

# CBD ZONED RAW LAND | 4.34 ACRES

## 4.34 ACRES GEORGIA HWY 400

### DAWSONVILLE, GA 30534

FOR SALE

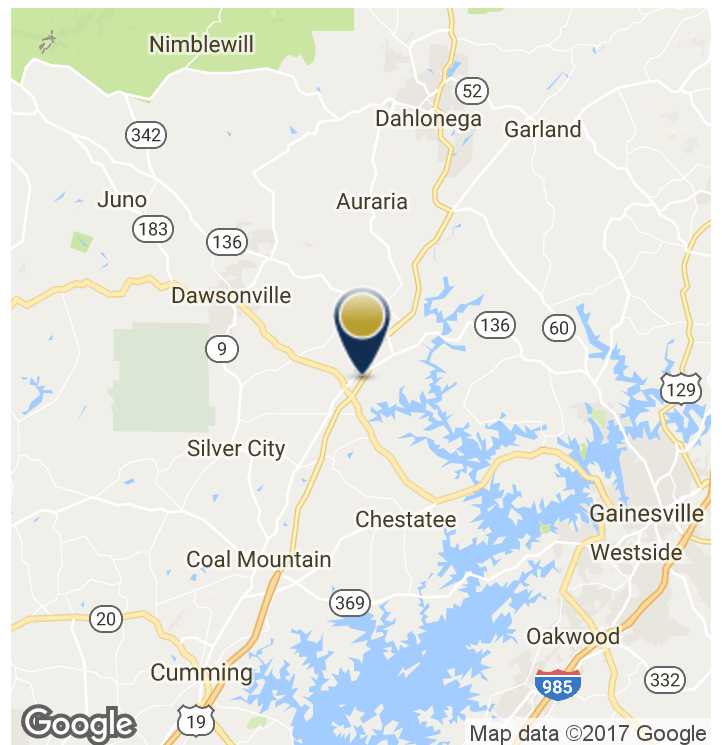


#### PROPERTY HIGHLIGHTS

- 4.34 acres raw land in Dawson county
- Offered for sale at \$550,000
- Parcel ID: 113 044 009
- Approximately 500 feet of visibility on GA 400
- Zoned CBD, allows a variety of uses with few restrictions
- Retail, office and flex uses are allowed
- Two new grocery anchored retail centers recently completed just two miles south of the site, near the North Georgia Premium Outlets
- North Georgia Premium Outlets are one of Georgia's most visited retail sites, attracting more than 6 million shoppers annually
- Well suited for any type of business that would benefit from the high exposure and convenience of being on one of Georgia's busiest highways
- GA 400 is one of the main North-South commuter highways in Metro Atlanta.

#### LOCATION OVERVIEW

Northeast Georgia Medical Center is less than 1/4 mile away, and nearby businesses include Super 8 Hotel, Regal Movie Theaters, and several national chain restaurants. The North Georgia Premium Outlets are less than two miles south, and a new Kroger Shopping Center and new Publix Shopping Center are less also less than two miles away.



CBD ZONED RAW LAND | 4.34 ACRES | Georgia | 1 of 3



DARRELL CHAPMAN | 404-876-1640 x114 | [DChapman@BullRealty.com](mailto:DChapman@BullRealty.com)  
**BULLREALTY.COM**

*Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.*

# CBD ZONED RAW LAND | 4.34 ACRES

## 4.34 ACRES GEORGIA HWY 400

### DAWSONVILLE, GA 30534

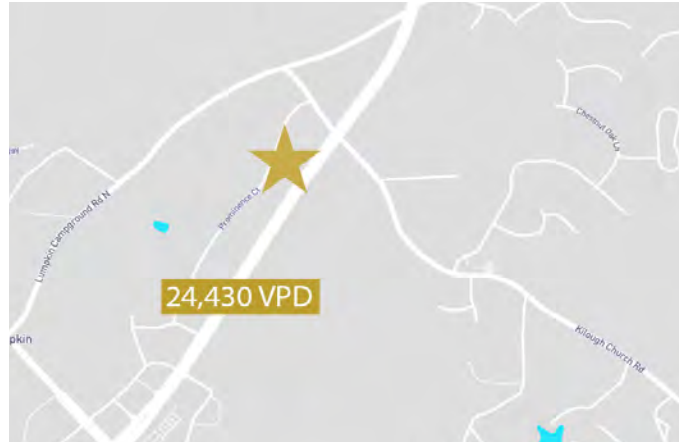
FOR SALE

#### DEMOGRAPHICS & TRAFFIC COUNTS

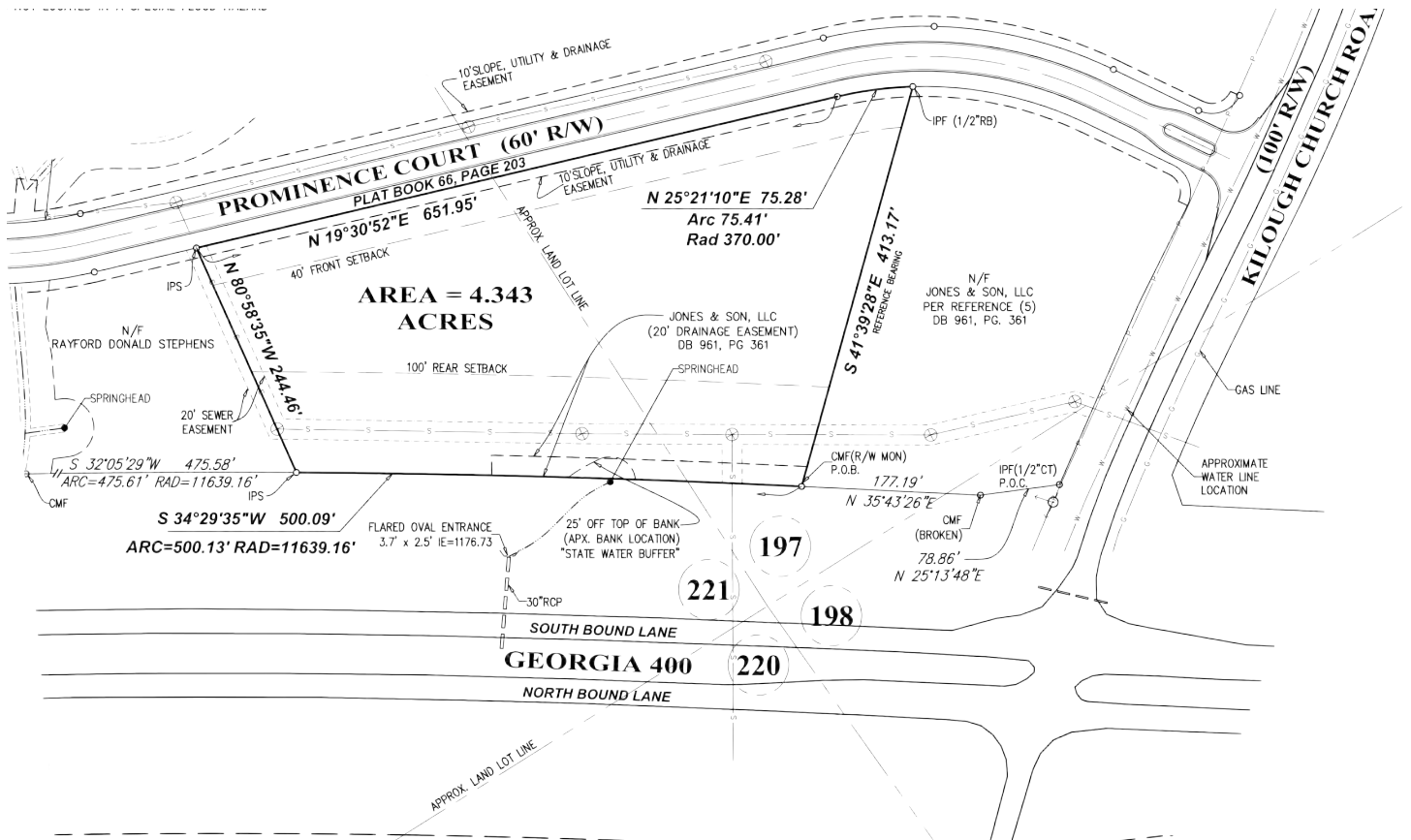
	3 Miles	5 Miles	10 Miles
Total Households:	3,019	8,186	36,506
Total Population:	8,047	22,574	102,031
Average HH Income:	\$79,602	\$78,068	\$82,184
Traffic Counts:	24,430 vehicles per day		

\*Data derived from ESRI

#### TRAFFIC COUNT MAP



#### SURVEY



CBD ZONED RAW LAND | 4.34 ACRES | Georgia | 20f3



DARRELL CHAPMAN | 404-876-1640 x114 | [DChapman@BullRealty.com](mailto:DChapman@BullRealty.com)  
**BULLREALTY.COM**

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

# CBD ZONED RAW LAND | 4.34 ACRES

## 4.34 ACRES GEORGIA HWY 400

### DAWSONVILLE, GA 30534

FOR SALE

## ABOUT THE AREA

Dawsonville, GA is the official government seat of Dawson County and is located about 10 miles northwest of Lake Lanier, a beautiful man-made reservoir that is used as a source of drinking water by the City of Atlanta.

Dawsonville is 10 miles south of Amicalola State Park which contains Amicalola Falls, the tallest cascading waterfall in America east of the Mississippi River. Millions of people travel to Lake Lanier and Amicalola State Park each year to enjoy sightseeing, swimming, boating, camping, fishing, and tourism accounts for a significant portion of Dawson County's economy.

Dawsonville hosts a number of festivals and events, including The Mountain Moonshine Festival the 4th weekend in October. The Dawsonville town square comes alive with cars, arts and crafts displays, clogging, and other entertainment.

Dawsonville is also the home of NASCAR Champion, Bill Elliott. Stop by the Georgia Racing Hall of Fame Museum to see a large display of racing memorabilia.



CBD ZONED RAW LAND | 4.34 ACRES | Georgia | 30f3



DARRELL CHAPMAN | 404-876-1640 x114 | [DChapman@BullRealty.com](mailto:DChapman@BullRealty.com)  
**BULLREALTY.COM**

*Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.*