

FOR SALE

Final Opportunity: Mini Estate Lot on Yellow Creek – Dawson County

0 Cowart Rd, Dawsonville, GA 30534

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

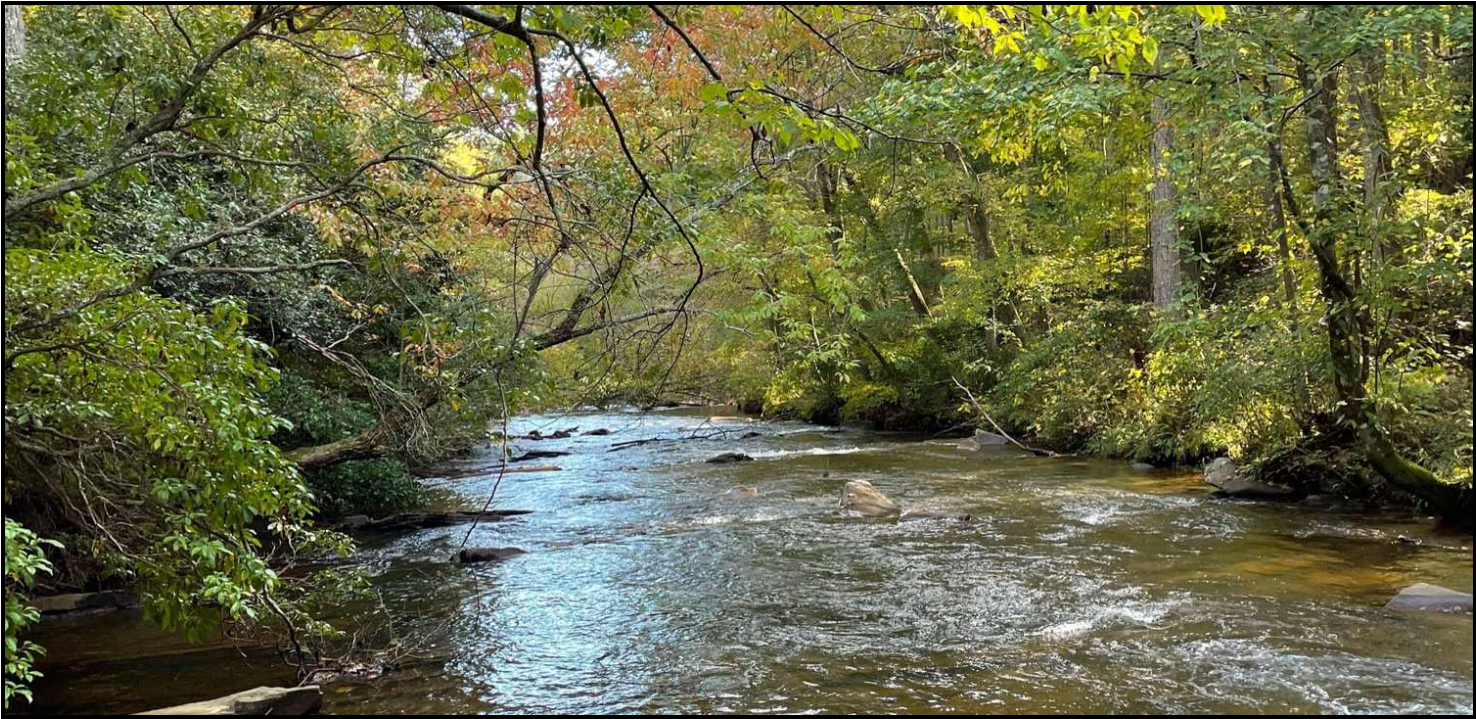


Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

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OFFERING SUMMARY

Sale Price: \$195,000

Price / Acre: \$27,937

Lot Size: 6.98 Acres

Yellow Creek Frontage 385 Feet

PROPERTY OVERVIEW

The Norton Agency is proud to present the final opportunity in Deer Creek Estates. This exclusive offering features Lot 1, a 6.98-acre mini estate nestled in the scenic North Georgia Mountains of southwest Dawson County. With approximately 385 feet of frontage on the tranquil Yellow Creek, this private, wooded homesite is the last remaining lot in a coveted five-lot estate community—the other four have already sold. The access point is off Cowart Road and a paved private drive, and this lot offers a wooded acreage mix with rolling topography throughout. Lots such as these rarely become available in this region, and those that do come on the market don’t remain available for long! Make this last remaining lot your own “little slice of heaven” – a recreation getaway estate serving the growing Atlanta market.

LOCATION OVERVIEW

Less than half a mile from the Cherokee County line, the immediate area is highly desirable from an estate and recreation standpoint. As Dawsonville welcomes economic development. Situated in the middle of Georgia Highway 53 and Highway 9 and convenient to Interstate 400 and the Atlanta Metropolitan area, the city of Dawsonville offers industrial, commercial and retail zoning in close proximity to family-oriented residential areas. Both Dawsonville and Ball Ground are only a short drive away –10-13 miles. Dahlonega is a 28-mile drive offering easy access to all of the “wine, waterfalls & gold” attractions found there. The Dawsonville Premium Outlets are 18 miles away. The Crystal Falls Golf Club is only 1 mile to the east and directly across from estate lots is the 380-acre Latham Reservoir and boat launch. The subject property is located within the Riverview Elementary, and Dawson County MS and HS Districts.

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ADDITIONAL PHOTOS

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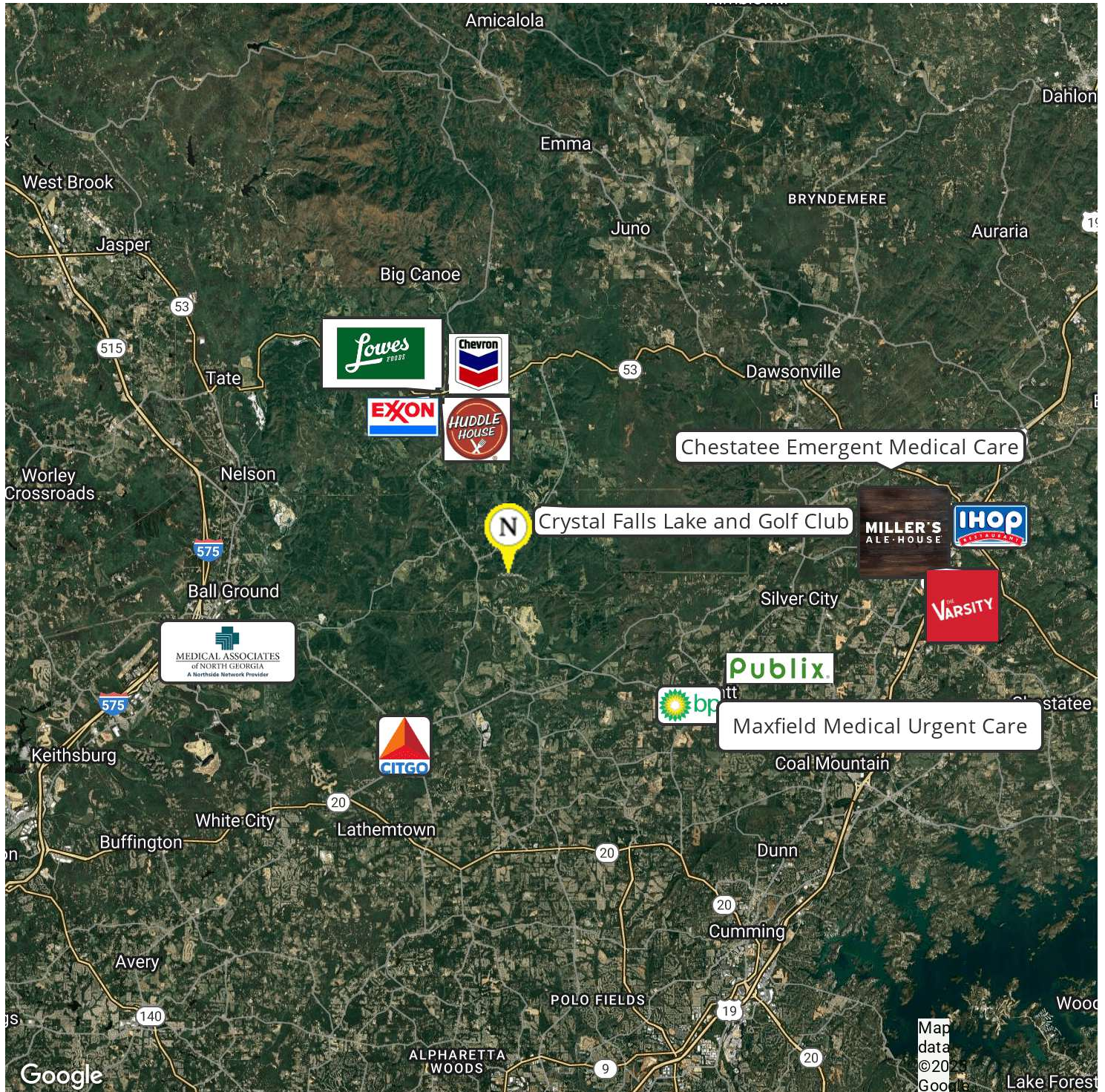
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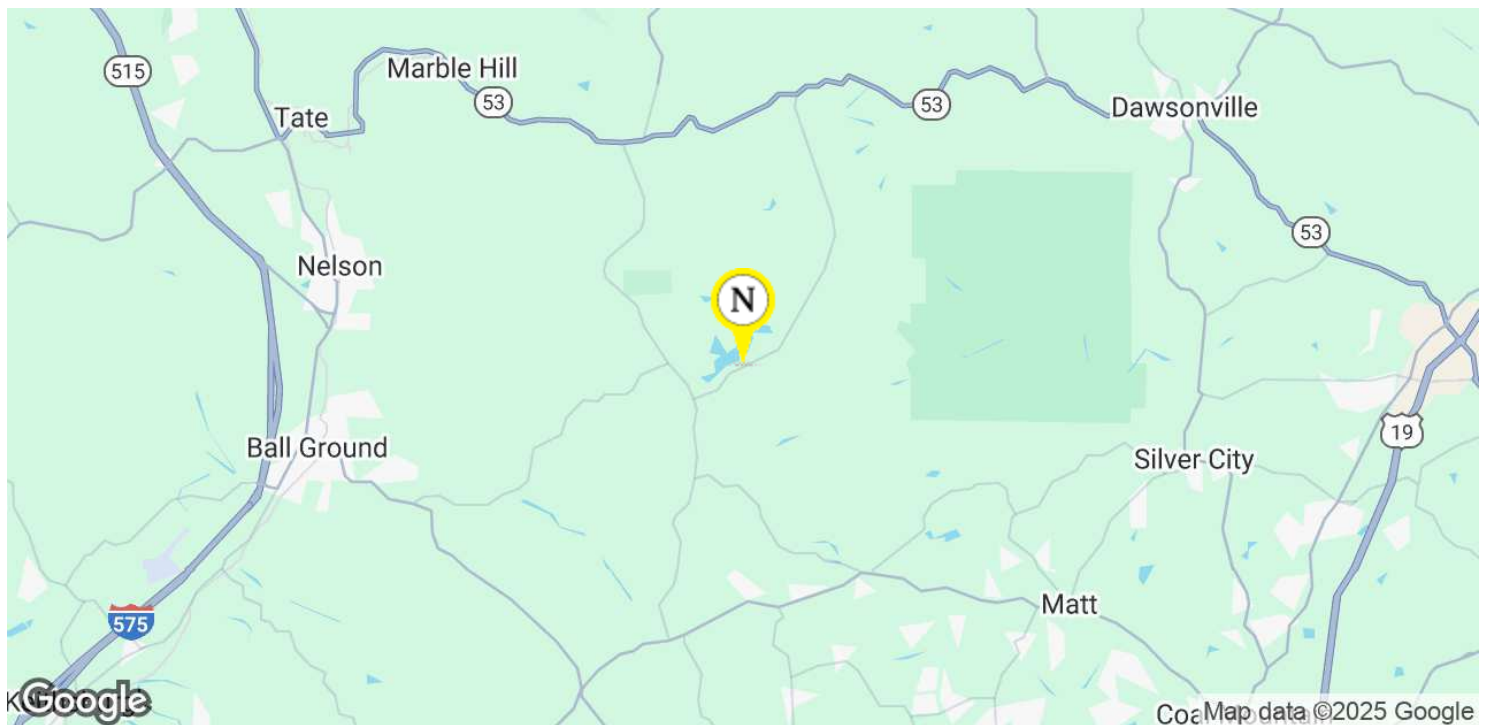
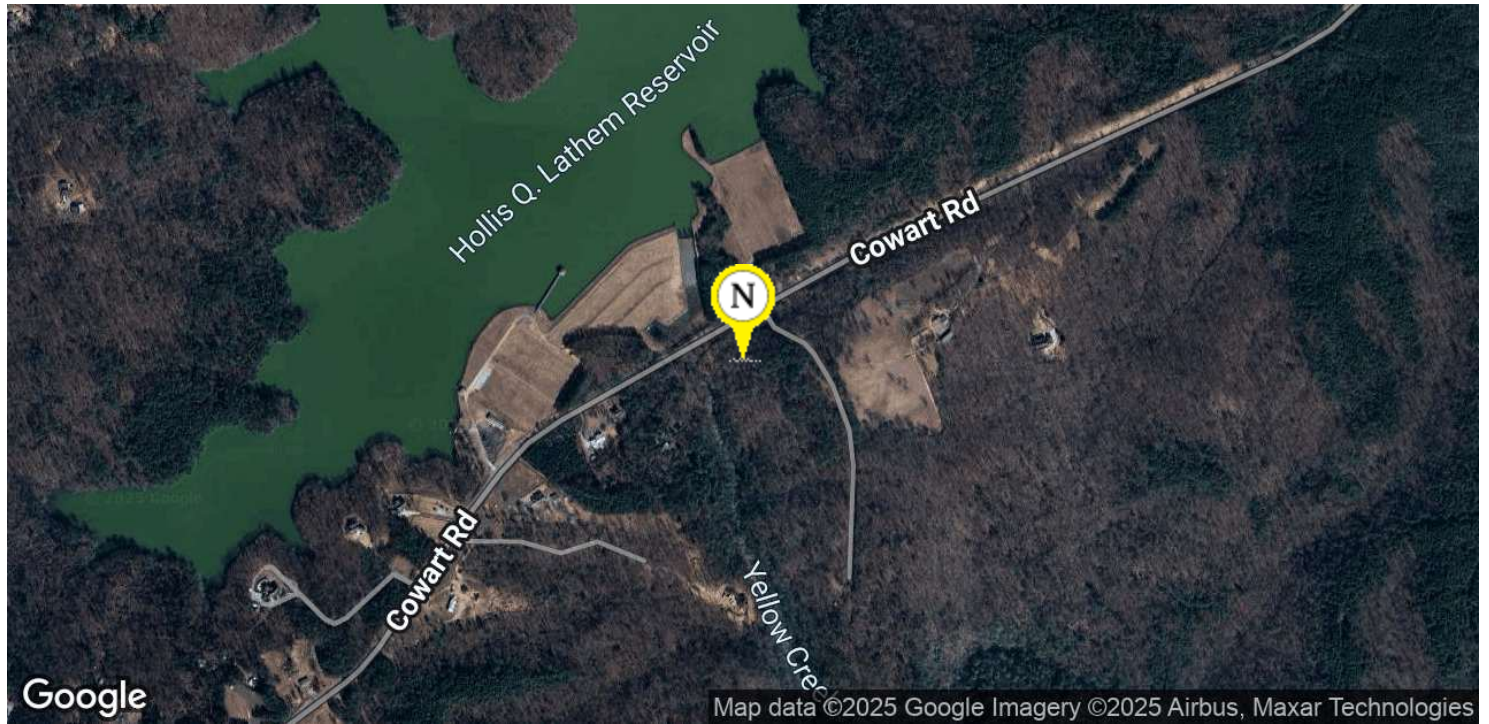
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LOCATION MAP

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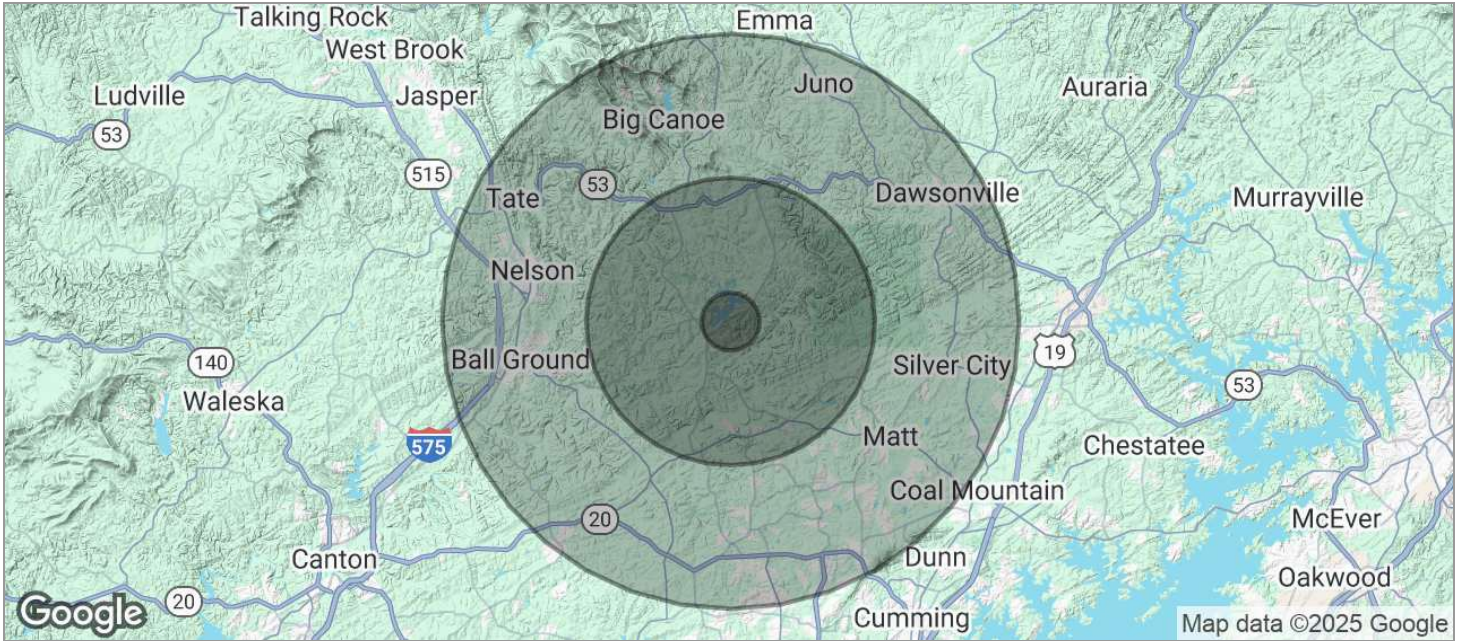
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	160	5,826	61,881
MEDIAN AGE	43	41	42
MEDIAN AGE (MALE)	44	41	41
MEDIAN AGE (FEMALE)	42	42	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	61	2,121	22,381
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$128,877	\$125,143	\$136,499
AVERAGE HOUSE VALUE	\$519,873	\$445,402	\$463,409

* Demographic data derived from 2020 ACS - US Census

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