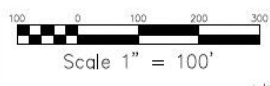


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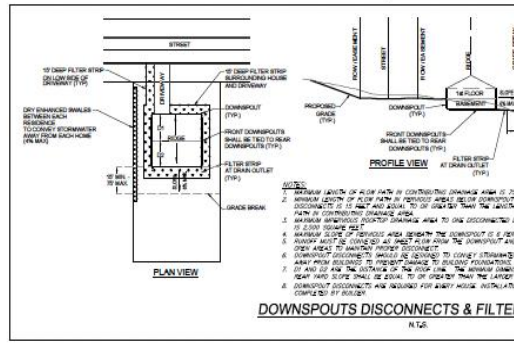
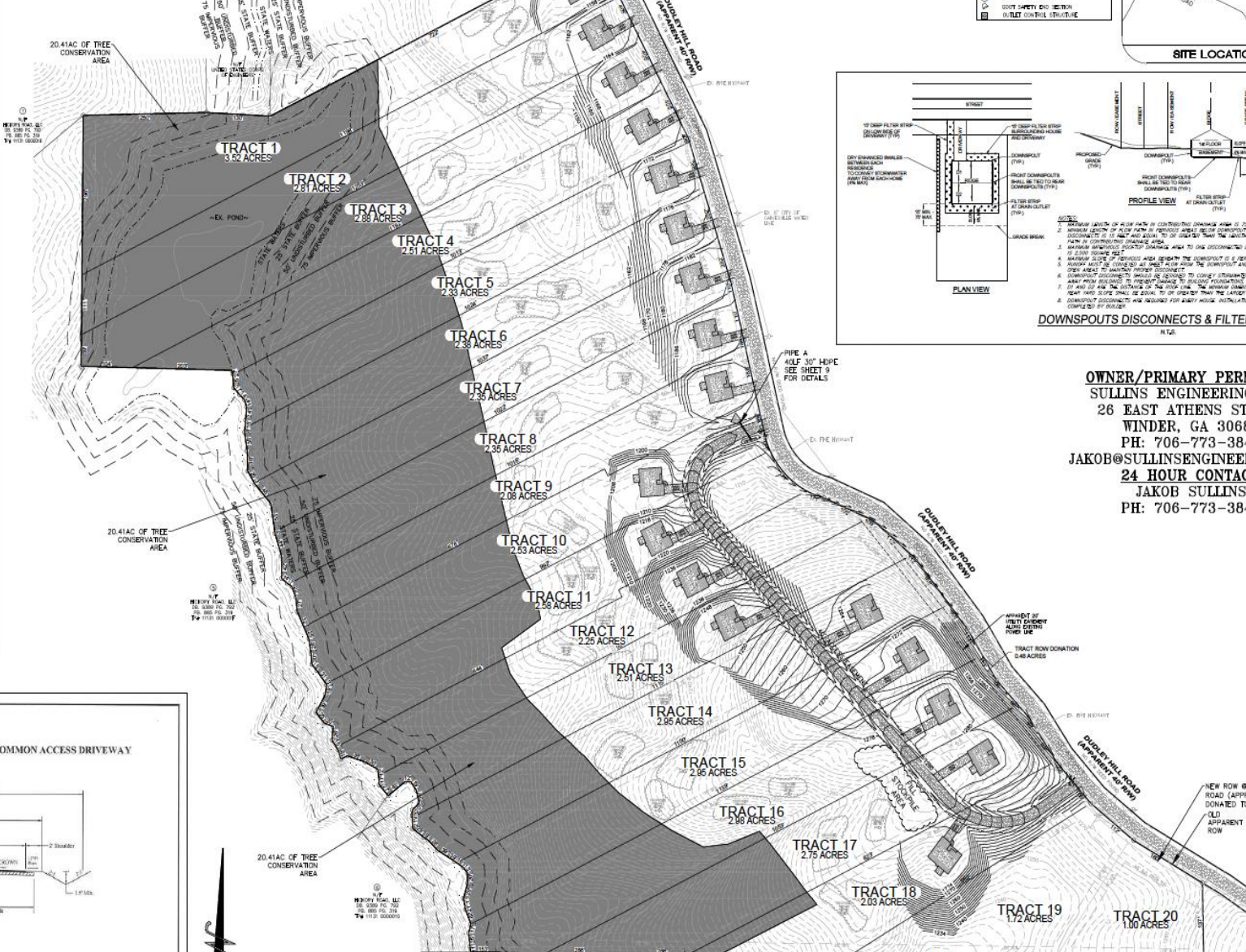


TOTAL AREA:
49.940 ACRES

Existing Utility Note:
- The contractor shall verify all utility locations prior to digging, including water, sewer, gas, electrical and telecommunication lines. Any damage to existing utilities shall be repaired and paid by the contractor. Any discrepancies shall be reported to Sullins Engineering immediately.



A.C.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SEWER EASEMENT
C.D.	CONCRETE DRAIN (IN)
C.O.	CONCRETE OVERFLOW (IN)
C.S.	CONCRETE SIDEWALK (IN)
C.P.	CONCRETE PAVEMENT (IN)
C.F.	CONCRETE FLOOR (IN)
C.W.	CONCRETE WALL (IN)
C.R.	CONCRETE ROOF (IN)
C.T.	CONCRETE TOWER (IN)
C.B.	CONCRETE BENCH (IN)
C.S.T.	CONCRETE STRUCTURE (IN)



OWNER/PRIMARY PERM
SULLINS ENGINEERING
 26 EAST ATHENS STREET
 WINDER, GA 30689
 PH: 706-773-3844
 JAKOB@SULLINSENGINEERING.COM
24 HOUR CONTACT:
 JAKOB SULLINS
 PH: 706-773-3844

Dudley Hill Estates

20 LOT LDP READY SUBDIVISION OFFERING MEMORANDUM

5181 Dudley Hill Road
 Gainesville, GA 30506
 Parcel # 11131 00001A



UPDATED
 March 6, 2025

OFFERING SUMMARY

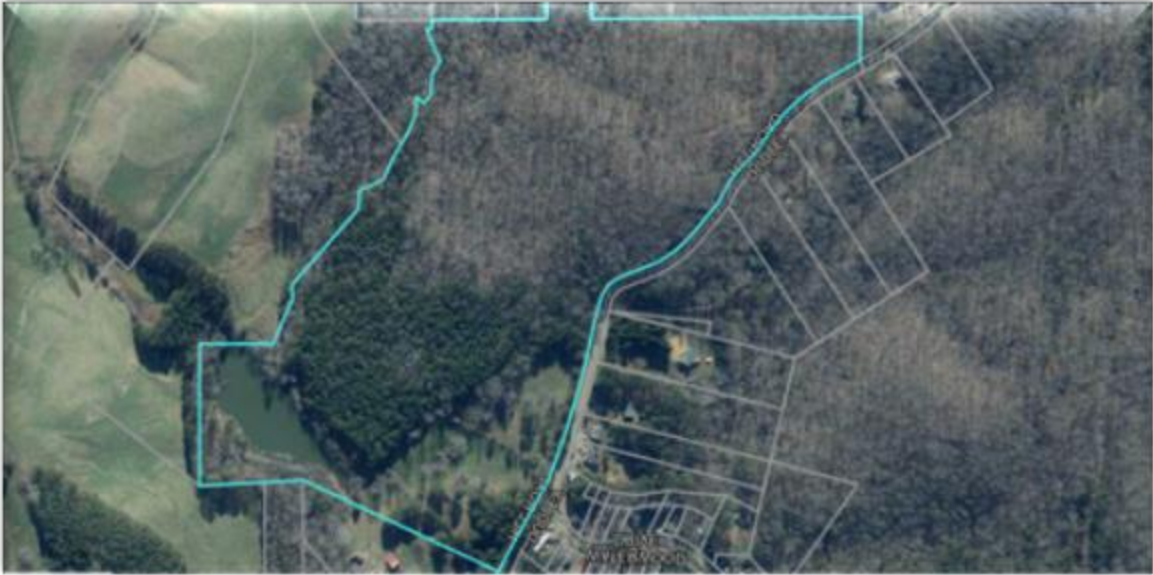
Property Summary

- 20 Platted Single Family Slab Lots with approved house location plans (HLPs)
- Approved Land Disturbance Permit for 20 slab lots
- Approved Construction Plans (to be provided to buyer upon binding contract)
- City water/high speed internet/power on site
- Lots range from 1 - 3.5 acres
- Total area 49.94 acres
- Rezoning complete
- Shared driveway approved & pre graded
- Deed covenants for driveway maintenance completed & approved
- All 20 lots have frontage on county road
- 5 miles from Publix currently under construction
- 7 miles from HWY 400
- Mountain and pasture views

Aerial Facing North



Aerial Facing South



AERIAL VIEW

Dudley Hill Estates



Aerial Facing West



Aerial Facing North



Aerial Facing East

LEE ROAD

5286 Grant Rd. Gainesville, GA 30506

3 miles

- \$692,000
- \$210 / sq ft
- 3,299 / sq ft

STRATFORD ON LANIER

5957 Wellington Ave Gainesville, GA 30506

5 miles

- \$650,000
- \$218 / sq ft
- 2,987 / sq ft

OVERLOOK AT MARINA BAY

3924 Chestatee Rd. Gainesville, GA 30506

6 miles

- \$529,000 - \$607,000
- \$190 / sq ft
- 2,800-3,245 / sq ft

LOCATION SUMMARY



SHOPPING

New Gainesville Publix	5 miles
Kroger Shopping Center	6 miles
Dawson 400 Corridor	8 miles
New Dahlonega Publix	9 miles

ENTERTAINMENT

Bolding Mill Boat Launch & Campground	6 miles
Gainesville Square	12 miles
Dahlonega Square	14 miles

HEALTHCARE

New Dahlonega NEGMC	10 miles
Gainesville NEGMC	12 miles

EDUCATION

Lanier Elementary	4 miles
Chestatee Middle	7 miles
Chestatee High	6 miles
Brenau University	11 miles
University of North Georgia	15 miles

DEMOGRAPHICS & ATTRACTIONS

Dudley Hill Estates



Population growth in Hall County since 2020

288,000 population



\$76k MEDIAN INCOME

111,000 Housing Units

Owner Occupied Homes

76%

LAKE LANIER has the **most** visitors of any lake in the Southeast

Southern Living

Dahlonega is Georgia's Best Small Town 2023



Dawson County fastest growing counties in the country

NEXT STEPS

- Review the boundary plat, sq. ft minimums and architectural requirements
- To make an offer, state the following:
 - Offer price
 - Due diligence period
 - No more than 30 days
 - Financing
 - Deposit
 - Closing date
 - Closing attorney to be Weissman Law in Gainesville
 - State any contingencies or special stipulations requested
 - Contracts must be on a GAR form



C: (678) 362-6300

O: (770) 495-5050

E: JennaRitterSOLD@gmail.com

W: <https://jennaritter.unitedvpr.com>

