- Vehicle sales

Opportunity

There are very few parcels in Lumpkin County that are zoned for any type of commercial and residential AND have public water. The best use for this parcel would be tourist entertainment because of the elevated view of the Chestatee River. Small Lodging for tiny homes, tree houses, etc. are IN! Would also make a beautiful venue or restaurant with several decks for outdoor eating and entertainment. Fee simple or rental multifamily would be a great option as well.

PARCEL VIEW



Site Location at Street (South Chestatee / HWY 60)



North side of Parcel Construction Site

PARCEL VIEW

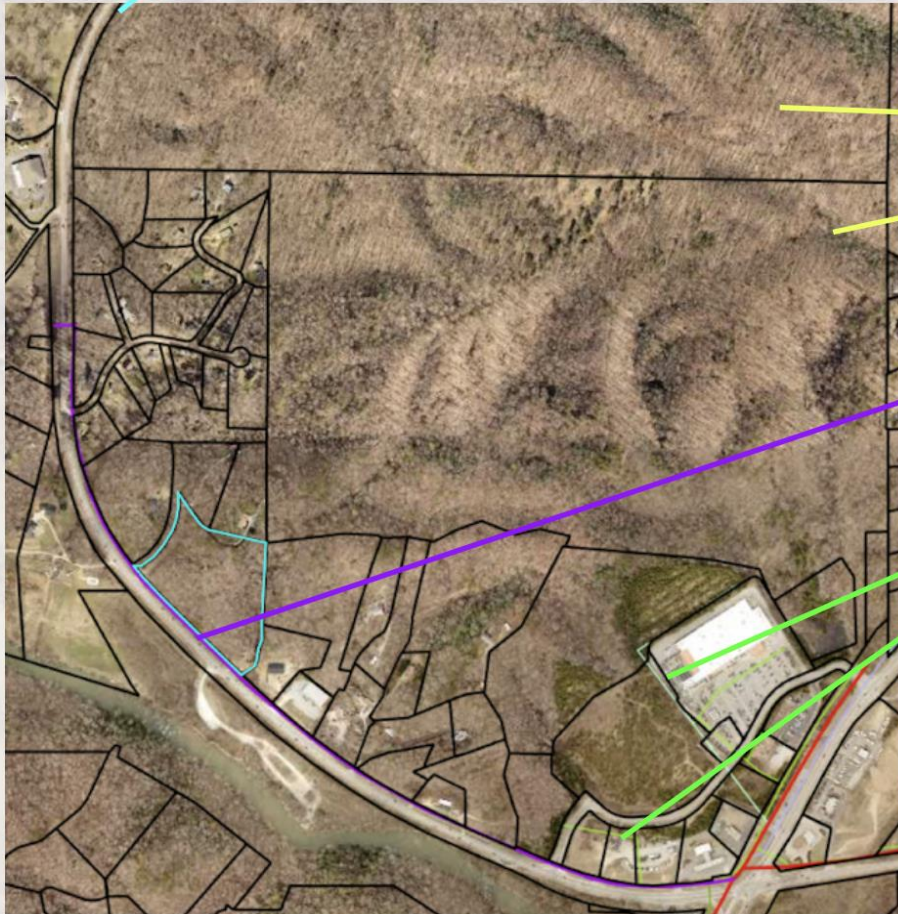


PARCEL VIEW



Water and Sewer Map

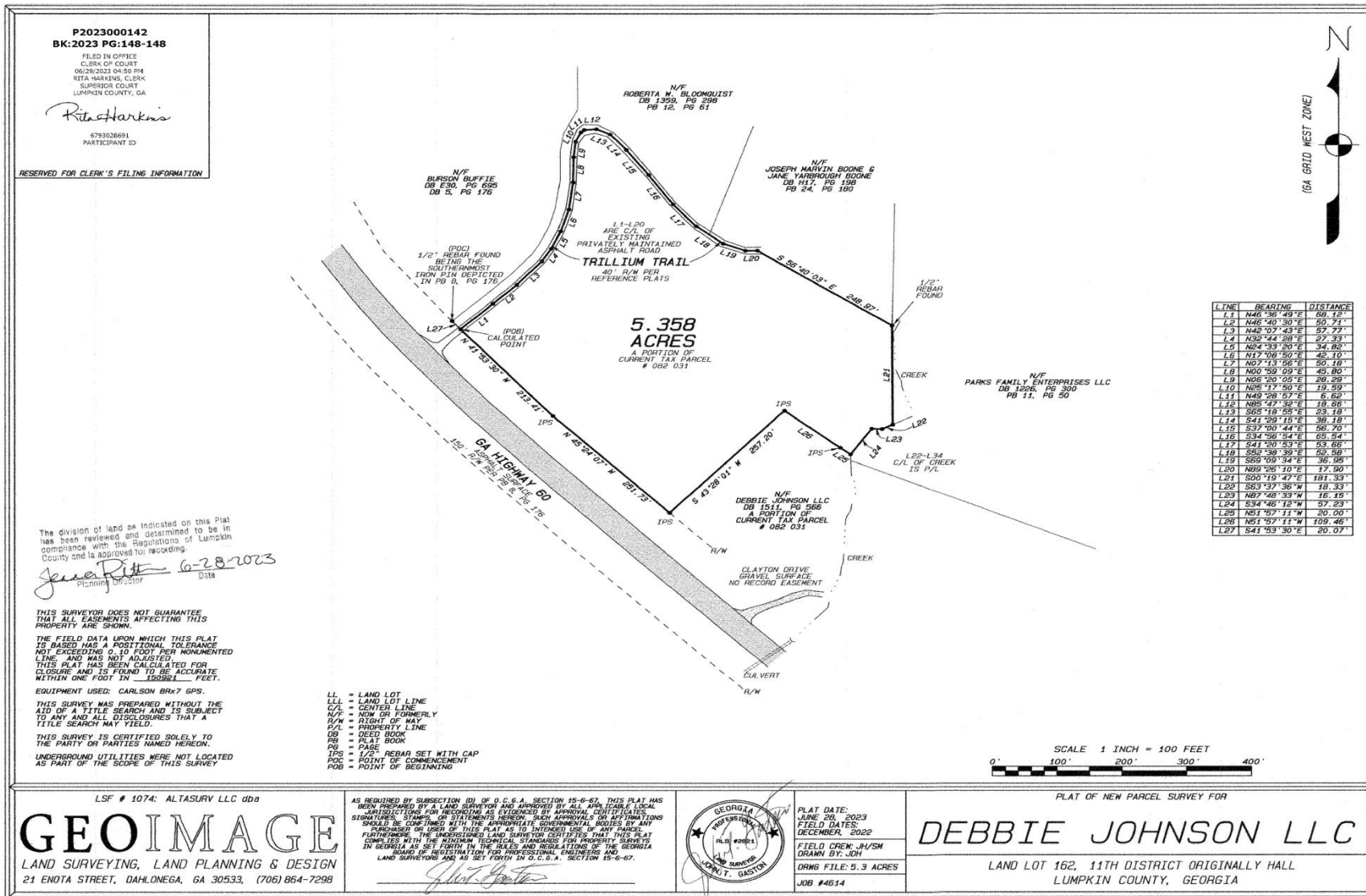
City sewer and water starts just beyond this point



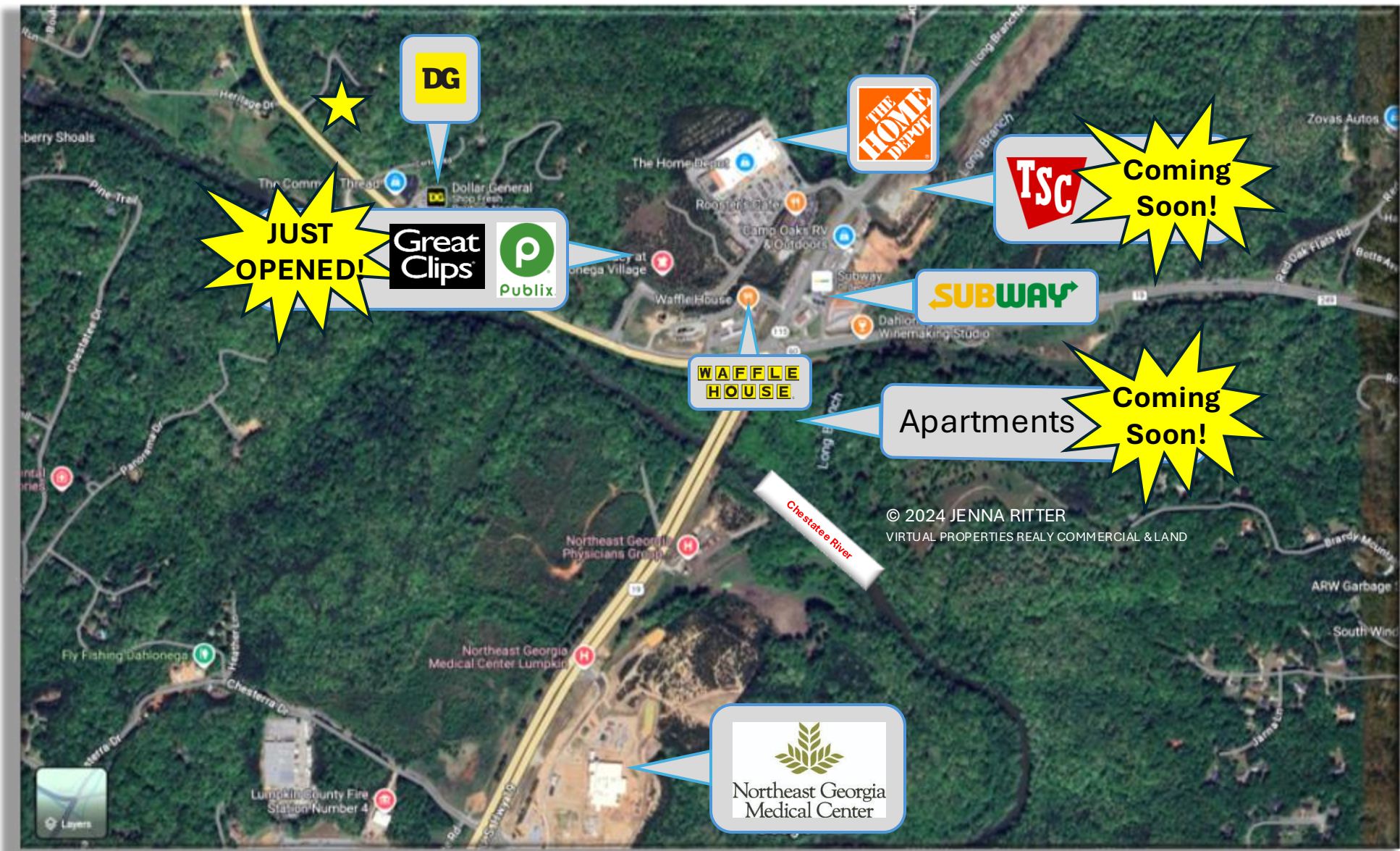
458 acres of undeveloped acreage behind subject property. Likely will need sewer in order to be developed

County water line runs across entire length of property on same side of road

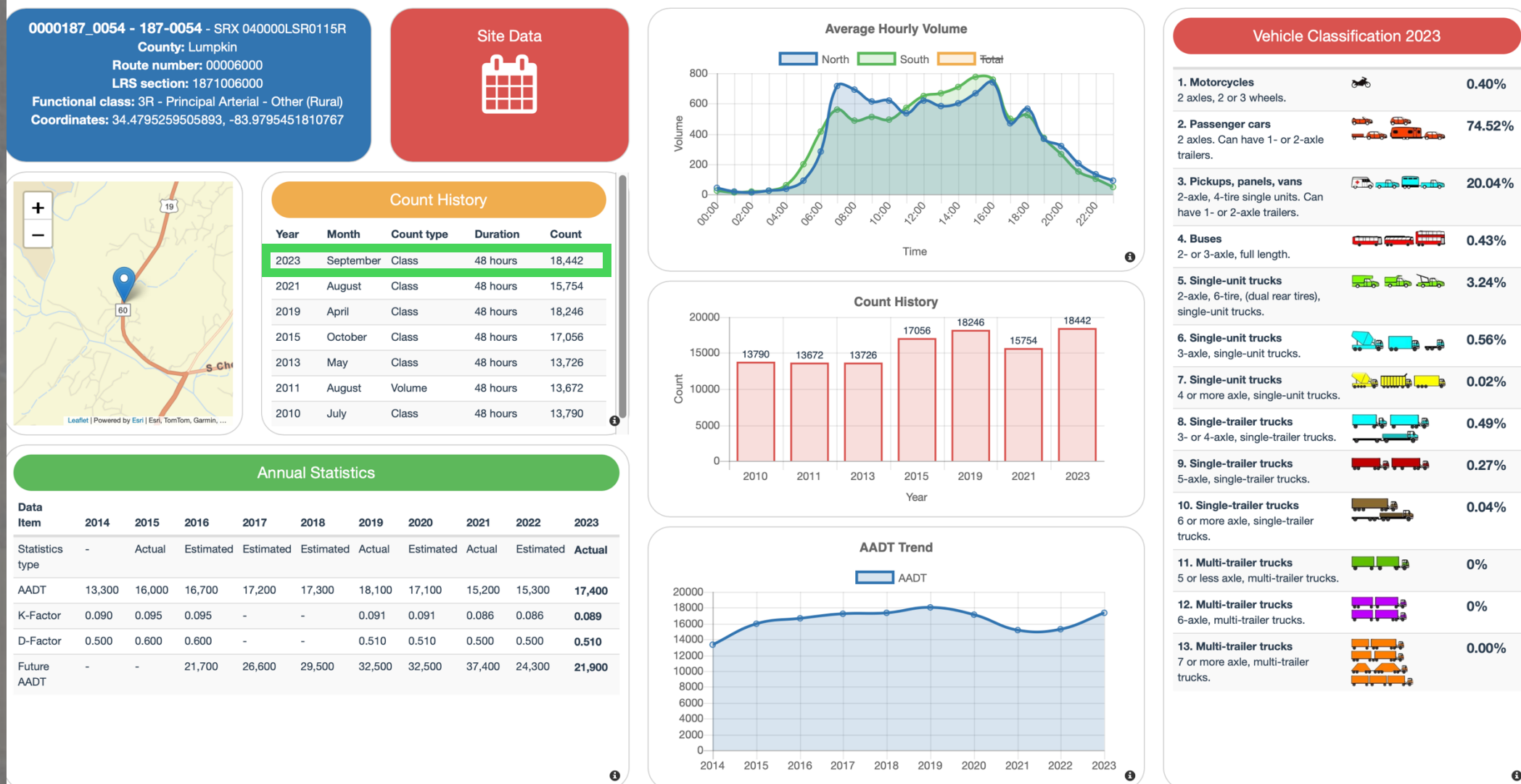
County Sewer lines ~2,000 ft away



BIRDSEYE VIEW



TRAFFIC COUNT – 18,400 Vehicles per day




DEMOGRAPHICS & ATTRACTIONS

35,441 → 43,023

Population Estimate

The current population of 35,441 is projected to increase by 21% over the next 10 years to approximately 43,023.

 → 10 years = 21%

2.6%

Unemployment Average

18,652


County Labor Force

38.9

Average Age

181,200


Area Labor Force




\$103,813

Forecasted Income

The average 2028 forecasted household income up 15% growth from 2023.



9
Agritourism Destinations



825
Annual Destination Weddings

Southern Living

Dahlonega is Georgia's Best Small Town 2023

Data Sources: Synergos PopStats June 2023 & GDO



- Spring 2023 Enrollment: 7,000
- 1 of only 6 Senior Military Colleges in the United States
- 6 Alumni Reunions Annually
- Annual Graduation Weekends brings 24,000 Attendees
- 120 Annual Sporting Events

RETAIL

- Food service & drinking places \$21 mil
- Furniture & home furnishing \$11 mil
- Electronic & appliances store \$7 mil
- Food & beverage store \$79 mil
- Clothing & clothing accessories stores \$12 mil
- Health & personal care store \$7 mil
- Sporting goods, hobby, book & music store \$6 mil

EMPLOYERS

- 5th Ranger Training Battalion
- Chelsey Park Health & Rehabilitation
- Chestatee Ford
- City of Dahlonega
- GetUWired
- JTEKT North America Corporation
- Lumpkin County School System
- Mount Sinai Wellness Center
- Northeast Georgia Health System
- RefrigiWear
- Satellite Industries
- Southern Switches
- StruXure
- The Home Depot
- University of North Georgia
- Wahoo Building Products
- Wahoo Docks
- Walmart
- Lumpkin County Government

SOUTH CHESTATEE ST / DAHLONEGA / GEORGIA

10



COMPARABLE PROPERTIES

	Acreage	Price	Price Per Acre	Zoning	Sewage	Water	Topography	Shape	Road Frontage	Intersection	Cleared or wooded	Graded	County	City Limits	Distance from Subject	Date sold	
Subject Property																	
0 South Chestatee St	5.4	\$599,000	\$110,926	Commercial	Septic	county	3:1 incline	rectangle	504	No	wooded	No	Lumpkin	No			
Comps																	
0 South Chestatee St	1.5	\$390,000	\$260,000	Commercial	Septic	county	flat	rectangle	315	No	cleared	Yes	Lumpkin	No	directly adjacent	12/20/24	
0 Lumpkin County Pkwy	5	\$829,000	\$165,800	Commercial	Septic	county	flat	square	647	No	cleared	Yes	Lumpkin	No	3.9 miles	12/20/24	
0 South Chestatee St	6.05	\$349,000	\$57,686	Commercial	sewer access	city	3:1 slope	undefined	1,280	No	Wooded	No	Lumpkin	No	3 miles	2/14/25	
0 Alicia Lane	3.61	\$495,000	\$137,119	Commercial	sewer access	county	6:1 side slope	undefined	550	No	Wooded	No	Lumpkin	Yes	1.8 miles	4/24/24	
Comparables for Sale																	
5195 South Chestatee St.	3	\$800,000	\$266,667	Commercial	septic	county	3:1 incline	undefined	286	No	trees cut	No	Lumpkin	No	0.5 miles	6/18/24	
0 Mountain Park Dr.	1.45	\$436,200	\$300,828	Commercial	sewer	county	flat	undefined	side road	No	cleared	Yes	Lumpkin	Yes	4 miles	unstated	
71 Cantrell Ln.	2.14	\$1,131,000	\$528,505	Commercial	septic	county	mostly flat	rectangle	207	No	cleared w/ house		Lumpkin	No	0.5 miles	Fall 2024	*has a house
0 Alicia Ln	2.88	\$1,200,000	\$416,667	Commercial	sewer	county (other side of road)	4:1 incline	undefined	405	Yes	wooded	No	Lumpkin	Yes	4 miles	1/5/24	

JUST SOLD Directly adjacent to this property!

OFFERING SUMMARY

Property Summary

- Open to owner financing
- Willing to sell the entire 5.358 tract, or sell 2 acres and 3.4 acres separately (survey/plats already completed)



C: (678) 362-6300

O: (770) 495-5050

E: JennaRitterSOLD@gmail.com

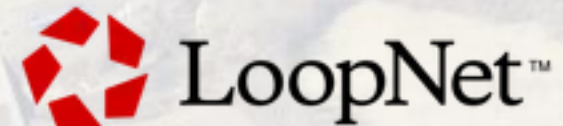
W: <https://jennaritter.unitedvpr.com>



Steps to Purchase

- Contact listing agent Jenna Ritter with the following:
 - Offer price
 - Due diligence period
 - Financing
 - Pre qualification or proof of funds
 - If requesting owner financing, state down payment, term length and interest rate. Provide proof of funds for down payment. Additional background/credit information will be required with an accepted offer.
- Earnest money
- Closing date
- Closing attorney (If owner financing, preferred attorney is Angela Clark), if not, preferred attorney is Matthew Hoyle
- State any contingencies or special stipulations requested

Where to Find this Property Listed for Sale:



SOUTH CHESTATEE ST / DAHLONEGA / GEORGIA

