

0 Highway 53 W

Dawsonville, GA 30534

LAND FOR SALE



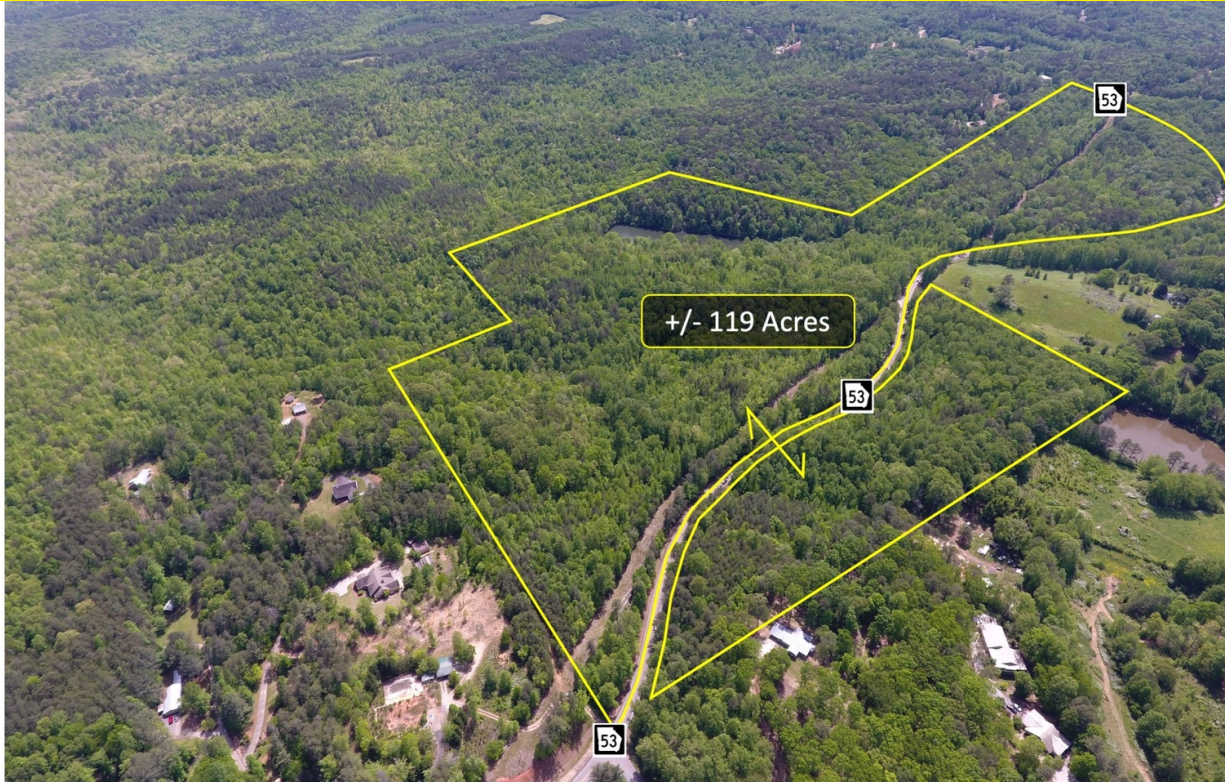
CJ Harman
706-594-2456
cjharman@nortoncommercial.com



0 Highway 53 W

Dawsonville, GA 30534

LAND FOR SALE



PROPERTY DESCRIPTION

Welcome to the breathtaking beauty of Dawson County, Georgia! We present to you an exceptional land tract with immense potential. The property is currently zoned RA with a future zoning of residential and/or commercial development.

Spanning over 119 acres, this generous land tract has stunning natural features that will leave you in awe. With its rolling hills, lush greenery, and private lake, this parcel exudes a sense of tranquility and charm that is truly unmatched. The property is conveniently located only a few minutes outside Historic Downtown Dawsonville, Ga and right across Highway 53 from the popular Atlanta Motorsports Park. Additionally, you are only 15 minutes to the retail hub of GA 400 and only an hour to Atlanta!

With its zoning and future land use plans, this land presents an array of possibilities limited only by your imagination. Investors will also find this land tract highly appealing, as Dawson County is experiencing steady growth and development ranking as the #1 county in the state for population growth. Take advantage of the potential for future value appreciation and seize this chance to become a part of a thriving community.

OFFERING SUMMARY

Sale Price:	\$1,725,000
Lot Size:	119 Acres
Zoning:	RA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	205	1,699	4,616
Total Population	508	4,243	11,541
Average HH Income	\$66,921	\$70,678	\$72,413

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



0 Highway 53 W

Dawsonville, GA 30534

LAND FOR SALE



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



0 Highway 53 W

Dawsonville, GA 30534

LAND FOR SALE



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



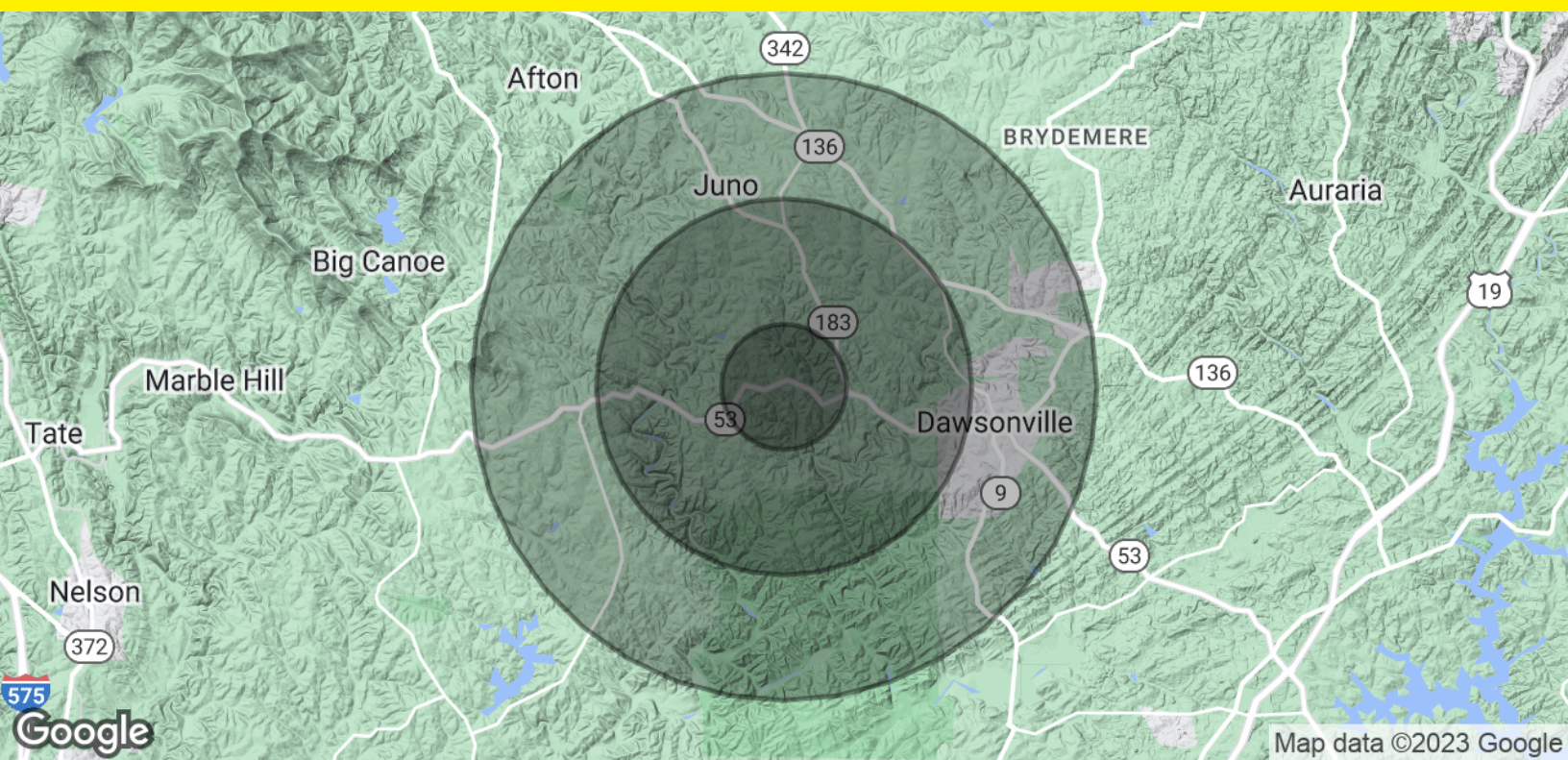
Dawsonville, GA 30534

[illegible]

0 Highway 53 W

Dawsonville, GA 30534

LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	508	4,243	11,541
Average Age	39.0	40.3	40.7
Average Age (Male)	35.8	37.3	38.3
Average Age (Female)	39.9	41.2	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	205	1,699	4,616
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,921	\$70,678	\$72,413
Average House Value	\$206,630	\$220,647	\$240,776

* Demographic data derived from 2020 ACS - US Census