

5709 HWY-53

DAWSONVILLE, GA 30534

FOR LEASE

6 +/- Acres Available for Ground Lease or Build-to-Suit



JUDD SWARTZBERG

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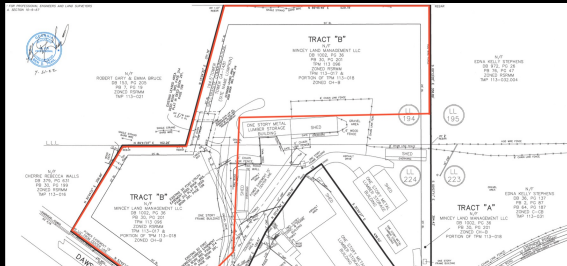
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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present this site for ground lease or build-to-suit in Dawsonville. 5709 Hwy-53 is centrally located in the heart of Dawsonville, directly off of GA-400. Located in one of the nation's most rapidly expanding counties, this strategically positioned location will offer opportunities for growth and success for many different types of businesses. The property is zoned C-IR which allows for a multitude of uses including retail, industrial, office, and much more.

Please feel free to reach out to Judd with any questions regarding the property.

HIGHLIGHTS

- 6 Acres +/-
- Ground Lease or Build-to-Suit
- Zoned C-IR
- 16,400 VPD +/-
- Pricing is Negotiable
- Dawson County

// LOCATION OVERVIEW



ABOUT THE AREA: DAWSONVILLE

Discover the unparalleled potential of Dawsonville, Georgia, strategically positioned near Highway GA 400 in one of the fastest-growing counties in the USA. Embraced by the scenic beauty of North Georgia, Dawsonville offers businesses a gateway to success with its convenient access to major transportation routes and bustling economic landscape. This thriving community blends small-town charm with big-city amenities, providing a fertile ground for growth and innovation. From a skilled workforce to a supportive business environment, Dawsonville is primed for prosperity.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	11,000	25,000	57,900
Avg. Household Income	\$93,600	\$103,000	\$98,200
Tot. Employees	9,267	19,700	45,300

// SURVEY

FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
A. SECTION 15-9-87



7. 11-22

N/F
ROBERT GARY & EMMA BRUCE
DB 153, PG 205
PB 7, PG 19
ZONED RSRMM
TMP 113-021

TRACT "B"

N/F
MINCEY LAND MANAGEMENT LLC
DB 1002, PG 36
PB 30, PG 201
TPM 113 096
ZONED RSRMM
TPM 113-017 &
PORTION OF TPM 113-018
ZONED CH-B

N/F
EDNA KELLY STEPHENS
DB 972, PG 26
PB 76, PG 47
ZONED RSRMM
TMP 113-032.004

TRACT "B"

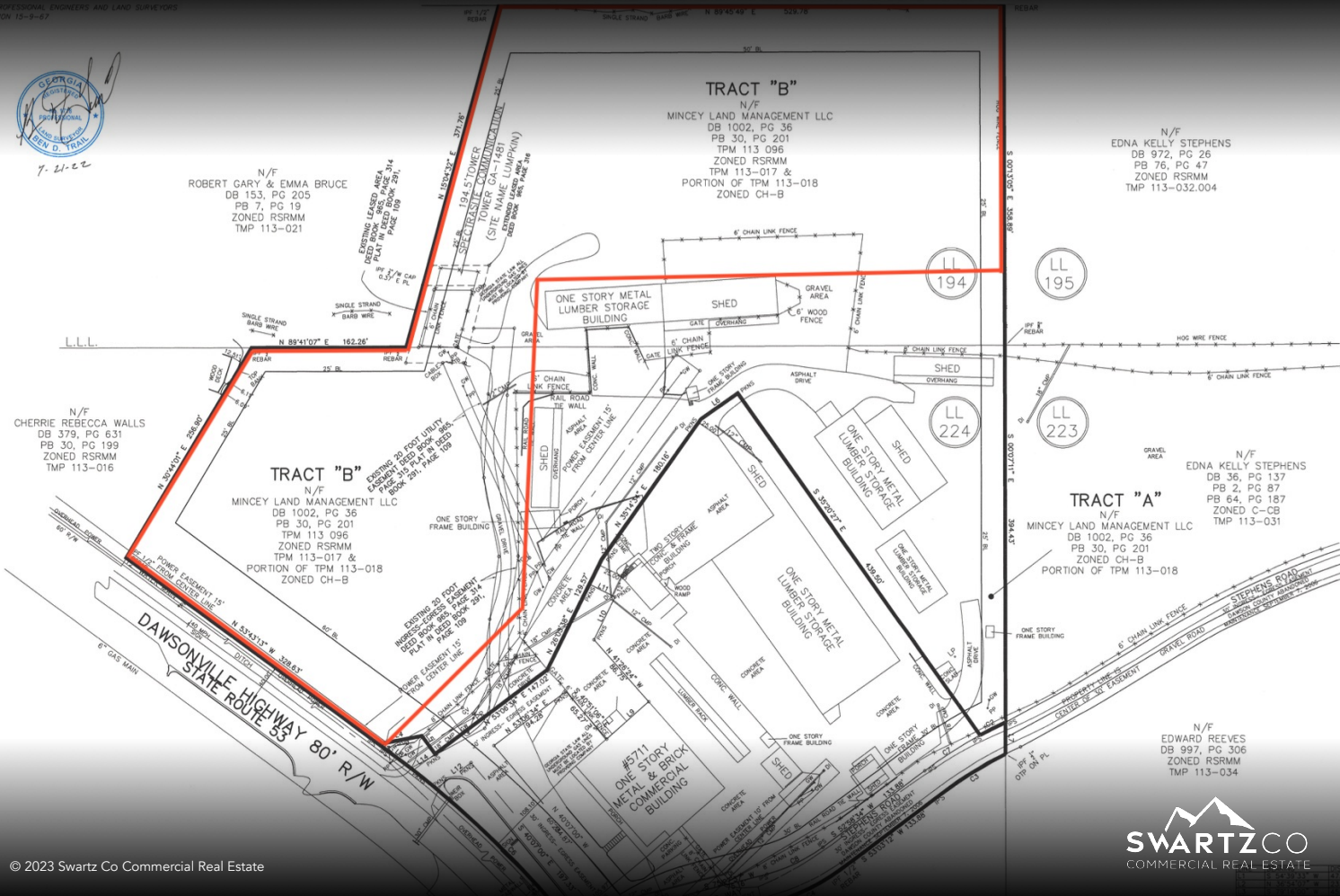
N/F
MINCEY LAND MANAGEMENT LLC
DB 1002, PG 36
PB 30, PG 201
TPM 113 096
ZONED RSRMM
TPM 113-017 &
PORTION OF TPM 113-018
ZONED CH-B

TRACT "A"

N/F
MINCEY LAND MANAGEMENT LLC
DB 1002, PG 36
PB 30, PG 201
ZONED CH-B
PORTION OF TPM 113-018

N/F
EDNA KELLY STEPHENS
DB 36, PG 137
PB 2, PG 87
PB 64, PG 187
ZONED C-CB
TMP 113-031

N/F
EDWARD REEVES
DB 997, PG 306
ZONED RSRMM
TMP 113-034



// LOCATION



// BROKER PROFILES



Judd Swartzberg

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Judd Swartzberg was born and raised in Atlanta, Georgia. Judd elected to build his career in commercial real estate by obtaining his real estate license in 2021 and joined the Swartz Co team at PHP Commercial. As Swartz Co became a private firm in 2022, Judd elected to transfer his license with them with the role of Commercial Associate. Judd learned early on how to deliver exceptional service and add client value.

Focusing on the greater Atlanta industrial market, Judd has had success in representing Tenants and Landlords in leasing, and buyers and sellers in sale transactions. With a strong passion for commercial real estate and a dependable dedication to his clientele, Judd is sure to deliver exceptional service and results.



Ryan Swartzberg

Founder/CEO
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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.

// DISCLAIMER & LIMITING CONDITIONS

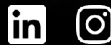
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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