2172 Long Branch Road Dahlonega, GA 30533 COMPARABLES

A Subject Property	В	C Price	Price Per Acre	Zoning	F Sewage	G Water	H Topography	Shape	Road Frontage	Intersection	Cleared or wooded	M Graded	County	O Distance from 2172	P Date sold
	Acreage														
2172 Long Branch Rd.	3.06	\$699,000	\$228,431	Commercial	septic	well	flat	rectangle	755	No	cleared	Yes	Lumpkin		
Comps															
1740 Dr. Bramblett Rd	6.35	\$1,750,000	\$275,591	Commercial	septic	county	downward slope	Square	939	yes	mixed	No	Forsyth	23 miles	1/15/24
0 Hwy 53	2.11	\$775,000	\$367,299	Commercial	sewer	county	flat	square	234		cleared	No	Dawson	11 miles	4/9/24
0 North Georgia Ave	1.41	\$475,000	\$336,879	Commercial	sewer	county	flat	rectangle	446	yes	cleared	No	Dawson	11 miles	8/28/23
3283 Cleveland Hwy	1.09	\$285,000	\$261,468	Residential - needs to be rezoned	septic	county	slopes down	rectangle	112		wooded	No	Hall	14 miles	4/8/24
0 Dawson Forest Rd.	2.62	\$750,000	\$286,260	Commercial	sewer	county	flat	rectangle	253	No	wooded	No	Dawson	11 miles	5/31/24
0 Commerce Dr.	1.13	\$600,000	\$530,973	Commercial	sewer	county	flat	rectangle	168	No	cleared	Yes	Dawson	10 miles	3/26/24
0 Lumpkin Campground Rd.	3.53	\$1,153,800	\$326,856	Commercial	septic	county	3:1 Slope	Lshaped	749	yes	wooded	No	Dawson	10 miles	1/4/24
0 Hwy 400 North	1.83	\$868,700	\$474,699	Commercial	sewer	county	upward slope	rectangle	334	No	wooded	No	Dawson	13 miles	9/14/23
0 Marketplace Blvd.	0.85	\$385,000	\$452,941	Commercial	sewer	county	flat	square	370	Yes	cleared	Yes	Dawson	12 miles	1/26/24
0 Hwy 9	1.67	\$450,000	\$269,461	Commercial	sewer	county	flat	rectangle	408	No	wooded	No	Dawson	16 miles	1/3/24
Comparables for Sale															
0 Alicia Ln	2.88	\$1,200,000	\$416,667	Commercial	sewer	county	8:1 incline	undefined	468	No	wooded	No	Lumpkin	7 miles	
5195 South Chestatee St.	3	\$900,000	\$300,000	Commercial	sewer	county	3:1 incline	undefined	286	No	wooded	No	Lumpkin	2 miles	
0 South Chestatee St.	1.453			Commercial	septic	county	3:1 incline	undefined	816		wooded	No	Lumpkin	2 miles	
0 Mountain Park Dr.	1.45	\$436,200	\$300,828	Commercial	sewer	county	flat	undefined	side road	No	cleared	No	Lumpkin	6 miles	
0 Prominence Ct.		"undisclosed"	. ,		sewer	county	7:1 incline	undefined	157		wooded	No	Dawson	11 miles	
986 Lumpkin Campground Rd.	15.88			Commercial	sewer	county	flat & upward incline	undefined	1,242		mixed	No	Dawson	11 miles	
0 Whitmire	10	\$4,500,000	\$450,000	Commercial	sewer	county	slopes downward	rectangle	1,391	Yes	mixed	No	Dawson	12 miles	
653 S Hwy 9	1.1	\$850,000	\$772,727	Commercial	sewer	county	flat	square	210	No	mixed	No	Dawson	16 miles	
6920 South Chestatee	2.915	\$699,900	\$240,103	Commercial	septic	well	Flat	Square	748	yes	cleared	No	Lumpkin	4 miles	