

# FOR SALE

**+/-4.43 AC Commercial Corner Lot**

**Highway 441 - Habersham Co**

0 Tugalo Short Cut Road, Clarkesville, GA 30523

**For More Information: Stephen Lovett**

770.297.4807 | slovett@nortoncommercial.com

**Zach Tibbs**

770.297.4876 | ztibbs@nortoncommercial.com



All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.



Norton Commercial  
434 Green Street  
Gainesville, GA 30501  
nortoncommercial.com

# NORTON

**EXECUTIVE SUMMARY**

**+/-4.43 AC Commercial/Industrial Lot - Hwy 441, Habersham Co**

0 TUGALO SHORT CUT ROAD (110 TREMBLING WOODS LANE), CLARKESVILLE, GA 30523



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$344,000
<b>Price / Acre:</b>	\$77,652
<b>Lot Size:</b>	4.43 Acres
<b>Zoning:</b>	Low Intensity
<b>Future Land Use:</b>	Resource Cons
<b>Utilities:</b>	All available, including water. No sewer
<b>School Districts:</b>	Woodville ES North Habersham MS Habersham Cntl HS

**PROPERTY OVERVIEW**

The Norton Commercial Group is proud to present this commercial corner with excellent visibility. Located along Highway 441 and Tugalo Short Cut Road in Clarkesville, Habersham County, this is an excellent opportunity for commercial development. +/- 4.43 Acres in a high traffic location (15,000 cars per day per GDOT) with three road frontages: +/- 285 Ft on Highway 441, 380 Ft on Tugalo Short Cut Road, and 465 Ft on Trembling Woods Lane. Lot is fairly level and ready to develop. Features a dual deceleration turning lane intersection on both north and south bound 441 at Tugalo Short Cut Road. All utilities available, including public water. Site will require on site septic System.

**LOCATION OVERVIEW**

Discover the charm of Clarkesville, GA, an ideal location for commercial real estate investment. With growth up the Highway 365/441 corridor. Nestled in the scenic foothills of the Appalachian Mountains, the area offers a serene setting with convenient access to urban amenities. Nearby points of interest include the Clarkesville Greenway, a perfect spot for outdoor leisure and relaxation, as well as the vibrant Downtown Clarkesville Historic District boasting unique shops and delicious dining options. The area's robust community and economic growth make it an attractive choice for office and office building investors seeking a thriving location with a tranquil, picturesque backdrop. Within the Woodville ES, North Habersham MS, Habersham Central HS school districts.

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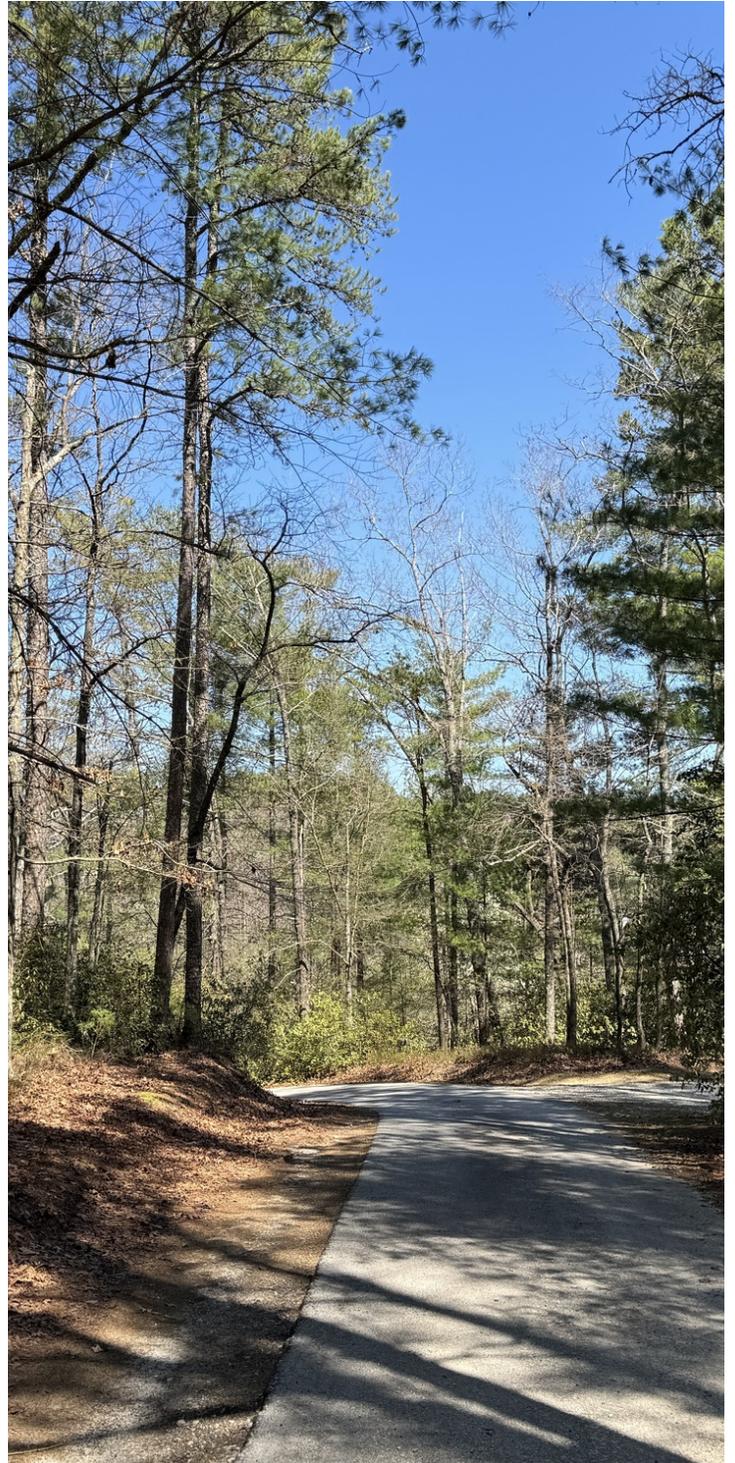
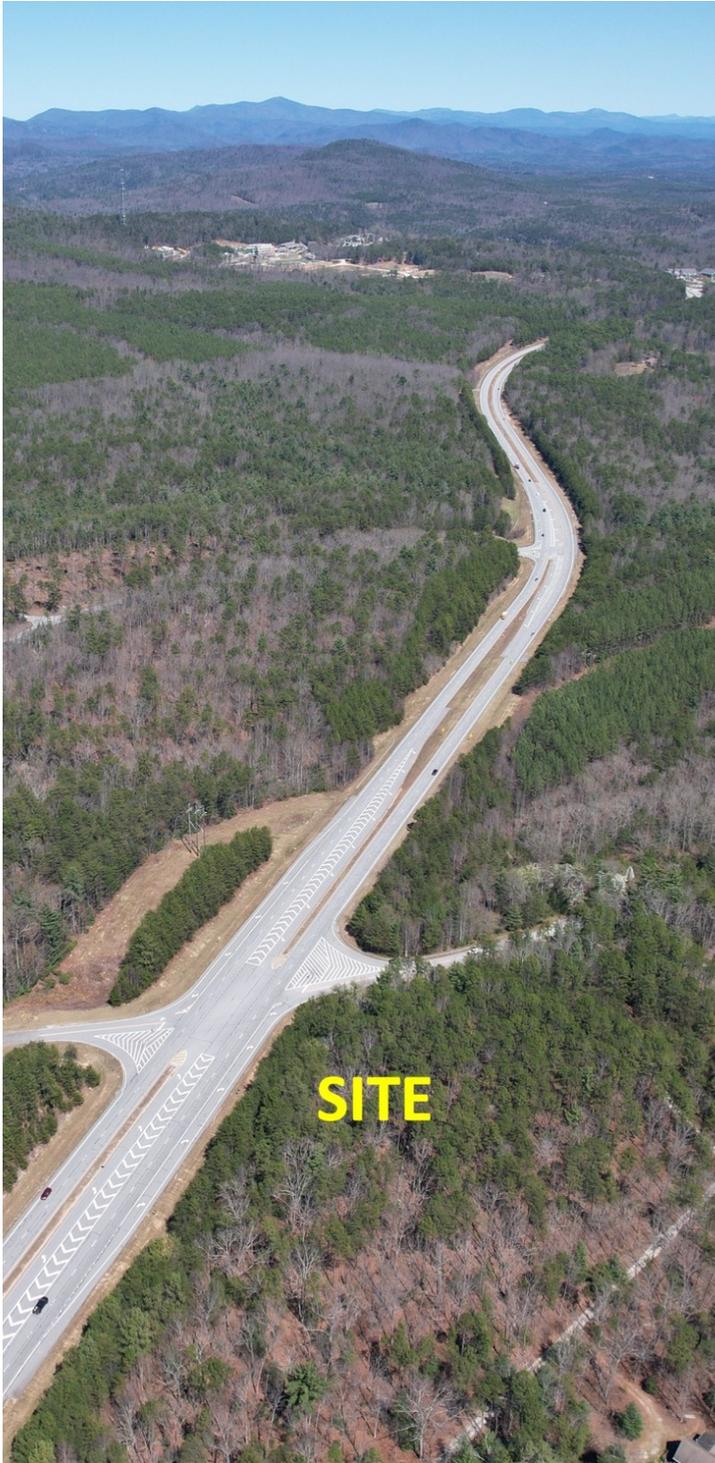


*The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other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

**ADDITIONAL PHOTOS**

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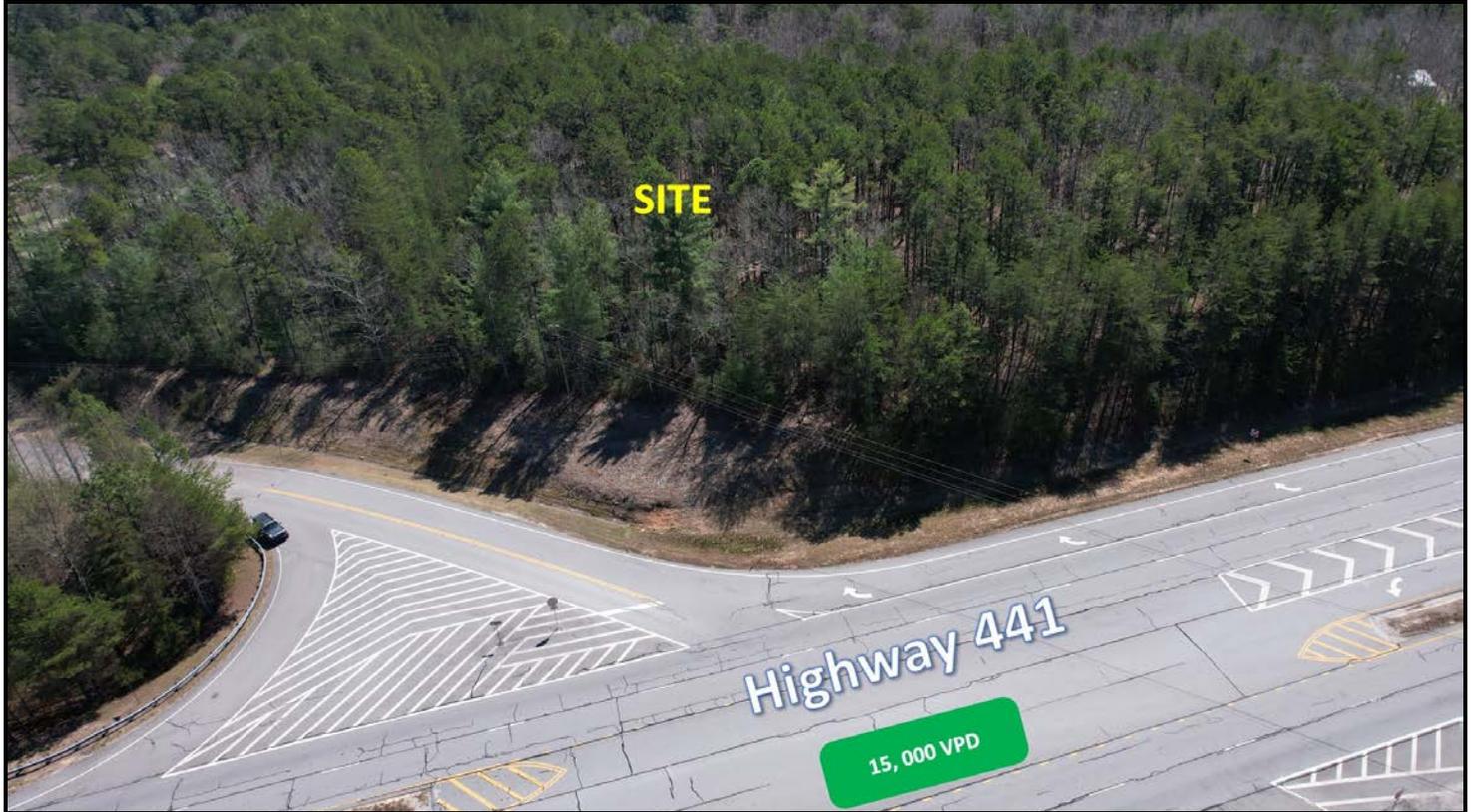
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