



PRESENTED BY:  
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EXCLUSIVE DEVELOPMENT OPPORTUNITY

# THE RIDGE AT DAHLONEGA

+/- 21.75 ACRES | 60 HOMESITES | SHOVEL READY | PERMITS IN PLACE  
APPROVED ZONING - *Planned Unit Development*

DAHLONEGA | LUMPKIN COUNTY | GEORGIA



# PROJECT HIGHLIGHTS

The Ridge at Dahlonega is an exclusive development site located approximately 2.5 miles north of Downtown Dahlonega in Lumpkin County, Georgia. This +/- 21.75 acre site features beautiful rolling topography and is planned for 60 single-family lots (15 attached + 45 detached), 7 of which are final platted and ready for vertical development. The required LDP has been secured for the remaining 53 lots.



Currently zoned PUD and approved for a mix of residential and commercial uses.



Located just north of Downtown Dahlonega & close to a variety of retailers, restaurants, wineries, and outdoor recreation amenities.



Shovel Ready - 7 fully-platted, permit-ready lots; LDP secured for the remaining 53 future lots.



Favorable topography & sub-surface soils for development; high-quality mix of slab & basement lots.



Water connection & gravity sewer tie-in available along Summit Drive.



Extremely limited supply of housing in the surrounding submarket - currently less than 1.4 months of supply.

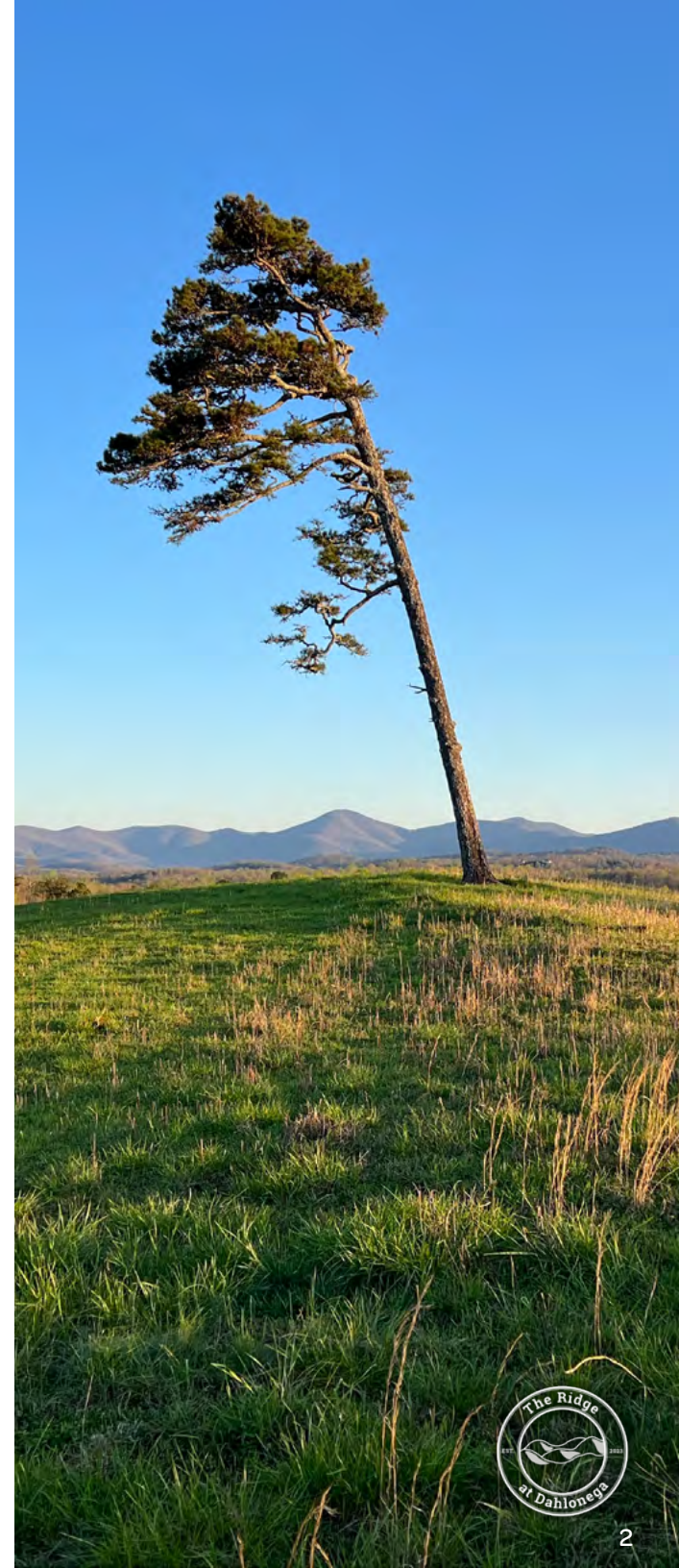


Offers stunning panoramic view of the north GA mountains.



Lumpkin County and neighboring Dawson County are two of the fastest-growing counties in the United States.

Due to challenging topography and limited utility infrastructure in most areas of Dahlonega, there is an extremely limited number of national builders in the immediate submarket, which has fueled a dramatic shortage of housing. The Ridge at Dahlonega presents a unique opportunity to construct new housing in a largely untapped but rapidly growing submarket supported by accelerating population growth, especially in the 55+ age demographic, and a diverse local and regional economy.





# PROPERTY DETAILS

## PRICING INFORMATION

<b>Bulk Asking Price:</b>	<b>\$2,115,000</b>
<b>7 Final Platted Lots:</b>	<b>\$80,000/Lot</b>
<b>53 Lots with LDP:</b>	<b>\$30,000/Lot</b>

## PROPERTY TAX INFORMATION

Parcel ID #	077 249, 077 295 through 077-301
2022 Tax Obligation	\$8,272.67

## SITE UTILITIES - WATER & SEWER

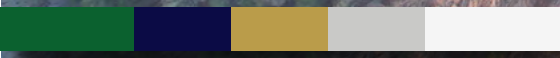
Sewer Tap Fees (3/4")	\$5,975.00
Water Tap Fees (3/4")	\$4,780.00
Sewer Grinder Pump (If Required)	\$5,975.00

## PROPERTY DETAILS

Project Size	+/- 21.75 acres
Jurisdiction	City of Dahlonega
Site Conditions	Relatively flat to rolling topography
Utilities	Existing water & gravity sewer along Summit Drive
Zoning	Planned Unit Development (PUD)
Land Use	Detached and Attached Residential Lots
Access	Summit Drive, just off GA Hwy 9N
Flood Zone	None
Density	2.9 units/acre
Typical Lot Dimensions	SFD lots: 50' wide   TH lots: 24' wide
Homeowners Association	Draft covenants in place, to be established prior to final plat









# APPROVED SITE PLAN





# MARKET OVERVIEW

Dahlonega is a tertiary market located roughly 60 minutes north of Atlanta. Historically, Dahlonega's quaint downtown and diverse outdoor recreation amenities have attracted both vacationers and retirees from around the Southeast. In recent years, however, the town and surrounding area have attracted an increasing number of permanent residents and younger families due to its diverse local economy, relatively low cost of living, and emerging presence as an attractive manufacturing hub.

## MARKET & DEMOGRAPHIC HIGHLIGHTS



Historic Dahlonega is a charming, walkable downtown district featuring a variety of local boutiques and retail shops, historical centers and museums, and a sophisticated yet casual dining scene.



Dahlonega was named "The South's Best Mountain Town" in 2020 and "Georgia's Best Small Town" in 2023 by Southern Living Magazine.



Home to the University of North Georgia, a top #15 public regional university with an enrollment of more than 7,500. UNG is one of just six Senior Military Colleges in the United States.



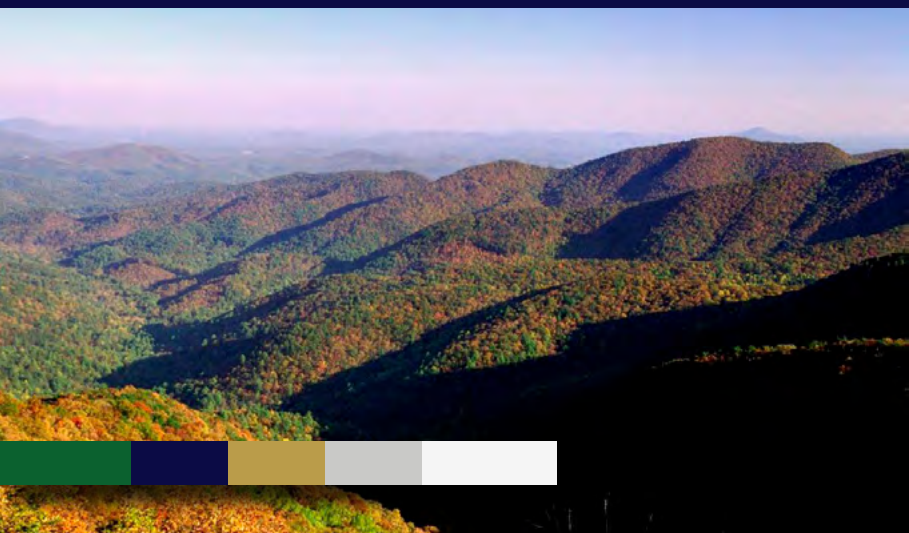
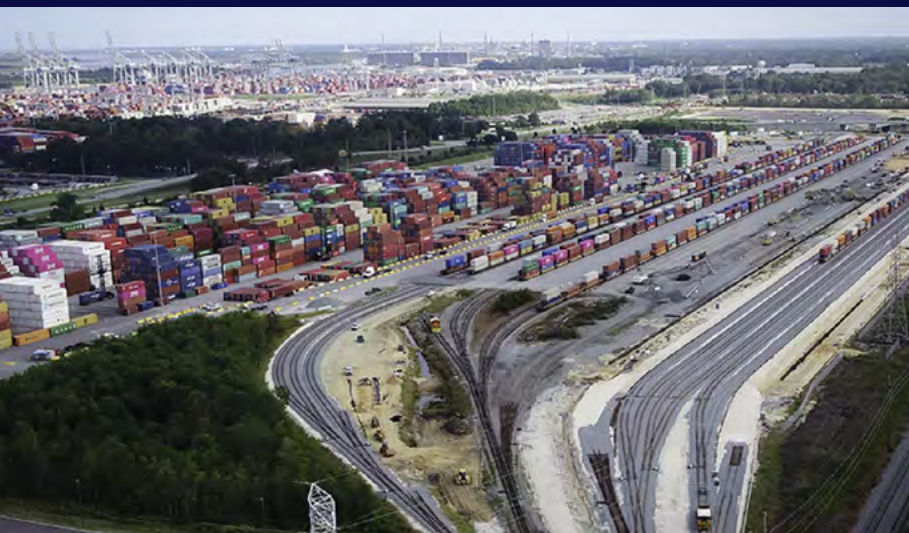
Dahlonega boasts numerous award-winning wineries & vineyards, boutiques, and outdoor recreation activities ranging from Appalachian Trail hiking and camping to horseback riding, kayaking, and fishing.



Extremely low unemployment rate (2.4%) with a diverse local economy driven by a mix of retail trade, healthcare & social services, manufacturing, construction, hospitality, and professional services..







North Georgia Medical Center - Lumpkin, which will open in late 2023, represents a \$6.8 million investment and will create +150 jobs. Phase I includes approximately 60K sqft of medical space with plans to expand up to 130K sqft.



Located approximately 30 miles from the highly-anticipated Northeast Georgia Inland Port, which represents a \$160 million investment and will connect the region to the Port of Savannah through 324 miles of intermodal rail freight.



Lumpkin County is one of the fastest growing counties in the country. Lumpkin County's population has grown by +13.7% since 2010 and is projected to increase by an additional +22% over the next 10 years.



By 2024, 31% of Lumpkin County's population will be over the age of 55, placing increased pressure on the area's limited supply of age-targeted rental and for-sale housing.



The average household income in Lumpkin County is \$76,187 and is projected to increase to \$86,500 by 2026, representing a +79% increase from 2000.



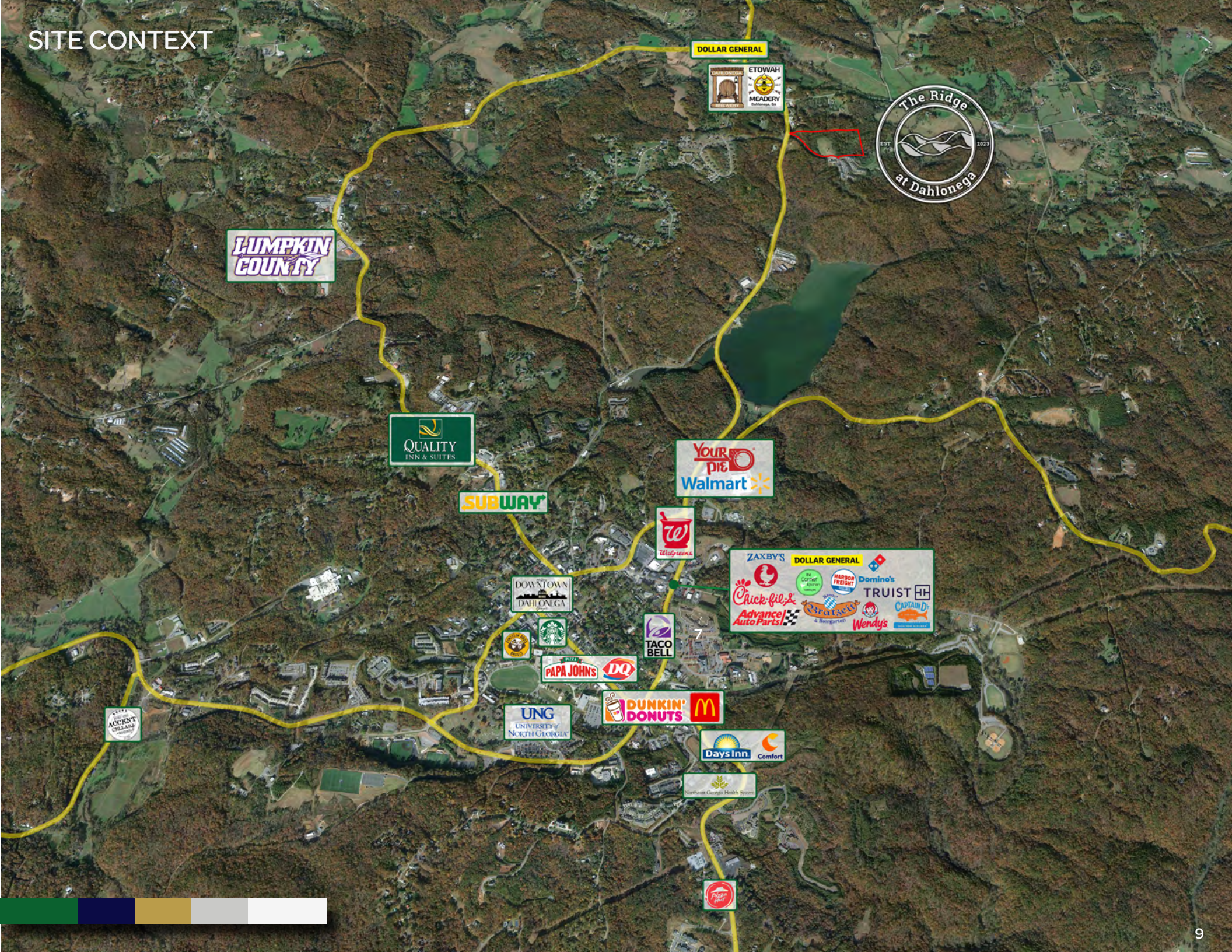
Lumpkin County's average home sale price is \$362,267 as of March 2023, representing a +65% increase over the last 5 years.



Approximately 30% of the existing housing stock is comprised of rental housing.



# SITE CONTEXT



LUMPKIN COUNTY

DOLLAR GENERAL



QUALITY INN & SUITES

YOUR PIE Walmart

SUBWAY



ZAXBY'S DOLLAR GENERAL  
Chick-fil-A Advance Auto Parts  
The Cottage Kitchen HARBOR FREIGHT Domino's TRUIST  
Espresso & Bergamot WENDY'S CAPTAIN D'S

DOWNTOWN DAHLONEGA

PAPA JOHN'S DQ



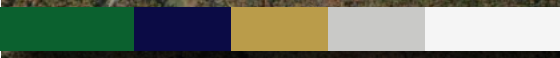
UNG UNIVERSITY OF NORTH GEORGIA

DUNKIN' DONUTS MCDONALD'S

Days Inn Comfort

ACCENT DELAWARE

Northwest Georgia Health System





# HOUSING MARKET SUMMARY

Current Months' Supply				
Current Inventory <i>All</i>	3 Mile	5 Mile	Dahlonega	Lumpkin Co.
Active Listings:	5	19	43	61
Closings - L12M:	86	199	363	444
Months' Supply:	0.70	1.15	1.42	1.65

Current Inventory: <i>Detached</i>	3 Mile	5 Mile	Dahlonega	Lumpkin Co.
Active Listings:	5	15	39	57
Closings - L12M:	73	184	387	428
Months' Supply:	0.82	0.98	1.21	1.60

Current Inventory <i>Attached</i>	3 Mile	5 Mile	Dahlonega	Lumpkin Co.
Active Listings:	0	0	4	4
Closings - L12M:	5	12	15	16
Months' Supply:	0.00	0.00	3.2	3.00

New Construction: 2022+				
Current Inventory <i>Detached</i>	3 Mile	5 Mile	Dahlonega	Lumpkin Co.
Active Listings:	0	2	5	8
Closings - L12M:	5	22	58	66
Months' Supply:	0.00	1.09	1.03	1.45
Avg List Price:	\$354,200	\$529,450	\$435,060	\$417,262
Avg Sale Price:	\$353,100	\$377,233	\$356,572	\$362,267
Avg SF:	1,554	1,742	1,669	1,699
Avg Price/SF:	\$277	\$216	\$214	\$213

New Construction: 2022+				
Current Inventory <i>Attached</i>	3 Mile	5 Mile	Dahlonega	Lumpkin Co.
Active Listings:	0	4	4	4
Closings - L12M:	0	0	0	0
Months' Supply:	-	-	-	-
Avg List Price:	-	\$974,970	\$974,970	\$974,970
Avg Sale Price:	-	-	-	-
Avg SF:	-	-	-	-
Avg Price/SF:	-	\$310	\$310	\$310





# COMPETITIVE SET



**1** Summit at Dahlonega  
0.0 miles

**2** Wildwood  
2.1 miles

**3** Village at Crown Mountain  
2.1 miles

**4** Crown Mountain  
3.3 miles

**7** Crooked Creek  
4.9 miles

Achasta  
4.9 miles

**5**

**6** River Knoll  
4.9 miles

**8** Etowah Shoals  
6.7 miles





# COMPETITIVE SET (CONT.)

## 1. Summit at Dahlonaga

Product Type: Attached  
Year Built: 2007  
L12M Sales: 4  
Avg Price: \$375,375  
Avg Price/SF: \$222



## 2. Wildwood

Product Type: Detached  
Year Built: 2017  
L12M Sales: 1  
Avg Price: \$715,000  
Avg Price/SF: \$200



## 3. Village at Crown Mountain

Product Type: Attached  
Year Built: 2016  
L12M Sales: 2  
Avg Price: \$410,000  
Avg Price/SF: \$203



## 4. Crown Mountain

Product Type: Detached  
Year Built: 2023  
L12M Sales: 1  
Avg Price: \$750,000  
Avg Price/SF: \$250



## 5. Achasta

Product Type: Attached (A) | Detached (D)  
Year Built: 2003 - 2019  
L12M Sales: 2  
Avg Price: \$570,000 (A) | \$878,000 (D)  
Avg Price/SF: \$184 (A) | \$180 (D)



## 6. River Knoll

Product Type: Attached  
Year Built: 2014-2017  
L12M Sales: 2  
Avg Price: \$413,750  
Avg Price/SF: \$174



## 7. Crooked Creek

Product Type: Detached  
Year Built: 2018-2023  
L12M Sales: 2  
Avg Price: \$475,750  
Avg Price/SF: \$173



## 8. Etowah Shoals

Product Type: Detached  
Year Built: 2022-2023  
L12M Sales: 2  
Avg Price: \$525,000  
Avg Price/SF: \$257





# DISCLAIMER

This Offering Memorandum (OM) has been prepared and issued by Resurgens Capital Advisors.

The information contained herein is highly confidential and seeks to provide a potential purchaser with general information about The Ridge development opportunity, to assist them with their Due Diligence Investigations, and to help inform their decision to acquire the property.

The information set out in this OM is not investment advice. However, you should carefully review this document, and the additional information provided, and obtain independent advice before deciding to invest.

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