

FOR SALE

+/- 800 ACRES
DAHLONEGA

AVISON
YOUNG

Copper
Mines
Road

Jason Holland, CCIM
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PROPERTY HIGHLIGHTS



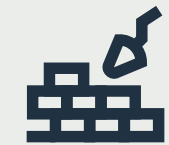
**1.5 MILES OF
RIVER FRONTAGE**



**9 MILES TO UNIV.
OF NORTH GEORGIA**



**NEARBY RESORTS
AND VINEYARDS**



**RARE DEVELOPMENT
OPPORTUNITY**



**POTENTIAL
CONSERVATION
EASEMENT**



DRIVE TIMES

US Highway 400

9 min

Dahlonega Square

12 min

Cleveland

17 min

Dawsonville

19 min

Atlanta

1 hr 5 min



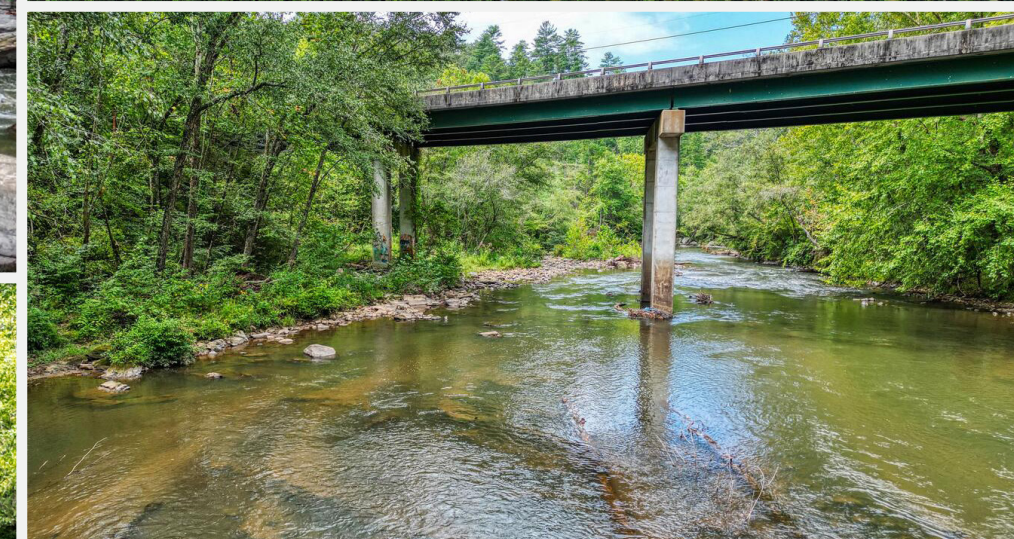
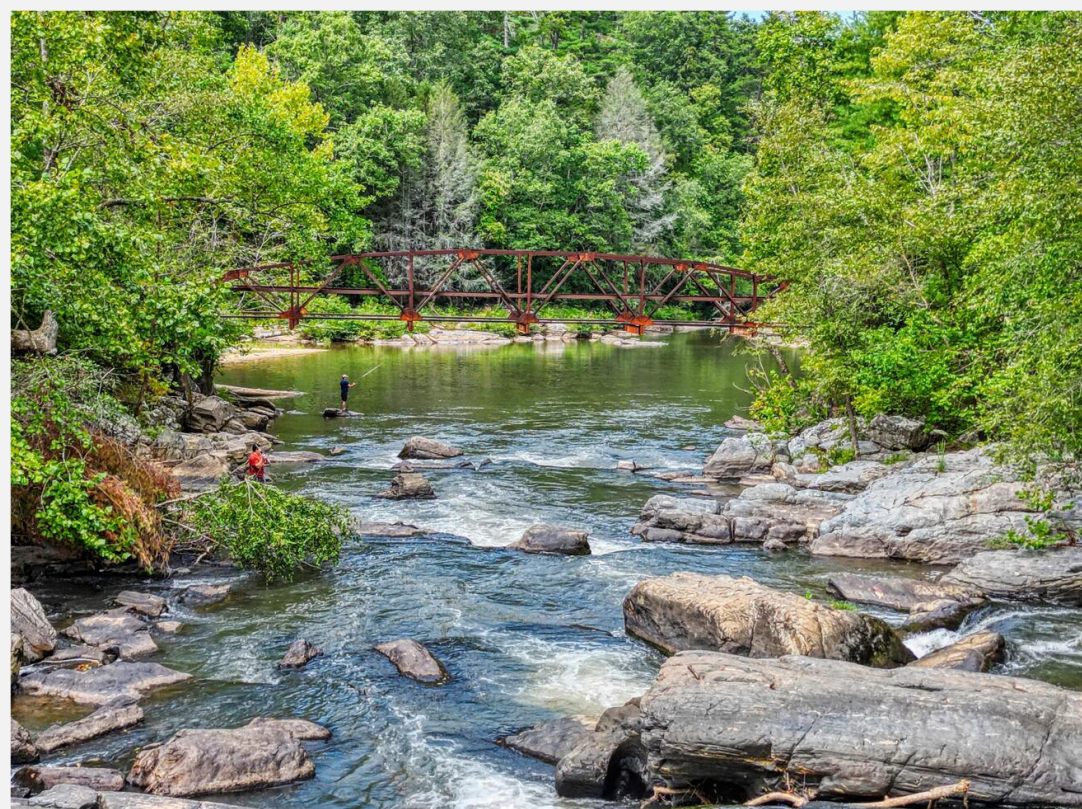
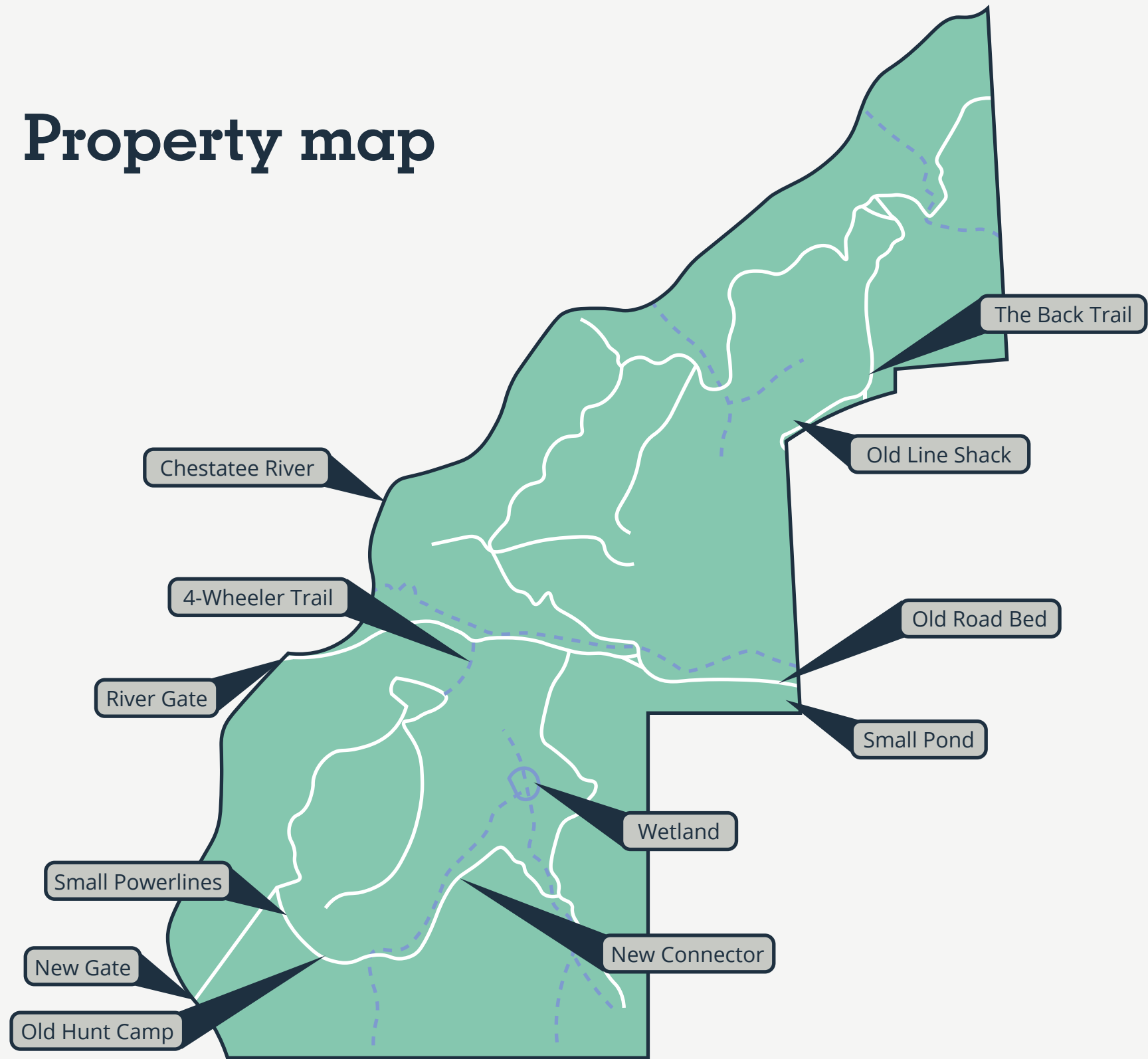
PROPERTY OVERVIEW

Address:	Copper Mines Rd Dahlonega, GA 30564
County:	Lumpkin
Type:	Agricultural Land
Submarket:	Georgia Northeast
Land Size:	800 AC
Number of Parcels:	1
Zoning:	AG
Nearest Major Intersection:	Highway 52 Highway 115

DEMOGRAPHICS

 11,030 Population	 \$78,142 Avg. HH Income	 3,122 Owner Occupied
 42.6 Median Age	 4,185 Number of Households	190 Total Businesses

Property map



Nearby amenities

HEALTHCARE

- 1 NORTHEAST GEORGIA MEDICAL CENTER
- 2 Foothills Family Medical
- 3 ACCORDIA PRIMARY & URGENT CARE
- 4 BGW DENTAL GROUP
- 5 DAHLONEGA CARE CENTER

LODGING

- 1 DAHLONEGA RESORT AND VINEYARD
- 2 YELLOW DAISY BED & BREAKFAST
- 3 THE INN AT BLACKBERRY HILL
- 4 THE BLUE FROG
- 5 FOOTHILLS CAMPGROUND
- 6 THE DAHLONEGA SQUARE HOTEL & VILLAS
- 7 COMFORT INN & SUITES

ESSENTIALS

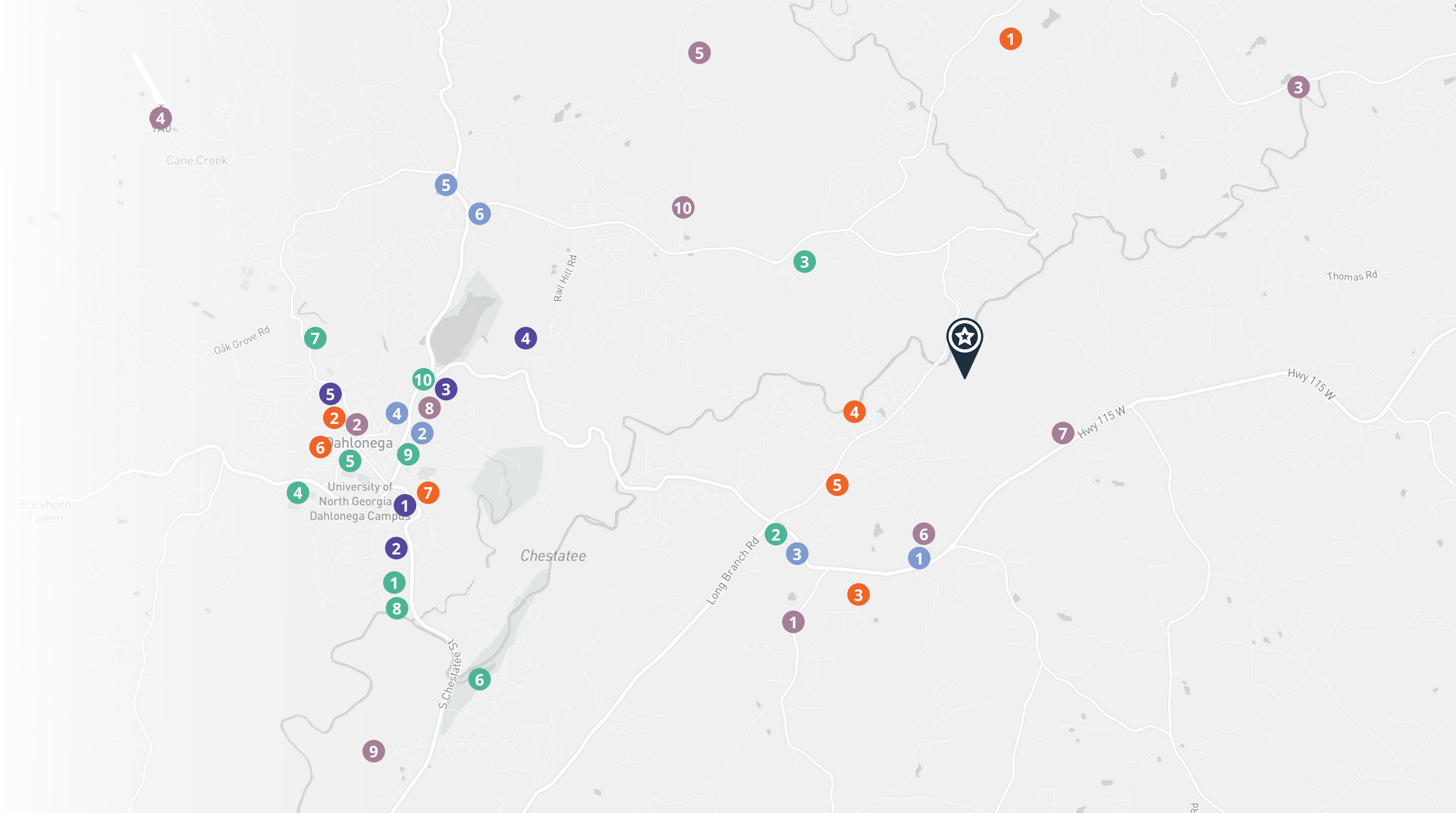
- 1 DOLLAR GENERAL
- 2 WALMART SUPERCENTER
- 3 EXXON
- 4 WALGREENS PHARMACY
- 5 DOLLAR GENERAL
- 6 CAVANDERS CORNER

DINING

- 1 YAHOOLA CREEK GRILL
- 2 FARM HOUSE PRODUCE
- 3 CAVENDER CREEK VINEYARDS
- 4 FOOTHILL GRILL
- 5 NORTH GEORGIA BBQ DAHLONEGA
- 6 THE ACHASTA GRILLE
- 7 PUBLIC HOUSE KITCHEN & COCKTAILS
- 8 BEAR NECESSITIES CAFE
- 9 CHICK-FIL-A
- 10 YOUR PIE PIZZA

POINTS OF INTEREST

- 1 CHESTATEE WILDLIFE PRESERVE & ZOO
- 2 DAHLONEGA GOLD MUSEUM
- 3 TESNATEE RIVER WINERY & MEADERY
- 4 LUMPKIN COUNTY AIRPORT FBO
- 5 WHITE OAKS VINEYARD
- 6 OLD SCHOOL HOUSE MALL
- 7 TOMATO HOUSE FARMS
- 8 CONSOLIDATED GOLD MINE
- 9 BLUE MOUNTAIN VINEYARDS
- 10 BLUE BENCH GARDEN



**If you would like to discuss this
further, please get in touch.**

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