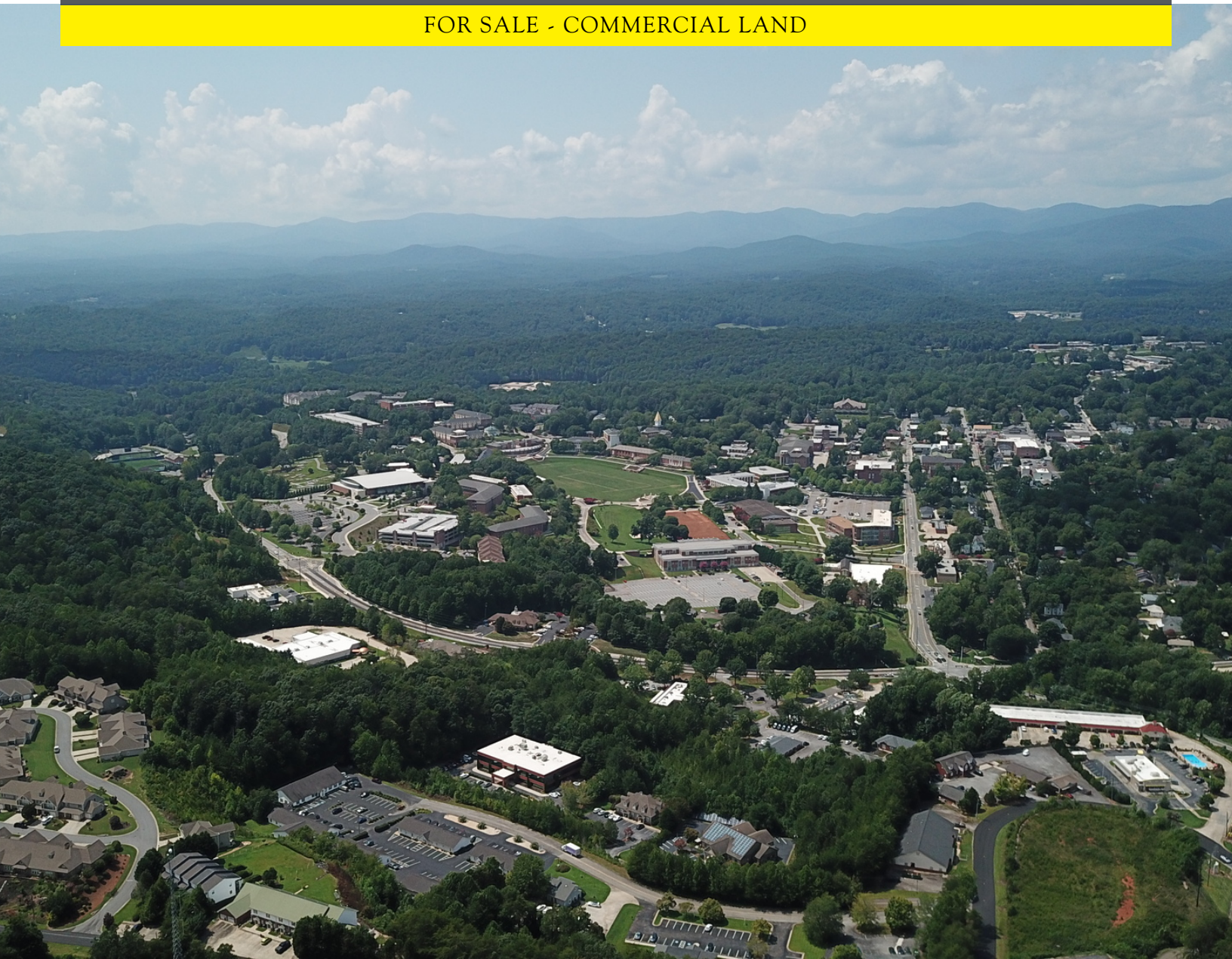


Downtown Dahlonega Development Land

Alicia Lane/Crown Mountain Place, Dahlonega, GA 30533

FOR SALE - COMMERCIAL LAND



CJ Harman
706-594-2456
cjharman@nortoncommercial.com

Chase Unger, CCIM
678-234-5791
cunger@nortoncommercial.com



Downtown Dahlonega Development Land

Alicia Lane/Crown Mountain Lane, Dahlonega, GA 30533

OFFERING SUMMARY



PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present this unique development opportunity in one of the fastest growing counties in Georgia, Lumpkin County. The subject property is an assemblage of 5.11 acres located in Downtown Dahlonega, GA. From the site you are walkable to the University of North Georgia, Historic Downtown Dahlonega, and a multitude of retailers. The property is zoned B2 - Highway Business (City of Dahlonega) which allows for apartments, townhomes, hotels and almost any commercial use you could think of. This property specifically is surrounded by office, medical, retail, and much more. Additionally, the property has access to public water and sewer. The City of Dahlonega and Lumpkin County are experiencing rapid growth, so reach out today about this fantastic opportunity!

PROPERTY HIGHLIGHTS

- Excellent location within the city limits of Dahlonega, GA
- Zoned HB in the City of Dahlonega
- Access to all utilities
- Walkable to the University of North Georgia and the Dahlonega Square

OFFERING SUMMARY

| | |
|-------------|------------------------------|
| Sale Price: | \$2,450,000 |
| Lot Size: | 5.11 Acres |
| Utilities: | ALL |
| Zoning: | Highway Business |
| Parcel(s): | 062A 219, 062A 204, 062A 220 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 538 | 3,125 | 6,732 |
| Total Population | 1,534 | 8,446 | 17,231 |
| Average HH Income | \$36,322 | \$59,573 | \$66,790 |

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AERIAL PHOTOS



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AERIAL RETAIL MAP



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TOPOGRAPHY AERIAL



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