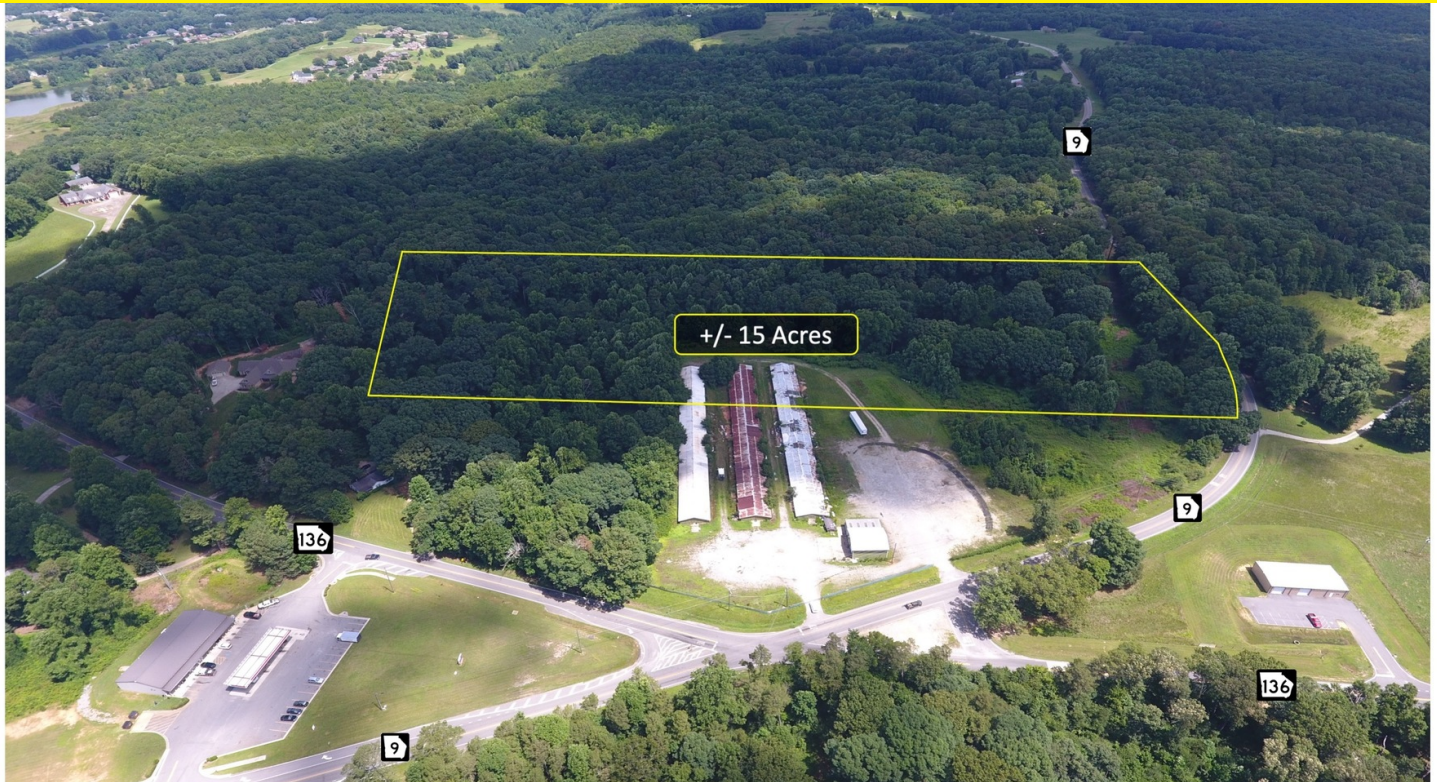


2279 Highway 9 N

Dawsonville, GA 30534

LAND FOR SALE



PROPERTY DESCRIPTION

Norton Commercial and Acreage Group is proud to present this 15 acre tract for the first time ever on the market! The subject property is currently zoned Commercial Highway Business, and is located within the city limits of Dawsonville, Ga. It has frontage on both GA Highway 9 stretching around +/- 500 feet. The property has relatively flat topography, and is well suited for a storage/boat storage development, small residential development, and more. It is serviced by city water, and does not currently have access to sewer on the property.

LOCATION DESCRIPTION

The subject property is located at the intersection of Highway 9 and Highway 136 in the city of Dawsonville, Ga. The property is located 9 miles from the Dawsonville Premium Outlets, 6 miles from Georgia 400, and 2 miles from downtown Dawsonville. According to GDOT, the VPD count is +/- 4,640 (2023) on Highway 9 and +/- 2,920 on Highway 136 (2023).

OFFERING SUMMARY

Sale Price:	\$95,000/acre
Lot Size:	+/-15 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	129	1,608	4,930
Total Population	341	4,144	12,404
Average HH Income	\$72,606	\$66,836	\$68,426

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Gina Johnson
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ADDITIONAL PHOTOS



CJ Harman
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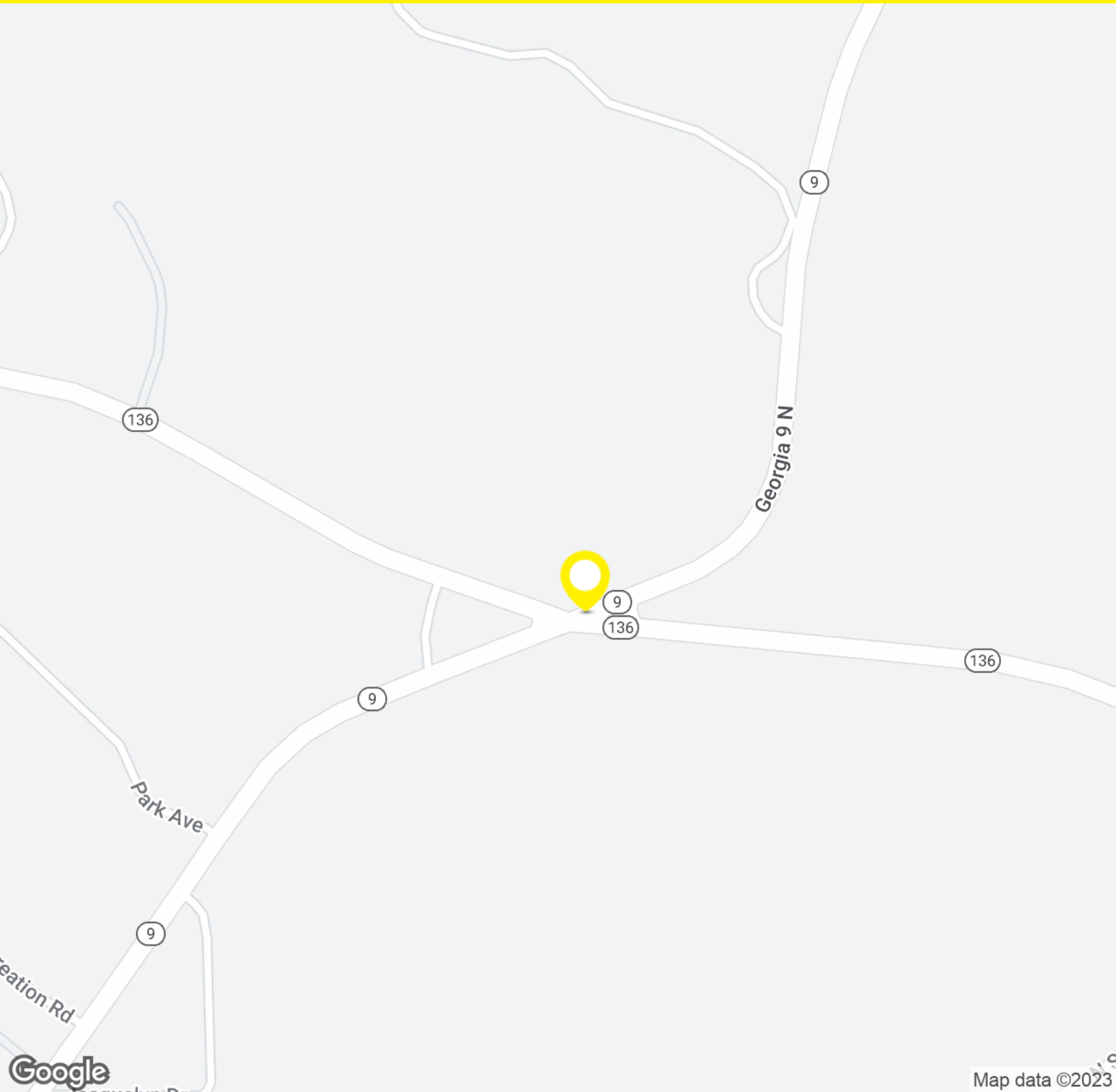
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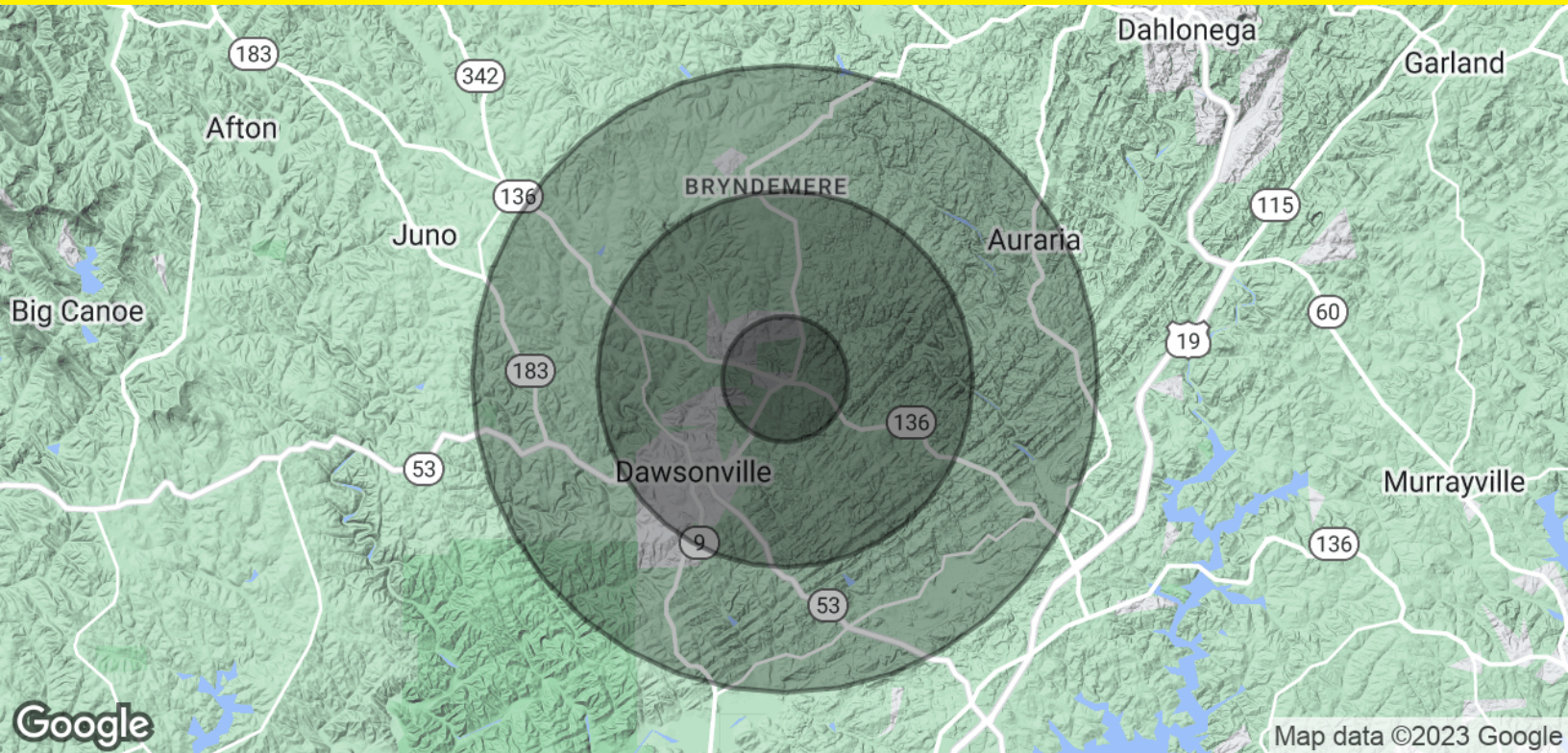
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LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	341	4,144	12,404
Average Age	46.1	42.3	40.7
Average Age (Male)	40.7	38.9	39.0
Average Age (Female)	47.9	45.0	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	129	1,608	4,930
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$72,606	\$66,836	\$68,426
Average House Value	\$1,480,981	\$384,180	\$316,585

* Demographic data derived from 2020 ACS - US Census

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