FOR SALE

40.69 +/- Acres - Mixed-Use - South Chestatee Street - Dahlonega, GA 0 South Chestatee Street, Dahlonega, GA 30533





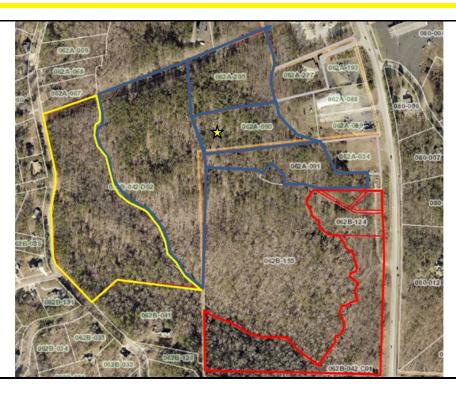
Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

NORTON

40.69 +/- Acres - Mixed-Use - South Chestatee Street - Dahlonega, GA

0 SOUTH CHESTATEE STREET, DAHLONEGA, GA 30533





OFFERING SUMMARY

 Bulk Sale Price:
 \$1,683,825

 Red
 \$449,000

 Acreage:
 \$.93 AC

 \$/AC:
 \$50,279

 Zoning:
 GC

Blue

 Sale Price:
 \$859,825

 Acreage:
 21.10

 \$/AC:
 \$40,750

 Zoning:
 GC and R1

Yellow

 Sale Price:
 \$375,000

 Acreage:
 10.66

 \$/AC:
 35,178

 Zoning:
 GC

PROPERTY OVERVIEW

40.69 acres of beautiful mixed-use land on South Chestatee Street (Hwy 60) in Dahlonega, GA. All utilities are available including sewer and water. This property is being marketed as a bulk sale and as individual subdivisions based on proposed uses. This property is well suited for 21.10 +/- AC of Potential Office/Institutional, Medical, Senior/Assisted Living (Blue) and 8.93 +/- AC of potential Retail (Red) along Hwy 60 and 10.66 +/- AC of Potential High Density Residential (Yellow) development along Golden Avenue. Topography is rolling and there is a stream running through the property. Road Frontage of 900 ft on S Chestatee Street and 1,150 ft on Golden Avenue. The traffic count at Highway 60 is 16,300 vehicles per day. Bring your user! Priced to Sell!

LOCATION OVERVIEW

The property is located on Hwy 60 in Dahlonega just one mile from Achasta Golf Community and the historical downtown Dahlonega Square. Construction is nearly complete on the 80 unit apartment development, Highland Trace, which is immediately adjacent to the property. The subject property is located at the southern entry to Dahlonega with multiple access points along S Chestatee Street (Highway 60) and Golden Avenue.



The parcel denoted above with a yellow star impoves the development potential of both properties. It is owned by a separate entity, open to individual offers. This property is 2.72 +/- acres and is listed at \$40.750/AC.

For More Information:

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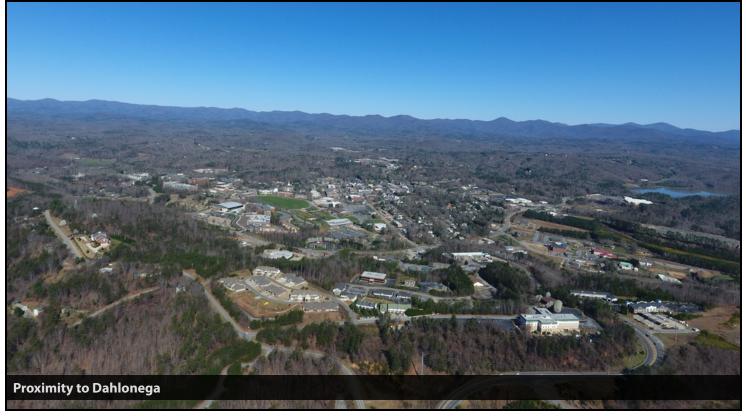
Stephen LovettZach Tibbs770.297.4807770.718.7224slovett@nortoncommercial.comztibbs@nortoncommercial.com



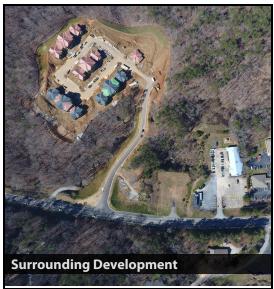
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