

Dudley Hill Estates

OFFERING MEMORANDUM

5181 Dudley Hill Road
 Gainesville, GA 30506
 Parcel # 11131 00001A



Property Summary

- 22 Platted Single Family Slab Lots with approved house location plans (HLPs)
- Lots range from 1 - 3.5 acres
- Total area 54.9 acres
- Rezoning complete
- All 22 lots have frontage on county road
- City water/high speed internet/power on site
- Approved Land Disturbance Permit for 22 slab lots
- Shared driveway approved & pre graded
- Deed covenants for driveway maintenance completed & approved
- 5 miles from Publix currently under construction
- 7 miles from HWY 400
- Mountain and pasture views

Aerial Facing North

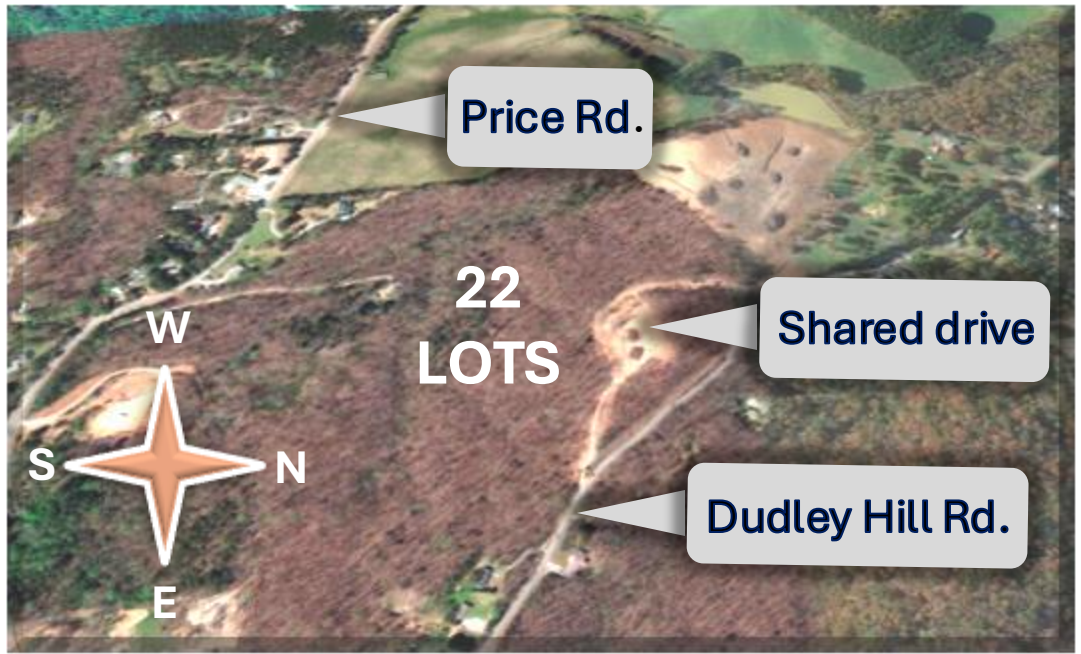


Aerial Facing South



AERIAL VIEW

Dudley Hill Estates



OVERLOOK AT MARINA BAY

3924 Chestatee Rd. Gainesville, GA 30506

6 miles

- \$445,000 - \$517,000
- \$145 - \$216 / sq ft

CREEKSIDE

165 Foxhill Dr. Dawsonville, GA 30534

5 miles

- \$470,000 - \$512,000
- \$157 - \$192 / sq ft

CHESTATEE

332 Nightfire Dr. Dawsonville, GA 30534

4 miles

- \$555,000 - \$845,000
- \$171 - \$304 / sq ft

FALCON LANDING

4007 Peregrine Way Gainesville, GA 30506

6 miles

- \$555,000 - \$653,000
- \$188 - \$313 / sq ft

LOCATION SUMMARY

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SHOPPING

New Gainesville Publix	5 miles
Kroger Shopping Center	6 miles
Dawson 400 Corridor	8 miles
New Dahlonega Publix	9 miles

ENTERTAINMENT

Bolding Mill Boat Launch & Campground	6 miles
Gainesville Square	12 miles
Dahlonega Square	14 miles

HEALTHCARE

New Dahlonega NEGMC	10 miles
Gainesville NEGMC	12 miles

EDUCATION

Lanier Elementary	4 miles
Chestatee Middle	7 miles
Chestatee High	6 miles
Brenau University	11 miles
University of North Georgia	15 miles

DEMOGRAPHICS & ATTRACTIONS

+7%

Population growth in Hall County since 2020

288,000 population



\$76k MEDIAN INCOME

111,000 Housing Units

Owner Occupied Homes

76%

LAKE LANIER has the **most** visitors of any lake in the Southeast

Southern Living

Dahlonega is Georgia's Best Small Town 2023



Dawson County
fastest growing counties in the country



NEXT STEPS

Dudley Hill Estates

- Review the boundary plat, sq. ft minimums and architectural requirements
- To make an offer, state the following:
 - Offer price
 - Due diligence period
 - Civil plans to be provided to buyer upon accepted offer
 - Financing
 - Deposit
 - Closing date
 - Closing attorney to be Weissman Law in Gainesville
 - State any contingencies or special stipulations requested



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