



5.358 ACRES



OFFERING *MEMORANDUM*

COMMERCIAL LAND

0 S Chestatee St  
Dahlonega, GA 30533  
Parcel # 061066

# OFFERING SUMMARY

## Property Summary

- Zoned for all commercial and residential
- Gateway Corridor Overlay District
- NO Public hearings/Rezoning
- Water immediately available on same side of S. Chestatee St.
- Existing entrance/road (Trillium Trail)
- 465ft Road of SR 60 Frontage
- Meets sight distance for commercial driveway permit
- Updated Survey available
- Some grading already complete
- 0.5 Miles from brand new Publix shopping center opened 10/2024
- 18,400 cars per day

## Allowable Uses

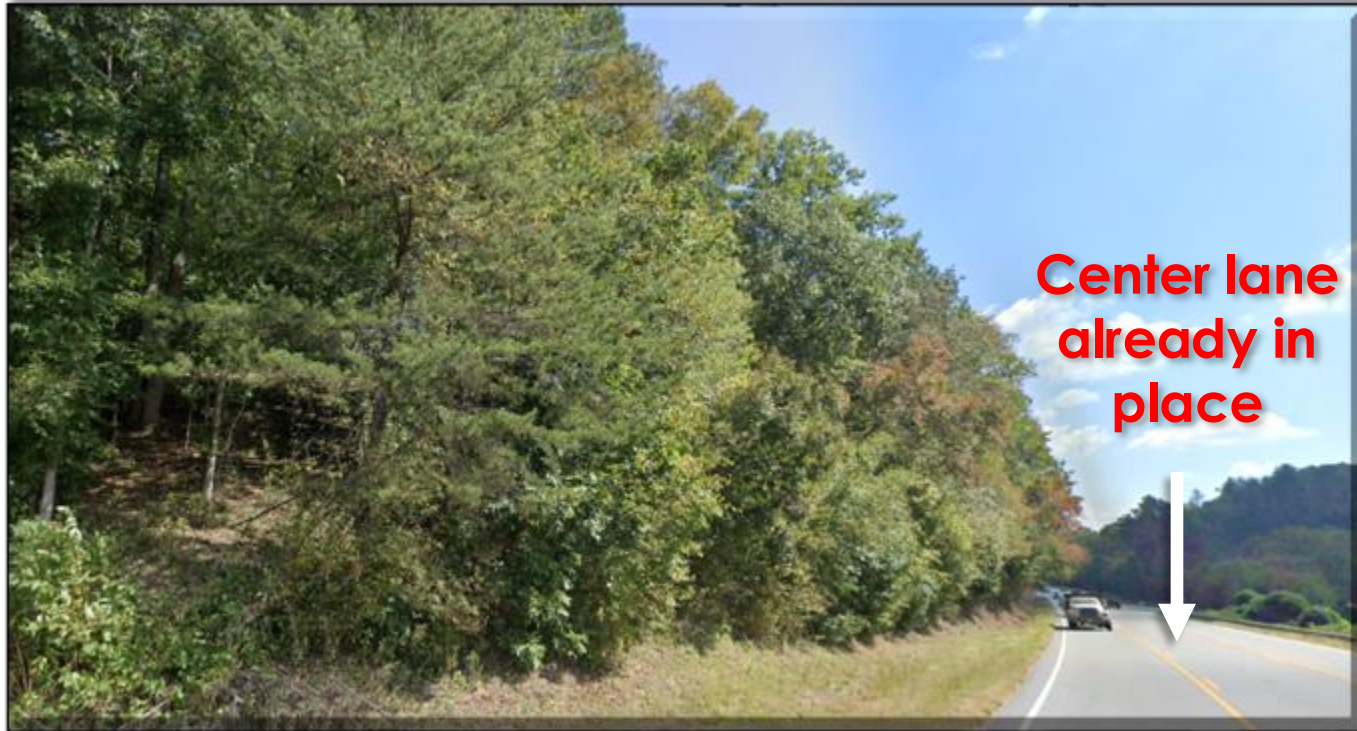
- Small lodging up to 5 dwellings for short term rentals (i.e. tiny homes, tree houses, container homes)
- Multifamily (apartments, fee simple condos or townhome rentals)
  - Up to 30 bedrooms no sprinklers
  - Up to 40 bedrooms w/ sprinklers
- Restaurant
- Wedding or event venue
- All types of storage
- Body shop
- Daycare
- Indoor gun range
- Healthcare
- Veterinarian
- Office park or stand-alone building(s)
- Warehouse(s)/Manufacturing
- Retail strip or stand-alone retail
- Vehicle sales

## Opportunity

There are very few parcels in Lumpkin County that are zoned for any type of commercial and residential AND have public water. The best use for this parcel would be tourist entertainment because of the elevated view of the Chestatee River. Small Lodging for tiny homes, tree houses, etc. are IN! Would also make a beautiful venue or restaurant with several decks for outdoor eating and entertainment. Fee simple or rental multifamily would be a great option as well.

# PARCEL VIEW

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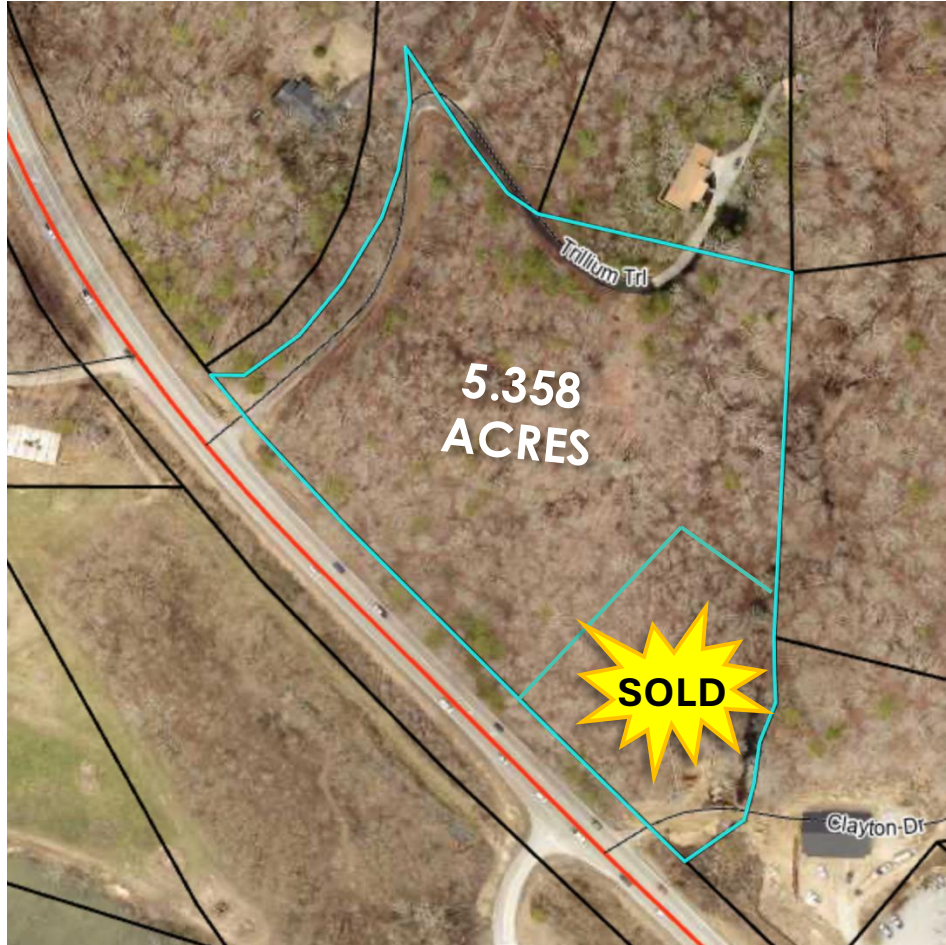


Site Location at Street (South Chestatee / HWY 60)



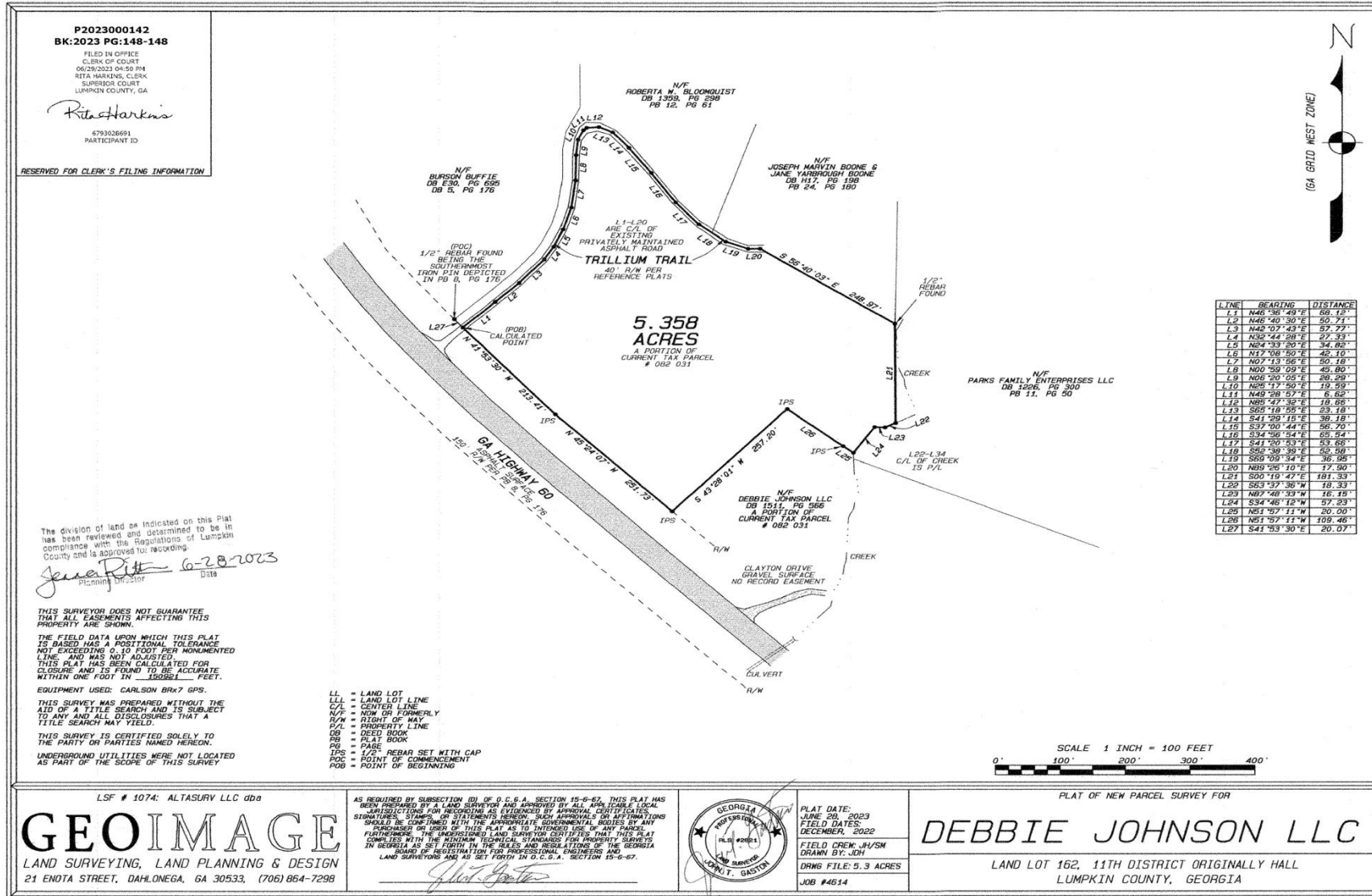
North side of Parcel Construction Site

# PARCEL VIEW

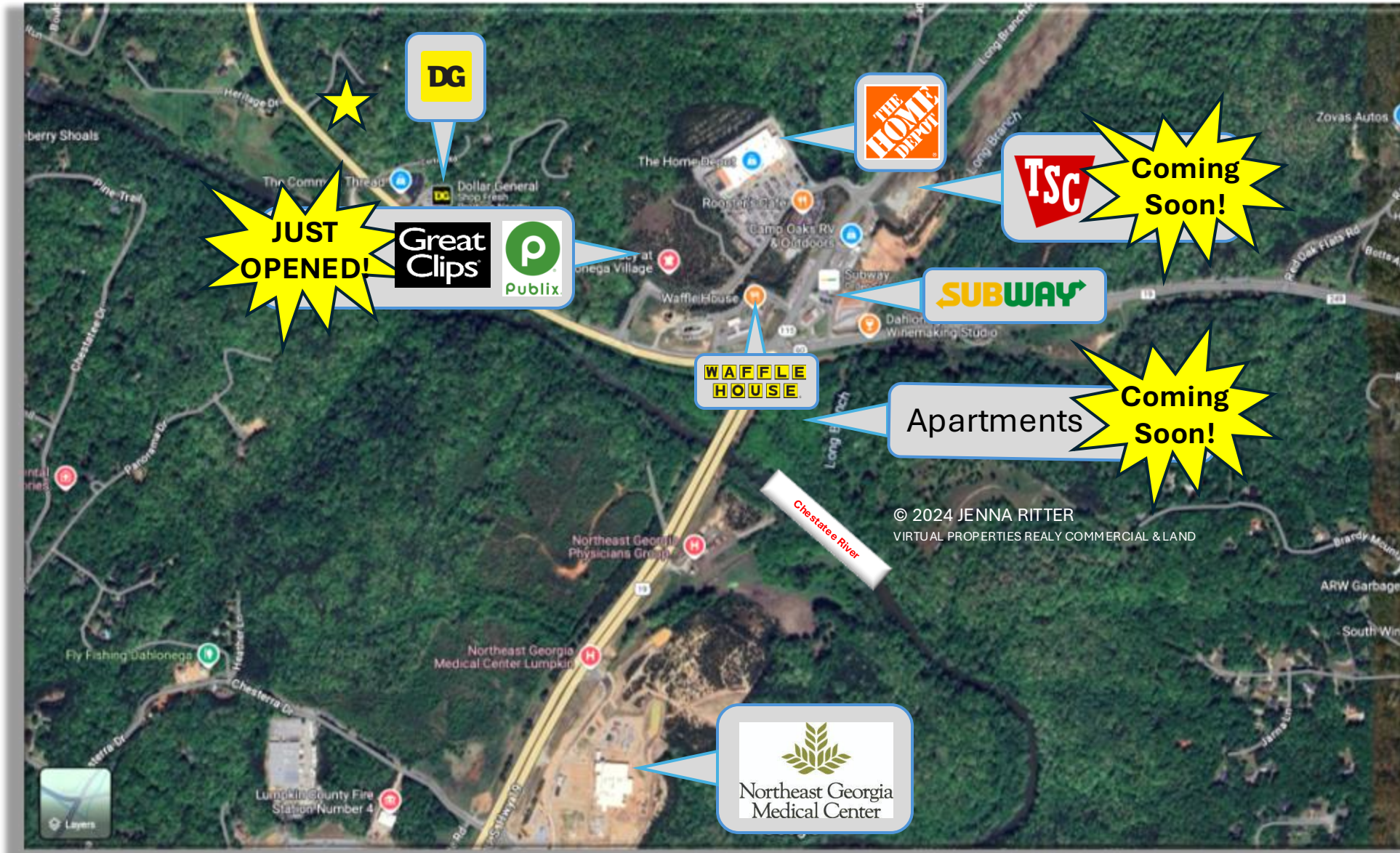


# PARCEL VIEW





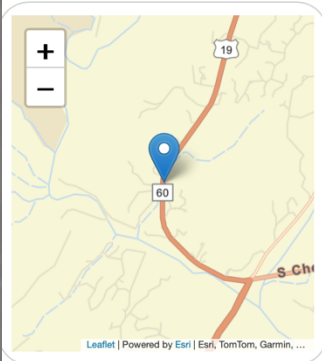
# BIRDSEYE VIEW



# TRAFFIC COUN – 18,400 Vehicles per day

0000187\_0054 - 187-0054 - SRX 040000LSR0115R  
 County: Lumpkin  
 Route number: 00006000  
 LRS section: 1871006000  
 Functional class: 3R - Principal Arterial - Other (Rural)  
 Coordinates: 34.4795259505893, -83.9795451810767

## Site Data



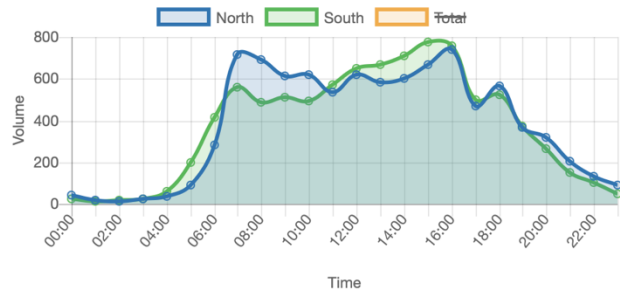
## Count History

Year	Month	Count type	Duration	Count
2023	September	Class	48 hours	18,442
2021	August	Class	48 hours	15,754
2019	April	Class	48 hours	18,246
2015	October	Class	48 hours	17,056
2013	May	Class	48 hours	13,726
2011	August	Volume	48 hours	13,672
2010	July	Class	48 hours	13,790

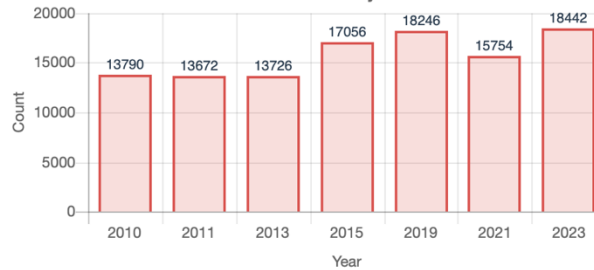
## Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Actual	Estimated	Actual
AADT	13,300	16,000	16,700	17,200	17,300	18,100	17,100	15,200	15,300	17,400
K-Factor	0.090	0.095	0.095	-	-	0.091	0.091	0.086	0.086	0.089
D-Factor	0.500	0.600	0.600	-	-	0.510	0.510	0.500	0.500	0.510
Future AADT	-	-	21,700	26,600	29,500	32,500	32,500	37,400	24,300	21,900

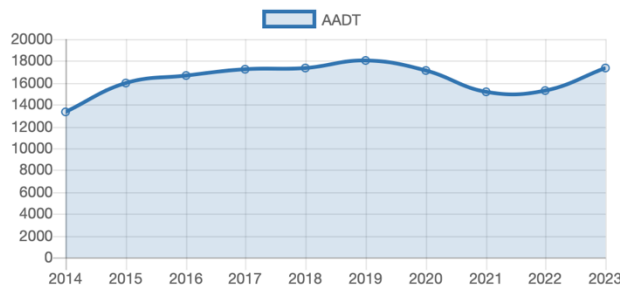
## Average Hourly Volume



## Count History



## AADT Trend



## Vehicle Classification 2023

1. Motorcycles 2 axes, 2 or 3 wheels.		0.40%
2. Passenger cars 2 axes. Can have 1- or 2-axle trailers.		74.52%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		20.04%
4. Buses 2- or 3-axle, full length.		0.43%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		3.24%
6. Single-unit trucks 3-axle, single-unit trucks.		0.56%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0.02%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		0.49%
9. Single-trailer trucks 5-axle, single-trailer trucks.		0.27%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0.04%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		0.00%



# DEMOGRAPHICS & ATTRACTIONS

**35,441** → **43,023**

## Population Estimate

The current population of 35,441 is projected to increase by 21% over the next 10 years to approximately 43,023.



→ **10 years = 21%**

**2.6%**

Unemployment Average

**18,652**

County Labor Force

**38.9**

Average Age

**181,200**

Area Labor Force



**\$103,813**

Forecasted Income

The average 2028 forecasted household income up 15% growth from 2023.

Data Sources: Synergos PopStats June 2023 & GDO



**Southern Living**

Dahlonega is Georgia's Best Small Town 2023



## RETAIL

- Food service & drinking places \$21 mil
- Furniture & home furnishing \$11 mil
- Electronic & appliances store \$7 mil
- Food & beverage store \$79 mil
- Clothing & clothing accessories stores \$12 mil
- Health & personal care store \$7 mil
- Sporting goods, hobby, book & music store \$6 mil

## EMPLOYERS

- 5th Ranger Training Battalion
- Chelsey Park Health & Rehabilitation
- Chestatee Ford
- City of Dahlonega
- GetUWired
- JTEKT North America Corporation
- Lumpkin County School System
- Mount Sinai Wellness Center
- Northeast Georgia Health System
- RefrigiWear
- Satellite Industries
- Southern Switches
- StruXure
- The Home Depot
- University of North Georgia
- Wahoo Building Products
- Wahoo Docks
- Walmart
- Lumpkin County Government



- Spring 2023 Enrollment: 7,000
- 1 of only 6 Senior Military Colleges in the United States
- 6 Alumni Reunions Annually
- Annual Graduation Weekends brings 24,000 Attendees
- 120 Annual Sporting Events



# COMPARABLE PROPERTIES

	Acreage	Price	Price Per Acre	Zoning	Sewage	Water	Topography	Shape	Road Frontage	Intersection	Cleared or wooded	Graded	County	City Limits	Distance from Subject	Date sold	
<b>Subject Property</b>																	
0 South Chestatee St	5.4	\$499,000	\$92,407	Commercial	Septic	county	3:1 incline	rectangle	504	No	wooded	No	Lumpkin	No			
<b>Comps</b>																	
0 South Chestatee St	1.5	\$390,000	\$260,000	Commercial	Septic	county	flat	rectangle	315	No	cleared	Yes	Lumpkin	No	directly adjacent	12/20/24	
0 Alicia Lane	3.61	\$495,000	\$137,119	Commercial	sewer access	county	6:1 side slope	undefined	550	No	Wooded	No	Lumpkin	Yes	1.8 miles	4/24/24	
0 Lumpkin Campground Rd.	3.53	1,153,800	\$326,856	Commercial	septic	county	3:1 Slope	L shaped	749	yes	wooded	No	Dawson	No	11 miles	1/4/24	*intersects with 400
<b>Comparables for Sale</b>																	
5195 South Chestatee St.	3	\$850,000	\$283,333	Commercial	septic	county	3:1 incline	undefined	286	No	trees cut	No	Lumpkin	No	0.5 miles	6/18/24	
0 Mountain Park Dr.	1.45	\$436,200	\$300,828	Commercial	sewer	county	flat	undefined	side road	No	cleared	Yes	Lumpkin	Yes	4 miles	unstated	
71 Cantrell Ln.	2.14	\$1,131,000	\$528,505	Commercial	septic	county	mostly flat	rectangle	207	No	cleared w/ house		Lumpkin	No	0.5 miles	Fall 2024	*has a house
0 Alicia Ln	2.88	\$1,200,000	\$416,667	Commercial	sewer	county (other side of road)	4:1 incline	undefined	405	Yes	wooded	No	Lumpkin	Yes	4 miles	1/5/24	

**JUST SOLD** Directly adjacent to this property!

# OFFERING SUMMARY

## Property Summary

- Open to owner financing
- Willing to sell the entire 5.358 tract, or sell 2 acres and 3.4 acres separately (survey/plats already completed)

## Steps to Purchase

- Contact listing agent Jenna Ritter with the following:
  - Offer price
  - Due diligence period
  - Financing
    - Pre qualification or proof of funds
    - If requesting owner financing, state down payment, term length and interest rate. Provide proof of funds for down payment. Additional background/credit information will be required with an accepted offer.
  - Earnest money
  - Closing date
  - Closing attorney (If owner financing, preferred attorney is Angela Clark), if not, preferred attorney is Matthew Hoyle
  - State any contingencies or special stipulations requested



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