



# Appalachian Gold LLC

P.O. Box 2345 Dahlonega, GA. 30533 o/ 706-864-0454  
Lynn Allred / Broker, Owner m/ 770-527-8735

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January 23, 2024

**Please review and consider our prime, in city limits, high traffic, ground lease development opportunity in Dahlonega, GA, with a growing city historic district, high tourism and a military and state university based community. It is set for development, located 50+- miles north of Atlanta Georgia.**



Tract 1, owned by the American Legion. is located on Morrison Moore Parkway (GA 19/60) between a newly expanded and renovated Chic-fil-a and a new Tidal Wave Car Wash. Design work on the sewer lines and lift station providing sewer to the property are close to completion.

## **Tract #1 is 1.0+- ac Legion Road, Dahlonega, GA 30533 GROUND LEASE ONLY**

\$6,000/mo. fixed minimum rent / Triple NNN Ground Lease

Up to 99 year ground lease, 5 year increments

10% increase each 5 year renewal option period

Insurance: Paid by Tenant Triple NNN / Landlord to be listed on Tenants policies as "additional insured"

Taxes: Paid by Tenant Triple NNN

Maintenance: Paid by Tenant / All construction, maintenance and repairs paid by Tenant

Option to purchase: NONE

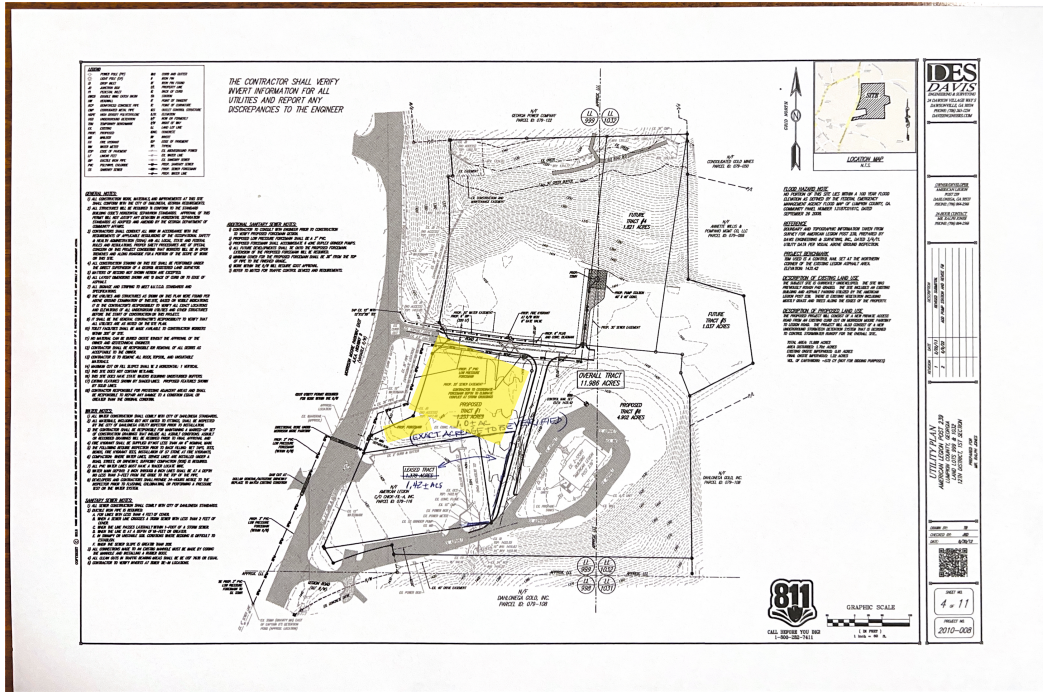
Tenant Improvements: Tenant to incur all costs for ingress/egress entrance from Morrison Moore Pkwy into property and to carry ingress/egress through to Legion Rd.

Contingencies: Tenant to incur all costs to connect all utilities including, but not limited to, water, sewer, electric, phone, cable and when connecting to utilities and sewer, will plan in and incur cost for installation of sewer line and tappable connection costs. Tenant to provide, at no cost to Landlord, with landlord reserving all right to connect into the utilities brought onto the site. Installation costs for sewer connection, lines and lift station will be divided between the Tracts connecting to the sewer. All installation and connection costs for each Tract to connect to the lift station are the total responsibility of the Tenant. Tenant to supply at Tenant cost, a to

be specified item to be provided from Tenant for the use and distribution by the Non-profit Veteran, American Legion Post 239 in raffles, at events, etc. to sustain this Veterans' project, support and promote to community.

Real Estate Commission to be paid by Landlord to Broker, Appalachian Gold LLC. of 1st mo. lease pmt and 7% of valuation, 1st mo. paid at signing, 7% of valuation paid out upfront or over three years. If Tenant has Agent/Broker involved, Tenant will pay Tenants Agent/Broker commission.

Survey... Tract 1 Ground Lease only (survey not for construction)



Lease Restrictions on ground lease...

**Section 28. Restrictions on Adjoining Property:** Landlord covenants and agrees that Landlord shall not lease, rent, sell or occupy, or permit to be leased, rented, sold or occupied any portion of the Adjoining Property for the purpose of operating: a theater of any kind; bowling alley, skating rink, amusement park, carnival or circus; meeting hall, place of instruction, sporting event or other sports facility, auditorium or any other like place of public assembly; manufacturing operation, factory, any industrial usage, warehouse, processing, or rendering plant; mortuary or funeral parlor; establishment selling cars or other motor vehicles (new or used), motor vehicle maintenance or repair shop or gas station; billiard parlor; tavern, pub or bar; pawn shop; amusement center, flea market, massage parlor, "disco" or other dance hall, tattoo or body piercing parlor; "social encounter restaurant" (as hereinafter defined); casino, gaming room, or "off track betting" operation; for the sale of paraphernalia for use with illicit drugs; or for the sale, rental or display of pornographic materials. For purposes hereof, a "social encounter restaurant" means a restaurant which derives in excess of thirty percent (30%) of its revenues from the sale of alcoholic beverages, including, by way of example only and not by limitation: Ruby Tuesday's; TGI Friday's; Hooter's; Chili's; Red Robin; and Applebee's, as operated as of the Effective Date of this Lease.

Appreciate your consideration. Lynn

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