



Offering Memorandum

RESIDENTIAL DEVELOPMENT
OPPORTUNITY | 52 ACRES



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

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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.

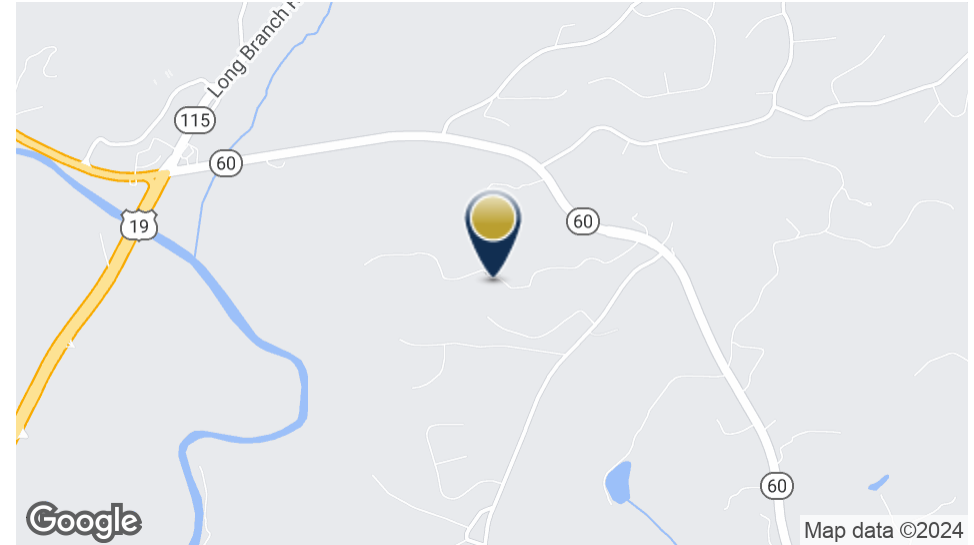
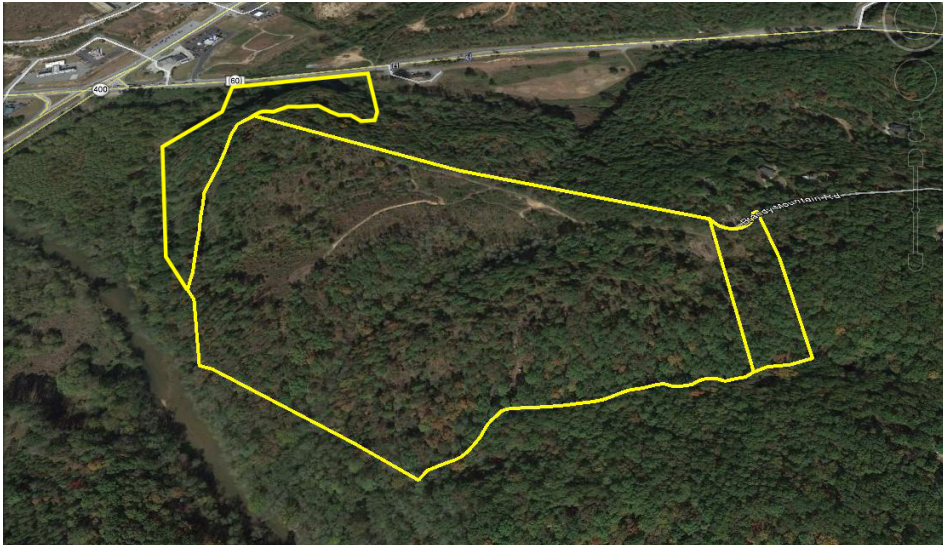
This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to 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.

EXECUTIVE SUMMARY

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PROPERTY SUMMARY

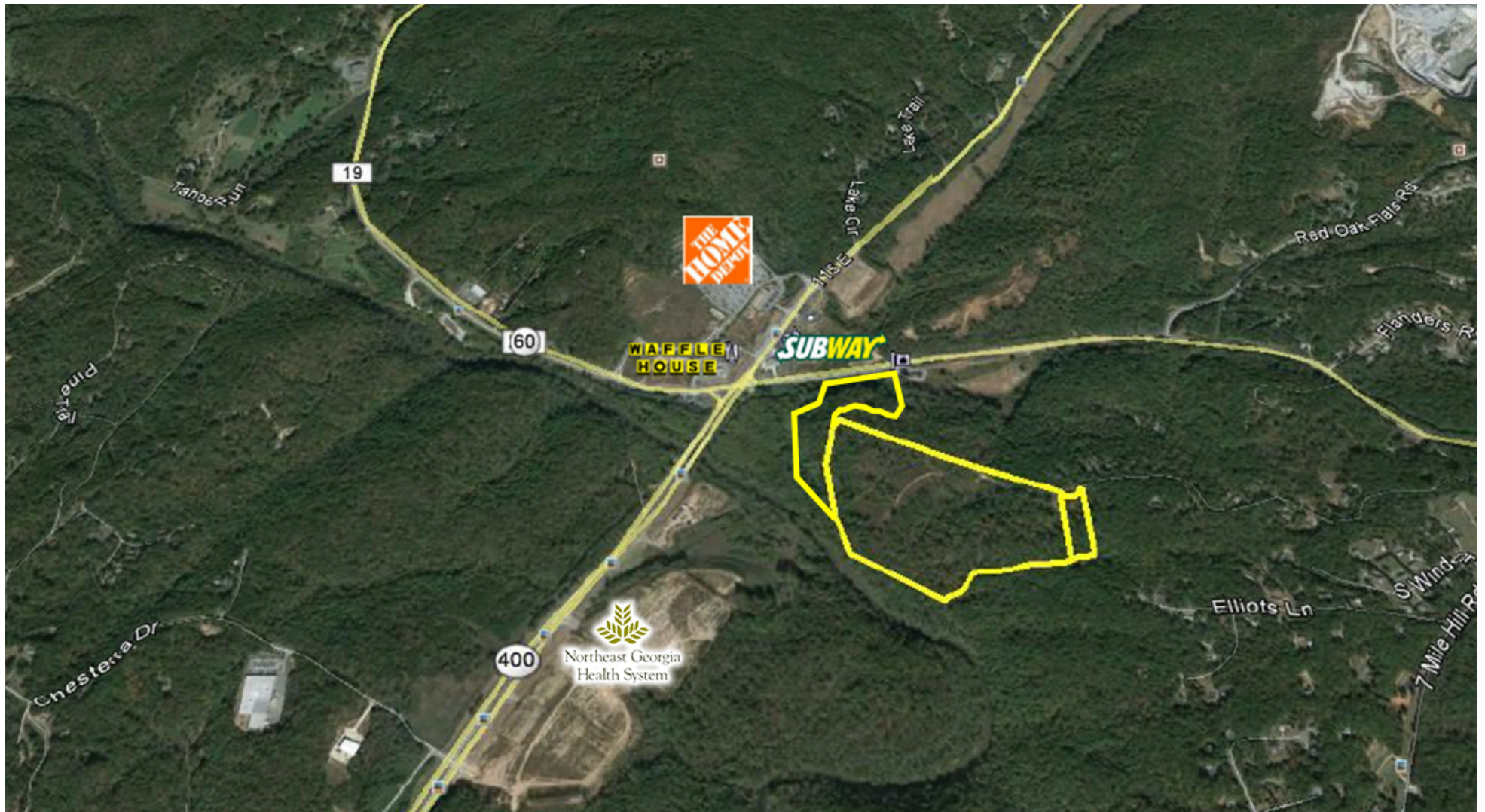
Address:	Brandy Mountain Road Dahlonega, GA 30533
Sale Price:	\$25,000/Acre
Site Size:	52 Acres
Parcel ID:	083100 & 083116
Zoning:	RG
2018 Taxes:	\$6,167

PROPERTY OVERVIEW

An incredible property with over 1,000' of frontage on the Chestatee River plus 200'+ frontage along Long Branch Creek, excellent ridgeline views, and direct access to Hwy 60 and sewer. Perfect for a small subdivision, some gravel roads are cut in and much of the property has been cleared. Access is also available from Brandy Mountain Road.

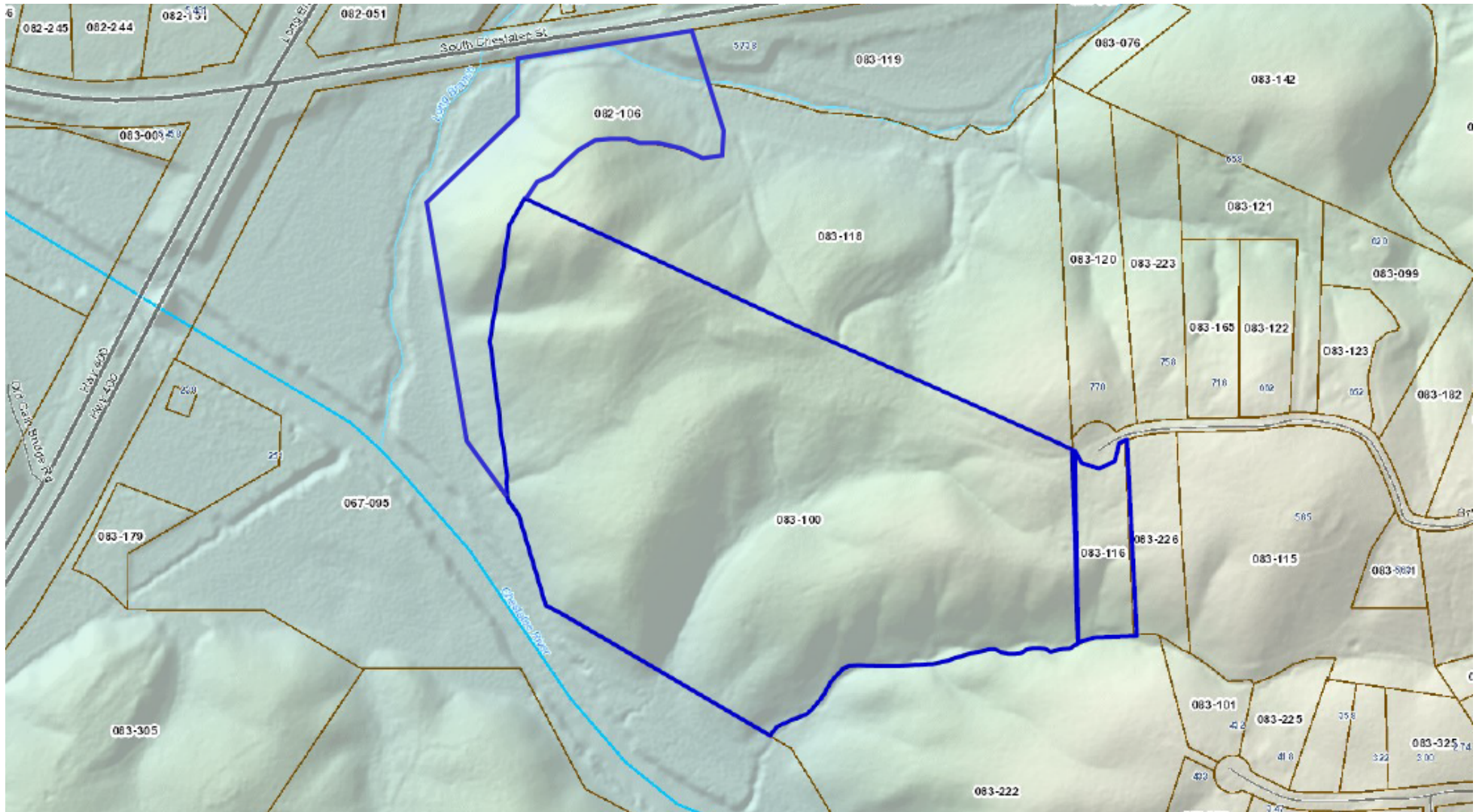
The acreage is located at the end of Brandy Mountain Road in Lumpkin County near the intersection of GA Hwy 400 and GA Hwy 60. It is only 15 minutes from the North Georgia Premium Outlets, a brand new Publix, a new Kroger Supercenter and a host of retail developments with several restaurants and national retailers coming to the area. Northeast Georgia Health System has begun construction on a new 60,000 square feet hospital at the Georgia 400/Highway 60 intersection, less than one mile away.

This is one of the last remaining large tracts along the Chestatee River with outstanding scenery and privacy, yet close to services and amenities. 550' of frontage on Hwy 60 allows for an attractive entrance along Long Branch Creek.



PARCEL MAP

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ADDITIONAL PHOTOS

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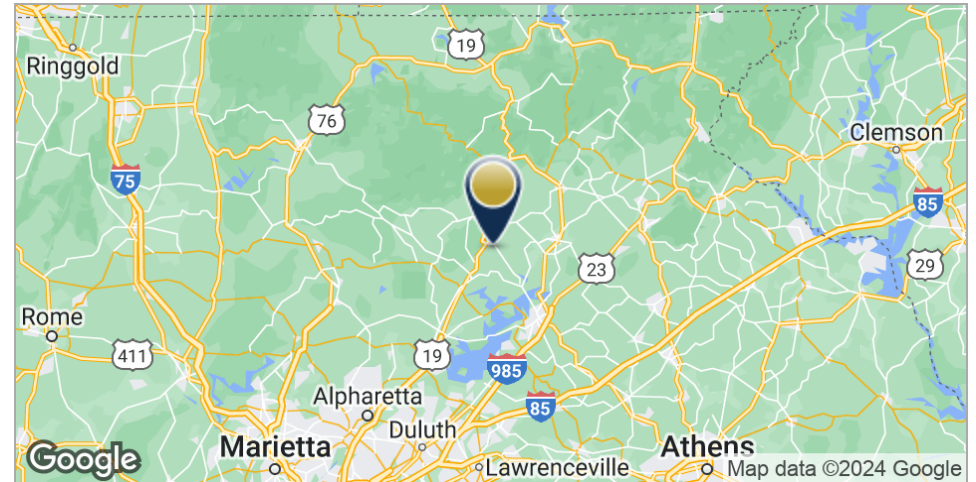
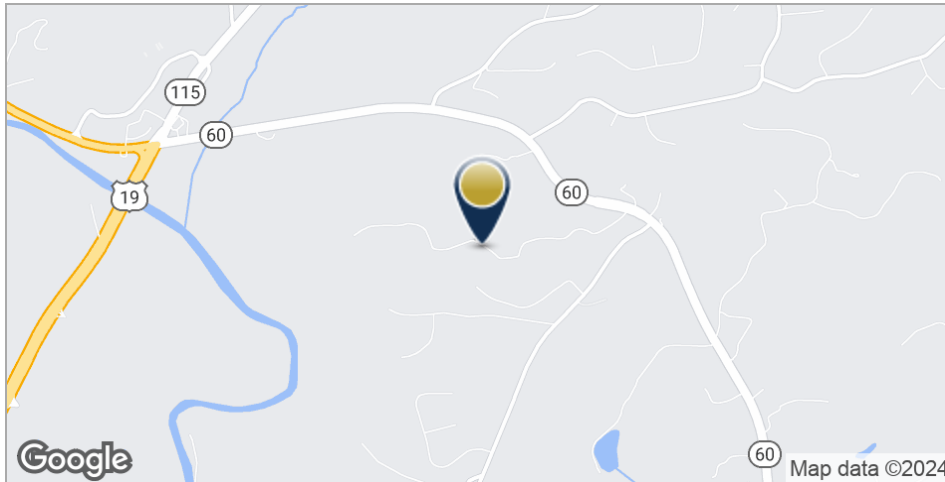
ADDITIONAL PHOTOS

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LOCATION MAPS

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	879	16,758	72,405
MEDIAN AGE	36.8	36.5	37.3
MEDIAN AGE (MALE)	35.2	35.2	36.3
MEDIAN AGE (FEMALE)	37.7	37.4	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	301	5,500	26,410
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$59,816	\$63,116	\$71,119
AVERAGE HOUSE VALUE	\$234,199	\$238,900	\$255,156

Source: ESRI

LOCATION DESCRIPTION

Located at the end of Brandy Mountain Road in Lumpkin County near the intersection of GA Hwy 400 and GA Hwy 60 on the Chestatee River.



Dahlonega, Georgia

An Award-Winning, Appalachian Mountain Destination known as “The Heart of the North Georgia Mountains” & “The Heart of Georgia Wine County”

Dahlonega is a city in and the county seat of Lumpkin County, Georgia, United States, and is located at the north end of Georgia 400, which connects Atlanta to many affluent suburbs to the north. It is consistently named as a best place to retire by many different publications' due to its low cost of living, vibrant activities, continuing education for seniors, festivals, and beautiful setting.

In 1828 Dahlonega was the site of the first major gold rush in the United States. The Dahlonega Gold Museum Historic Site stands in the middle of the town square, housed in the old Lumpkin County Courthouse built in 1836. From its steps in 1849, Dahlonega Mint assayer Dr. M. F. Stephenson tried to persuade miners to stay in Dahlonega instead of joining the California Gold Rush, saying, "There's millions in it," famously misquoted as "There's gold in them thar hills." Corey Smith wrote a song about the town of Dahlonega. It is the first track on his second album *In the Mood*. Dahlonega is home to a campus location of the University of North Georgia.



DARRELL CHAPMAN

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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.

Darrell attended the University of Tennessee studying electrical engineering

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in ten Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces America's Commercial Real Estate Show, a national video and talk radio show 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 radio stations, iTunes, YouTube and www.atlCREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on Sunday afternoons on AM920 WGKA and www.atlCREshow.com.

TEAM PROFILE

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Michael Bull
Broker



Carine Davis
Marketing



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