

# FOR SALE

**+/- 2.333 Acre Industrial Site  
Fully Graded and Ready to Build!**

0 Enterprise Way, Dahlonega, GA  
30533

**For More Information: Zach Tibbs**

770.297.4876 | [ztibbs@nortoncommercial.com](mailto: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](http://nortoncommercial.com)

# NORTON



**EXECUTIVE SUMMARY**

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0 ENTERPRISE WAY, DAHLONEGA, GA 30533



**OFFERING SUMMARY**

**Sale Price:** \$525,000

**Price / Acre:** \$225,000

**Lot Size:** 2.33 Acres

**Zoning:** Industrial

**Entitlement:** +/- 25,000 ft of Industrial Flex Space

**Utilities:** Water and Power - Will Require Septic

**PROPERTY OVERVIEW**

The Norton Commercial Group is proud to present this rare Industrial-Zoned, graded parcel just 2 turns and 3 miles from explosive growth at the corner of GA-400 and Highway 60. There is very little like it on the market given the development already in place. Site is ideal for an end user looking to build their own facility right away. Owner has conceptual plans for 25,000 SF of Industrial Flex Space across 3 buildings. This parcel is ready for any industrial need. Don't miss it!

**LOCATION OVERVIEW**

The subject property is located just 3 miles and 5 minutes from the rapidly expanding GA-400 corridor and 2.2 miles and 3 minutes to Highway 60 which leads to both Dahlonega and Gainesville, GA. Northeast Georgia Medical Center's Lumpkin Location recently opened in 2Q24 at the intersection of GA-400 and Highway 60 and is set to serve the surrounding area and spark both commercial and residential growth in the area. That is evidenced by the Publix set to open in the next few months with more to come.

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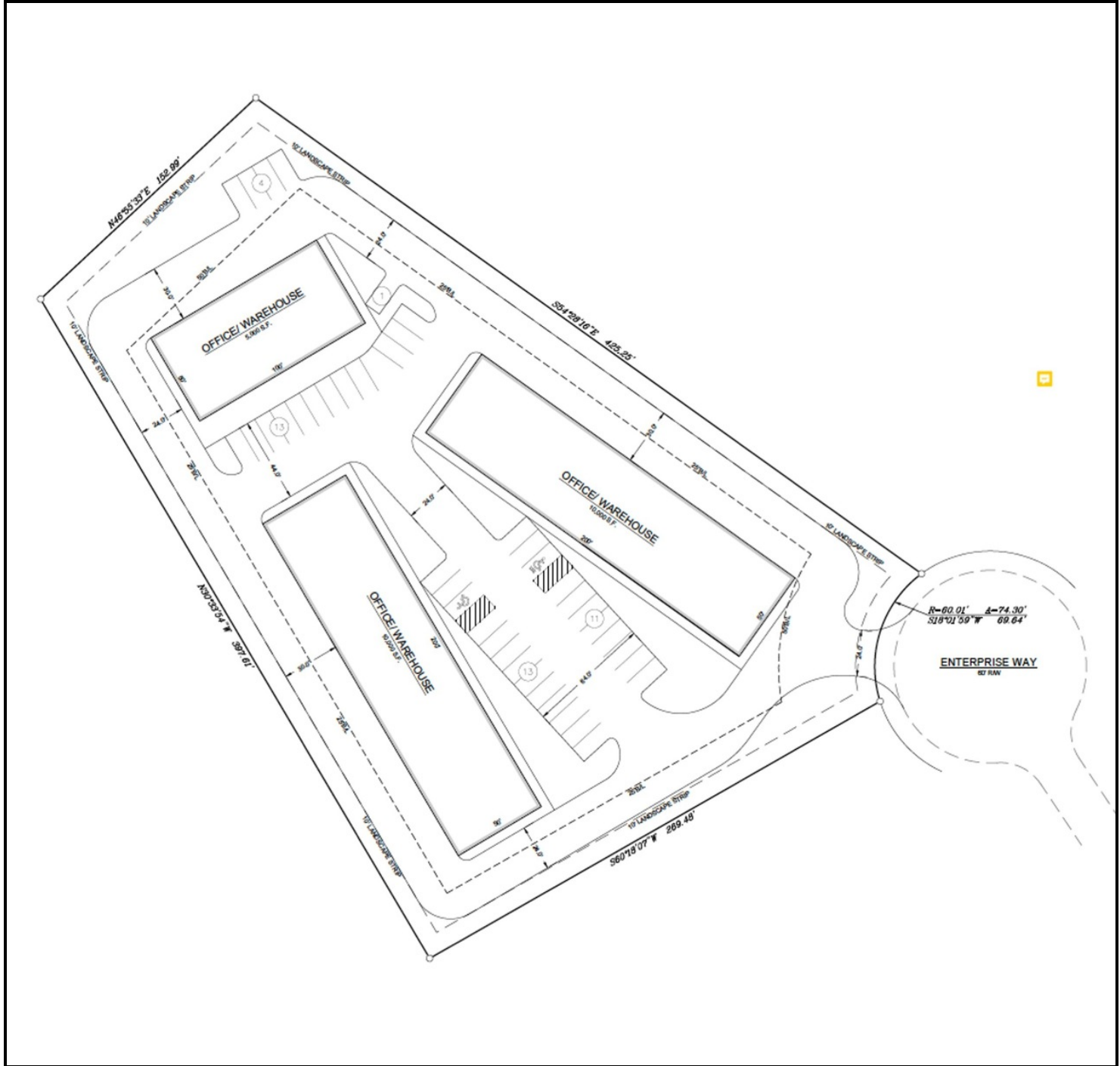
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ADDITIONAL PHOTOS

Conceptual Site Plan - 25,000 SF of Flex Space

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**ADDITIONAL PHOTOS**

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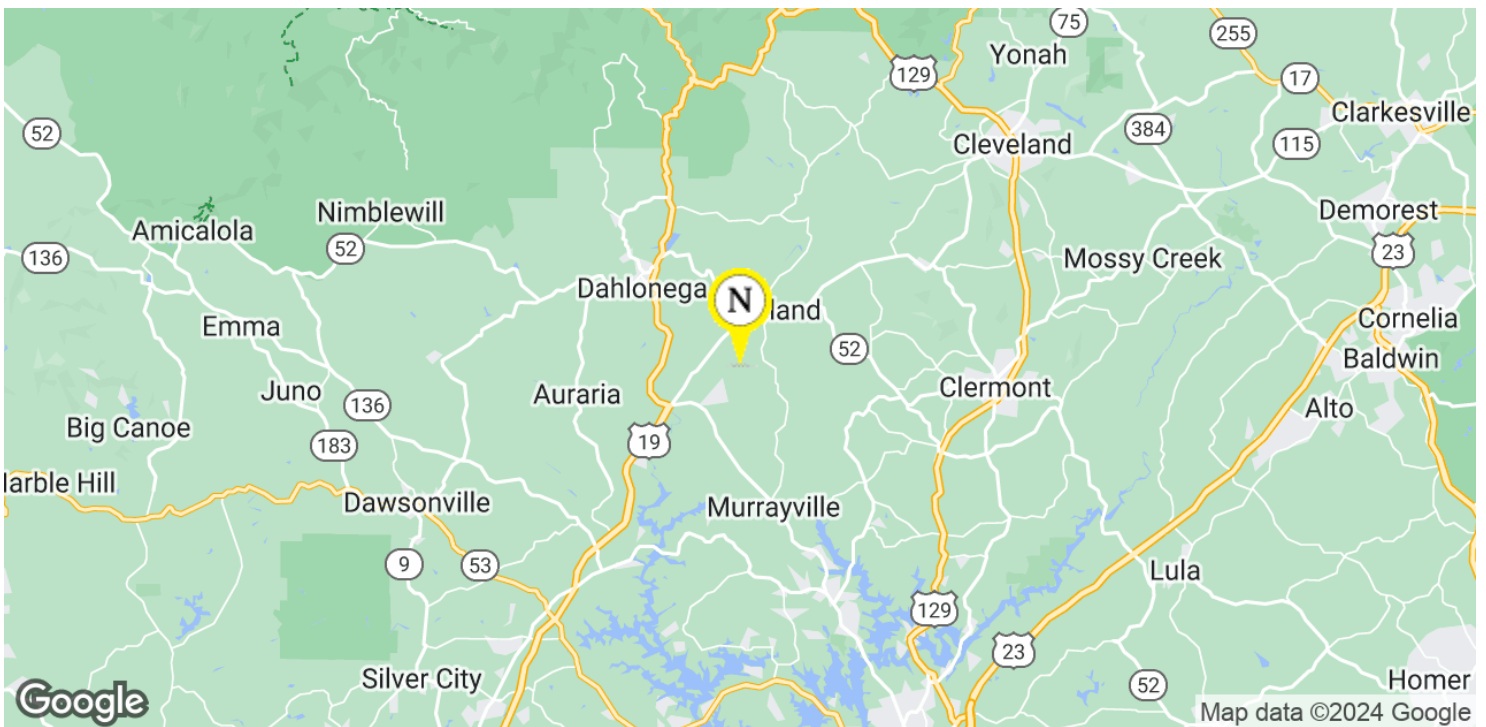
**NORTON**



LOCATION MAP

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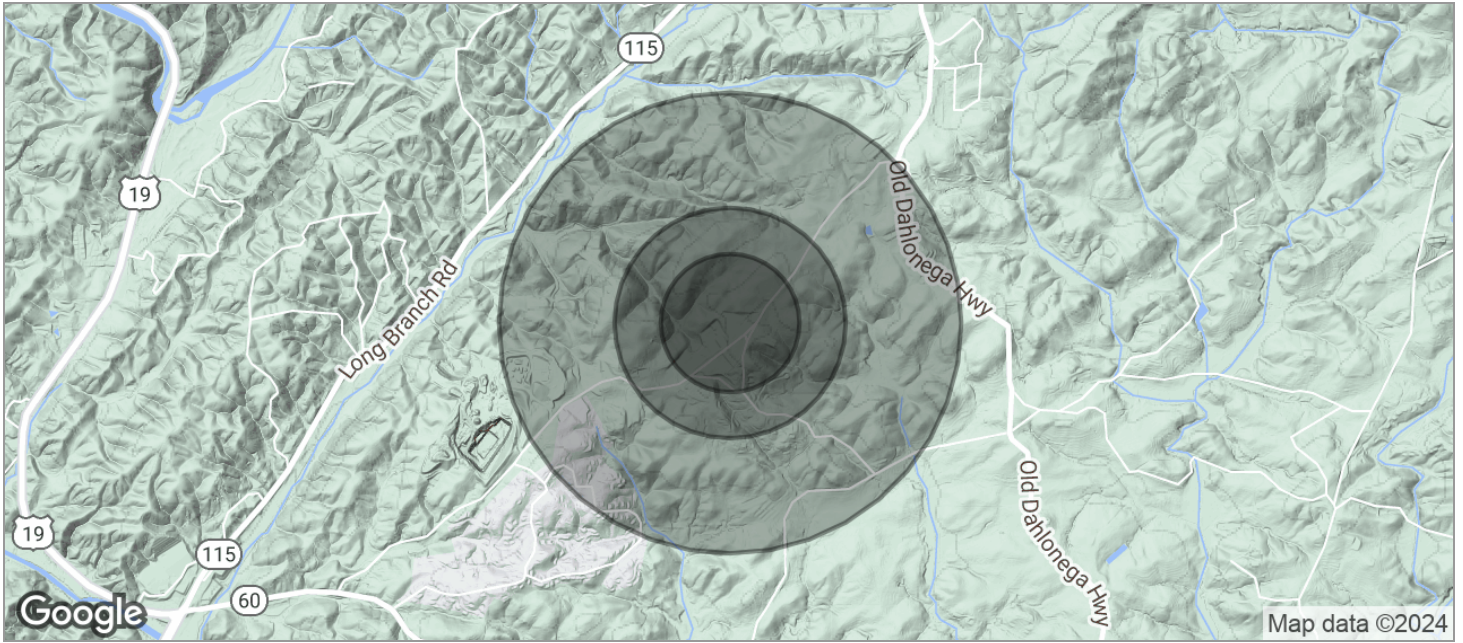




DEMOGRAPHICS MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	58	230	910
MEDIAN AGE	39	39	39
MEDIAN AGE (MALE)	38	39	39
MEDIAN AGE (FEMALE)	40	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	20	81	322
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$81,982	\$81,982	\$82,230
AVERAGE HOUSE VALUE	\$217,409	\$217,409	\$218,866

\* Demographic data derived from 2020 ACS - US Census

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