

2172 Long Branch Road Dahlonega, GA 30533
\$699,000



OFFERING SUMMARY

CITY: DAHLONEGA

COUNTY: LUMPKIN

PROPERTY TYPE:
VACANT LAND

ZONING: GATEWAY
CORRIDOR/COMMERCIAL

TOPOGRAPHY: FLAT

**ARTERIAL ROAD
FRONTAGE:** 754ft HWY-115

Utilities: well/septic

PROPERTY OVERVIEW

Extremely Rare 3.06 acre commercially zoned lot in Dahlonega, GA. Nearly 100% flat. 755ft of frontage on Long Branch Road/SR-115, which becomes GA Hwy 400 just 2 miles south. 8,660 cars per day measured by GDOT in 2023, which was taken prior to the opening of the new Northeast Georgia Medical Center 3.2 miles south. Car count to increase significantly when the new Publix opens this Fall, and the 212 unit apartment complex and Tractor Supply are complete – all being constructed at the intersection of SR-60 & GA Hwy 400 2 miles south of subject location. Almost any land use is already approved without the need to deal with timely and costly public hearings. Land prep is already complete and will require very little grading and no expensive engineered walls. NO presence of state waters. NO part of this property is within a flood zone. GDOT Sight distance requirements are met across the entire road frontage – put as many or as few of driveways in as you need. Due to the extreme growth of this area, the GDOT has plans to construct a roundabout at the 60/115 intersection (2.6 miles north of subject property), and widen Long Branch Rd. (SR-115) AND Hwy 52 from 2 to 4 lanes all the way to Cleveland. When that happens, this buildable ready commercial property will be priced in the millions. Now is the time to secure property in Dahlonega for your storage facility, office park, retail shopping center or stand alone retail, and/or restaurants. Other options include subdividing up to three times into 1 acre parcels to create a variety of different land use options - OR recoup development costs by selling 1-2 commercial lots for premium pricing - OR DO IT ALL by creating a PUD. Subject property is NOT part of an overlay district, which means no additional approval processes or variances for costly materials and aesthetics. Utilities are well/septic, which is fine for non-residential – no costly tap fees! You WILL NOT find a 3 acre property this flat with no state waters that is already zoned commercial in the Dahlonega area. Secure this one time opportunity NOW before your competition does.