

HWY 53

3688 HIGHWAY 53 E, DAWSONVILLE, GA 30534

LAND FOR SALE



Craig Floyd
770380-6688

cfloyd@nortoncommercial.com

Cina Johnson
404-556-4193

gjohnson@nortoncommercial.com



Information contained herein has been received from sources believed reliable but no warranty is made as to accuracy

HWY 53

3688 HIGHWAY 53 E, DAWSONVILLE, GA 30534

LAND FOR SALE

TOP 10 - Fastest-Growing Counties in the United States

4. Dawson County, Georgia

Population Growth: 5.84%

Dawson County, located north of Atlanta and neighboring Lumpkin County, saw its population increase from 28,475 in 2021 to 30,138 in 2022.



PROPERTY DESCRIPTION

Norton Commercial Acreage Group is proud to present an exceptional opportunity to own a 1.99-acre piece of commercial land in the heart of Dawsonville, GA! This prime plot of land is perfectly located to offer endless possibilities for business owners, investors, and developers.

Situated in a highly desirable location, this land is just minutes away from the thriving downtown area of Dawsonville, with easy access to major highways and transportation routes. Its proximity to the North Georgia Premium Outlets and the Amicalola Falls State Park also make it a highly sought-after location for businesses.

Another key feature of this plot is its zoning. Currently zoned as Community, this land is ready to be developed to its fullest potential. With an area of nearly 87,000 square feet, there is plenty of room to create a stunning property that will stand out in the bustling Dawsonville area.

Don't miss out on the chance to own this prime piece of commercial real estate in one of Georgia's fastest-growing areas. Contact us today to schedule a viewing and see for yourself the endless possibilities this land holds.

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	1.99 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	265	8,191	35,527
Total Population	632	19,172	92,715
Average HH Income	\$82,751	\$87,974	\$93,441

HWY 53

3688 HIGHWAY 53 E, DAWSONVILLE, GA 30534

LAND FOR SALE



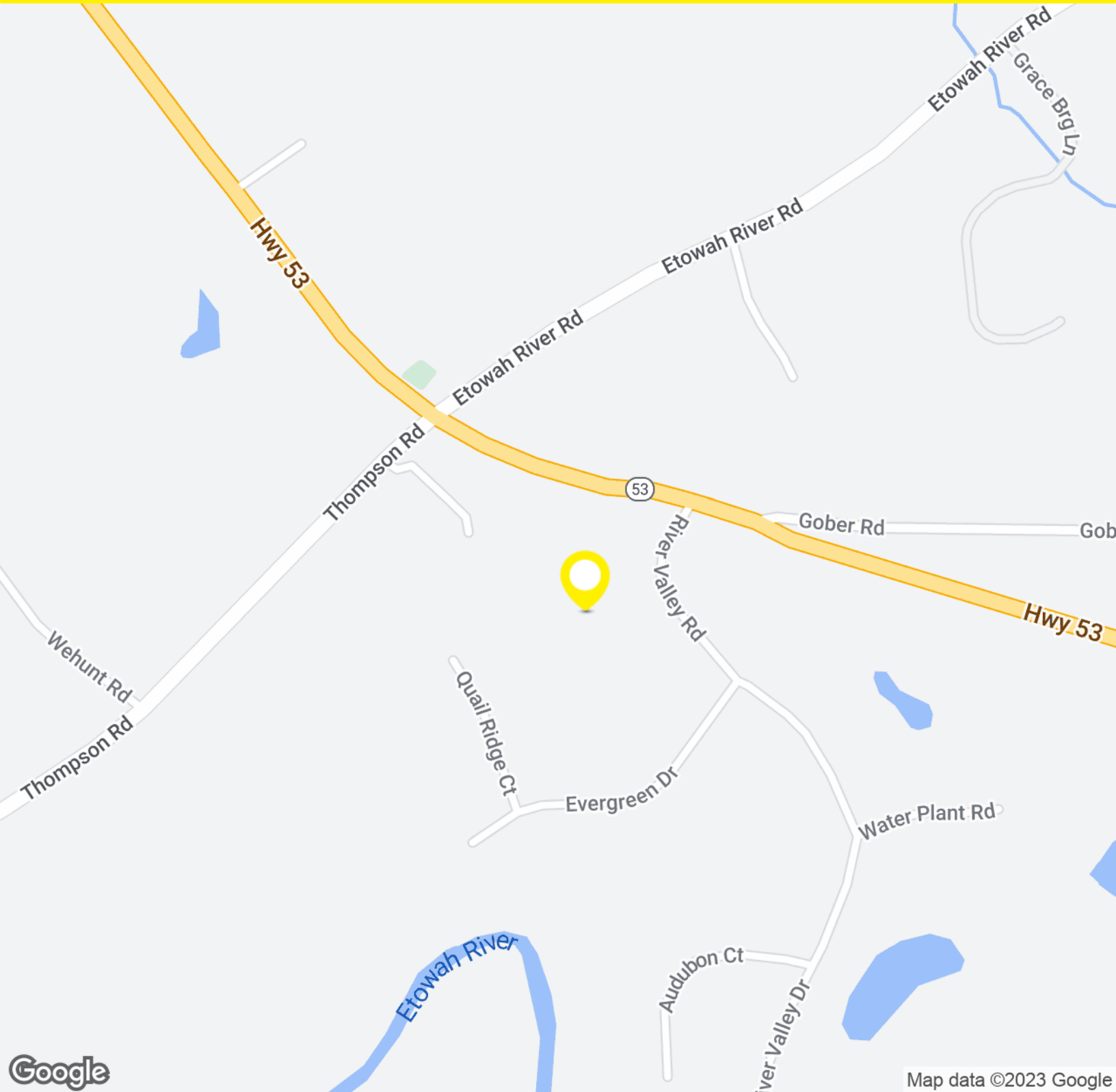
Norton Commercial Acreage Group
770.297.4800
jpaitzel@gonorton.com



HWY 53

3688 HIGHWAY 53 E, DAWSONVILLE, GA 30534

LAND FOR SALE



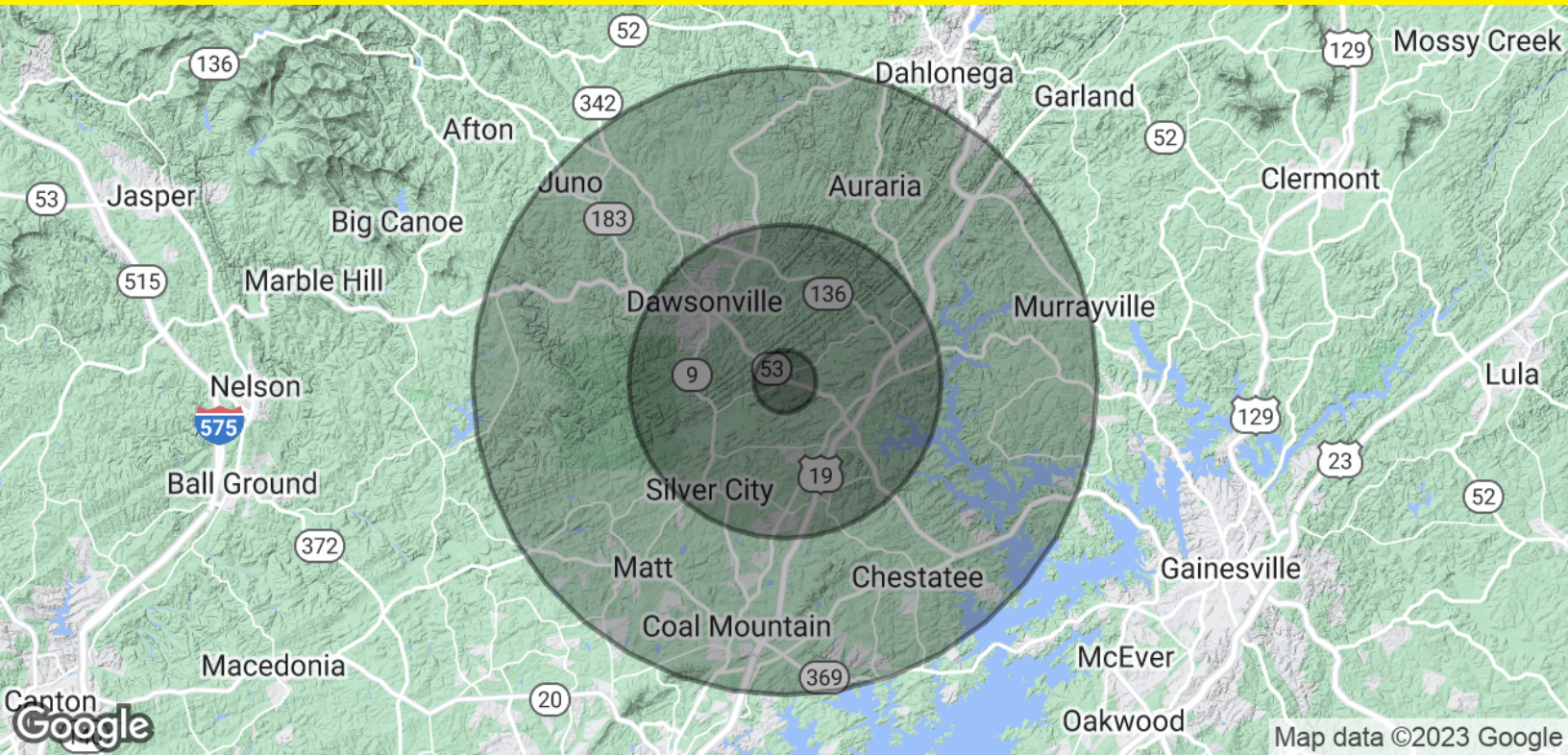
Norton Commercial Acreage Group
770.297.4800
jpaitzel@gonorton.com



HWY 53

3688 HIGHWAY 53 E, DAWSONVILLE, GA 30534

LAND FOR SALE



Total Population	632	19,172	92,715
Average Age	40.8	41.6	38.8
Average Age (Male)	42.2	42.4	37.8
Average Age (Female)	39.6	41.7	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	265	8,191	35,527
# of Persons per HH	2.4	2.3	2.6
Average HH Income	\$82,751	\$87,974	\$93,441
Average House Value	\$258,652	\$280,227	\$284,664

* Demographic data derived from 2020 ACS - US Census