



## PROPERTY HIGHLIGHTS

- ± 5-acre land site off GA-400
- Zoned CHB which allows a wide variety of commercial uses, including retail, office and light industrial
- All utilities are available on site, including sewer and high speed fiber optic cable
- Located 2 miles from North Georgia Premium Outlets
- Adjacent to recent townhome development The Cottages at Dawson Ridge
- Located approximately 3 miles from Lake Sidney Lanier
- Adjacent ± 2-acre parcel is available from neighboring owner to allow access to Lumpkin Campground Rd at a nominal price



**PRICE \$625,000**



**ACRES ± 5**

## LOCATION OVERVIEW

Dawson County is attracting incredible growth and this property lies in close proximity to substantial new retail and residential developments.

The property constitutes a prime opportunity to own a commercial site with great potential for dramatic appreciation in value as the economy strengthens. The adjacent lot to the south sold recently for a build-to-rent townhome development that has filled up quickly. A new assisted living project is nearing completion on the north boundary, and two new apartment developments are under-way to the south. The property is appropriately priced to allow developers excellent potential for a healthy return on investment.

Additional neighboring retailers include Harris Family Dentistry, North East Georgia Medical Plaza 400 The Georgia Theater Company, Super 8 Motel, Advance Auto Parts, Kroger's, Wendy's, O'Reilly's Auto Parts, Ryan's Steakhouse and more.

### OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	± 5 Acres
Price / Acre:	\$125,000



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## DEMOGRAPHICS



### POPULATION

1 Mile	889
5 Miles	18,944
10 Miles	81,451



### HOUSEHOLDS

1 Mile	335
5 Miles	6,934
10 Miles	28,972



### AVG. HH INCOME

1 Mile	\$80,796
5 Miles	\$75,647
10 Miles	\$76,977



## RETAILER MAP

