

FOR SALE

+/-4.43 AC Commercial Corner Lot

Highway 441 - Habersham Co

0 Tugalo Short Cut Road, Clarkesville, GA 30523

For More Information: Stephen Lovett

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Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.



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

NORTON

EXECUTIVE SUMMARY

+/-4.43 AC Commercial/Industrial Lot - Hwy 441, Habersham Co

0 TUGALO SHORT CUT ROAD (110 TREMBLING WOODS LANE), CLARKESVILLE, GA 30523



OFFERING SUMMARY

Sale Price:	\$349,000
Price / Acre:	\$78,781
Lot Size:	4.43 Acres
Zoning:	Low Intensity
Future Land Use:	Resource Cons
Utilities:	All available, including water. No sewer
School Districts:	Woodville ES North Habersham MS Habersham Cntl HS

PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this commercial corner with excellent visibility. Located along Highway 441 and Tugalo Short Cut Road in Clarkesville, Habersham County, this is an excellent opportunity for commercial development. +/- 4.43 Acres in a high traffic location (15,000 cars per day per GDOT) with three road frontages: +/- 285 Ft on Highway 441, 380 Ft on Tugalo Short Cut Road, and 465 Ft on Trembling Woods Lane. Lot is fairly level and ready to develop. Features a dual deceleration turning lane intersection on both north and south bound 441 at Tugalo Short Cut Road. All utilities available, including public water. Site will require on site septic System.

LOCATION OVERVIEW

Discover the charm of Clarkesville, GA, an ideal location for commercial real estate investment. With growth up the Highway 365/441 corridor. Nestled in the scenic foothills of the Appalachian Mountains, the area offers a serene setting with convenient access to urban amenities. Nearby points of interest include the Clarkesville Greenway, a perfect spot for outdoor leisure and relaxation, as well as the vibrant Downtown Clarkesville Historic District boasting unique shops and delicious dining options. The area's robust community and economic growth make it an attractive choice for office and office building investors seeking a thriving location with a tranquil, picturesque backdrop. Within the Woodville ES, North Habersham MS, Habersham Central HS school districts.

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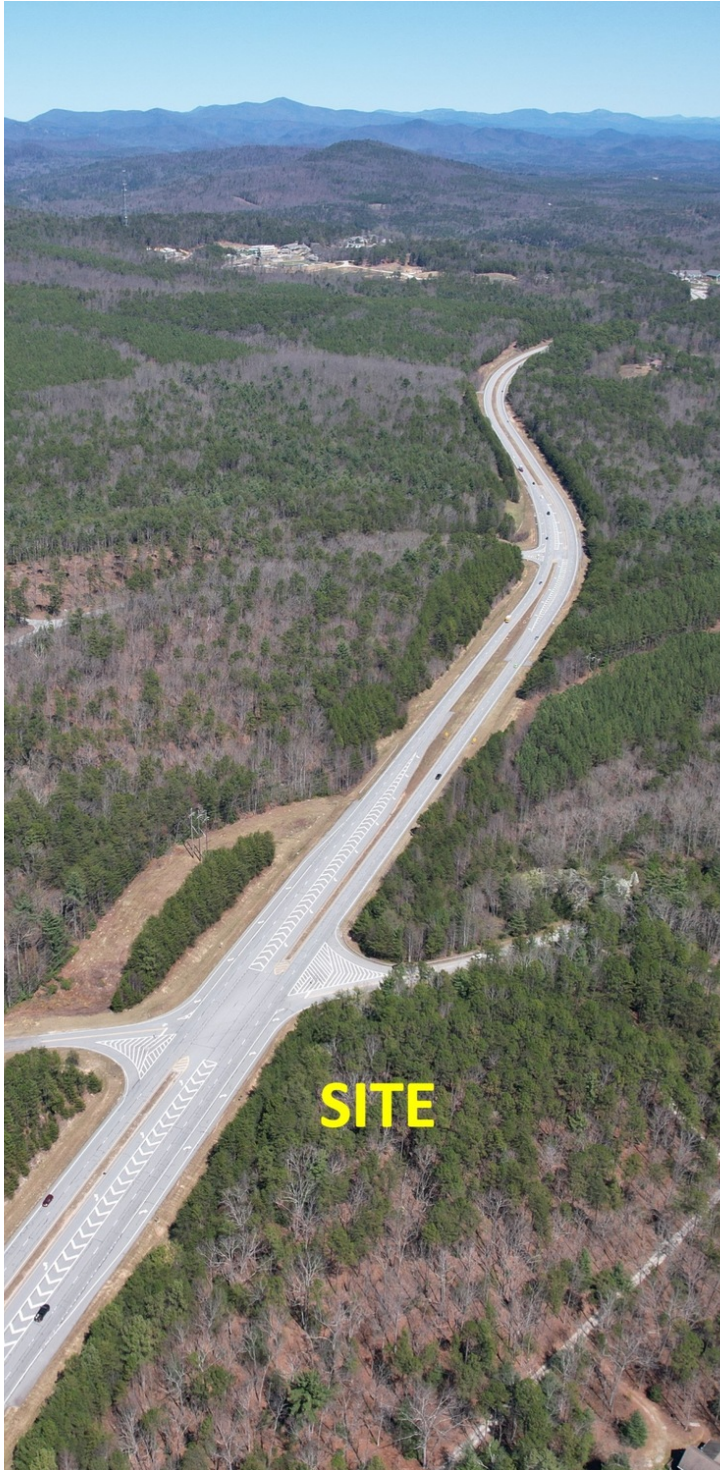


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ADDITIONAL PHOTOS

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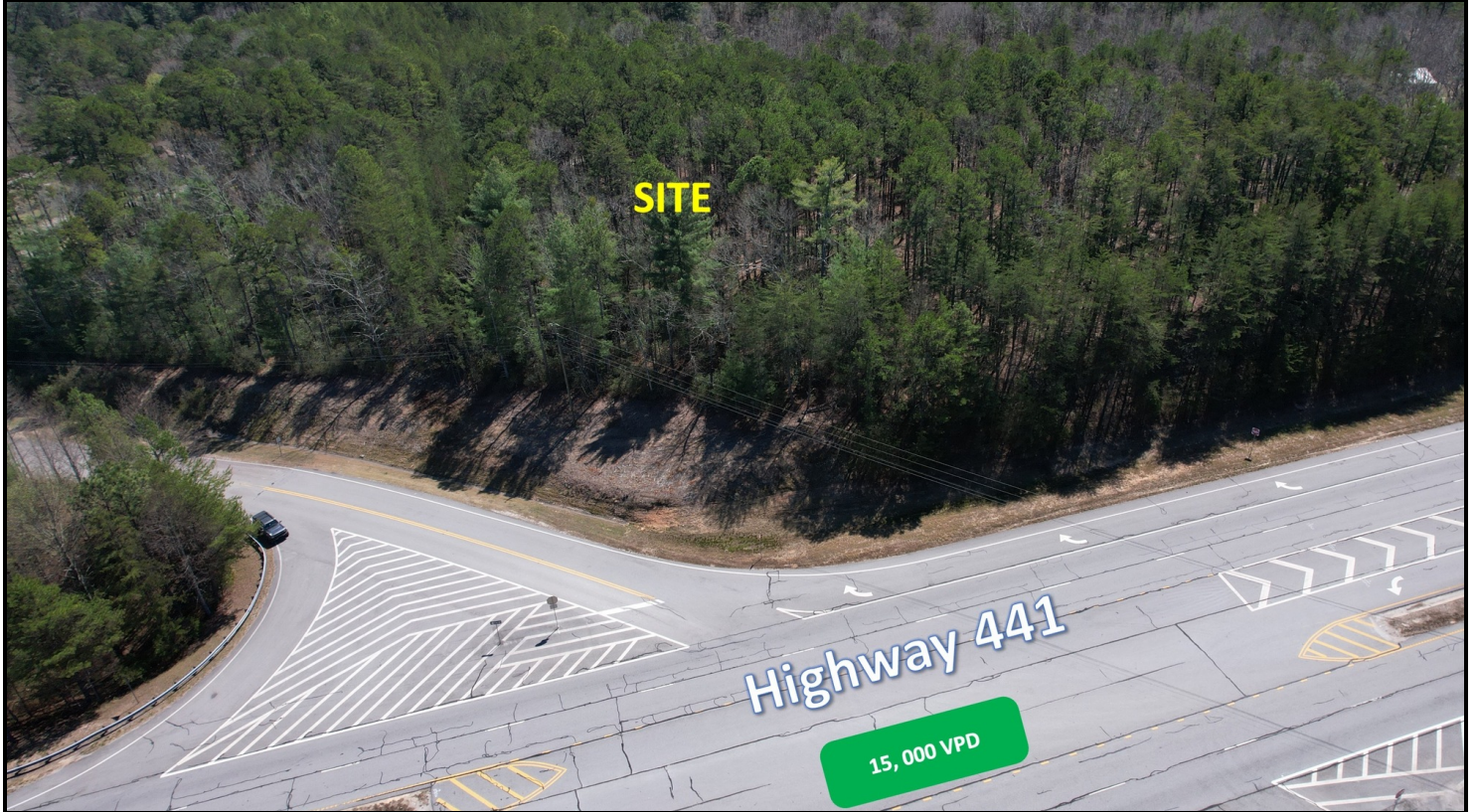
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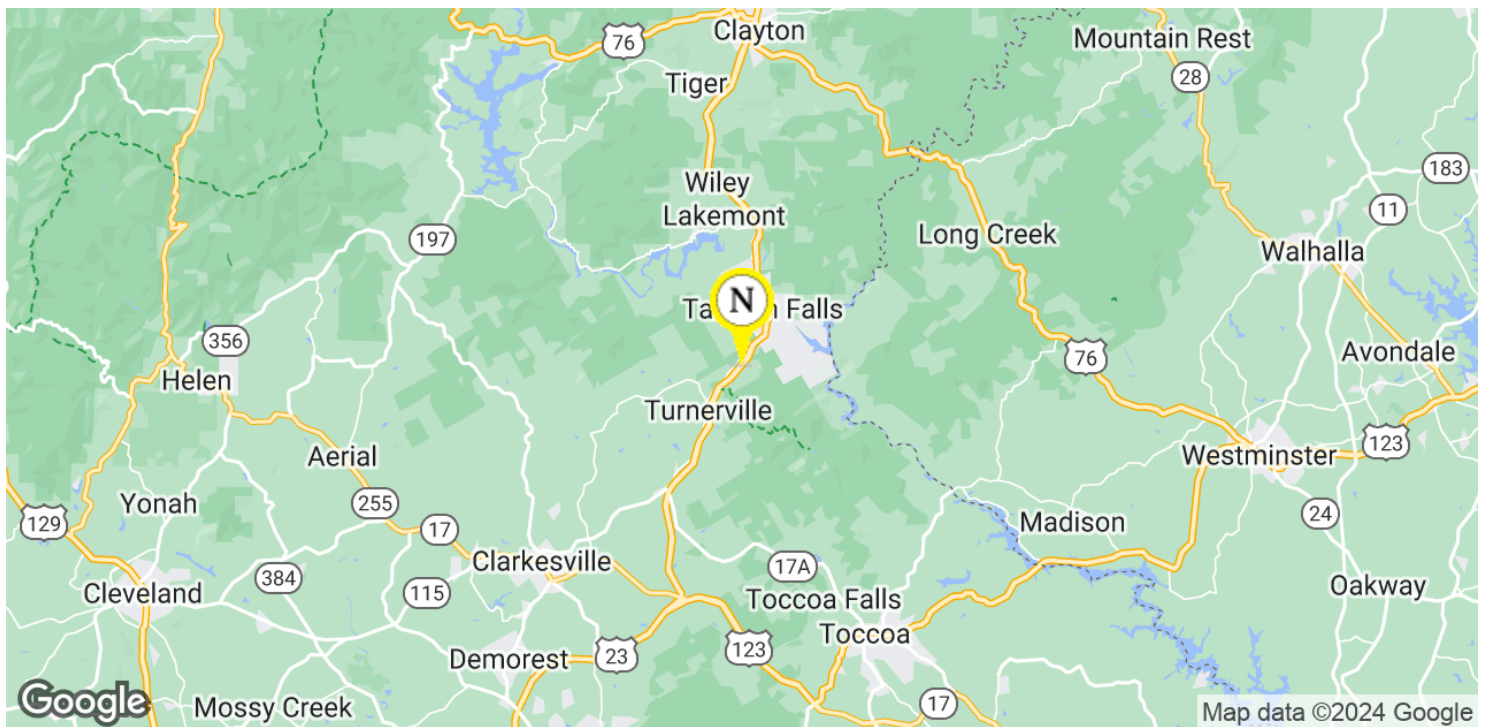
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LOCATION MAP

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