

+/-12.80 ACRES FOR SALE

EXCELLENT EXPOSURE TO GA 400

Harmony Church Road, Dawsonville, GA 30534



OFFERING SUMMARY

LOT SIZE:

12.8 Acres

ZONING:

CHB

PROPERTY HIGHLIGHTS

- +/-3.53 acre tract with +/-675 linear feet of road frontage (NW corner)
- +/-4.47 acre tract with +/-729 linear feet of road frontage (SE corner)
- +/-4.80 acre tract wraps around the Chevron with +/-1,438 linear feet of road frontage (NE corner)
- Zoned General Commercial
- All sewer and utilities available
- Tremendous exposure to GA 400
- Signalized intersection

KW COMMERCIAL
804 Town Blvd.,
Ste. A2040
Atlanta, GA 30319

STEVE MASSELL, CCIM
Broker
O: 404.419.3500
C: 404.664.7615
realty@massell.com

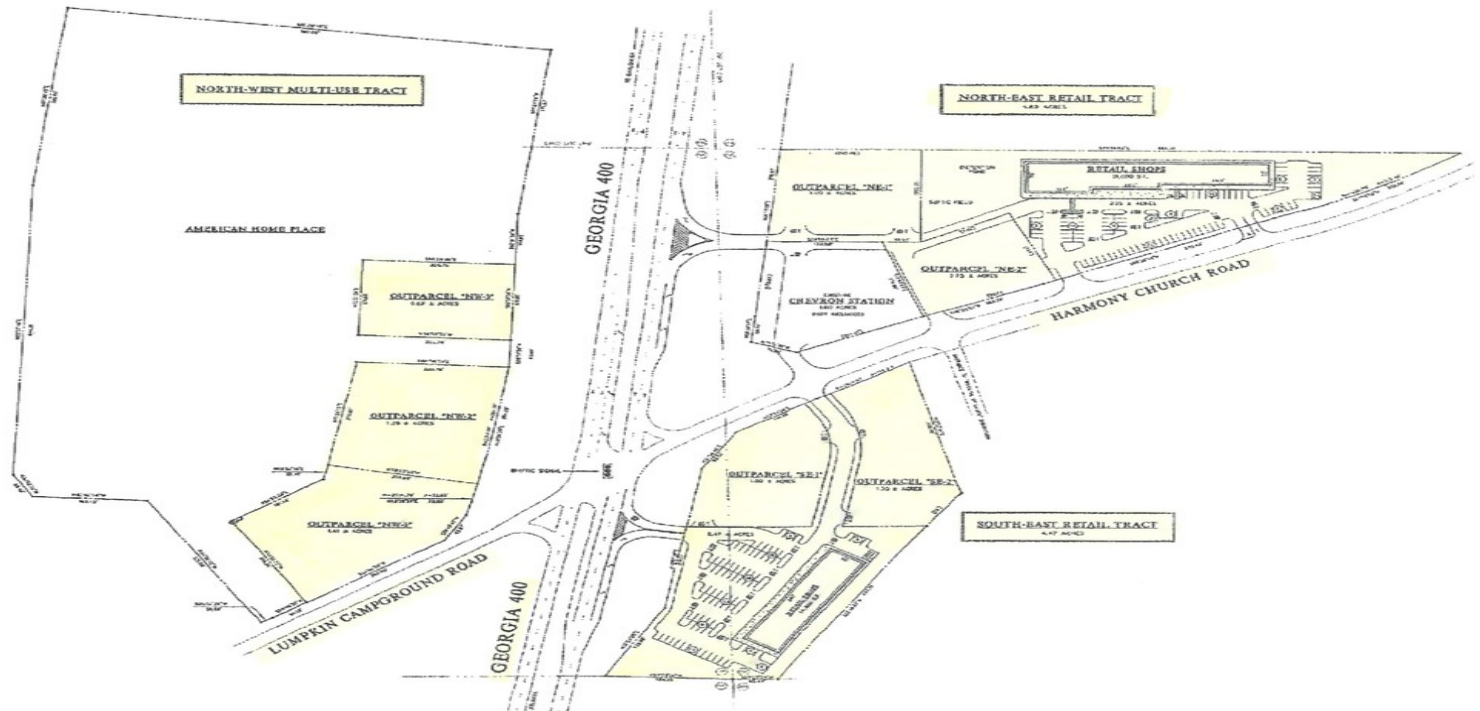
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

+/-12.80 ACRES FOR SALE

EXCELLENT EXPOSURE TO GA 400

Harmony Church Road, Dawsonville, GA 30534



C-HB HIGHWAY BUSINESS COMMERCIAL DISTRICT

Sec. 121-102. - C-HB Highway Businesses Commercial District.

(A) Highway business commercial districts are areas along major thoroughfares or major arterial roadways that provide services to transient customers, or serve a wide area, or depend upon the highway to transport materials or customers.

(B) Permitted uses. The following uses are allowed within this district. Uses not listed in this subsection are prohibited in this district.

1. Any use permitted in a C-CB district. (except the 5,000 square feet floor area limitation is excluded).
2. Any use permitted in C-OI district.
3. Hotel or motel, restaurants, cafes, or like establishments.
4. Automobile, boat or farm implement sales or rental businesses.
5. Assisted living facility, nursing homes.
6. Automobile or boat repair and service garages.
7. Retail building supply stores and warehouses.
8. Painting shops, printing shops, and sales outlets.
9. Farmers market, flea markets.
10. Greenhouses and nurseries.
11. Furniture and appliance sales.
12. Theaters, bowling alleys, pool halls.
13. Radio or television broadcasting studios.
14. Funeral homes and mortuary.
15. Bus terminals, taxi stands, parking garages.
16. Mini-warehouses.
17. Dry-cleaning establishments.
18. Intensive recreation facilities (music parks, recreation vehicle parks, multiple ownership camping areas, racetracks, sports arenas, gun ranges, etc.) after planning commission review and approval of the board of commissioners.
19. Public recreational, emergency service, utility, and semi-public uses.
20. Wholesale landscape supply yards (mulch, rocks, pine straw, etc.)

(C) Prohibited uses. The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.

1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.
2. Manufacturing, processing or other uses specifically listed as permitted uses in the restricted industrial district.

KW COMMERCIAL
804 Town Blvd.,
Ste. A2040
Atlanta, GA 30319

STEVE MASSELL, CCIM
Broker
O: 404.419.3500
C: 404.664.7615
realty@massell.com

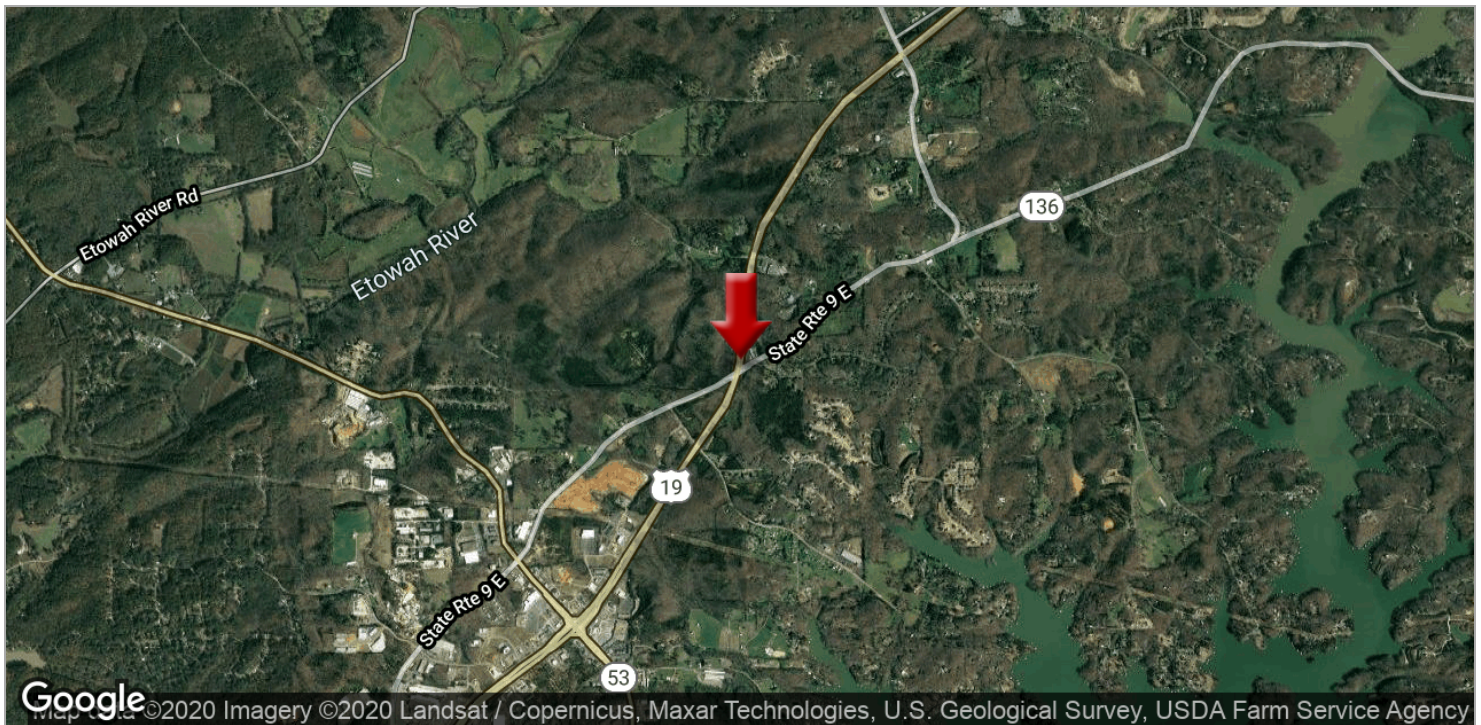
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

+/-12.80 ACRES FOR SALE

EXCELLENT EXPOSURE TO GA 400

Harmony Church Road, Dawsonville, GA 30534



KW COMMERCIAL
804 Town Blvd.,
Ste. A2040
Atlanta, GA 30319

STEVE MASSELL, CCIM
Broker
O: 404.419.3500
C: 404.664.7615
realty@massell.com

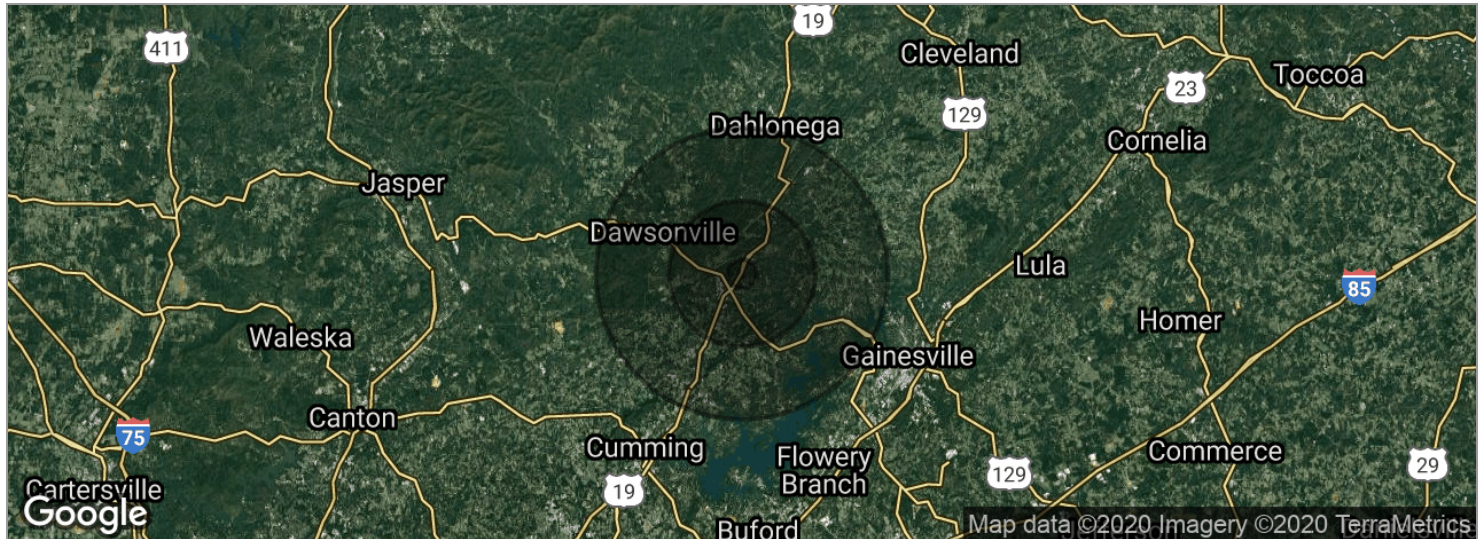
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

+/-12.80 ACRES FOR SALE

EXCELLENT EXPOSURE TO GA 400

Harmony Church Road, Dawsonville, GA 30534



POPULATION	1 MILE	5 MILES	10 MILES
Total population	914	18,271	80,169
Median age	39.5	37.2	37.0
Median age (male)	39.6	36.7	36.4
Median age (Female)	39.4	37.6	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	345	6,679	28,587
# of persons per HH	2.6	2.7	2.8
Average HH income	\$81,201	\$74,566	\$75,834
Average house value		\$256,829	\$259,570
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	2.5%	6.4%	8.9%
RACE (%)	1 MILE	5 MILES	10 MILES
White	97.4%	95.3%	93.7%
Black	0.0%	0.2%	1.3%
Asian	0.0%	0.5%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.4%	0.4%
Other	2.0%	3.1%	2.7%

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
804 Town Blvd.,
Ste. A2040
Atlanta, GA 30319

STEVE MASSELL, CCIM
Broker
O: 404.419.3500
C: 404.664.7615
realty@massell.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com