



CANDLER

REAL ESTATE

Hwy 75/17 | Hiawassee, GA 30546
Land For Sale

14.52 Acres

DON GRIMSLEY

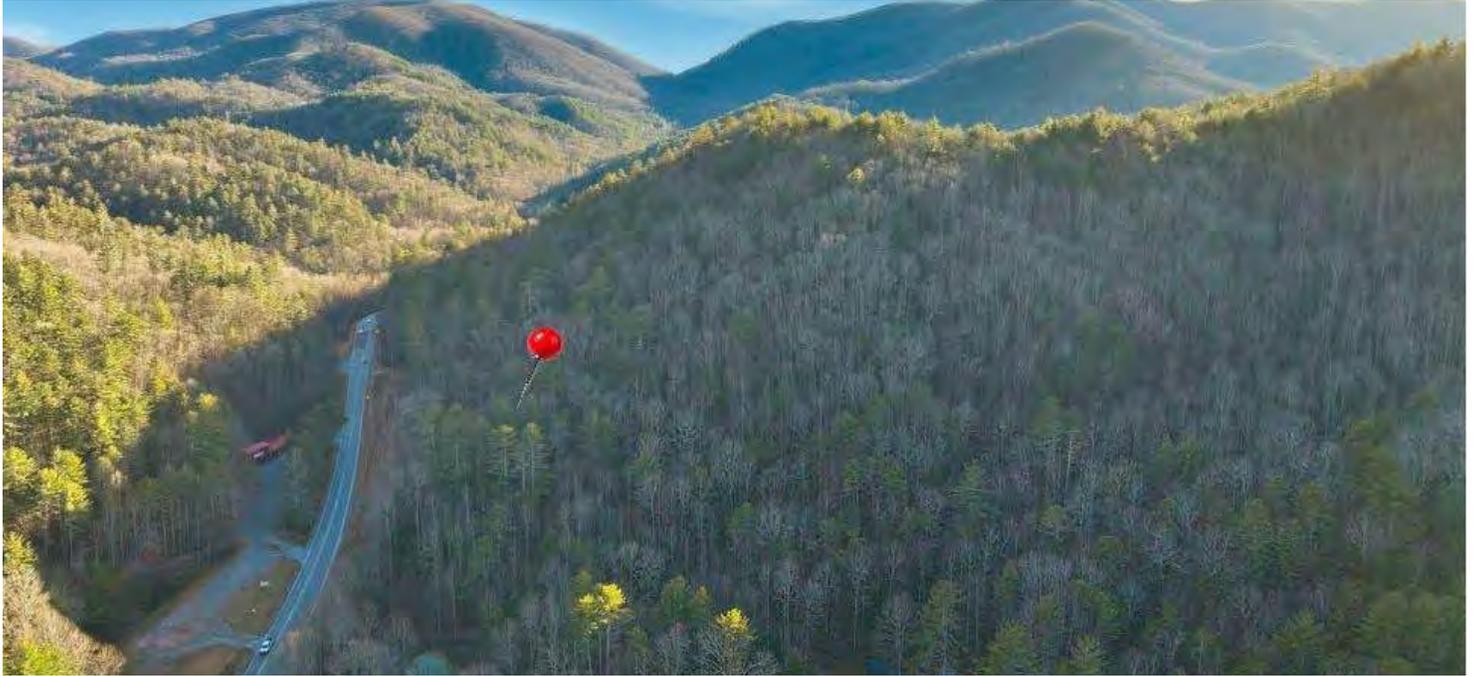
Senior Commercial Sales Associate don@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Prime Development Opportunity

Hwy 75/17, Hiawassee, GA 30546



Property Description

Rare opportunity to acquire 14.52± acres in scenic Towns County with exceptional visibility and access along the highly traveled Hwy 17-75 corridor.

Strategically positioned 8 miles south of downtown Hiawassee and 12 miles north of Helen, this property sits in the heart of one of North Georgia's most desirable mountain and tourism corridors.

Towns County and the Hiawassee/Helen corridor continue to experience strong demand for residential and vacation properties. This property benefits from:

- * Steady tourism traffic along Hwy 17-75
- * Proximity to outdoor recreation, hiking, boating, and mountain attractions
- * Growing interest in North Georgia residential and second-home development
- * Easy access between two established mountain destinations

With dual road frontage and strong development potential, this tract is well-suited for residential or commercial/residential applications

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Offering Summary

Sale Price:	\$219,000
Lot Size:	14.52 Acres

Property Highlights

- 14.52± Total Acres
- 820± feet of frontage on Hwy 17-75
- 200± feet of frontage on Spaniard Mountain Road
- Excellent visibility and access
- Gently rolling topography with multiple potential building sites
- Located across from the established and popular Deer Lodge Restaurant
- Convenient to Lake Chatuge, Helen, and surrounding mountain communities

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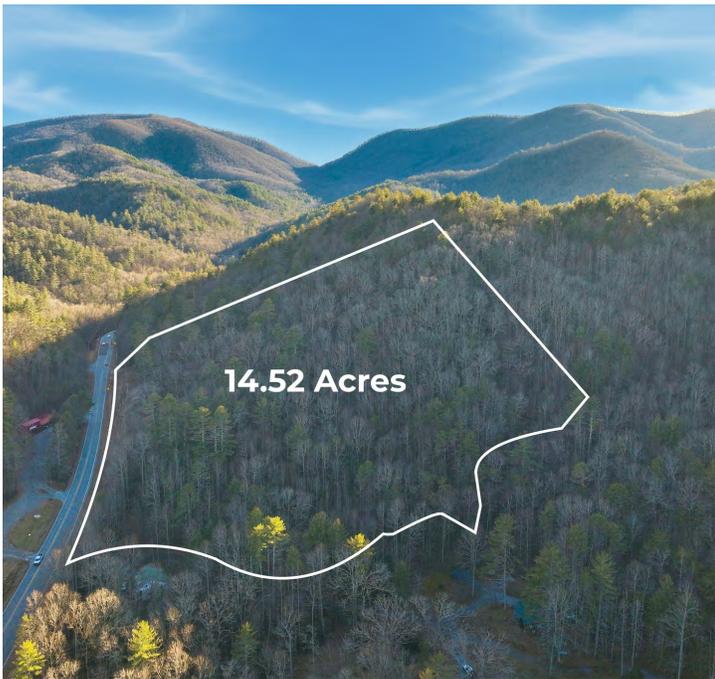
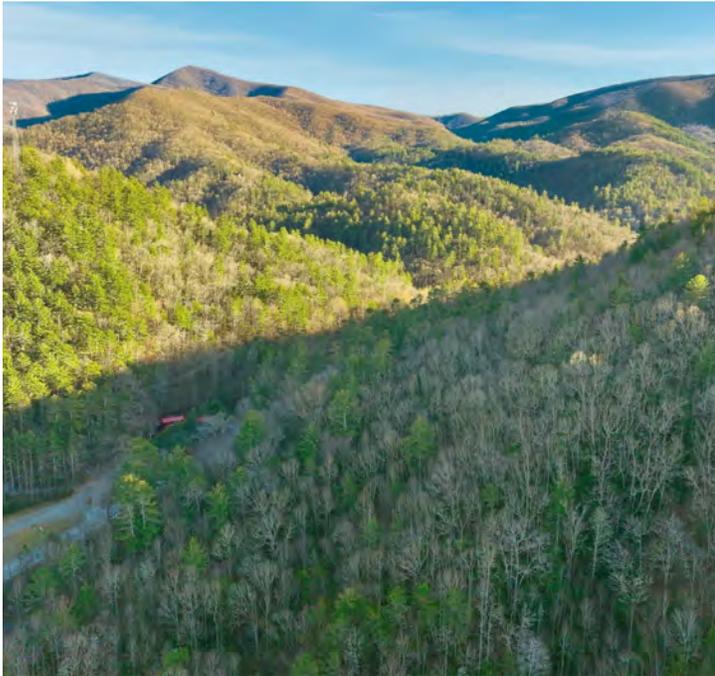
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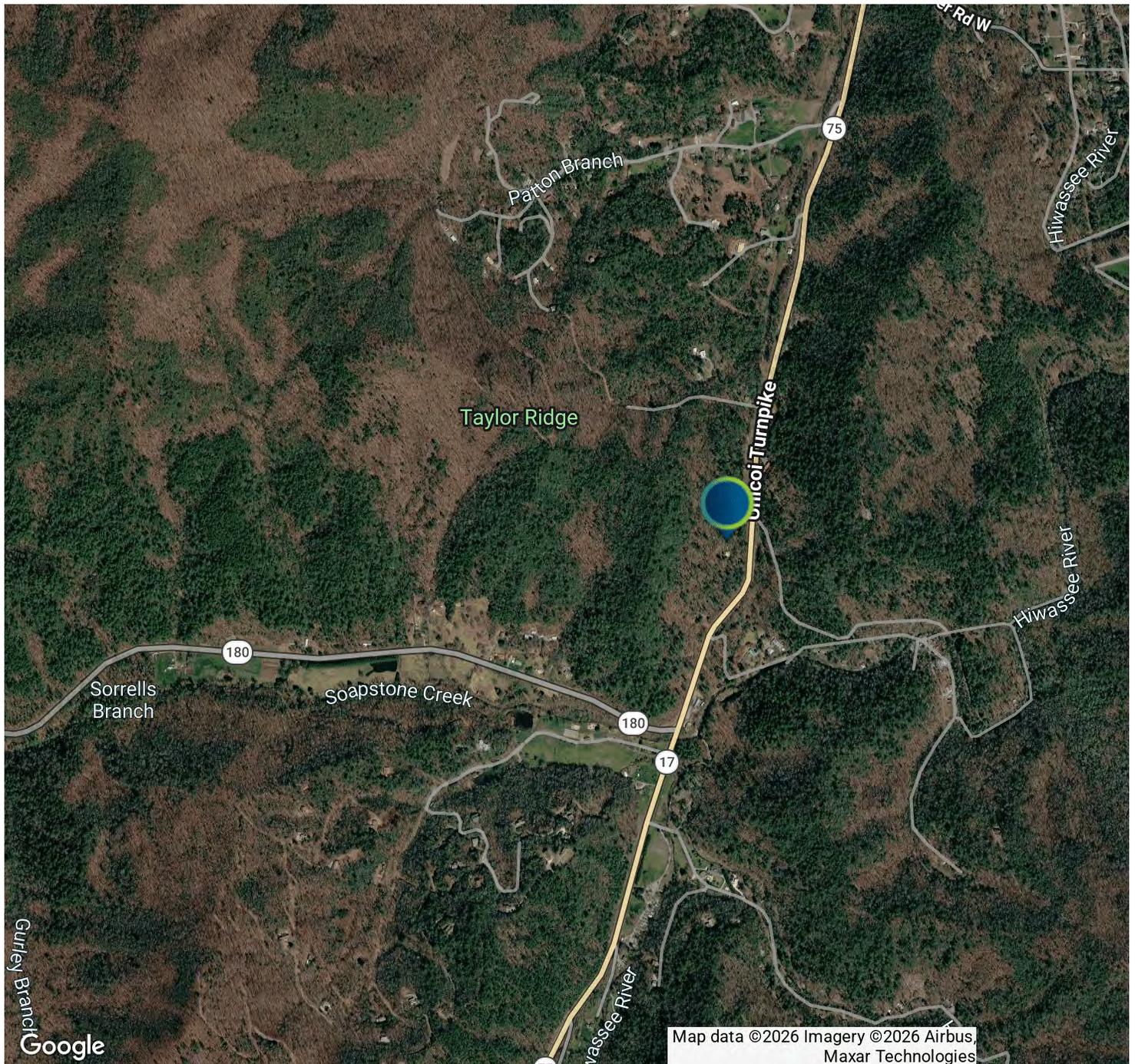
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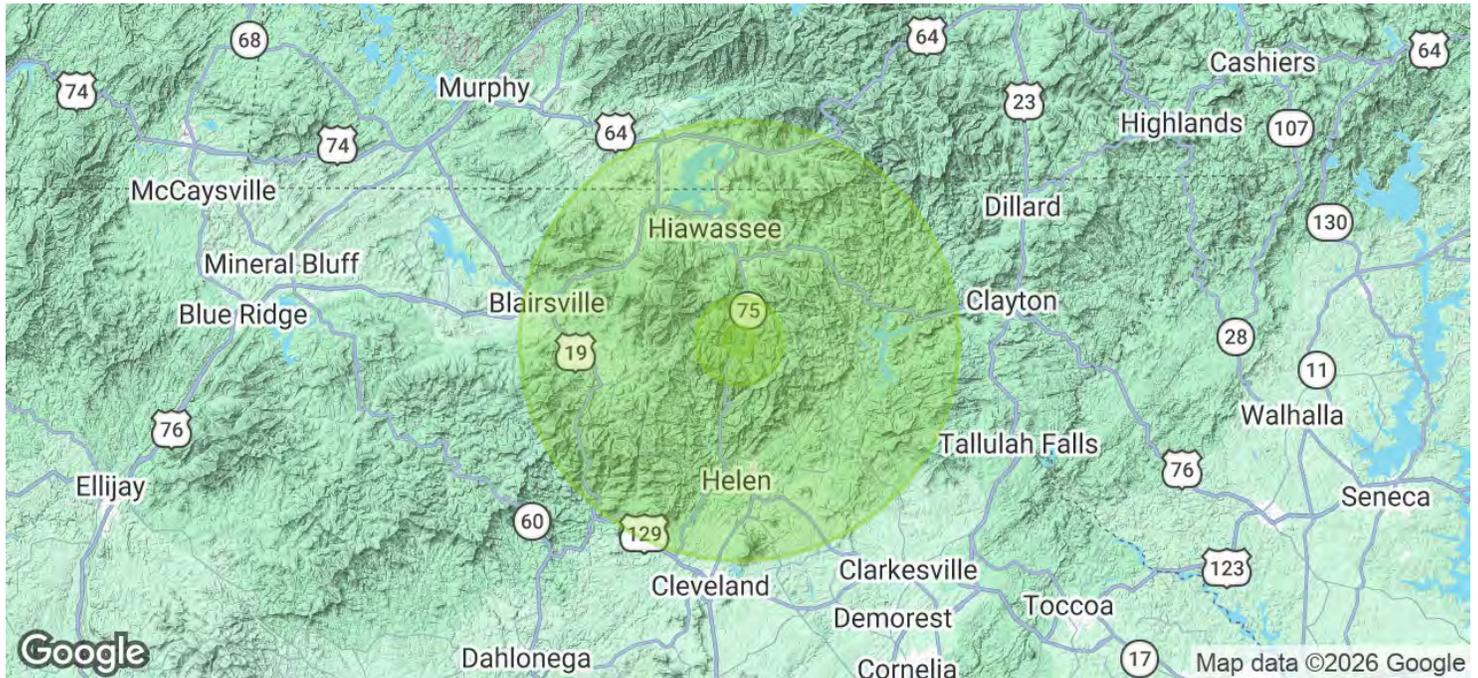
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Population	1 Mile	3 Miles	15 Miles
Total Population	1,175	4,414	38,164
Average Age	56	56	52
Average Age (Male)	53	54	50
Average Age (Female)	58	57	53

Households & Income	1 Mile	3 Miles	15 Miles
Total Households	580	2,141	16,874
# of Persons per HH	2	2.1	2.3
Average HH Income	\$83,177	\$82,977	\$86,056
Average House Value	\$431,019	\$430,431	\$367,965

Demographics data derived from AlphaMap

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