

# BUSINESS OPPORTUNITY



## FEED & FARM SUPPLY

647 Georgia 136 E Dawsonville, GA 30534

### Patrick Bell

Associate Broker | REALTOR®

678 288 5072

patrick.bell@cbcmetrobrokers.com

GEORGIA BROKER #350233



**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE SOLUTIONS

## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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# SALE

## FEED & FARM SUPPLY

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,300+**  
Professionals

Presence in  
**40 COUNTRIES**

**OVER 12,500**  
Transactions

**\$6.34 BILLION**  
Sales Volume

**\$1.77 BILLION**  
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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# SALE

## FEED & FARM SUPPLY

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### OPPORTUNITY:

Seize a rare opportunity to acquire a well-established, 24-year-old feed and farm supply store in the thriving Dawsonville community. This business boasts an impeccable history, a loyal customer base, and a reputation for providing high-quality feed and hay for horses, chickens, and other livestock. Conveniently located on GA Highway 136, the store offers easy access to Dawson County as well as north Forsyth, Lumpkin, White, and Pickens counties, making it a central hub for the area's agricultural needs. Included in the sale are both the real estate and the business, offering the new owner a turnkey operation with solid growth potential. This is a perfect opportunity for anyone looking to tap into a growing market with a business that has stood the test of time.

### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	1 Acres
Building Size:	8,600 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	714	6,210	27,354
Total Population	1,985	16,767	77,438
Average HH Income	\$111,610	\$109,724	\$116,239

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### LOCATION INFORMATION

Building Name	Feed & Farm Supply
Street Address	647 Georgia 136 E
City, State, Zip	Dawsonville, GA 30534
County	Dawson
Market	Atlanta
Sub-market	Dawson County

### HIGHLIGHTS

- Commercial opportunity: Own a well-established feed and farm supply store in the heart of Dawsonville.
- 24-year track record: Long-running business with an impeccable reputation and a loyal customer base.
- Diverse inventory: Offers a full selection of feed and hay for horses, chickens, and other livestock.
- Prime location: Situated on GA Highway 136, providing easy access to Dawson County, north Forsyth, Lumpkin, White, and Pickens counties.
- Included in sale: The sale includes both the real estate and business, which are being offered only as a package deal.
- High growth potential: Take advantage of a growing agricultural community and the store's strategic location.



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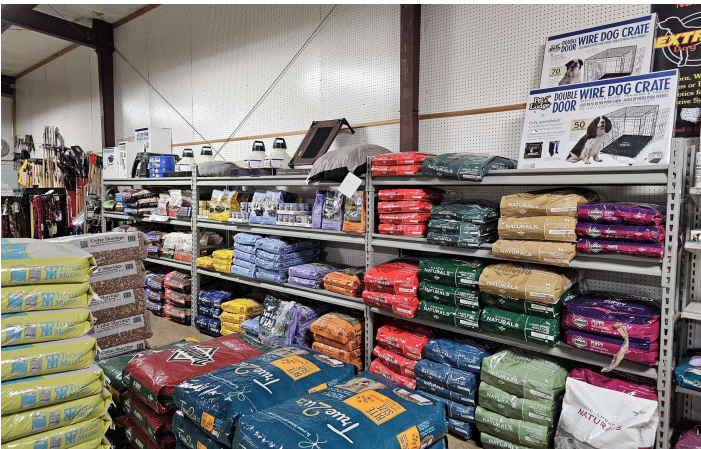
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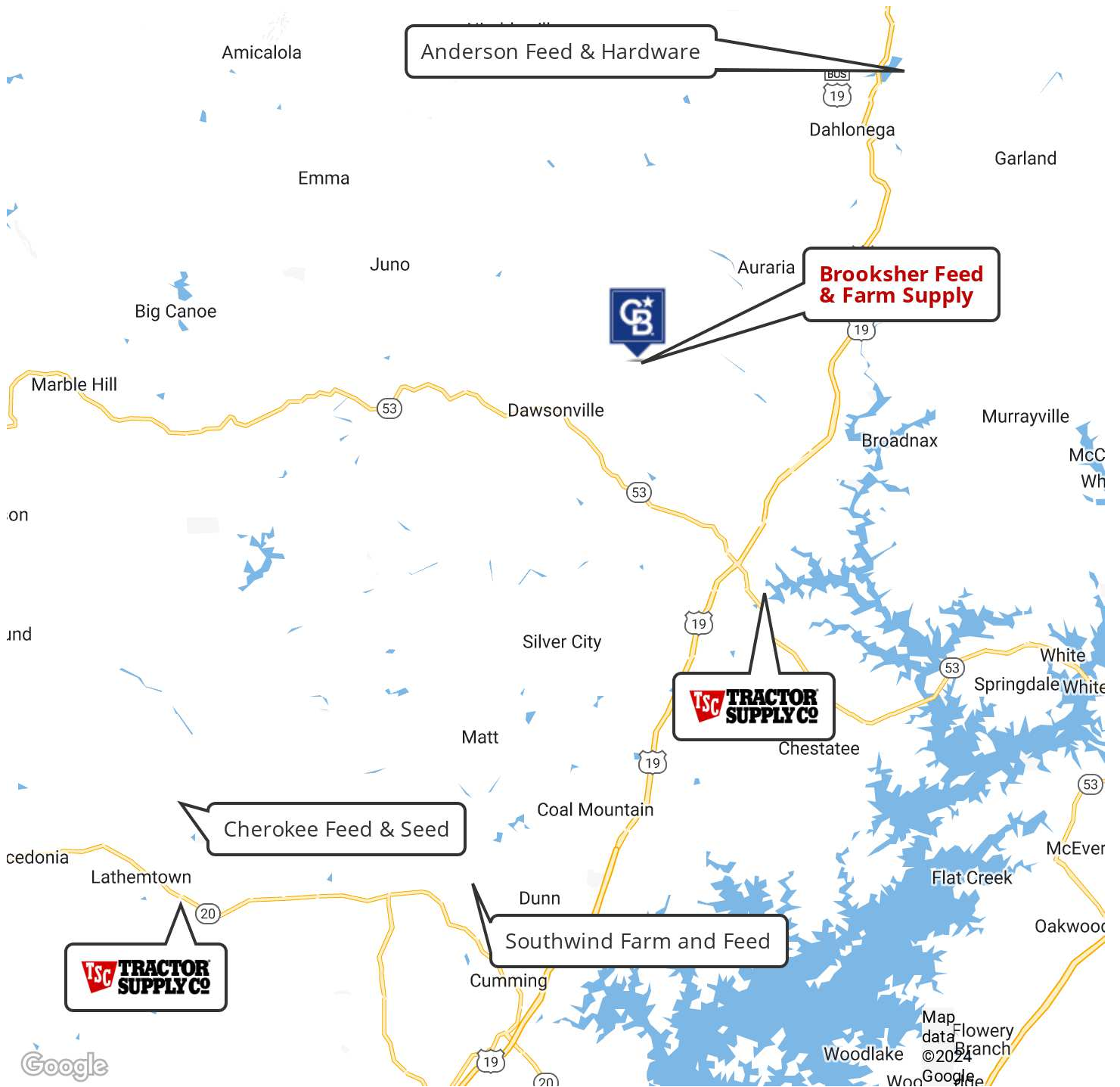
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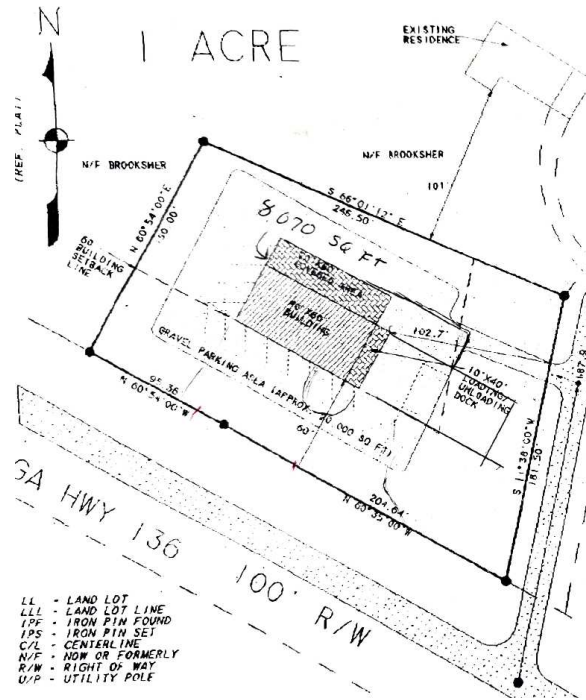


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### PROPERTY DESCRIPTION

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### LOCATION DESCRIPTION

Located on the highly accessible GA Highway 136, this property sits near the heart of Dawsonville, offering convenient access to surrounding counties, including north Forsyth, Lumpkin, White, and Pickens. The prime location ensures excellent visibility and easy access for local farmers, ranchers, and residents across the region, making it a central hub for agricultural and farm supply needs. This location boasts seamless accessibility to major highways, positioning it as an ideal hub for retail and commercial ventures.

The area's burgeoning population and vibrant community further enhance its appeal, creating an advantageous landscape for retail and free-standing building investors seeking a dynamic, high-traffic location with exceptional growth potential.

Within a 5-mile radius, the area population is 17,000 in 6,210 households, with a larger population of 77,438 in 27,354 households resides within 10 miles. The community is young and active, with a significant portion of households earning over \$100,000. Over 18,000 people live within a 15 minute drive of this destination location.

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### INVESTMENT OVERVIEW

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Price	\$1,500,000
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\$600,000 allocated to the real estate, \$900,000 allocated to the business.

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This offering is for both the real estate and the business as a package.

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### FINANCIAL DATA AVAILBLE UPON REQUEST.

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NON-DISCLOSURE AGREEMENT IS REQUIRED

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PROOF OF BUYER FINANCIAL ABILITY TO BE PROVIDED TO LISTING BROKER

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BUSINESS IS OPERATING PROFITABLY AND ENJOYS A LONG TRACK RECORD OF SUCCESS.

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Enter comments here...

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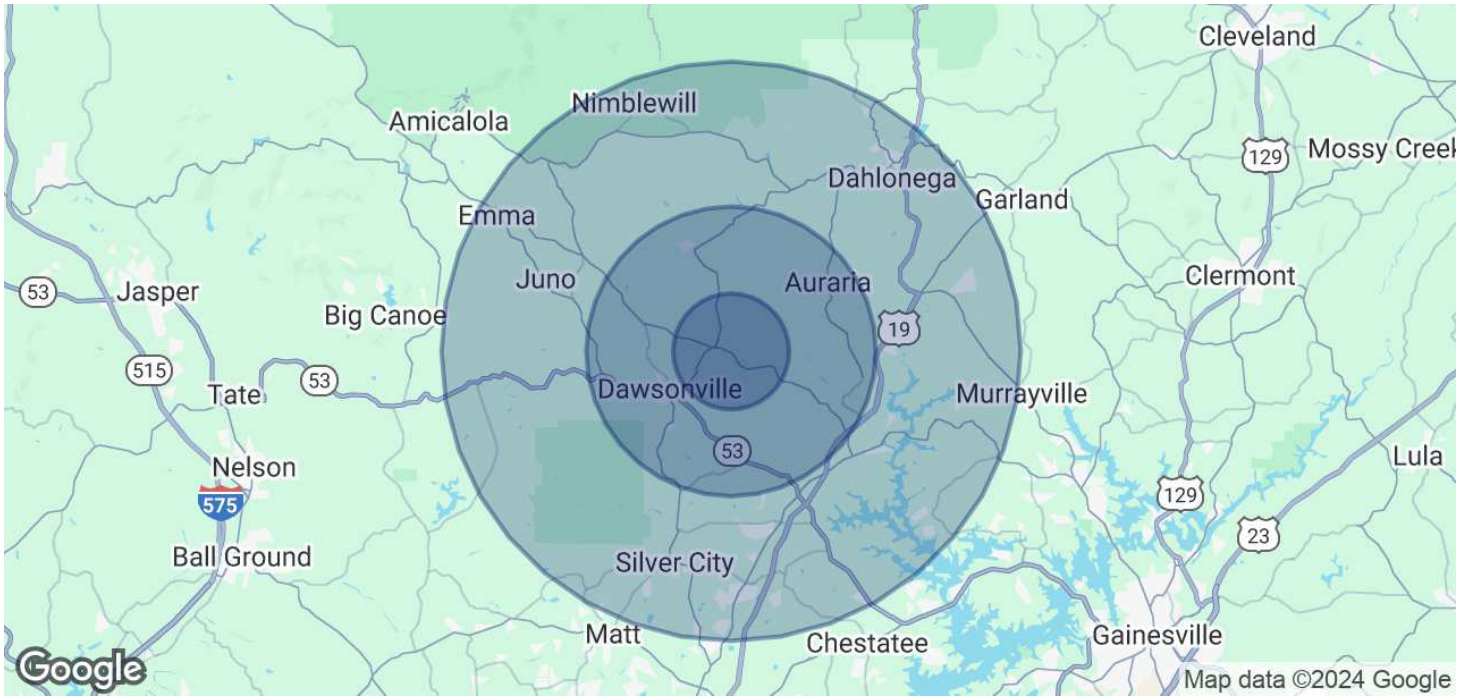


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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	1,985	16,767	77,438
Average Age	42	41	40
Average Age (Male)	42	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	714	6,210	27,354
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$111,610	\$109,724	\$116,239
Average House Value	\$352,924	\$348,195	\$418,179

Demographics data derived from AlphaMap

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### PROFESSIONAL BACKGROUND

Patrick is an Associate Broker at Coldwell Banker Commercial Metro Brokers (CBCMB) working out of the Cumming (Forsyth County) office as well as the corporate office in Atlanta. He also serves as Director of Business Development for CBCMB. As a former county commissioner, Patrick has an in depth knowledge of zoning, land use, incentives and an invaluable inside, practical experience in how to effectively navigate "the system". Patrick is well known for his creativity, persistence and ability to quickly find solutions.

A business owner for over 30 years with hands on experience in operations, administration, logistics and finance gives Patrick even more tools to help you with acquisition, disposition, sales, leasing and management of your commercial and investment real estate.

Patrick lives in Cumming, Georgia where he is a member of Bethelview United Methodist Church. He served as Chairman of the Church Council for four years as well as served as a member of the Board of Trustees for over 5 years. Patrick has been involved with the Boy Scouts of America most of his life and was a Forsyth County Commissioner from 2009-2012. Patrick has two grown children and three grandchildren.

### EDUCATION

Graduate - University of Georgia Carl Vinson Academy of Economic Development

Graduate - Ascend Executive Leadership Experience

### MEMBERSHIPS

President-Elect - 400 North Association of REALTORS®

Member - Atlanta Commercial Board of REALTORS®

Member - REALTORS® Land Institute

Chairman - State & Local Government Affairs, Georgia REALTORS®

Past Chairman - 400 North Commercial Council

#### Metro Brokers

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