

+/-11 ACRES > FOR SALE

DAWSON FOREST RD AND GW TAFFER RD

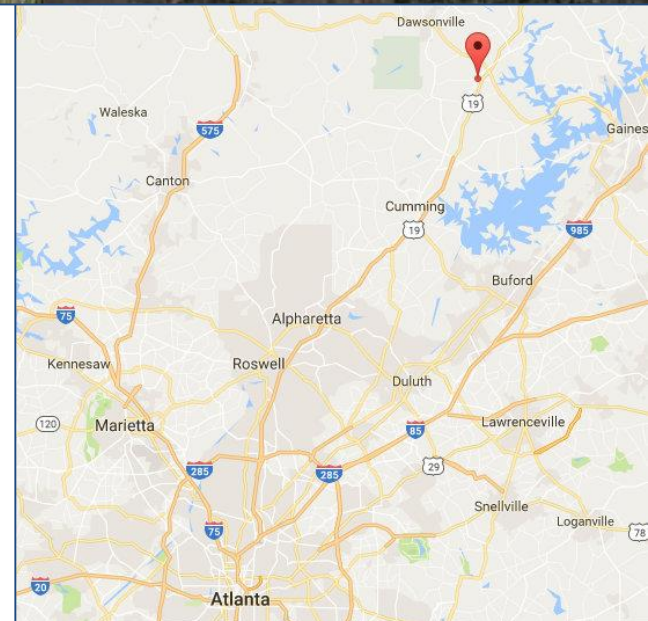


Unincorporated Dawson County, GA 30534



PROPERTY FEATURES

- » +/-11 Acres
- » Zoned: Highway Business Commercial (C-HB)
- » Future Land Use: Commercial Highway
- » Utilities Available On Site
- » Price: \$550,000 (\$50,000/acre)



Michael Crupie - Land Advisory Group
+1 404 574 1065 Direct
michael.crupie@colliers.com

COLLIERS INTERNATIONAL
Promenade, Suite 800
1230 Peachtree St NE
Atlanta, GA 30309-3574
www.colliers.com

DAWSON FOREST RD > SITE DESCRIPTION

> **Size:** +/-11 acres

> **Location:** Dawson Forest Rd, Dawsonville, GA 30534 (PIN: 106 075 013)
From Atlanta, head north on GA-400 to the intersection of Dawson Forest Rd E and GA-400. Turn left on Dawson Forest Rd E and continue west through the roundabout at Dawson Forest Rd E and Lumpkin Campground Rd. Property located on the right (northern side of Dawson Forest Rd E.)

> **Zoning:** Highway Business Commercial (C-HB)

> **Future Land Use:** Commercial Highway

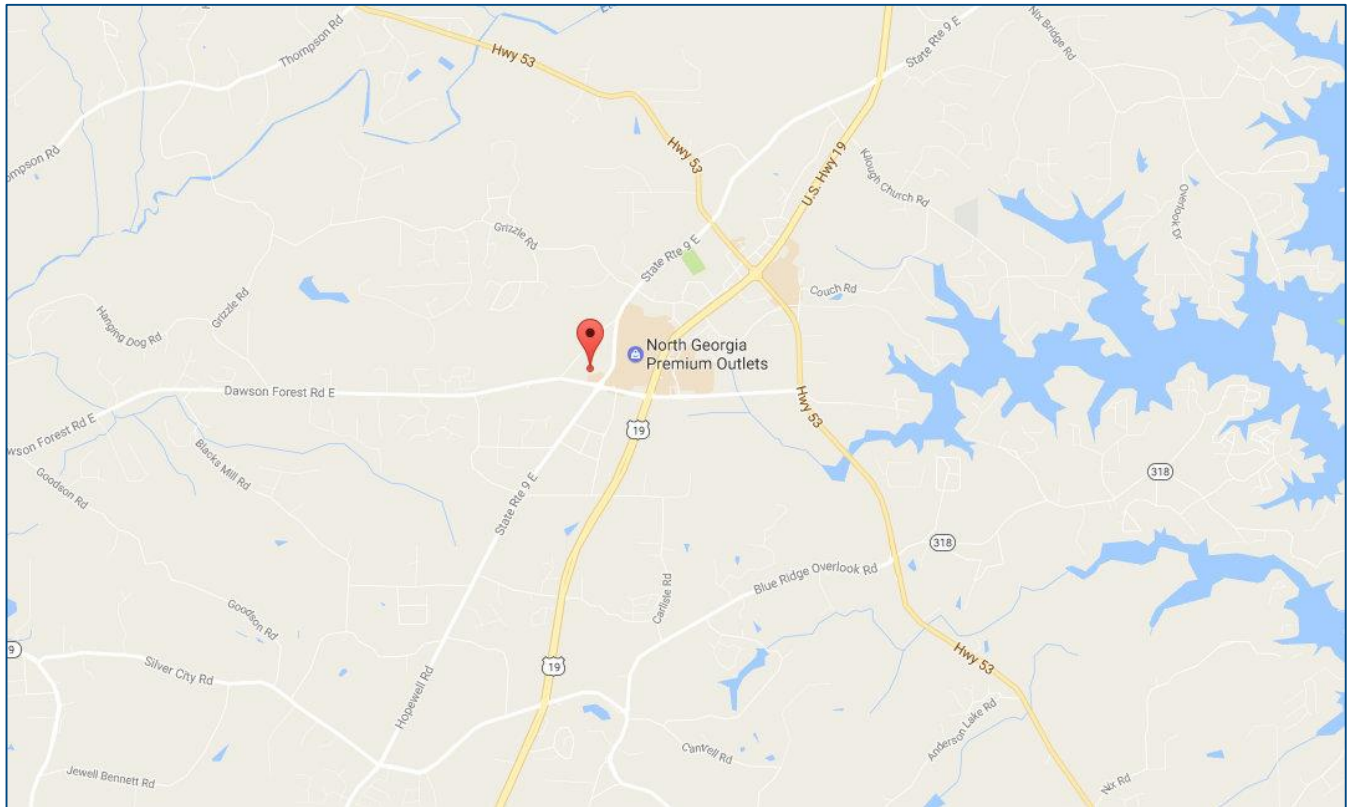
> **Traffic Count:** 5,770 VPD (2015) on Lumpkin Campground Rd S
4,110 VPD (2015) on Dawson Forest Rd E
31,500 VPD (2015) on GA-400 at Dawson Forest Rd

> **Utilities:** Sewer: 8" Ductile Iron Gravity Main
Water: 6" and 8" PVC Water Main

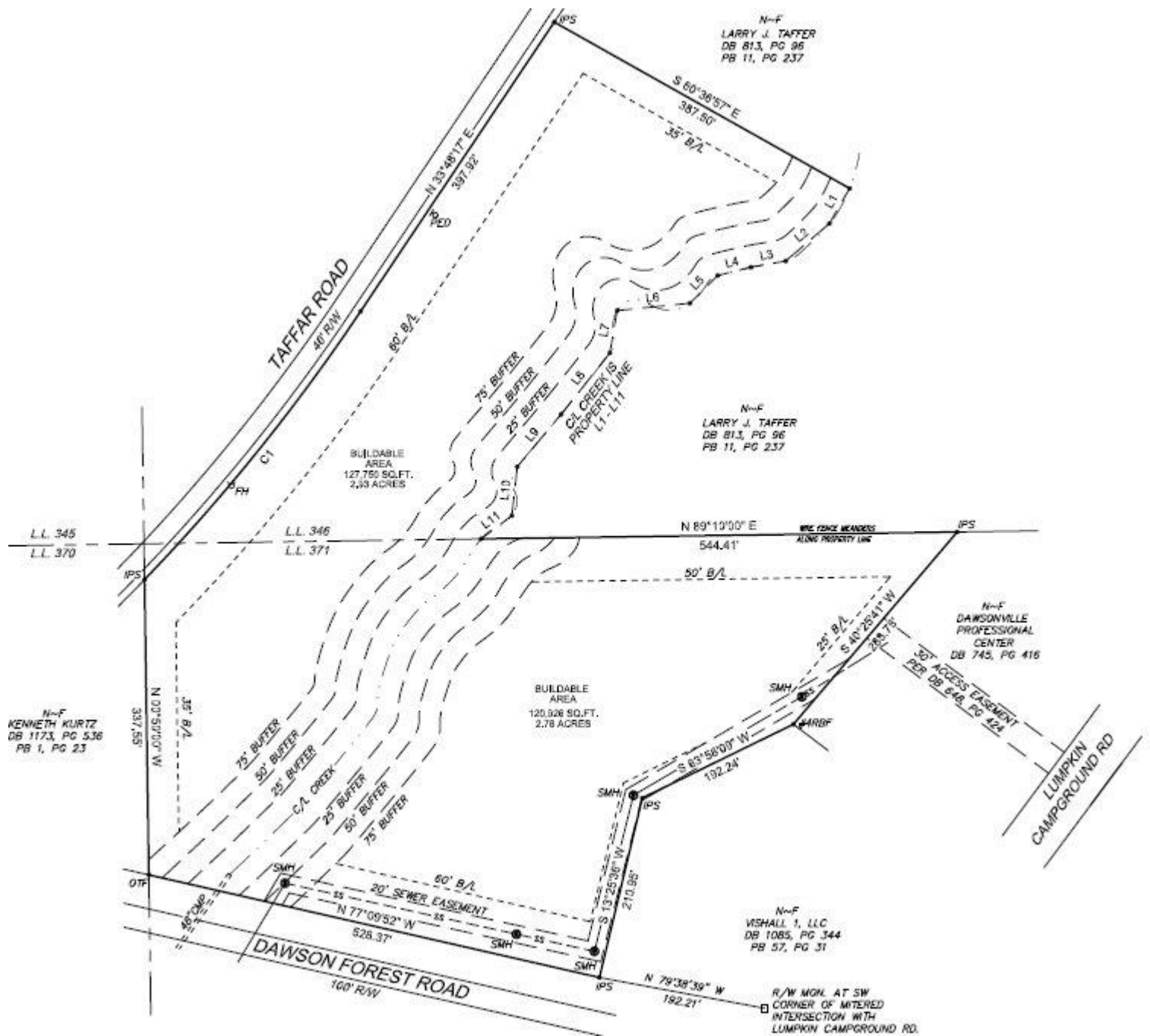
> **Frontage:** +/- 575' on Dawson Forest Rd E
+/- 828' on GW Taffer Rd

> **Price:** \$550,000 (\$50,000/acre)

DAWSON FOREST RD > LOCATION



DAWSON FOREST RD > SURVEY



DAWSON FOREST RD > ZONING/LAND USE



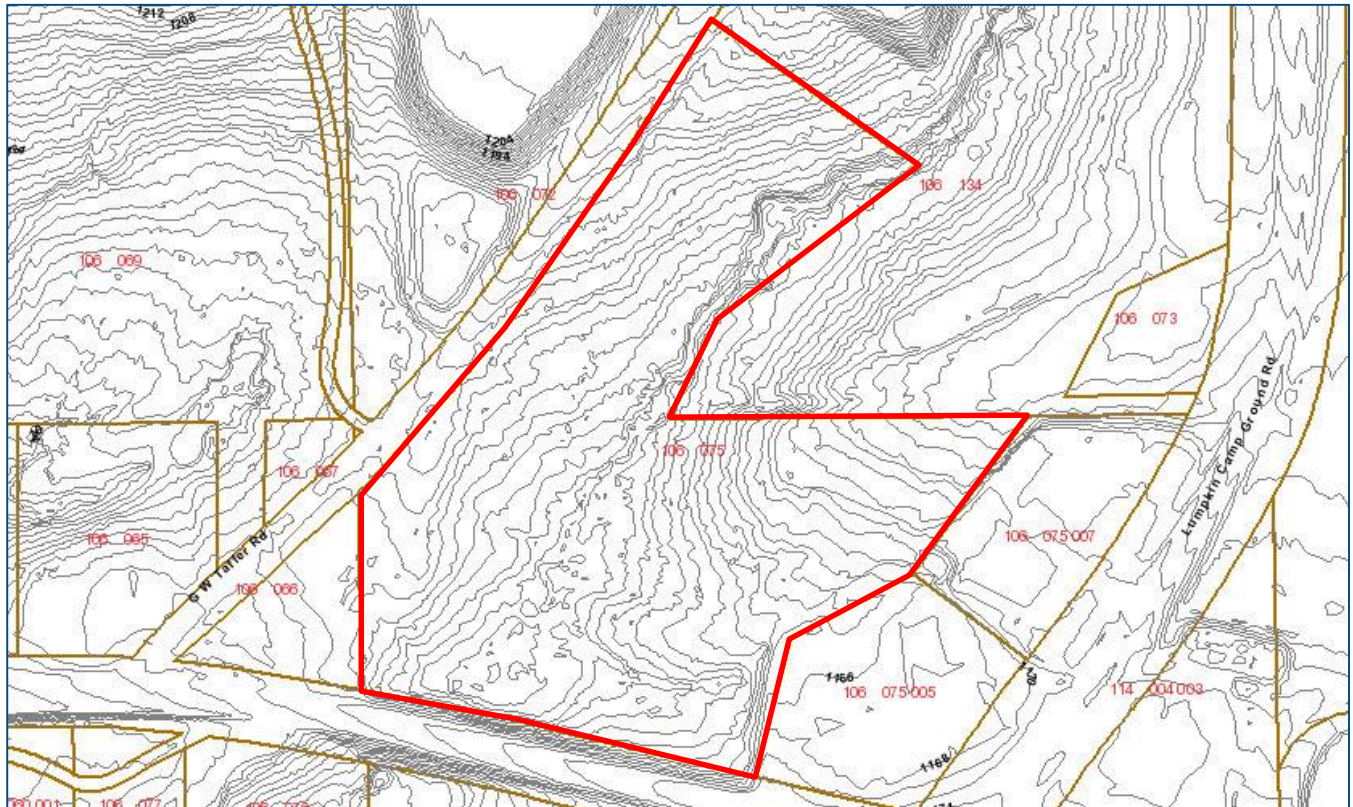
Zoning: C-HB (Highway Business Commercial)

- » Highway Business Commercial districts are areas along major highways thoroughfares or major arterial roadways that provide services to transient customers, or serve a wide area, or depend upon the highway to transport materials or customers
- » Permitted Uses: Any use permitted in C-CB and C-OI zonings, hotel/motel, restaurants, vehicle/boat/farm equipment sales or rental, assisted living, nursing homes, auto/boat repair and service garages, building supplies store, painting/printing/sales outlets, greenhouses and nursery, furniture and appliance store, theatres/bowling alleys/pool halls, radio/television broadcasting, funeral homes, **mini warehouses**, dry cleaning, intensive recreation facilities, landscape supply yards

Future Land Use: Commercial Highway

- » Dedicated to non-industrial business uses, including retail sales, services, and entertainment

DAWSON FOREST RD > TOPO / UTILITIES

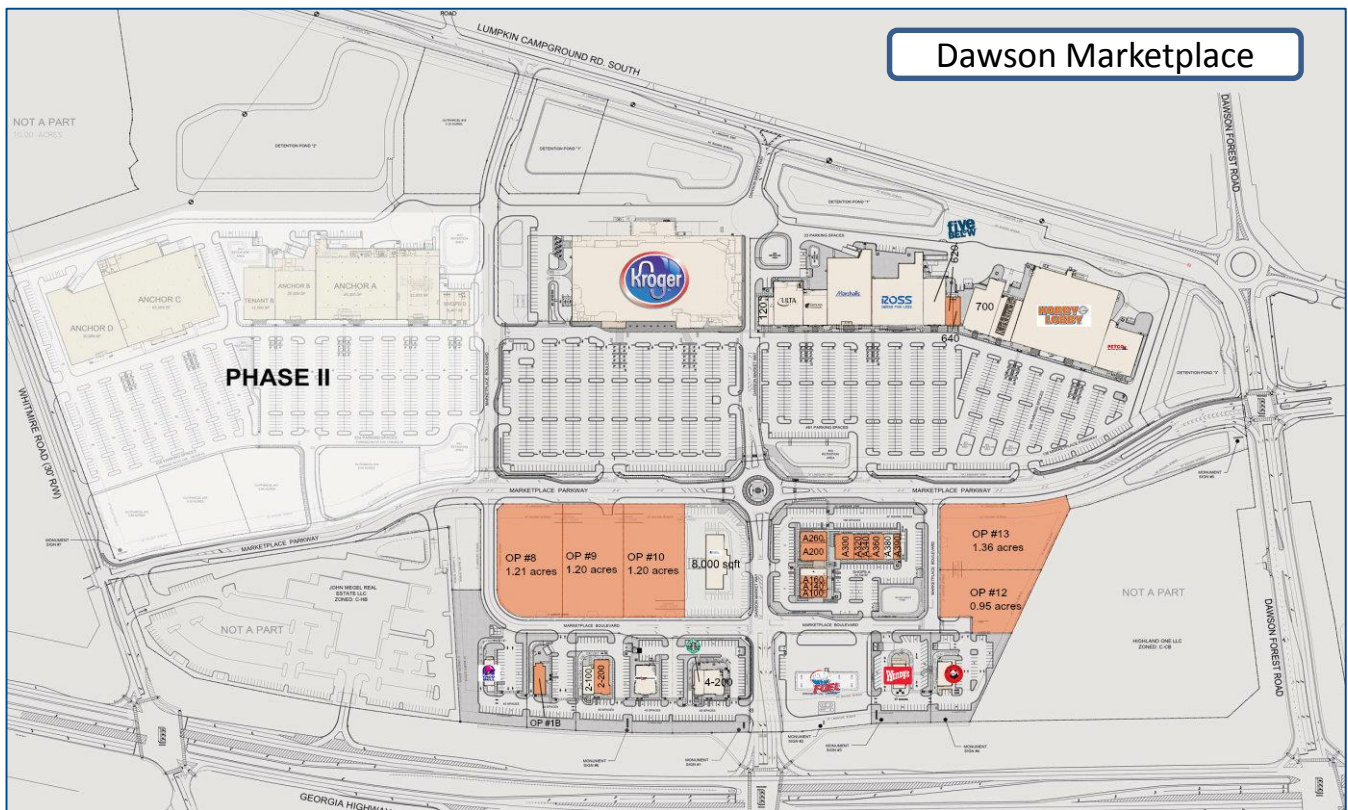


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DAWSON FOREST RD > SURROUNDINGS



DAWSON FOREST RD > NEARBY RETAIL



DAWSON FOREST RD > DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	n/a	5,114	11,889
2015 Female Population	n/a	5,227	12,145
% 2015 Male Population	0.00%	49.45%	49.47%
% 2015 Female Population	0.00%	50.55%	50.53%
2015 Total Population: Adult	n/a	7,908	18,064
2015 Total Daytime Population	n/a	12,097	21,773
2015 Total Employees	n/a	6,181	8,149
2015 Total Population: Median Age	n/a	40	39
2015 Total Population: Adult Median Age	n/a	49	49
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	n/a	10,341	24,034
2015 Households	n/a	3,753	8,391
Population Change 2010-2015	n/a	512	2,222
Household Change 2010-2015	n/a	79	518
% Population Change 2010-2015	0.00%	5.21%	10.19%
% Household Change 2010-2015	0.00%	2.15%	6.58%
Population Change 2000-2015	n/a	2,484	10,458
Household Change 2000-2015	n/a	781	3,350
% Population Change 2000 to 2015	0.00%	31.62%	77.03%
% Household Change 2000 to 2015	0.00%	26.28%	66.46%
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	n/a	3,530	5,789
2015 Occupied Housing Units	n/a	2,972	5,040
2015 Owner Occupied Housing Units	n/a	2,332	4,059
2015 Renter Occupied Housing Units	n/a	640	981
2015 Vacant Housings Units	n/a	557	747
% 2015 Occupied Housing Units	0.00%	84.19%	87.06%
% 2015 Owner occupied housing units	0.00%	78.47%	80.54%
% 2015 Renter occupied housing units	0.00%	21.53%	19.46%
% 2000 Vacant housing units	0.00%	15.78%	12.90%
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	n/a	\$56,970	\$60,912
2015 Household Income: Average	n/a	\$80,857	\$83,315
2015 Per Capita Income	n/a	\$29,345	\$29,088