



**Subject
Property**
± 4.9 Acres

Kilough Church Road

GA-400
± 24,000 VPD

400

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PROPERTY INFORMATION

**Subject
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± 4.9 Acres

Kilough Church Road

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

This corner parcel on busy Georgia Highway-400 was partially cleared and graded in 2007. The corner fronts a new, 80-acre, mixed-use development currently in the works and scheduled to complete in late 2022. The 80-acre development plan includes retail and office opportunities as well as 240 homes and 120 Townhomes. Traffic counts exceed 24,000 VPD on GA-400, and the immediate area is developing at an incredible pace. Several other residential and mixed-use projects are underway within one mile of the site, with over 1,500 new homes planned.

The parcel is relatively flat and will share inter-parcel access with the mixed-use development behind and beside the site when completed. Currently zoned RA, the county has the parcel on the Future Land Use plan as C-HB (commercial - Highway Business). Perfect for any type of business looking for great exposure on the busiest highway in the county!



PROPERTY HIGHLIGHTS



Price | \$1,750,000



± 4.9 Acres

PROPERTY INFORMATION

GENERAL

Property Address:	4.9 Acres Corner of GA-400 and Kilough Church Rd Dawsonville, GA 30534
County:	Dawson

SITE

Site Size:	± 4.9 Acres
Number of Lots:	2
Parcel IDs:	113053 & 113098001
Zoning:	RA
Proposed Use:	Retail
Utilities:	All available
Topography:	Partially graded

AREA

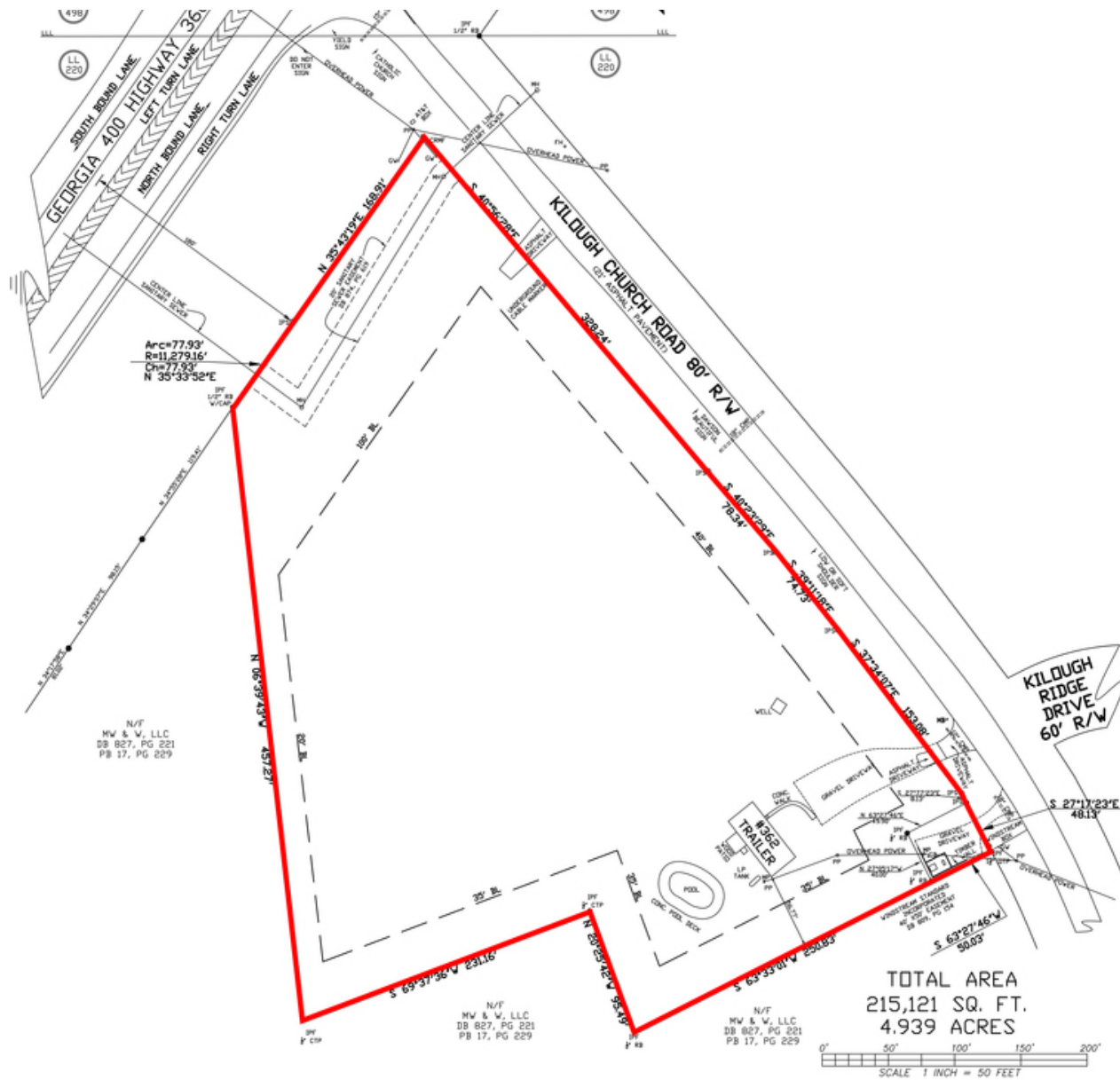
Traffic Count:	± 24,000 VPD on GA-400
Frontage:	200' on GA-400 900' on Kilough Church Rd
Neighboring Properties:	Residential development under construction
Cross Streets:	Kilough Church Rd

FINANCIAL

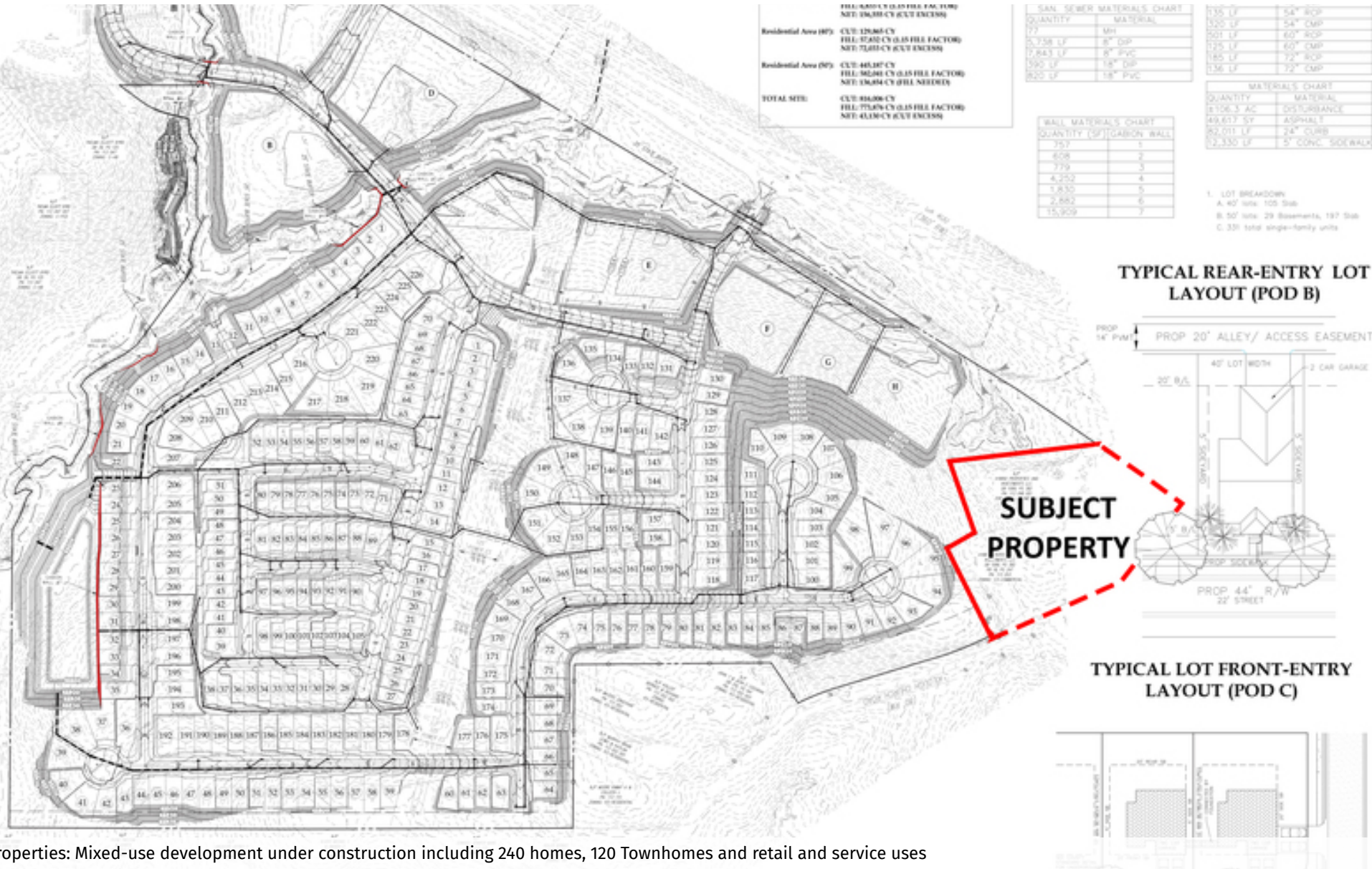
Price/Acre:	\$357,143
Sale Price:	\$1,750,000



SURVEY



ADJACENT PROPERTY SITE PLAN



Neighboring Properties: Mixed-use development under construction including 240 homes, 120 Townhomes and retail and service uses

AREA OVERVIEW



RETAILER MAP



ABOUT THE AREA

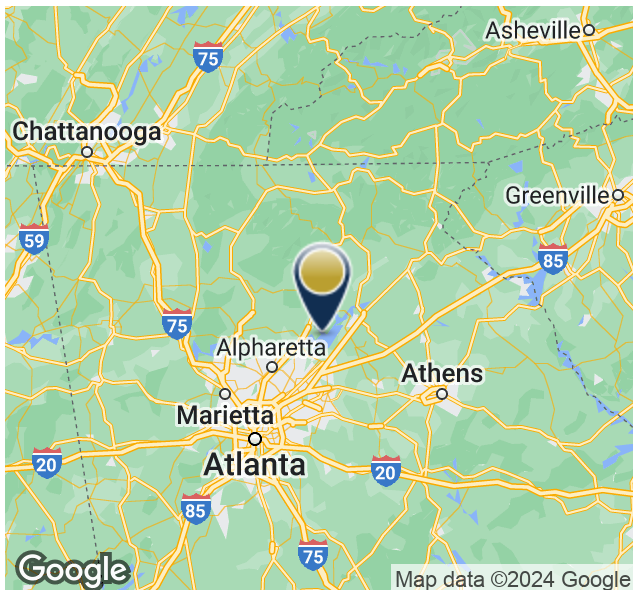
DAWSONVILLE, GA

Dawsonville, GA is the official government seat of Dawson County and is located about 10 miles northwest of Lake Lanier, a beautiful man-made reservoir that is used as a source of drinking water by the City of Atlanta.

Dawsonville is 10 miles south of Amicolola State Park which contains Amicalola Falls, the tallest cascading waterfall in America east of the Mississippi River. Millions of people travel to Lake Lanier and Amicalola State Park each year to enjoy sightseeing, swimming, boating, camping, fishing and tourism accounts for a significant portion of Dawson County's economy.

Dawsonville hosts a number of festivals and events, including The Mountain Moonshine Festival the 4th weekend in October. The Dawsonville town square comes alive with cars, arts and craft displays, clogging and other entertainment.

* City of Dawsonville, www.dawsonville-ga.gov



DEMOGRAPHICS (5-MILE)

POPULATION



81,619

MEDIAN INCOME



\$76,564

MEDIAN AGE



37.0

EMPLOYMENT RATE



97.3%

MED. HOME PRICE



\$260,667

DEMOGRAPHIC OVERVIEW

HIGHLIGHTS

- Lake Lanier, less than 1 mile from the subject site, is reported to have nearly 12 million visitors per year
- GA-400, a highly-traveled highway in North Georgia, has traffic counts of more than 24,000 VPD in the area of the subject property

DEMOGRAPHICS



POPULATION

1 Mile	914
5 Miles	18,996
10 Miles	81,619



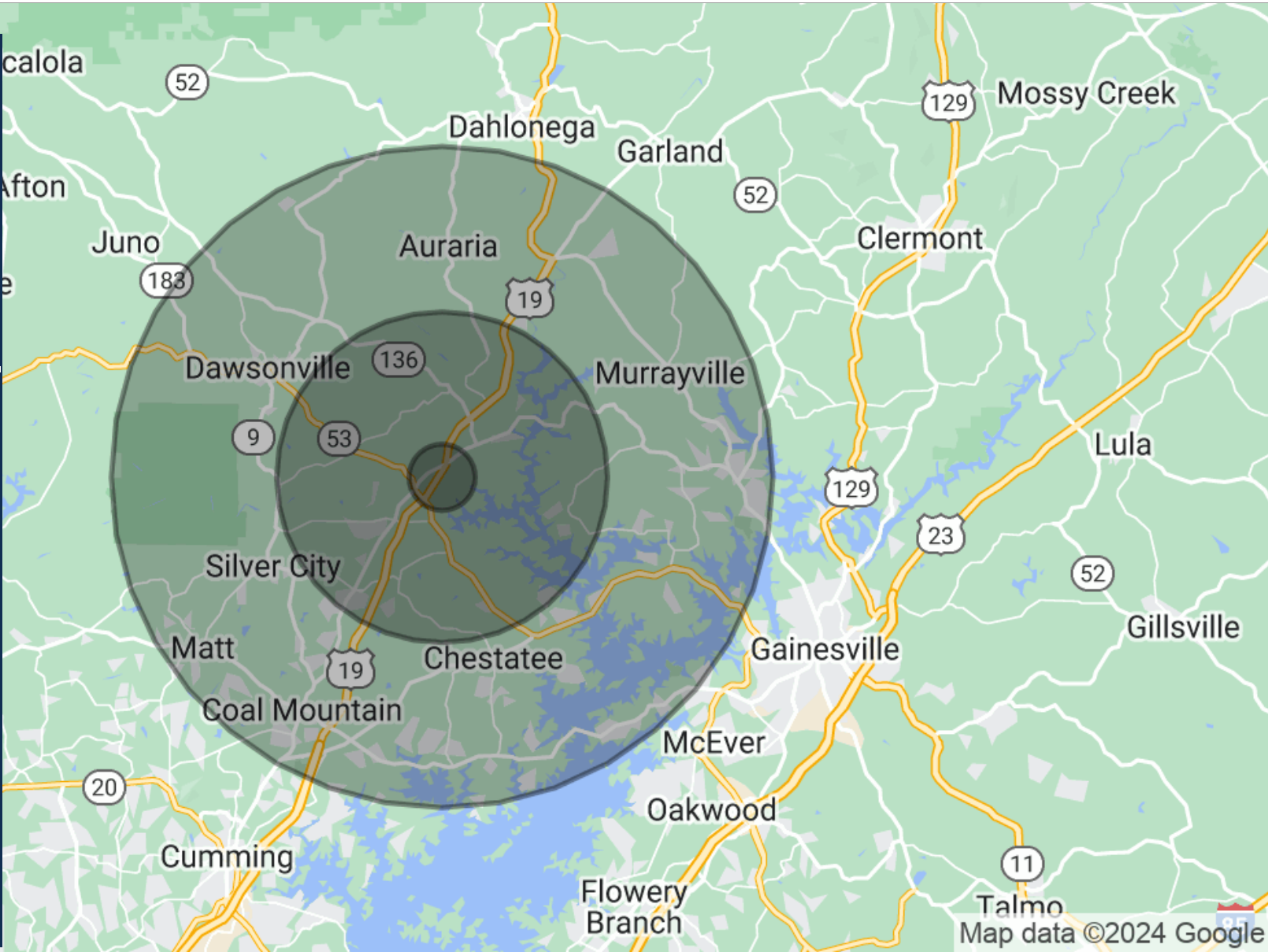
HOUSEHOLDS

1 Mile	345
5 Miles	6,950
10 Miles	29,087



AVG. HH INCOME

1 Mile	\$81,201
5 Miles	\$75,247
10 Miles	\$76,564



CONTACT INFORMATION

BROKER PROFILE

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PROFESSIONAL BACKGROUND

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in eight Southeast states headquartered in Atlanta. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.



DISCLAIMER

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.