

± 272.5 Acres – Highway 53 & Elliott Family Parkway – Dawsonville, GA



Alpharetta Realty, Inc.

1304 Bombay Lane

Roswell, GA 30076

770-475-6544

David Brening, PE

Direct: 678-925-2509

dbrening@integritylandrealty.com

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Alpharetta Realty, Inc. is pleased to present ±272.5 acres in the City of Dawsonville, Dawson County, Georgia. Offering a unique blend of recreational beauty and investment upside, this remarkable property is ideally situated less than five minutes from downtown Dawsonville, adjacent to Atlanta Motorsports Park, only 10 miles from Georgia 400, with access from both Highway 53 and Elliott Family Parkway. With a mature stand of predominantly hardwood timber, numerous creeks and water features, and more than one mile of frontage along Sweetwater Creek, the property offers an outstanding setting for a wide range of uses. Surveys of each parcel are available; please inquire with listing broker.

Property Location:

Primary access is via a gated entry off Elliott Family Parkway, with over 600 feet of frontage along Elliott Family Parkway and over 1,600 feet of frontage along Highway 53.

Dawson County Parcel IDs:

[069 068](#) – 100.64 Acres
[070 049](#) – 91.86 Acres
[070 022](#) – 80 Acres

Zoning (City of Dawsonville):

R-1 (Restricted Single-Family Residential) and RA (Restricted Agricultural):
Parcel 069 068: Zoned R-1; Minimum Lot Size = 1 Acre
Parcel 070 049: Zoned R-1; Minimum Lot Size = 1 Acre
Parcel 070 022: Zoned RA; Minimum Lot Size = 2 Acres

Total Purchase Price:

\$2,500,000 (Potential to purchase 80-acre parcel as standalone transaction).

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct. All information is subject to independent verification.

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Utilities:

Electricity located along both Elliott Family Parkway and Highway 53. No public sewer is available to the property or in the immediate vicinity. Public water is located approximately 1,600 feet offsite at the intersection of Elliott Family Parkway and Howser Mill.

Dawson County Growth:

Dawson County has experienced substantial recent population growth, with the U.S. Census Bureau estimating approximately 33,748 residents as of 2024, up from 26,798 at the 2020 Census and 22,330 at the 2010 Census, representing over a 50% increase in the last 15 years. That sustained growth trend has continued to support increased demand for housing, retail, services, and related commercial development throughout the county.

Dawsonville Town Center:

The City of Dawsonville is planning for continued investment through its Comprehensive Downtown Strategic Plan, which includes an integrated master plan for a new town center designed to better connect historic downtown with new public spaces, enhance walkability, and support future commercial and community activity. The initiative moved forward with the planning award in April 2023, with initial implementation beginning in 2024, and was formally adopted by the City Council in 2025, underscoring the City's active focus on long-term growth.

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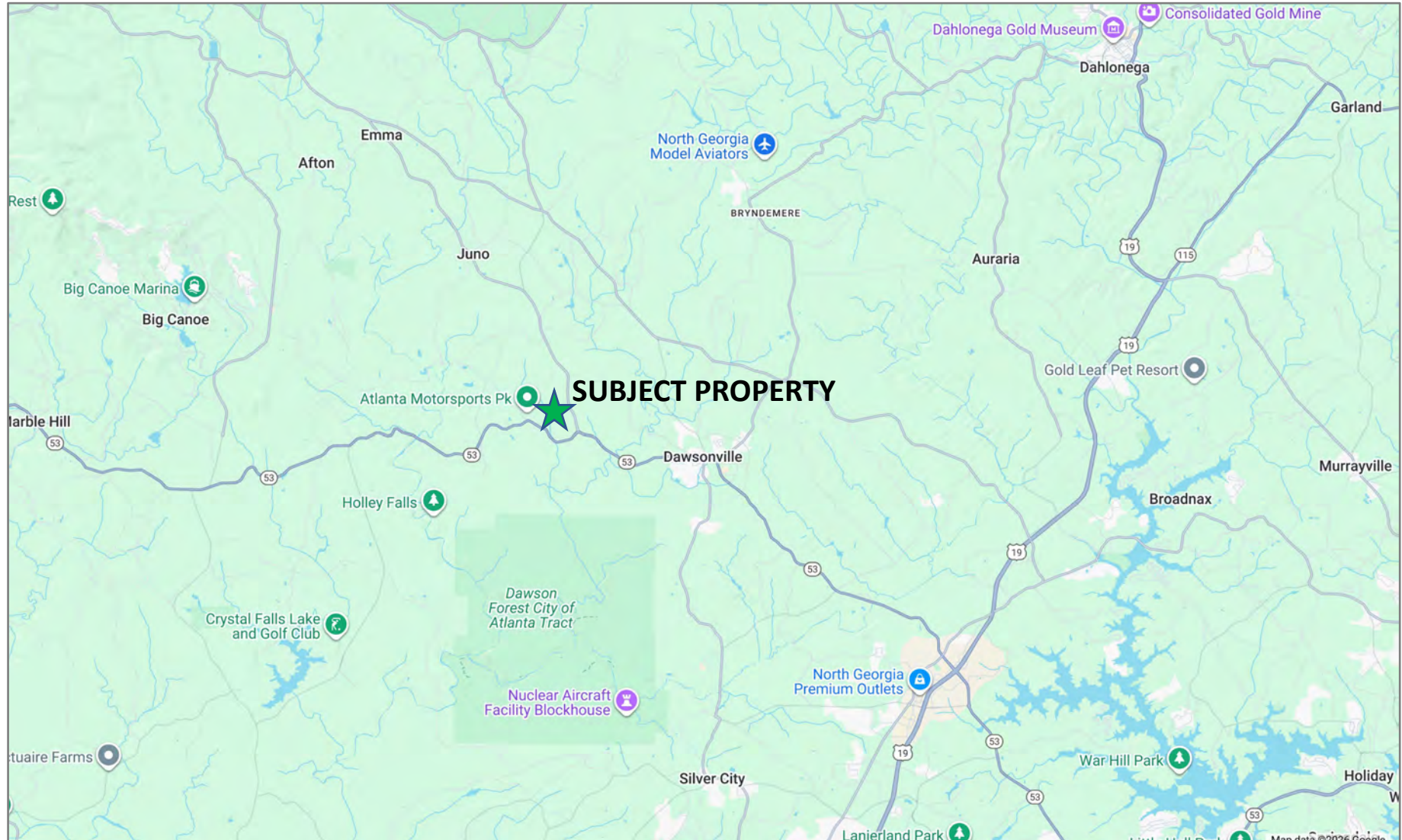
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Local Location Map



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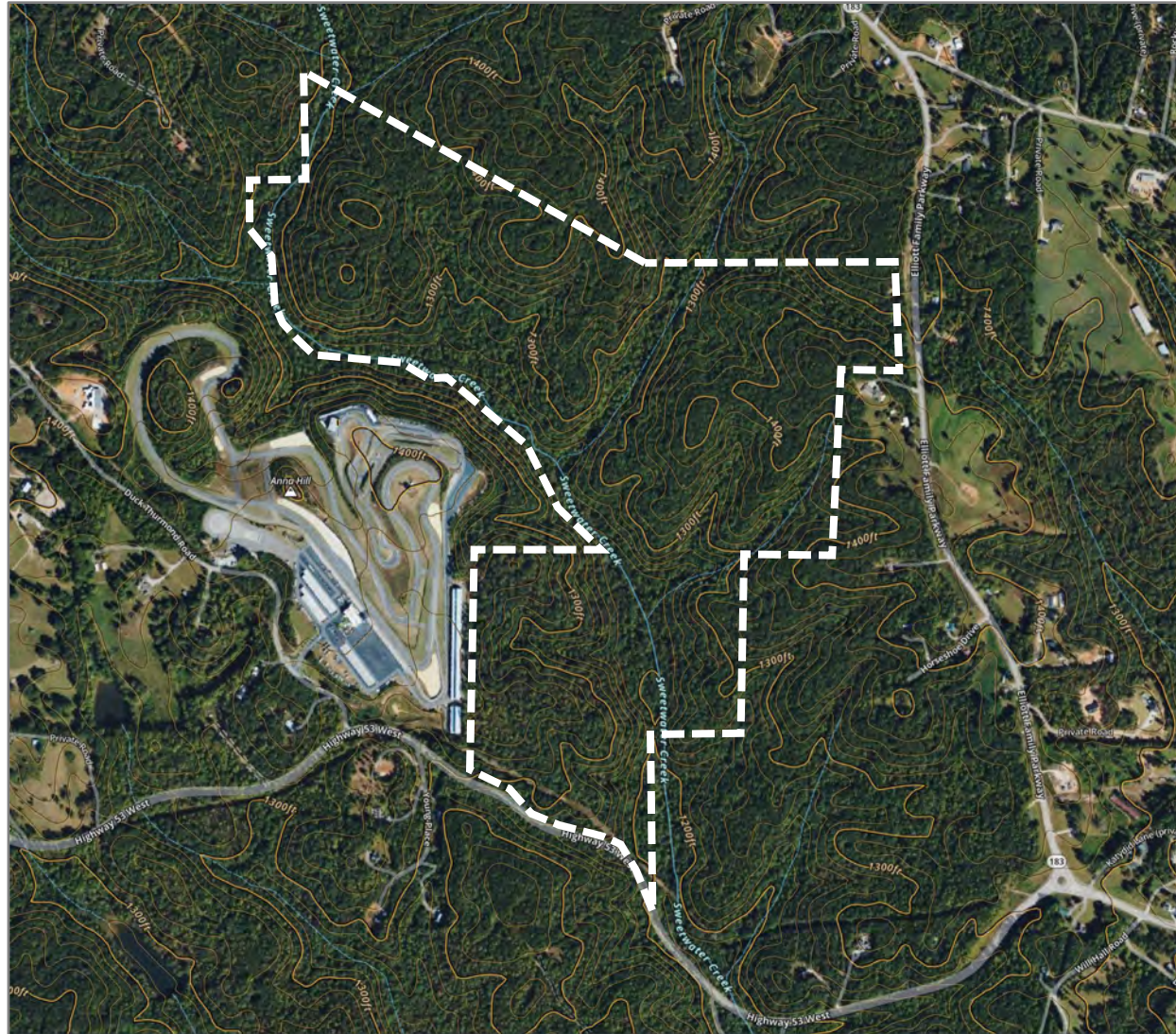
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Topo Map



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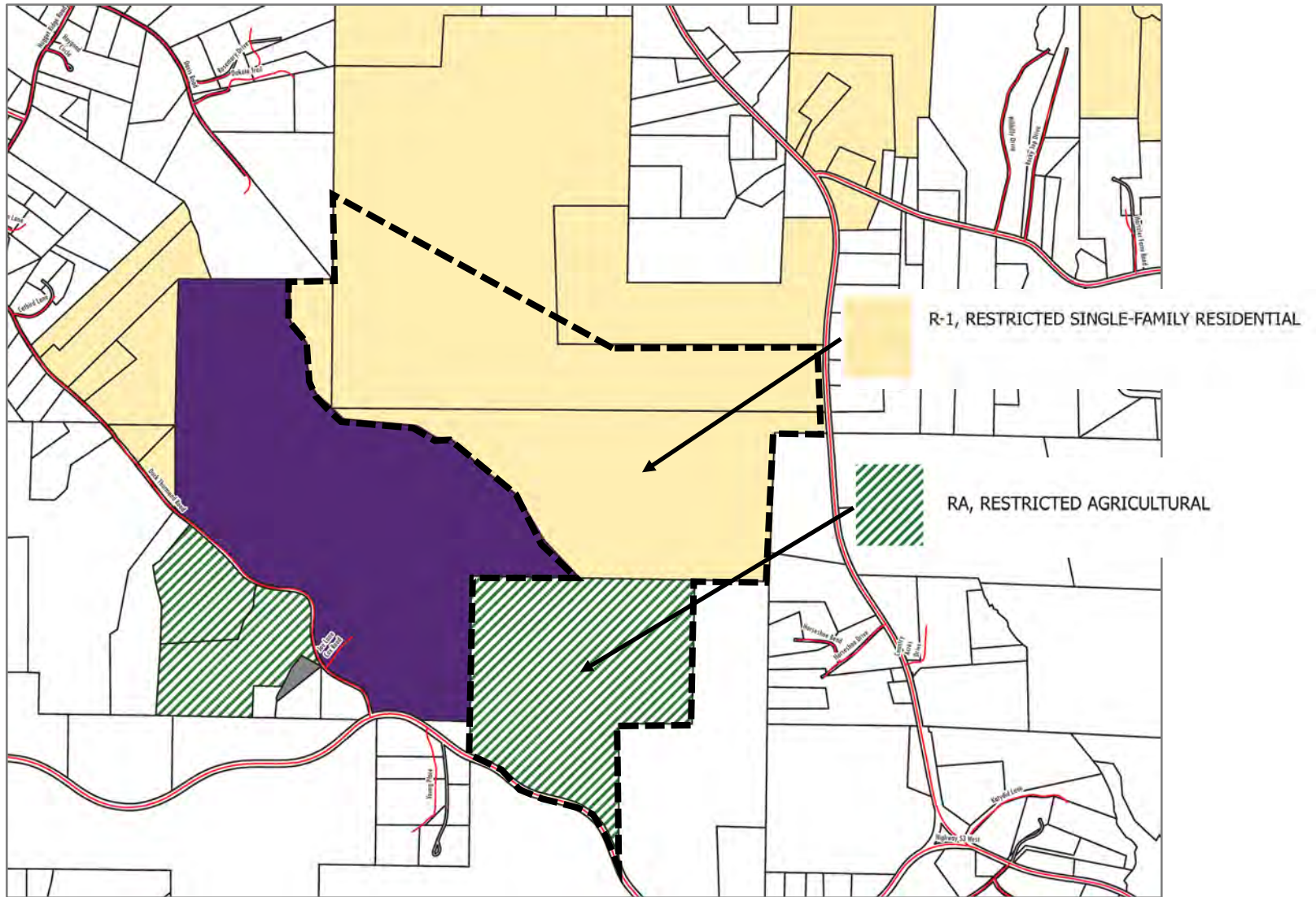
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Zoning Map



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Sweetwater Creek



Timber Stand



Mature Hardwoods



Creek Bottom

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Parking/Storage Area off Elliott Pkwy



Internal Woods Road



View looking south along Elliott Pkwy



View looking north along Elliott Pkwy

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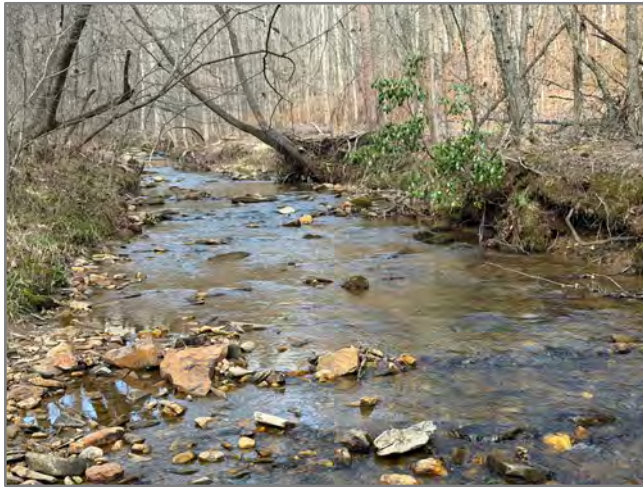
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Sweetwater Creek



Internal Woods Road



Secondary Creek/Water Feature



Typical Hardwoods on Property

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