

# Auraria Road/Highway 9

0 Auraria Road, Dahlonega, GA 30533

LAND FOR SALE



CJ Harman  
706-594-2456  
cjharman@nortoncommercial.com

David Stovall  
770-595-0702  
dstovall@nortoncommercial.com





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## PROPERTY DESCRIPTION

The subject property is +/- 8.5 acres located at the intersection of Highway 9 and Auraria Road in Dahlonega, Ga. The property is located less than a mile from the historic downtown district of Dahlonega which features the University of North Georgia and a multitude of restaurants and stores. It is currently zoned B-2 (Highway Business) in the City of Dahlonega and has allowed uses of Animal Clinics, Auto Services Centers, Event Centers, Machine Shops, all Residences including Multi-Family, Restaurants, and much more. The property is serviced by City of Dahlonega utilities which has access to water and sewer is a short distance away. Reach out today!

## OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	8.5 Acres
Zoning:	B-2 (City of Dahlonega)
Frontage:	950+ Feet on Auraria Road

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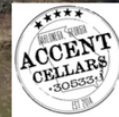


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UNG UNIVERSITY of  
NORTH GEORGIA™



Auraria Road

Subject Property

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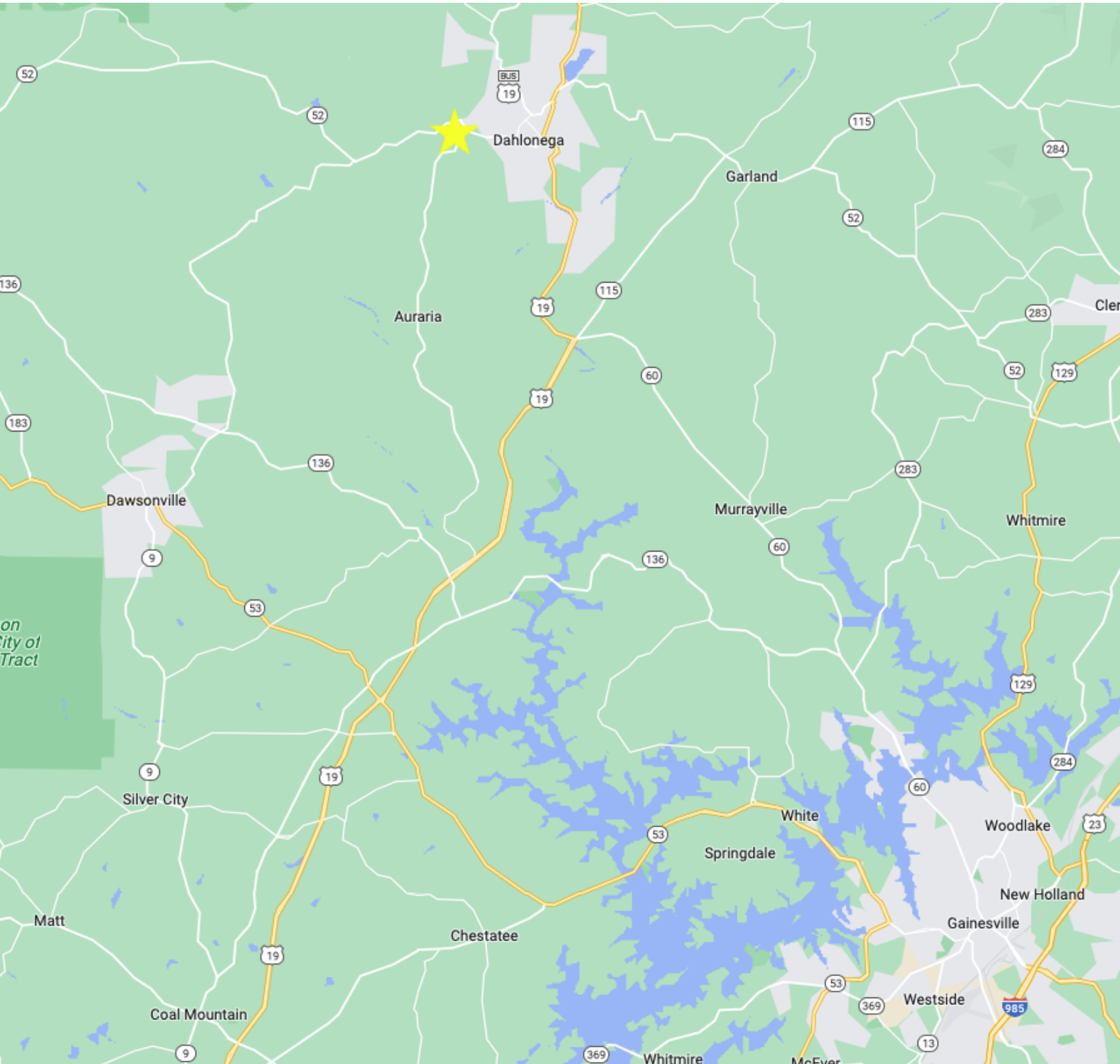




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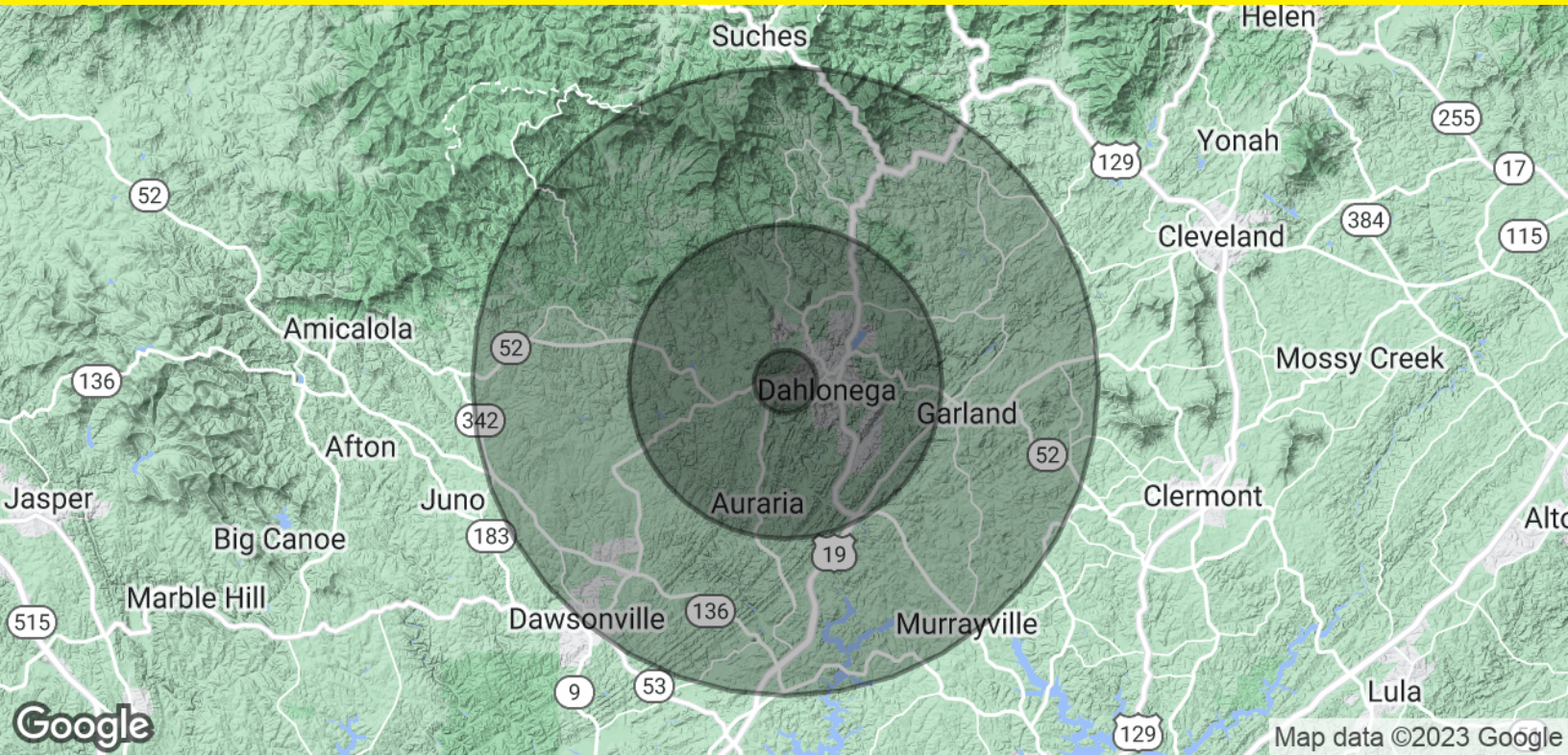




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	49	3,052	14,408
Average Age	38.2	31.7	38.1
Average Age (Male)	37.5	31.5	36.8
Average Age (Female)	42.4	31.5	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
# of Persons per HH	2.6	3.5	2.7
Average HH Income	\$38,767	\$30,203	\$31,377
Average House Value	\$73,129	\$71,601	\$87,248

\* Demographic data derived from 2020 ACS - US Census

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

