

Prime Development Land In Lumpkin County

6038 S Chestatee St Dahlonega, GA 30533

LAND FOR SALE

Chase Unger, CCIM

678.234.5791

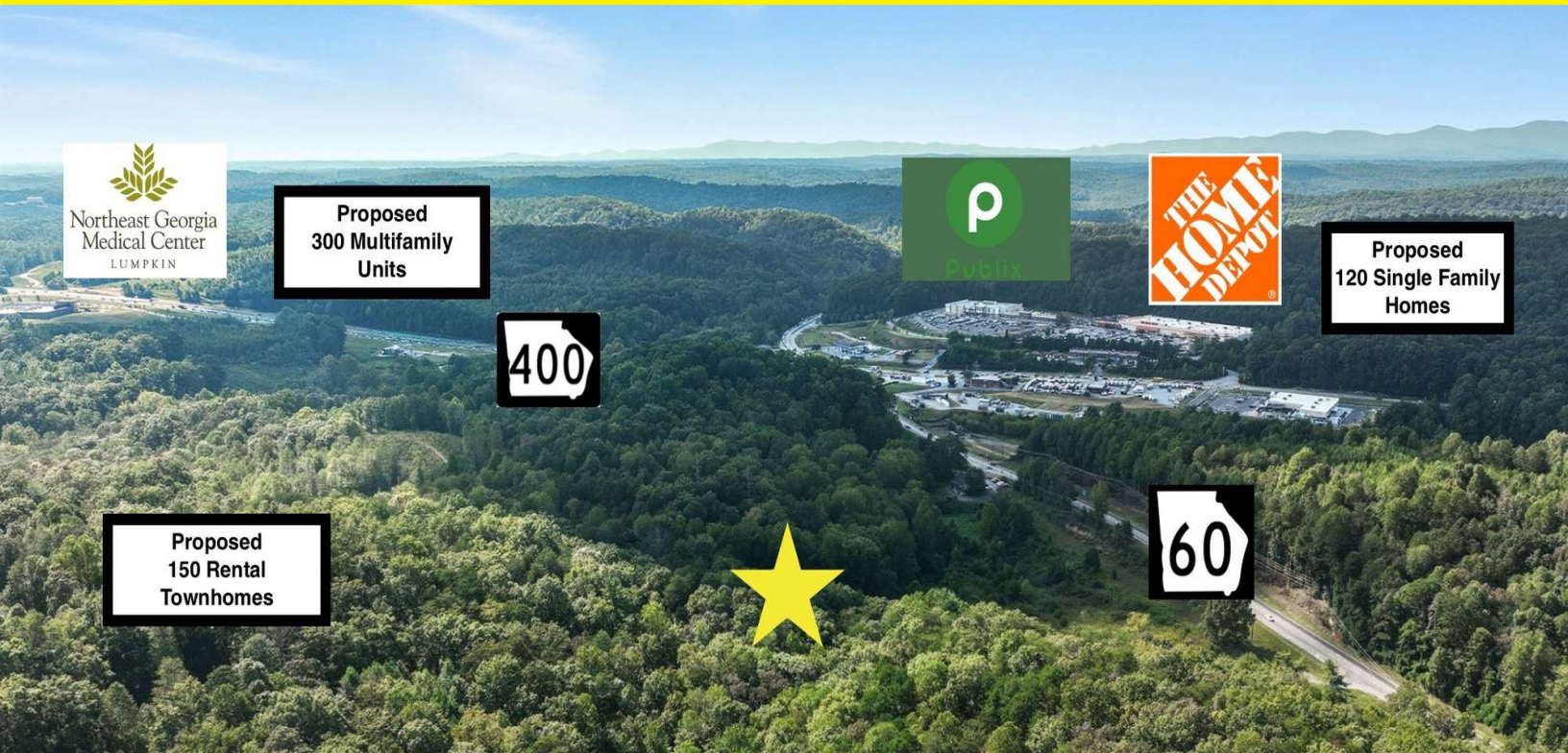
cunger@nortoncommercial.com



Property Overview

6038 S Chestatee St Dahlonega, GA 30533

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PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present a prime development opportunity in the heart of Lumpkin County. Positioned within the Gateway Corridor Overlay District, this property offers exceptional flexibility for a variety of developments including commercial and residential projects, master-planned communities, and planned unit developments. Ideally located near the newly constructed Publix and NGMC Lumpkin, this site benefits from strong daily traffic, established infrastructure, and convenient access to the interstate. The area is experiencing rapid growth, with over 500 new homes and rental units proposed within a mile of the property. Connect with the Broker today to learn more about this opportunity.

PROPERTY HIGHLIGHTS

- All utilities available
- Access easement directly off of SR 60
- Planned GDOT-approved property entrance off SR 60 for improved access
- Upcoming right-turn lane construction at GA 400 North for smoother traffic flow
- Located less than a quarter mile from intersection of GA 400 & SR 60

OFFERING SUMMARY

Sale Price:	\$1,900,000
Price Per Acre:	\$75,337/acre
Lot Size:	25.22± Acres
APN:	083 118

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	73	290
Total Population	29	188	760
Average HH Income	\$120,206	\$113,381	\$106,277

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Additional Photos

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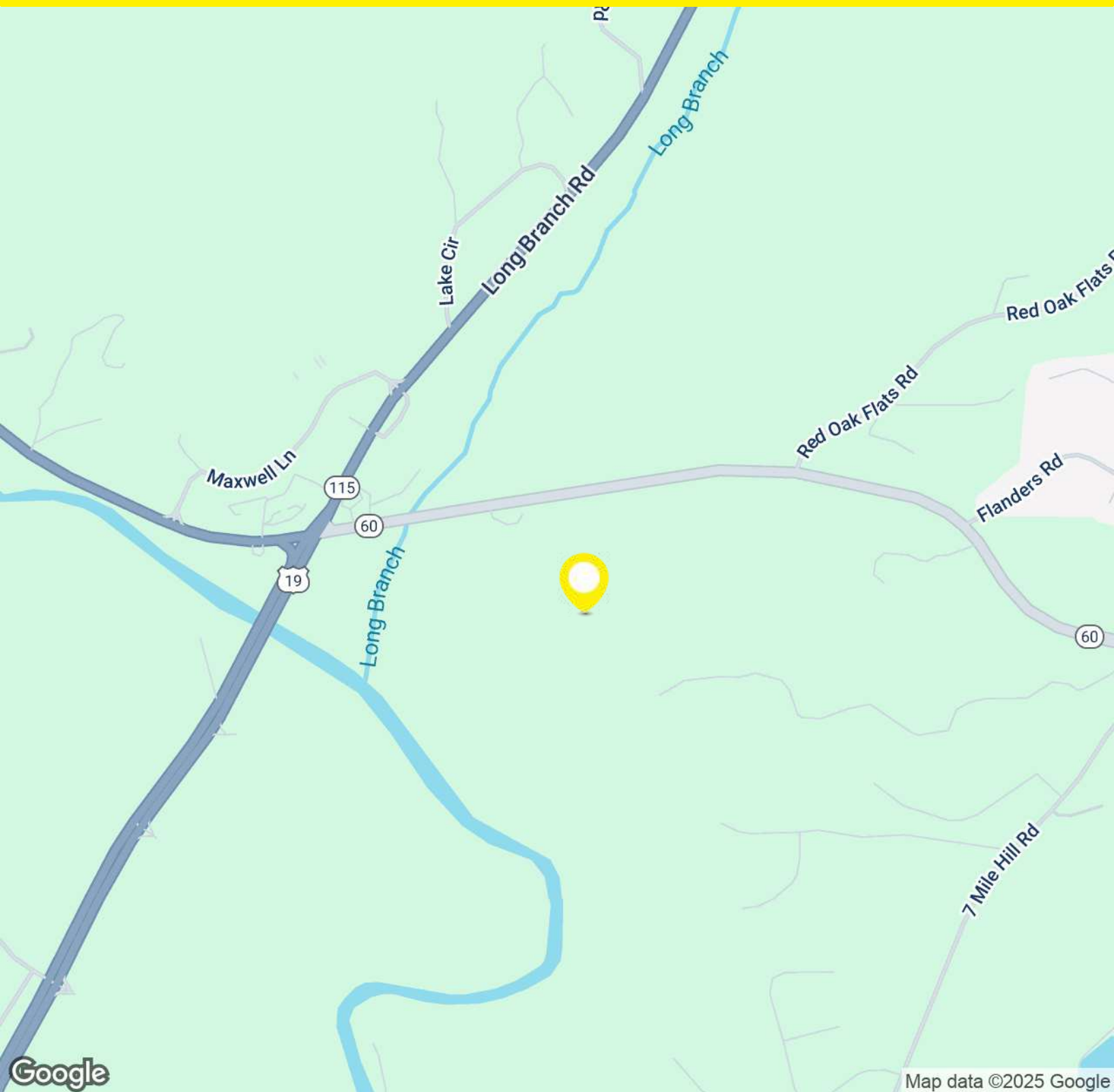
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Location Map

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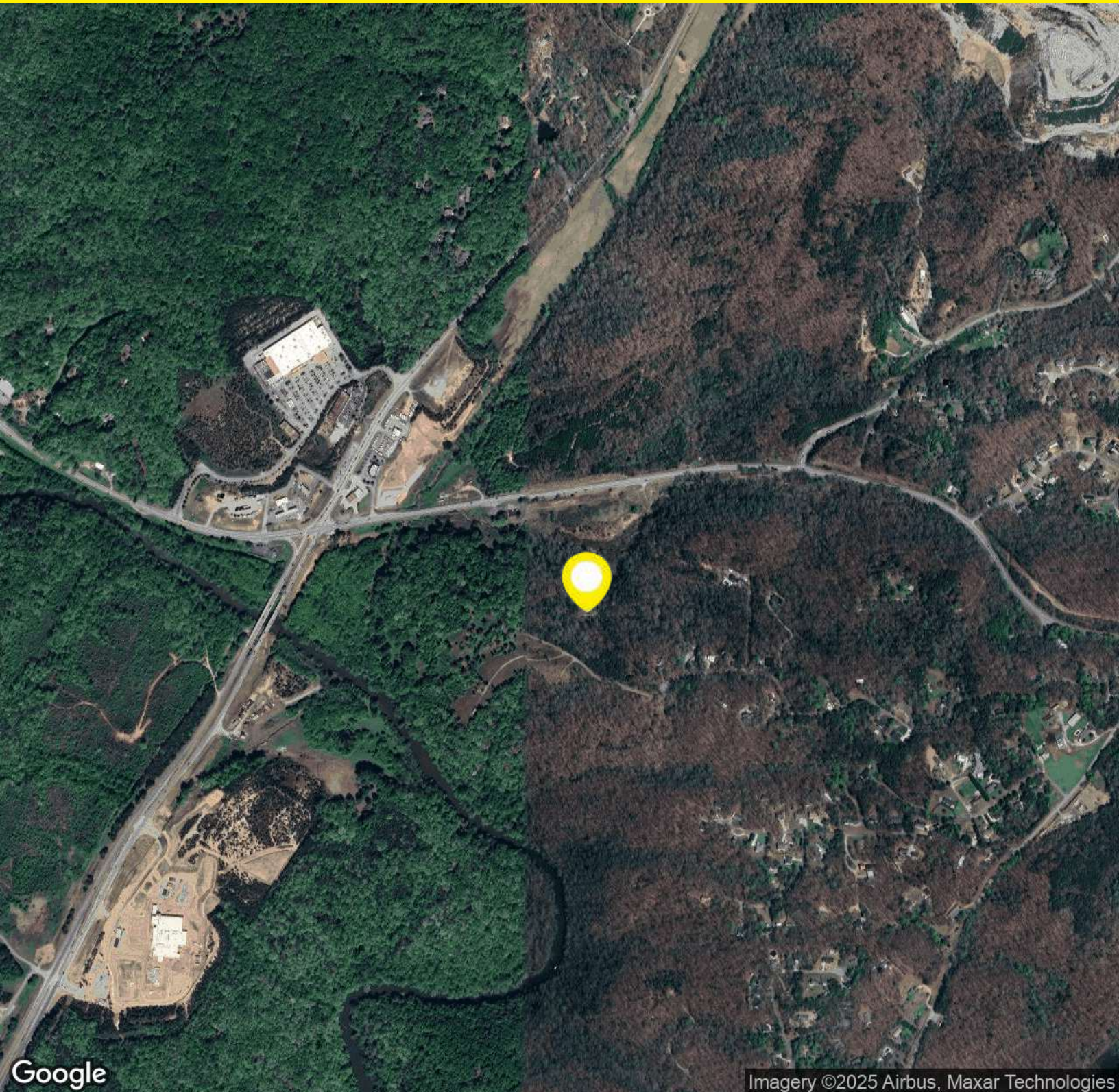
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Aerial Map

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Google

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