



3.5
ACRES

5 ACRES



OFFERING *MEMORANDUM*

Updated 2/26/2025

COMMERCIAL LAND

0 Auraria Road
Dahlonega, GA 30533
Parcel # 061066

OFFERING SUMMARY

Property Summary

- INSIDE City Limits
- Zoned Highway Business
- NO Public hearings/Rezoning
- Water immediately available
- Sewer access available w/ PLENTY of capacity
- NO Deceleration lane required
- Existing entrance/road
- 723ft Road Frontage (5 acre tract)
- 293ft Road Frontage (3.5 acre tract)
- NO GDOT permitting
- NO State Waters
- Updated Survey available

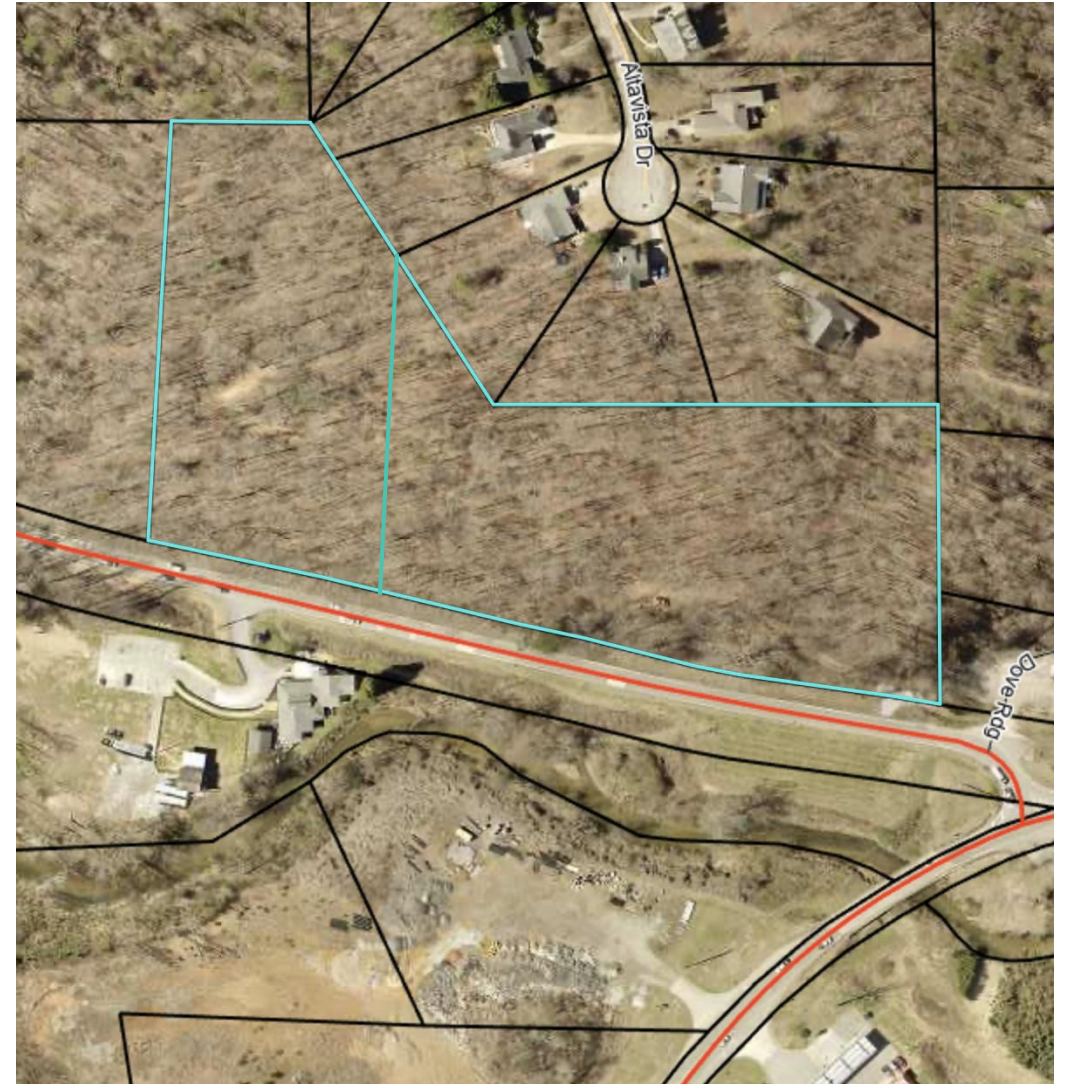
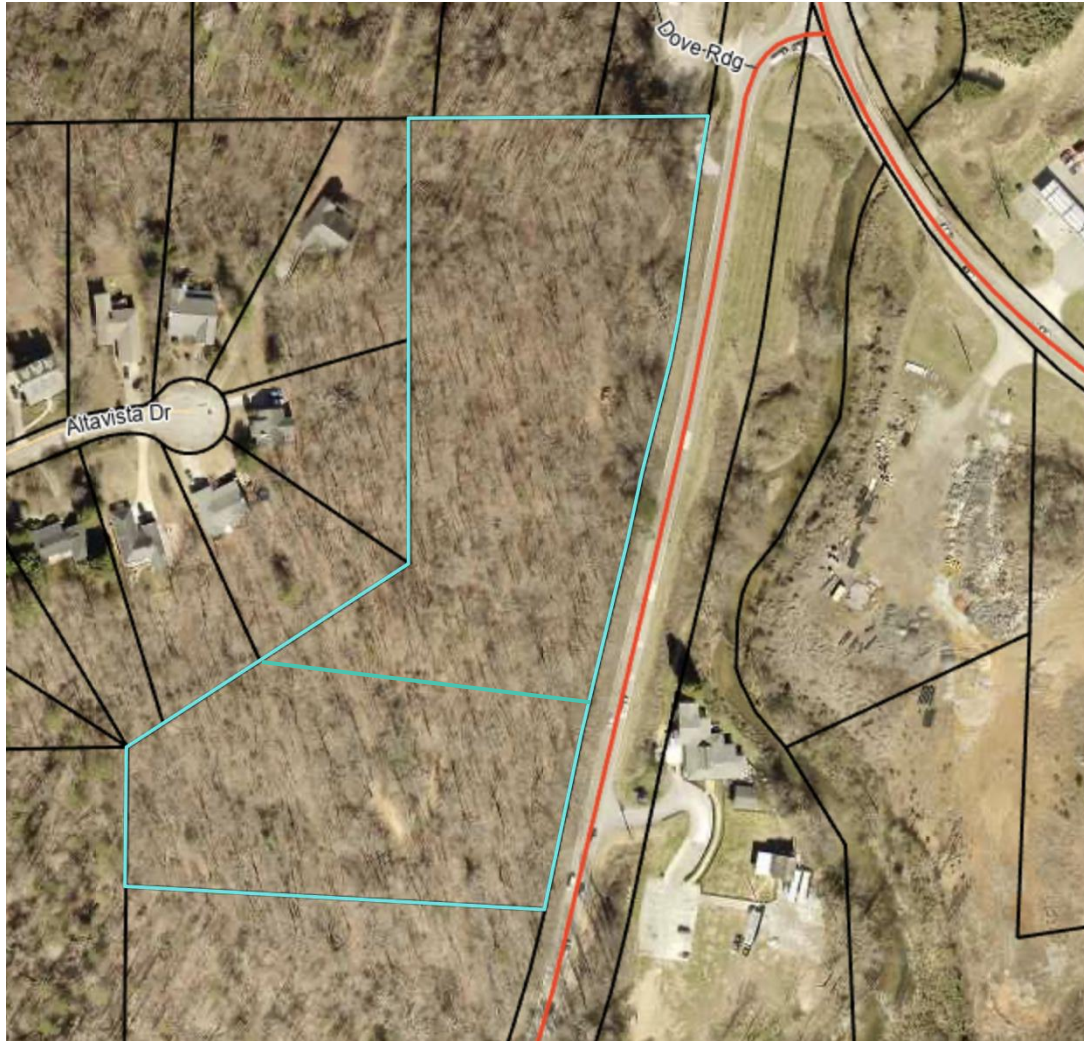
Allowable Uses

- Apartments/condos/townhomes (up to 68 units)
- Single Family
- Office park
- Hotels
- Healthcare
- Retail shopping mall
- Restaurants
- Nursing home/rehab
- Movie theatres
- Convention center
- Gym
- Storage
- Auto/RV/Mobile home sales
- Car wash
- Financial Institution
- Bowling alleys/arcades
- Contractor establishments
- Shooting range
- Heliport

Opportunity

There is no other parcel in North Georgia that is already zoned for any type of commercial or high density residential, has water and sewer access, and does not require GDOT permitting.

PARCEL VIEW

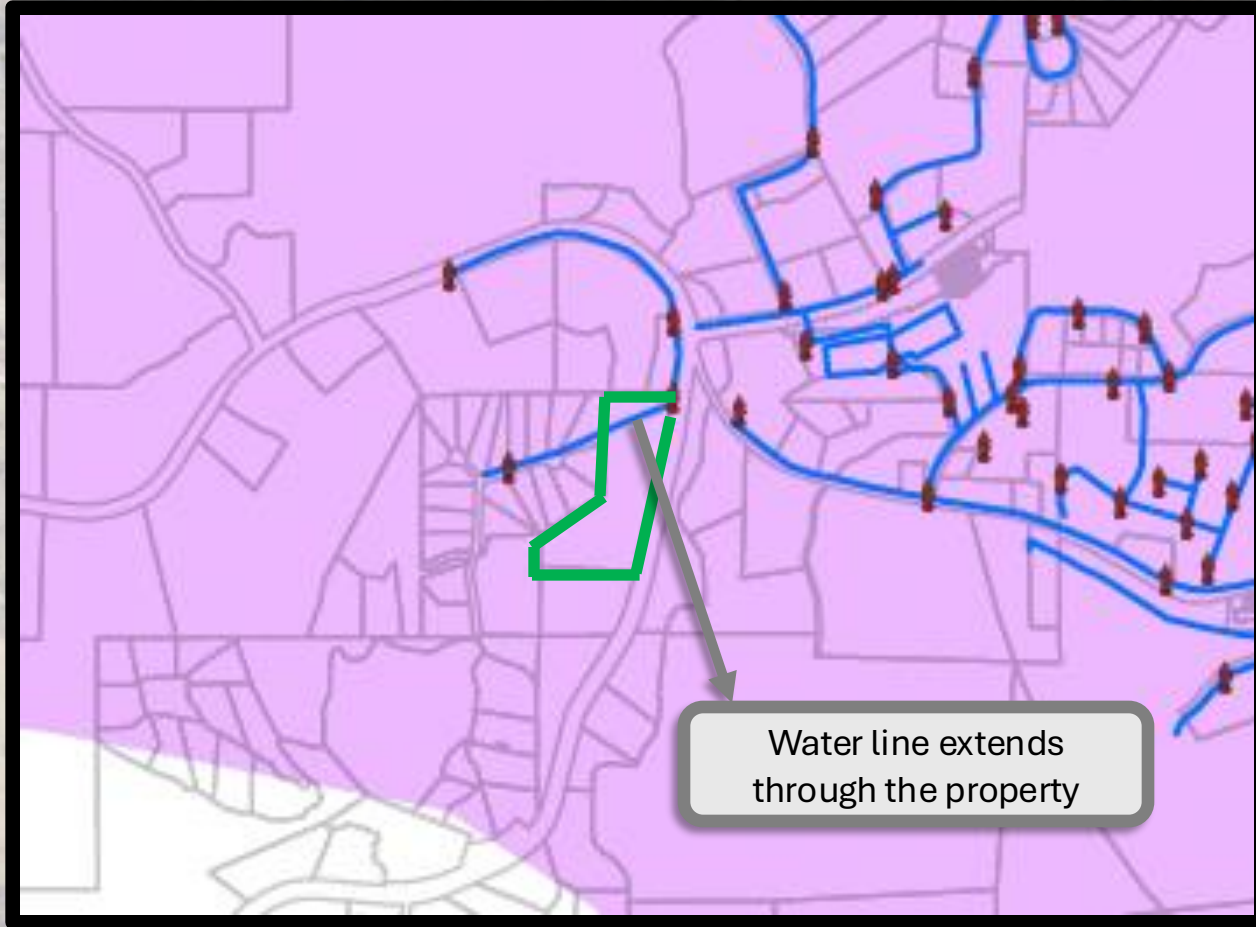


PARCEL VIEW

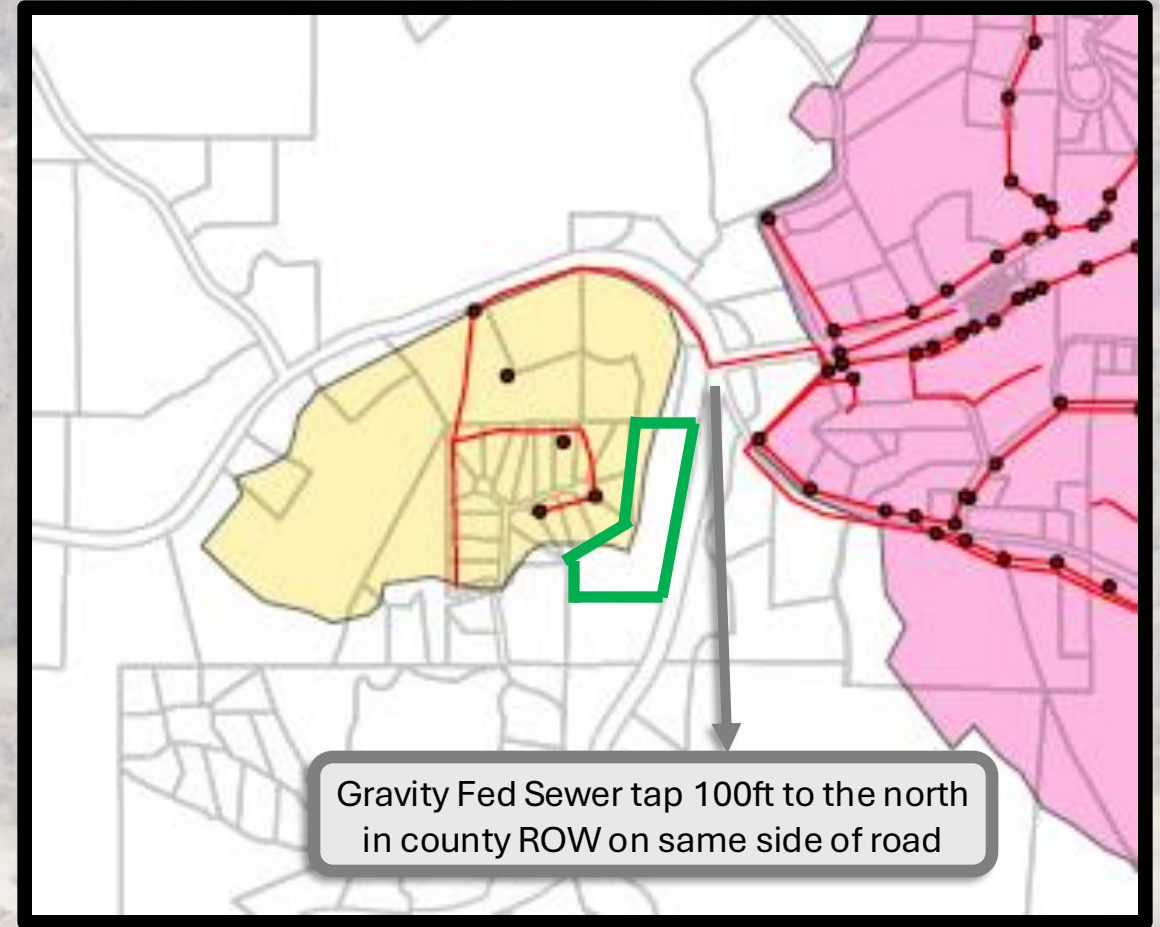


UTILITIES

Public Water Map



County Sewer Map



BIRDSEYE VIEW



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.

Data Sources: Synergos PopStats June 2023 & GDO



9
Agritourism Destinations

Southern Living

Dahlonega is Georgia's Best Small Town 2023



825
Annual Destination Weddings



- 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

AURARIA ROAD / DAHLONEGA / GEORGIA 7



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	8.3 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	6.2 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	



OFFERING SUMMARY

Property Summary

- Open to owner financing
- Willing to sell the parcels separately or together
- Willing to divide the 5 acre tract

Steps to Purchase

- Confirm with City Planning your intent is allowed under the current zoning prior to making an offer
- Contact listing agent Jenna Ritter with the following:
 - Offer price
 - Due diligence period
 - Financing
 - 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)
 - State any contingencies or special stipulations requested



C: (678) 362-6300

O: (770) 495-5050

E: JennaRitterSOLD@gmail.com

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