

# 116 ACRES FOR SALE ON GA-400 NEXT TO THE FUTURE NGMC HOSPITAL

PATRICK LAUGHLIN

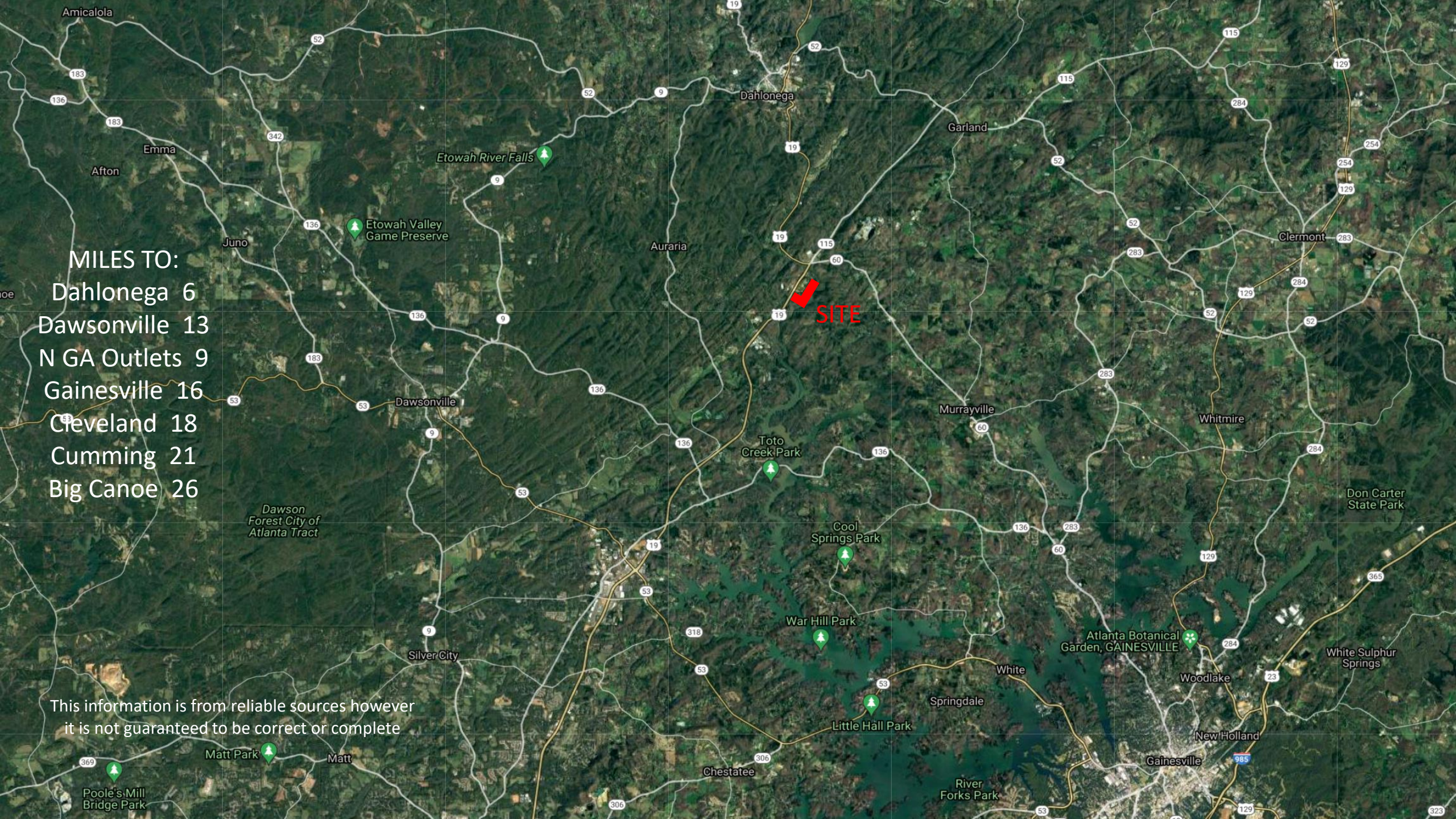


BULLOCK MANNELLY PARTNERS, INC.  
beyond real estate

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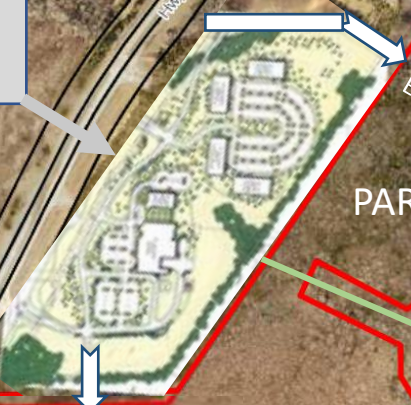
**MILES TO:**

- Dahlonega 6
- Dawsonville 13
- N GA Outlets 9
- Gainesville 16
- Cleveland 18
- Cumming 21
- Big Canoe 26

This information is from reliable sources however it is not guaranteed to be correct or complete



**NGMC LUMPKIN**  
54 ACRES  
START 2Q 2022  
INITIALLY 60K SF  
OPEN OCT 2023



ACCESS  
EASEMENT  
**PARCEL 083 015**

400' FRONTAGE

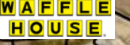
ACCESS  
EASEMENT

CHESTATEE RIVER

18K VPD

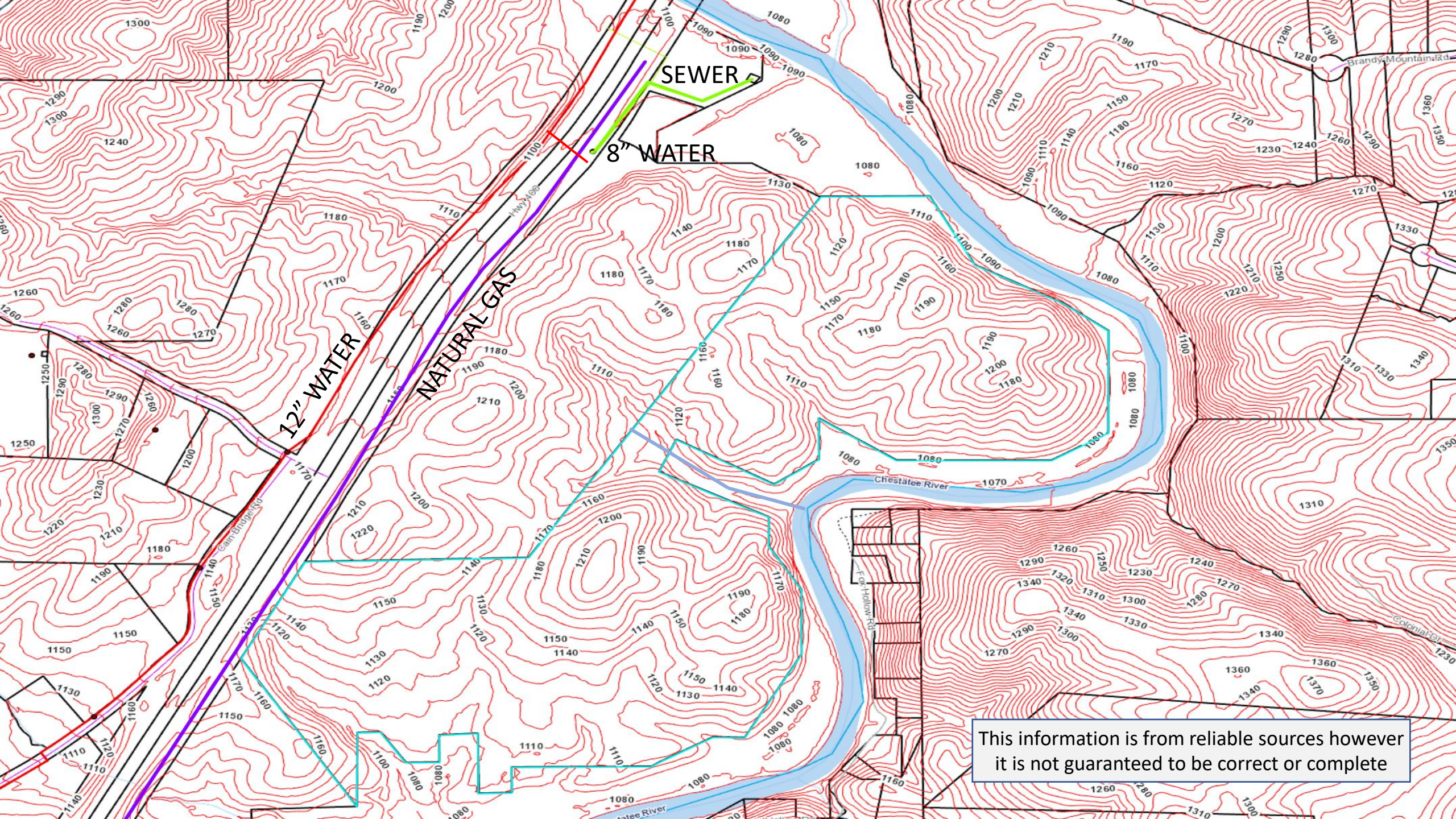
HWY 60

Lumpkin County Park



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SEWER

8" WATER

NATURAL GAS

12" WATER

Chestatee River

Fox Hollow Rd

Brandy Mountain Rd

Colonial Dr

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## GATEWAY CORRIDOR OVERLAY DISTRICT

### *PREFERRED USES*

Neighborhood Commercial  
Shops  
Professional offices  
Community Commercial  
Medical Offices  
Banks  
Gas and Convenience stores  
Hospitality  
Auto Service  
Intensive Commercial  
Hospitals  
Office  
Retail Mall  
Business Park  
Mixed-use  
Containing both  
Residential and non-residential

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Gateway Corridor  
Overlay District

Exclusive agent  
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