

Residential Development Opportunity

44 AC on the Chestatee River



For more information, please contact:

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Residential Development Opportunity

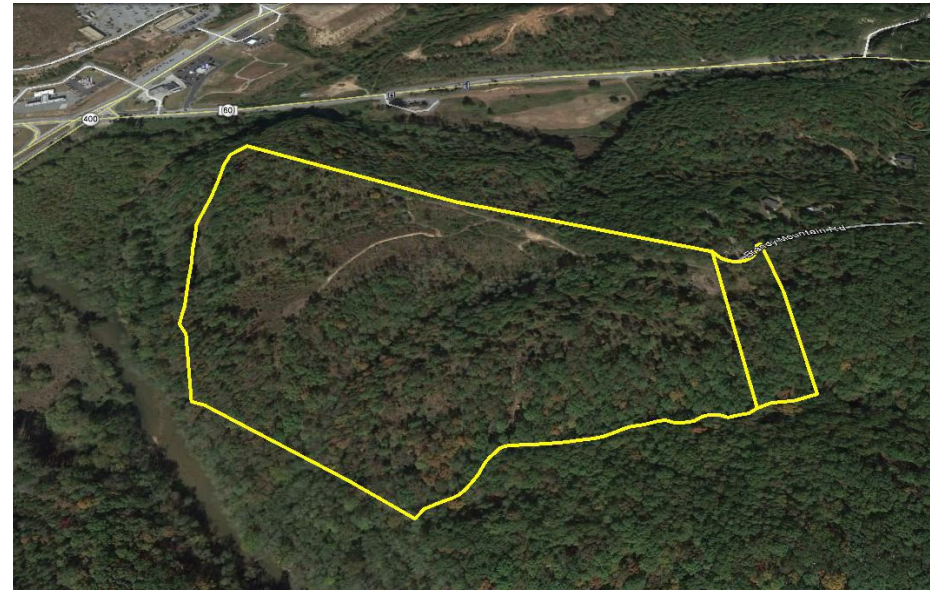
44 AC on the Chestatee River

This incredible property has over 1,000' of frontage on the Chestatee River, excellent ridgeline views and is perfect for a small subdivision. Gravel roads are cut in and much of the property has been cleared.

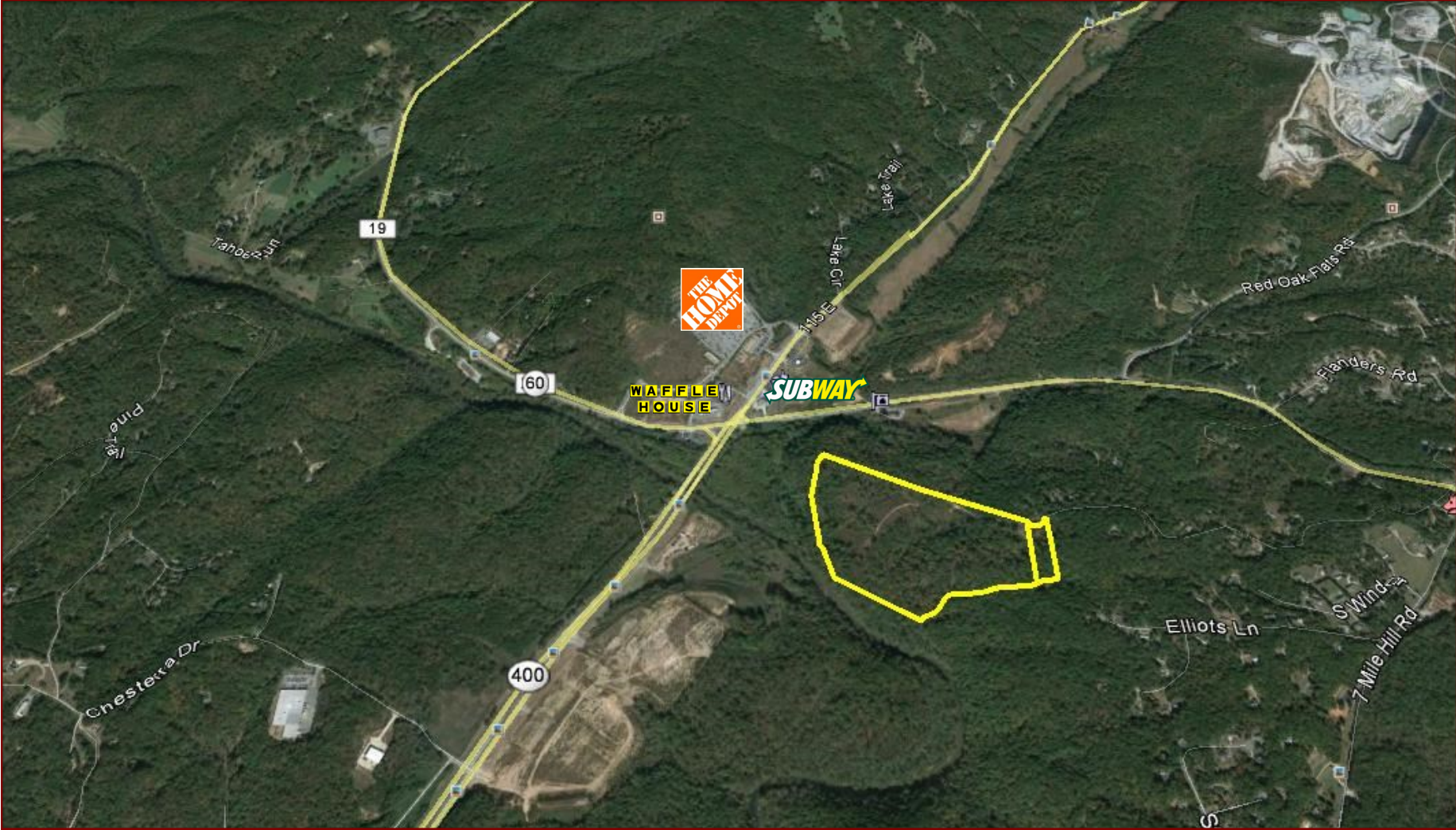
The acreage is located at the end of Brandy Mountain Road in Lumpkin County near the intersection of GA Hwy 400 and GA Hwy 60. It is also only 15 minutes from the North Georgia Premium Outlets, a brand new Publix, a new Kroger and a host of new retail developments with several new restaurants and national retailers.

This is one of the last remaining large tracts along the Chestatee River.

Offered for sale at \$25,000/Acre

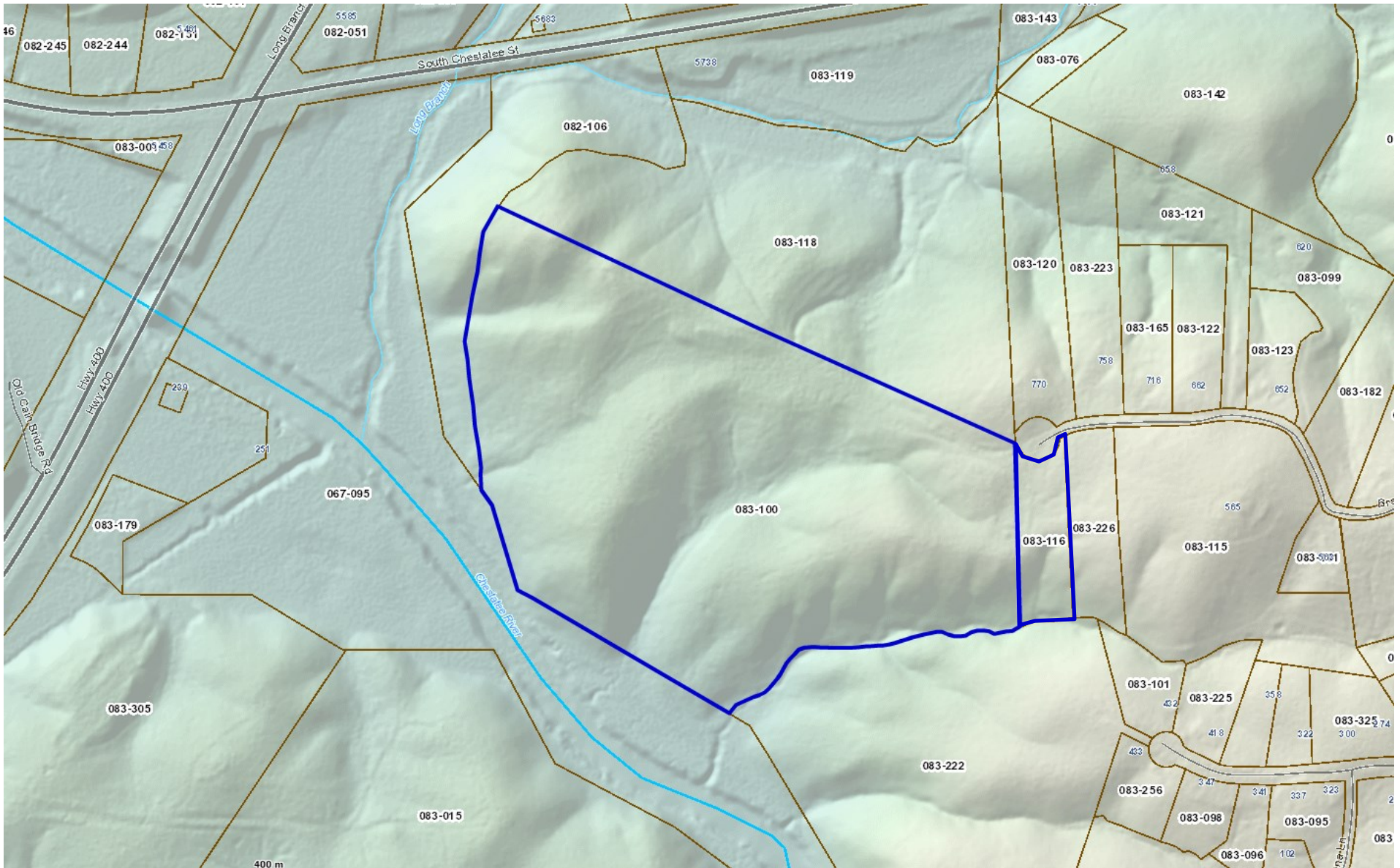


Property Address	Brandy Mountain Road Dahlonega, Georgia 30533
County	Lumpkin
Acreage	44
Zoning	RG
2015 Taxes	\$6,090.80
Parcel ID	083100 & 083116



Parcel Map

Residential Site Lumpkin County

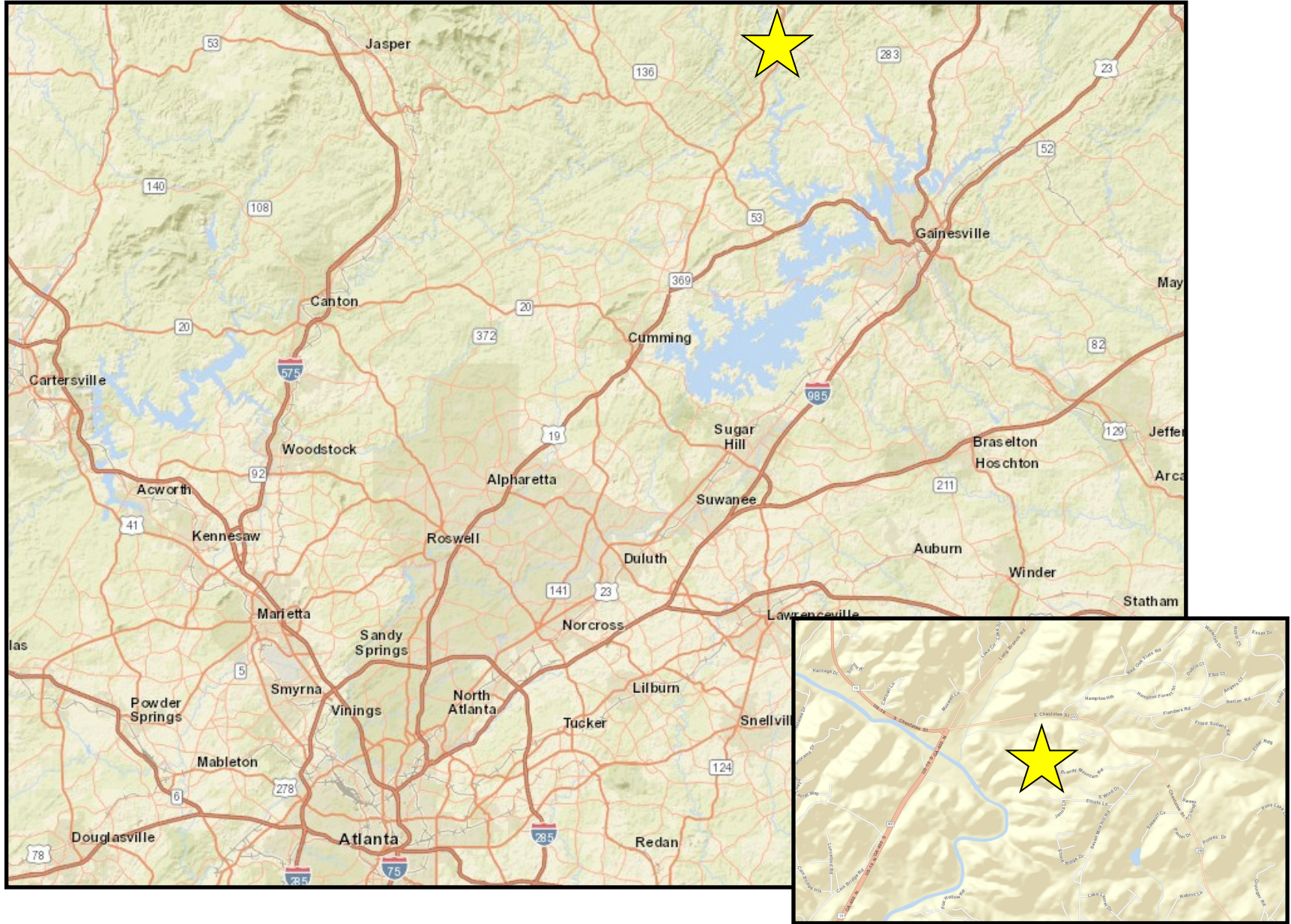






Location Maps

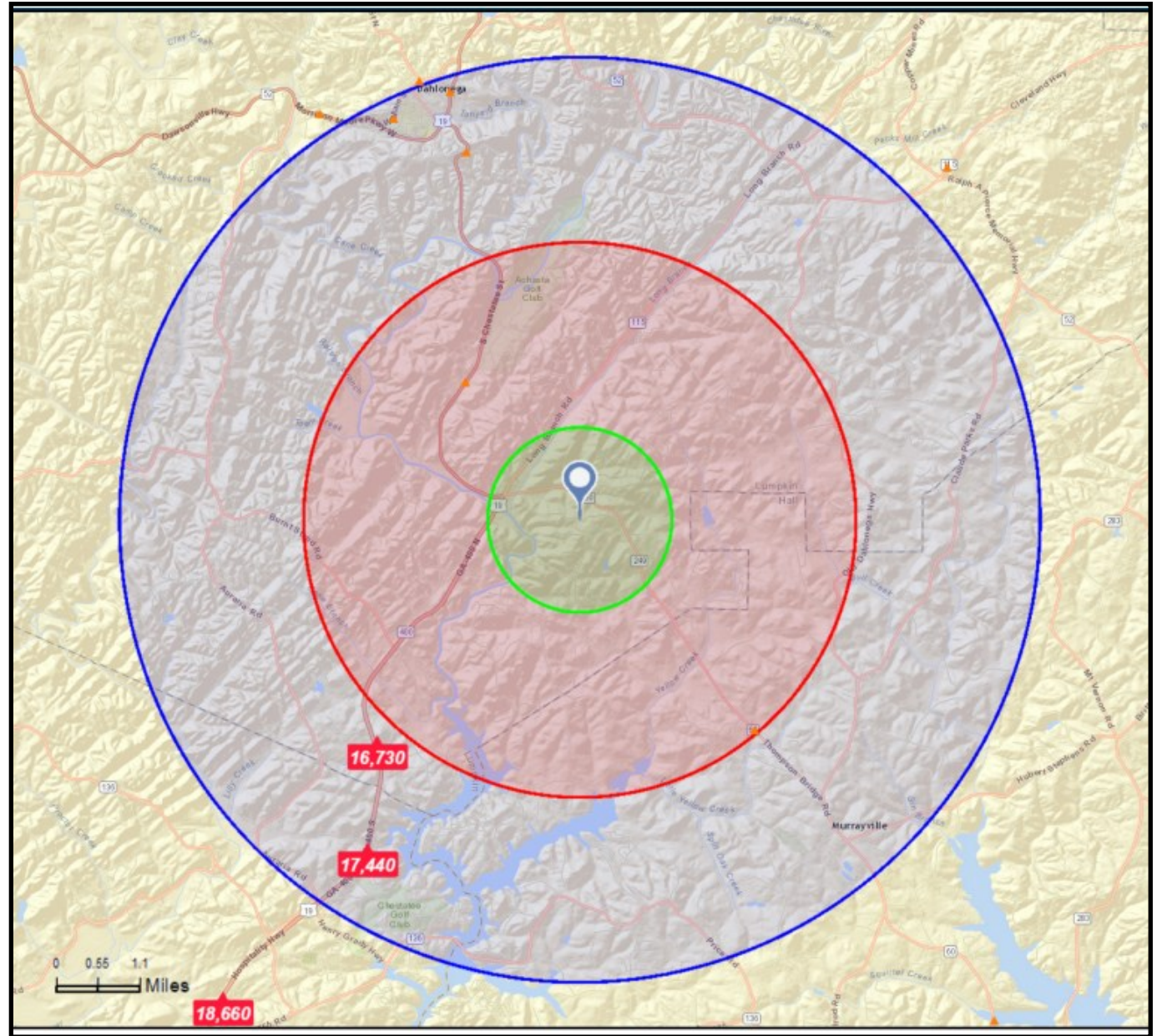
Residential Site
Lumpkin County



Demographics & Traffic Count

Residential Site
Lumpkin County

2015 Demographics (Esri)	
	1 mile
Population	861
Households	296
Average Household Income	\$59,136
	3 mile
Population	5,460
Households	2,030
Average Household Income	\$59,808
	5 mile
Population	16,416
Households	5,440
Average Household Income	\$60,529





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.



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DARRELL CHAPMAN

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been industrial investment properties and mixed use developments in the North Atlanta market . 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 21 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 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 U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage and automotive properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 5 years. The show is nationally syndicated on U.S. radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.