

FOR SALE

+/- 16.6 Wooded Acres near Lake Lanier - Forsyth County

8205 Old Keith Bridge Rd, Gainesville, GA 30506

For More Information: Zach Tibbs

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Norton Commercial
434 Green Street
Gainesville, GA 30501
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EXECUTIVE SUMMARY

Midsized Acreage Opportunity near Lake Lanier - Forsyth County

8205 OLD KEITH BRIDGE RD, GAINESVILLE, GA 30506



OFFERING SUMMARY

Sale Price:	\$680,600
Price / Acre:	\$41,000
Lot Size:	16.6 Acres
Zoning:	A1 (Agricultural)
Road Frontage:	115 Ft on Old Keith Bridge Road
Utilities:	All available, except sanitary sewer
School Districts:	Chestatee ES Little Mill MS East Forsyth HS

PROPERTY OVERVIEW

The Norton Commercial Acreage Group presents for sale this 16.6 +/- acre lot, zoned AG1, located roughly 1 mile from the intersection of Hwy 53 (Dawsonville Highway) and Keith Bridge Road in NE Forsyth County, GA. With rolling to sloping topography near Lake Lanier, the site is mostly wooded with a small creek through the center of the property and multiple homesites throughout. Approximately 115 feet of road frontage on Old Keith Bridge Road and all utilities are to the site including public water (except sanitary sewer). Site is located within the **highly desirable Forsyth County School System**. The area's exceptional quality of life and good employment opportunities, while remaining relatively affordable, makes this site a superb opportunity as a midsize estate property or minor subdivision.

LOCATION OVERVIEW

Forsyth County has some of the best schools in the state and, according to Niche.com, is consistently in the **top 10 counties in which to live across the USA**. The best of both worlds: less than an hour to Atlanta, 20 minutes to the mountains and mere minutes from Lake Lanier. Easy access to all Gainesville has to offer as well as Chestatee ES (1.8 mi), Little Mill MS (6.3 mi) and East Forsyth HS (4.9 mi). Commercially, there has been an explosion of activity in Dawsonville (Kroger Power Center and Publix Anchored Center) along with the Premium Outlets. Located about halfway between these two commercial nodes, this site is a great option for a minor residential development or midsize estate tract.

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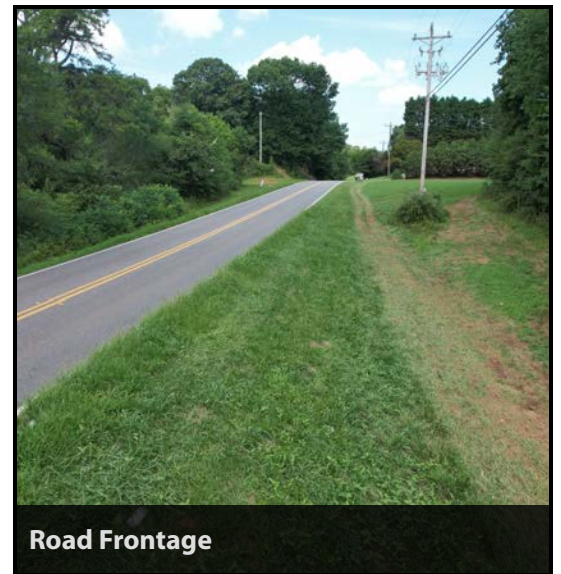
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ADDITIONAL PHOTOS

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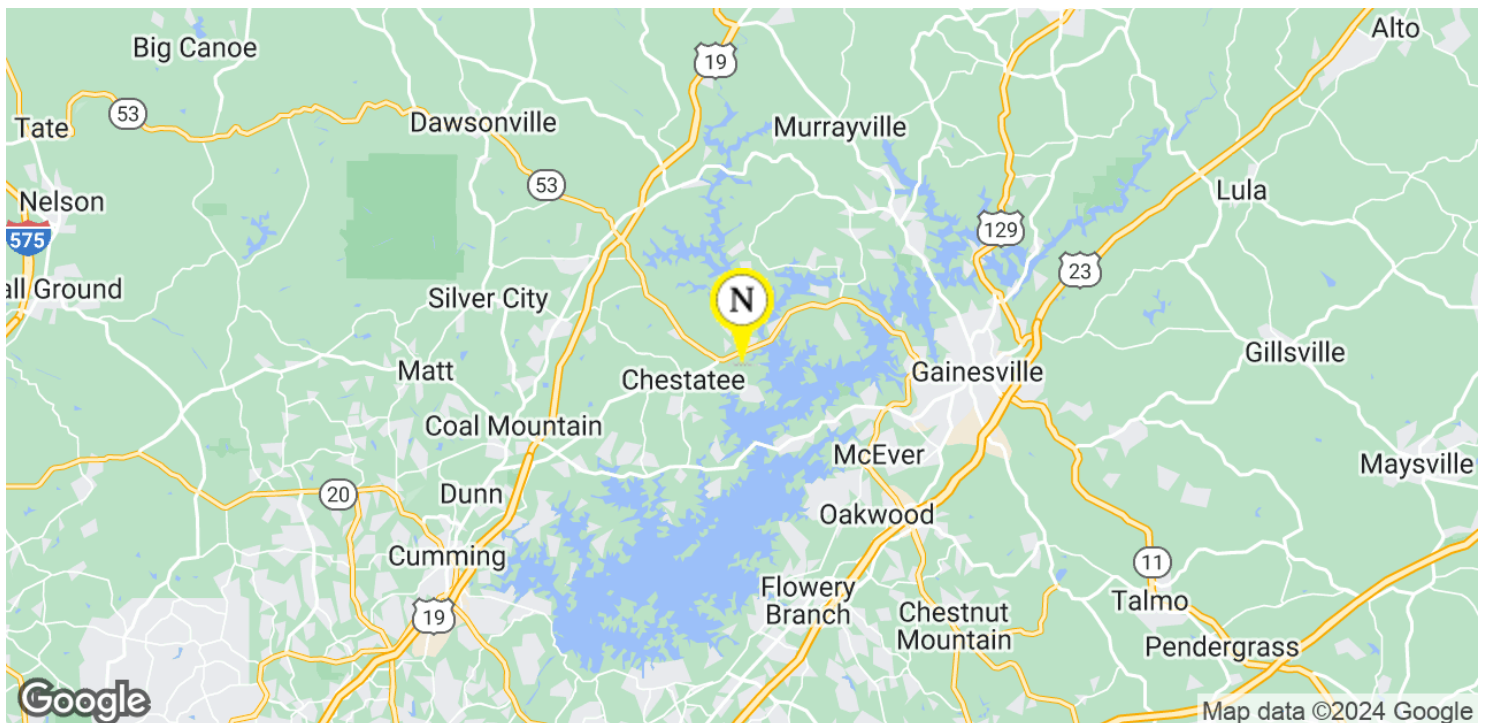
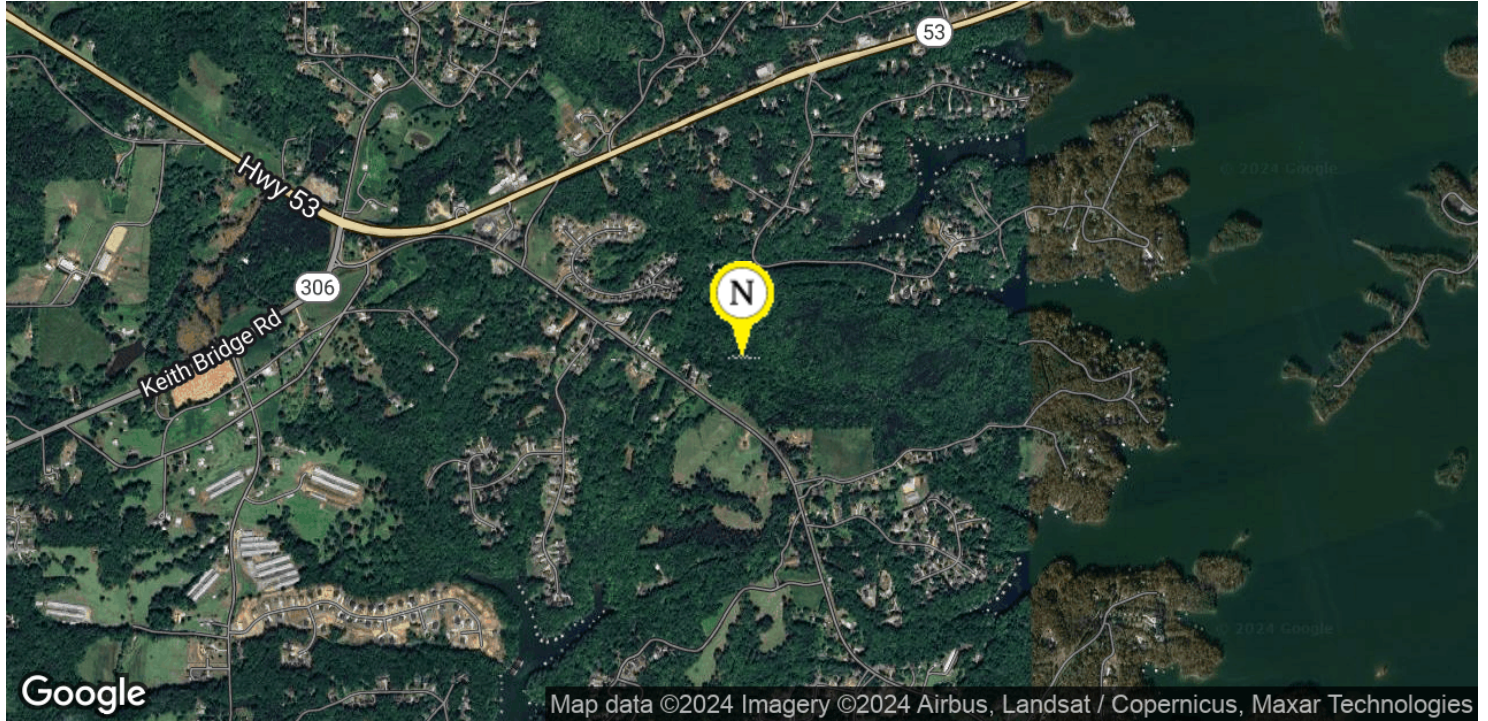
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LOCATION MAP

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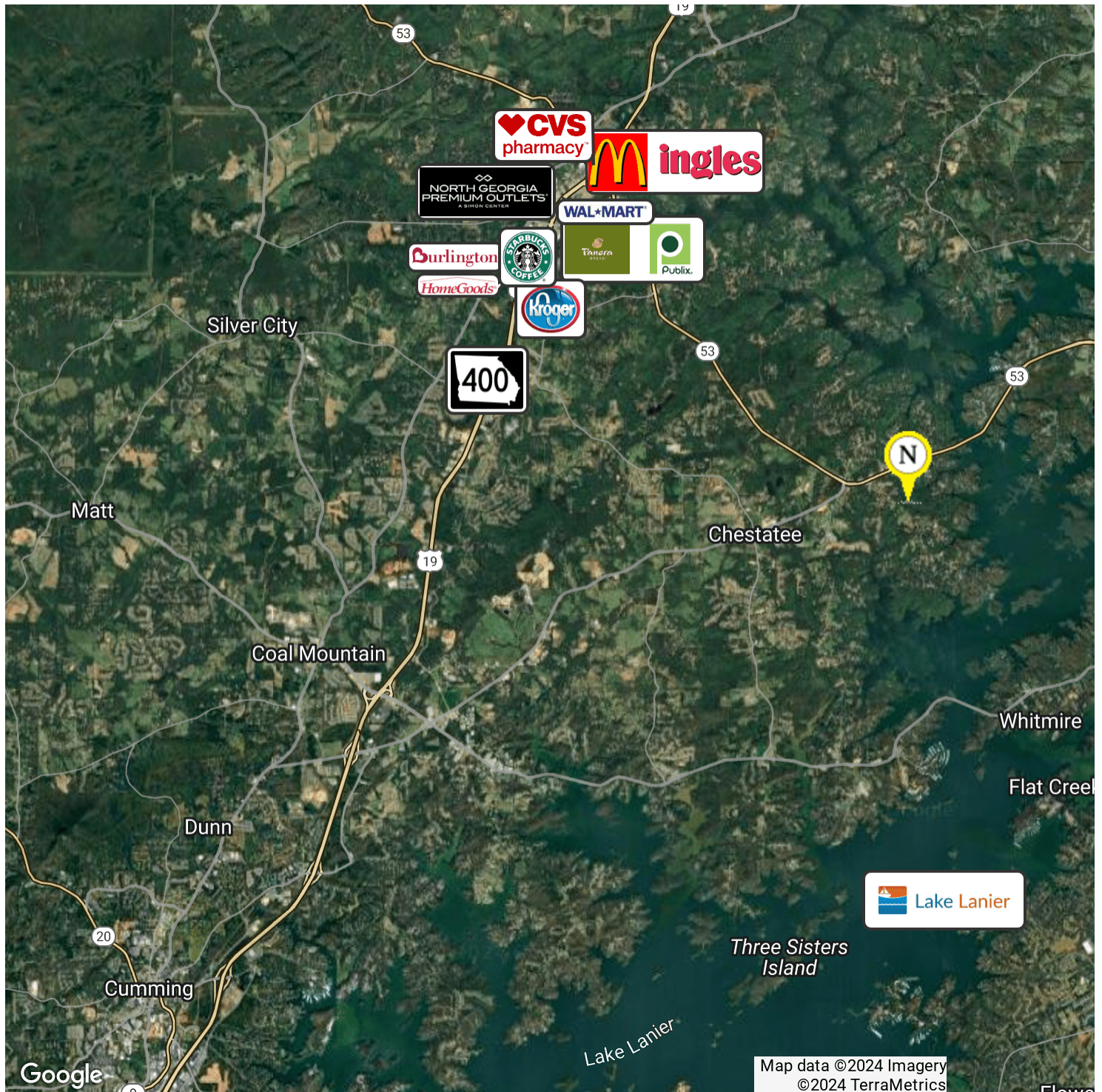
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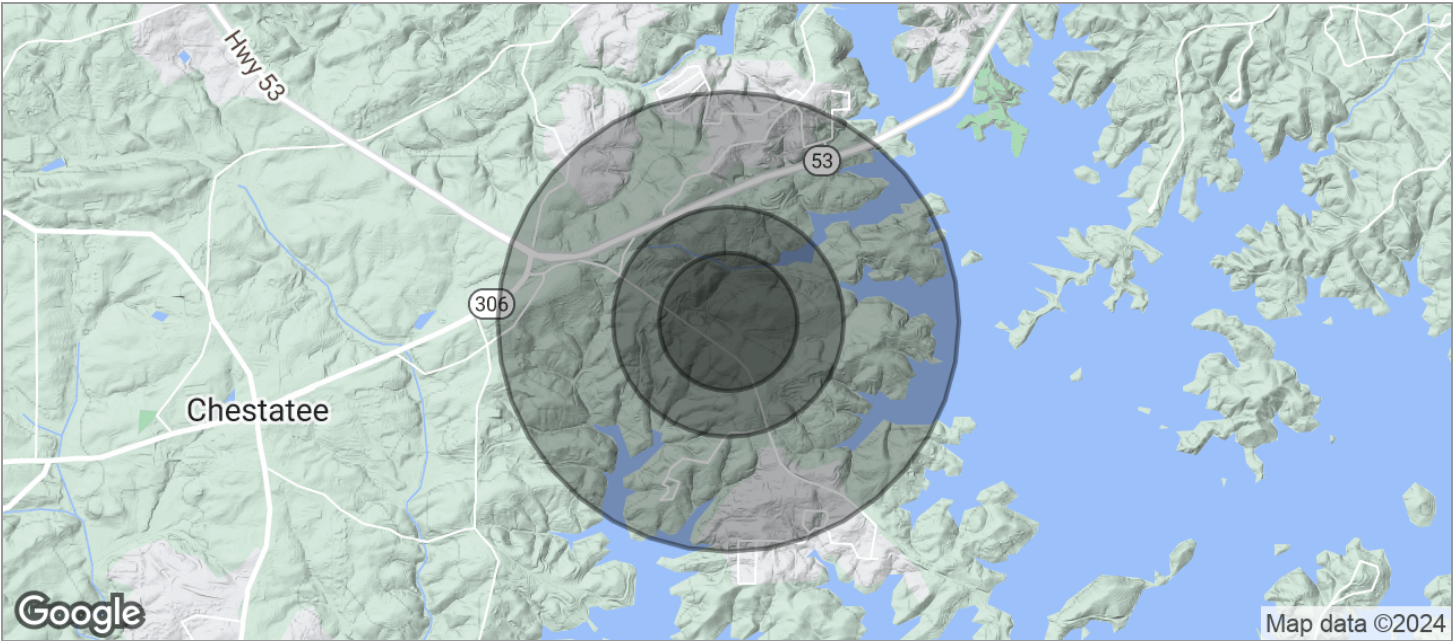
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	168	430	2,046
MEDIAN AGE	43	43	41
MEDIAN AGE (MALE)	42	42	40
MEDIAN AGE (FEMALE)	44	44	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	63	161	763
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$137,053	\$138,539	\$134,747
AVERAGE HOUSE VALUE	\$571,405	\$565,487	\$539,002

* Demographic data derived from 2020 ACS - US Census

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