

MOUNTAIN VIEW
LULA, GA 30554

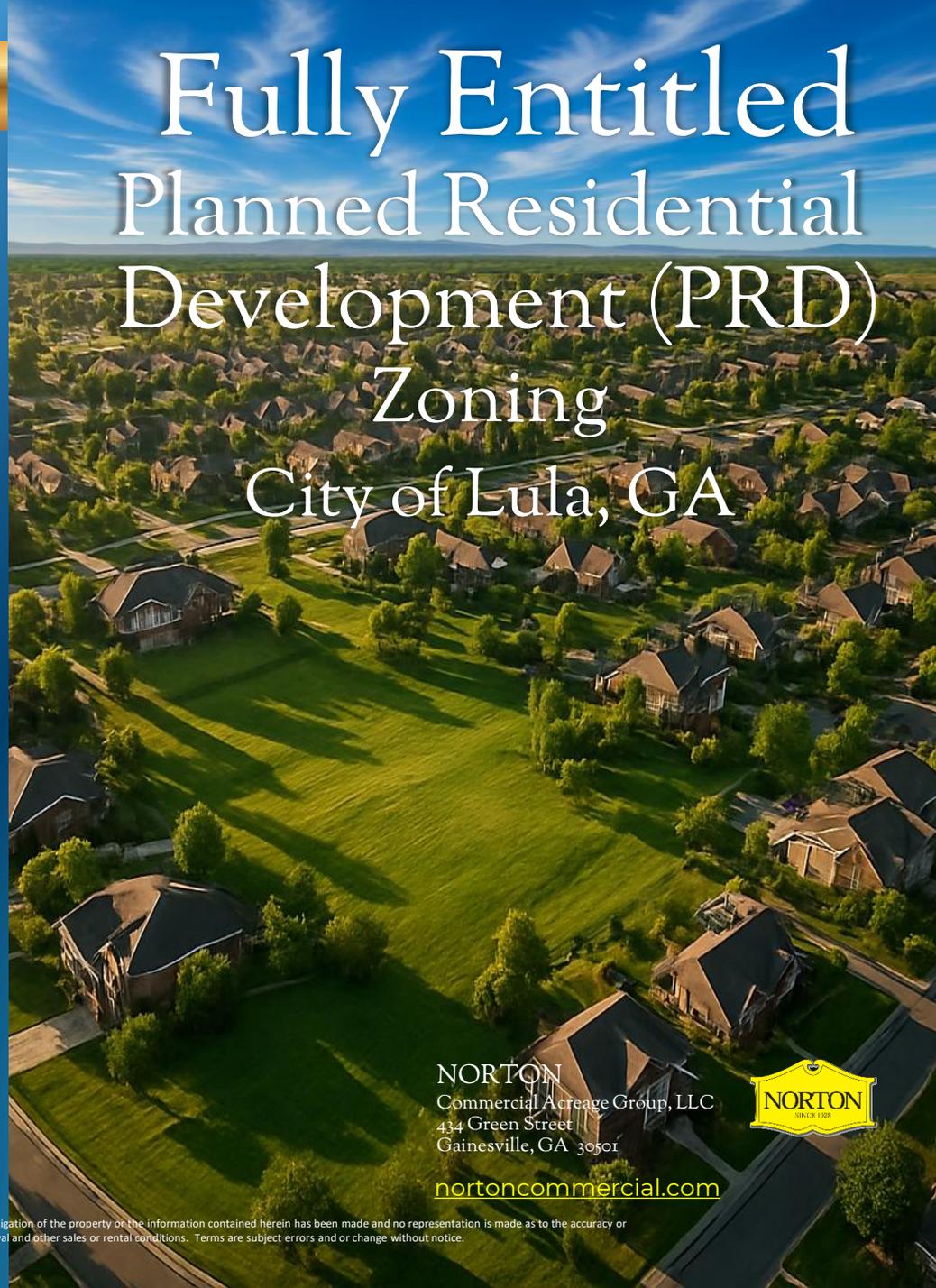
PRIME
DEVELOPMENT
& INVESTMENT
OPPORTUNITY

Contact Agent for Pricing and
additional Site & Zoning Information

Contact:

Chris Braswell
678-617-1294
cbraswell@nortoncommercial.com

Fully Entitled
Planned Residential
Development (PRD)
Zoning
City of Lula, GA



NORTON
Commercial Acreage Group, LLC
434 Green Street
Gainesville, GA 30501



nortoncommercial.com

The information contained herein is from sources deemed to be reliable. No independent investigation of the property or the information contained herein has been made and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental conditions. Terms are subject errors and or change without notice.

MOUNTAIN VIEW

DEVELOPMENT & ENTITLEMENT SUMMARY

- Site Area: 30.201 Acres
- Zoned Planned Residential Development (PRD) - City of Lula
- Approved for 87 Single-Family Detached Homes
- Water & Sewer: On site & provided by the City of Lula
- Minimum Lot Size: 5,400 SF
- Lot Dimensions: 45'-0 x 120'-0
- Minimum Heated SF: 1,800
- Minimum Side yard Setback: 7'- 6"

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SITE DATA:	
SITE AREA	30.201 ACRES
FLOOD HAZARD AREA	4.745 ACRES
ZONING	
EXISTING ZONING	HB (HIGHWAY BUSINESS)
PROPOSED ZONING	PRD (PLANNED RESIDENTIAL DEVELOPMENT)
ZONING JURISDICTION	CITY OF LULA
RESIDENTIAL USE	
SINGLE-FAMILY LOTS	87 UNITS
MINIMUM LOT SIZE	5,400 SF (45' X 120')
PROPOSED DENSITY	2.88 UNITS PER ACRE
MAXIMUM HEIGHT	35 FEET
MINIMUM HEATER FLOOR AREA	1,800 SF
MAXIMUM LOT COVERAGE	55%
MINIMUM LOT FRONTAGE	35 FEET
MINIMUM LOT WIDTH	45 FEET
MINIMUM FRONT YARD SETBACK	18 FEET
MINIMUM SIDE YARD SETBACK	7.5 FEET (MEASURED FROM THE FOUNDATION)
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM OPEN SPACE	N/A
PROPOSED OPEN SPACE	12.33 ACRES

GENERAL NOTES:

1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE.
2. FLOODPLAIN IS LOCATED ON THE SITE.
3. FLOODPLAIN BOUNDARIES ARE NOT LOCATED ON THE SITE.
4. ALL UTILITIES ARE LOCATED ON THE SITE.
5. THE LOCATION OF PROPOSED STRUCTURES ARE INDICATED ON THE SITE PLAN.
6. SPEED LIMIT ON GEORGIA HIGHWAY 365 IS 45 MPH.
7. SPEED LIMIT ON GEORGIA HIGHWAY 400 IS 45 MPH.
8. THE CITY OF LULA IS THE JURISDICTION OF THE CITY OF LULA.
9. THE HOMEOWNERS ASSOCIATION AND BOARD OF THE COMMUNITY AREAS OF THE DEVELOPMENT, INCLUDING FINANCIAL MANAGEMENT AND ENFORCEMENT OF COMMUNITY STANDARDS, MAY REQUIREMENTS OR HAVE CONFLICTS WITH THE COMMUNITY THAT BE ENFORCED BY AN ARCHITECTURAL REVIEW BOARD. THE BOARD WILL BE REVIEWED AND OPERATED BY THE DEVELOPER. ONLY SUCH AS THE BOARD IS IMPARTIAL TO THE COMMUNITY AND TO THE DEVELOPER. THE BOARD WILL BE REVIEWED BY THE ARCHITECTURAL REVIEW BOARD AND WILL BE REVIEWED BY THE BOARD.
10. THE BOARD WILL BE REVIEWED BY THE BOARD.
11. THE BOARD WILL BE REVIEWED BY THE BOARD.



SITE LOCATION MAP
NOT TO SCALE

City of Lula
PRD Zoning
Approved
Site plan

STATE ROUTE 365 GA HIGHWAY 23
(400 R/W)

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MOUNTAIN VIEW

Development Highlights and Key Advantages



EASY ACCESS

Conveniently located adjacent to GA 365 and near schools, medical services & shopping



APPROVED ZONING

City of Lula PRD Zoning in place for single-family home development.



UTILITIES IN PLACE

Water & Sewer are on site. All other essential utilities are available.



FLEXIBLE DESIGN OPTIONS

Various home designs to suit diverse family needs.

MODERN COMMUNITY LAYOUT

Thoughtfully designed neighborhood features single-family detached homes, incorporating community spaces and green areas, fostering a family-friendly environment for residents.

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MOUNTAIN VIEW

Market Drivers

- 01 There is high demand for family housing in the area.
- 02 The neighborhood offers attractive amenities for residents and families.
- 03 Local infrastructure is well-suited to support residential development.
- 04 Ideal location with excellent proximity to jobs, shopping and Northeast Georgia Medical Center.

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MOUNTAIN VIEW HALL COUNTY, GA

📍 COUNTY

DEMOGRAPHIC SUMMARY

2023 POPULATION

208,395

1.68% 1-YEAR GROWTH

2023 POVERTY RATE

12.7%

5.72% 1-YEAR DECREASE

2023 MEDIAN AGE

38.2

1.06% 1-YEAR INCREASE

2023 EMPLOYED POPULATION

99,845

1.3% 1-YEAR GROWTH

\$77,430

4.42% 1-YEAR GROWTH

\$313,600

12.8% 1-YEAR GROWTH

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MOUNTAIN VIEW

Excellent
accessibility
via
GA Hwy. 365
to jobs,
shopping,
medical
services
and
North GA
attractions.

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Conveniently located to Jaemor Farms and other shopping & attractions in the area.

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Mountain View PRD



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