

# 6670 Nix Rd

Dawsonville, GA 30534

LAND FOR SALE



## PROPERTY DESCRIPTION

Discover the potential of this 1.437 acre land offering, ideally situated in the rapidly growing Dawsonville market. The lot boasts gently rolling topography, providing a beautiful natural setting with excellent privacy. With 155 feet of road frontage and convenient access to GA-400, this site offers both seclusion and connectivity —just minutes from Dawsonville’s retail corridor, schools, and key area employers.

Whether you’re a builder seeking your next project, an investor looking for appreciating land, or an individual dreaming of a custom home surrounded by nature, this parcel delivers versatility and value.

Call today!

## LOCATION DESCRIPTION

Located in the northeast corner of Forsyth County, one mile off of GA-53, and five miles from the North Georgia Premium Outlets in Dawsonville.

## OFFERING SUMMARY

Sale Price:	\$125,000
Lot Size:	1.437 Acres

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	2,114	14,033	62,664
Total Population	5,802	38,364	169,014
Average HH Income	\$142,200	\$138,001	\$118,709

**Patrick Cisco**

404.772.8608

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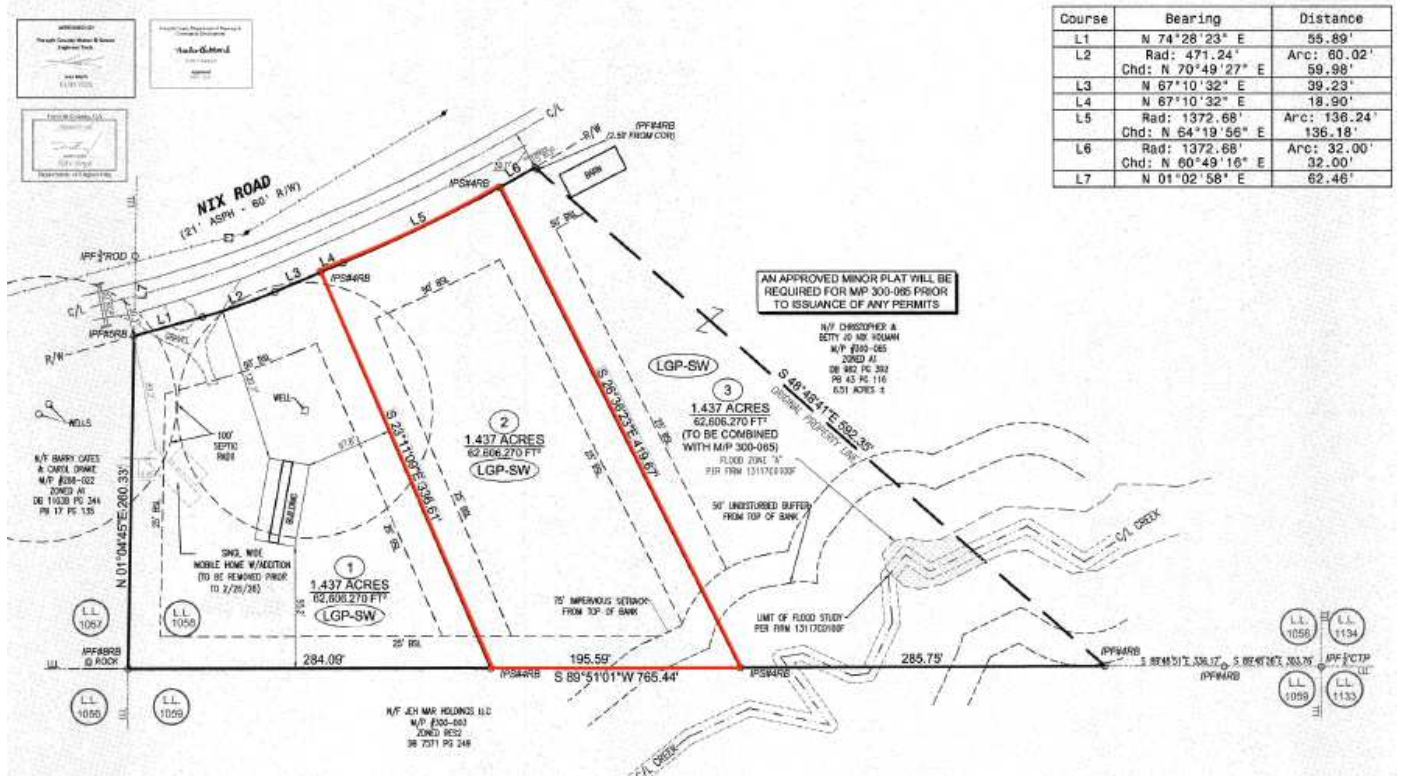




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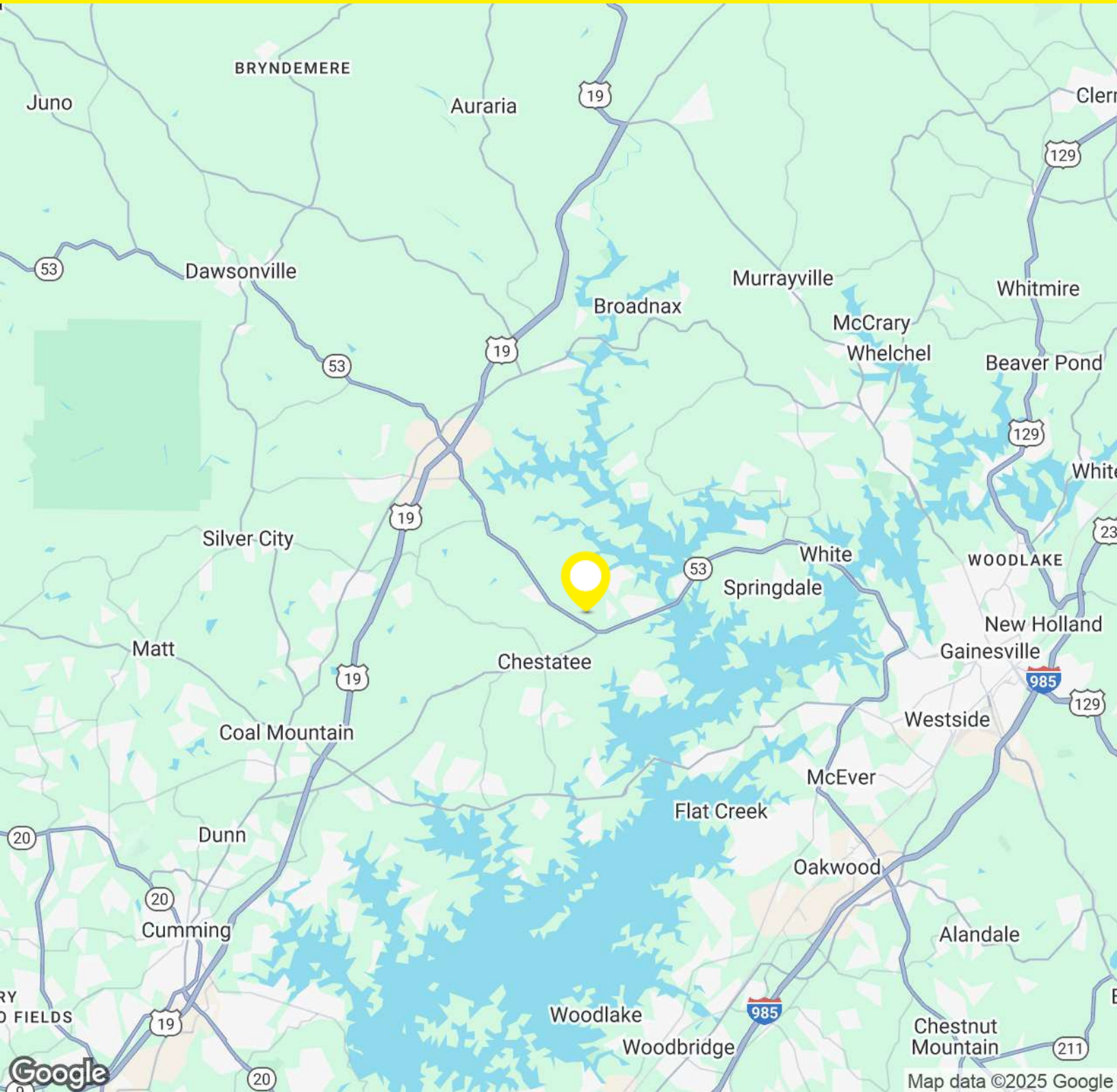




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