



Drone Video

GA HWY 400

LEE CASTLEBERRY RD

BLUE RIDGE PKWY

Offering Memorandum

DAWSONVILLE CORNER COMMERCIAL
DEVELOPMENT SITE | 4.5 ACRES



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	3
EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
LOCATION MAPS	6
RETAIL MAPS	7
TAX PLAT	9
SURVEY	10
ABOUT THE AREA	11
BROKER PROFILE	12
CONFIDENTIALITY AGREEMENT	13

Darrell Chapman
Broker
Darrell@BullRealty.com
404-876-1640 x114

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

DAWSONVILLE CORNER COMMERCIAL DEVELOPMENT SITE | 4.5 ACRES

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

EXECUTIVE SUMMARY

DAWSONVILLE CORNER COMMERCIAL DEVELOPMENT SITE | 4.5 ACRES



EXECUTIVE SUMMARY

This 4.5 acre commercial corner site on GA Hwy 400 / Blue Ridge Parkway in dynamic Dawson County, GA is the ideal location for any business looking for high traffic exposure and close proximity to two new grocery anchored retail centers.

The site fronts a newly approved 52 acre mixed use development that will include: 130,000 SF of office space, 31,500 SF of retail space, 141,000 SF of assisted living space, 70,000 SF hotel space, 200 independent living dwelling units, 60 senior duplex dwelling units and 40 residential loft dwelling units over retail space.

The site is cleared and graded with all utilities including some pre-paid sewer capacity, in-place detention, a median break and easy access to GA 400.

CALL FOR OFFERS! Seller is looking to move this highly desirable property in 2022. Offer will be considered until October 30th. A "buy it now" purchase can also be negotiated if it is a clean, quick sale!

PROPERTY HIGHLIGHTS

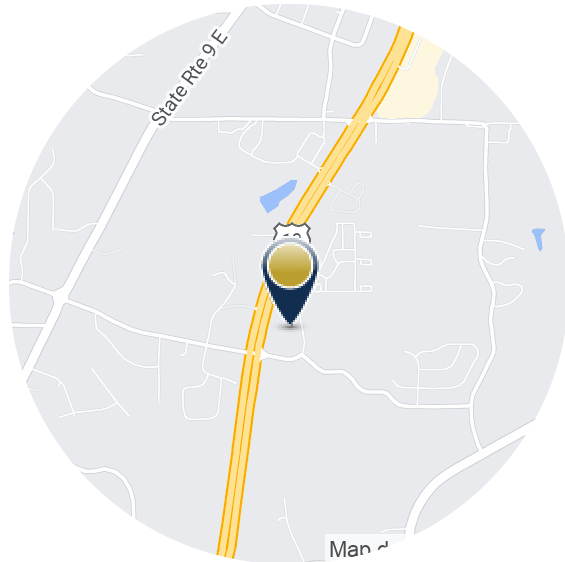
- 4.5 acre corner commercial site
- Parcel ID: 107 319 007
- 575' frontage on GA Hwy 400
- 400' frontage on Blue Ridge Parkway
- Zoned C-PCD
- Detention in place
- Cleared and graded
- All utilities available on site
- 30,000 + vehicles per day

PRICE | \$1,650,000

PROPERTY OVERVIEW

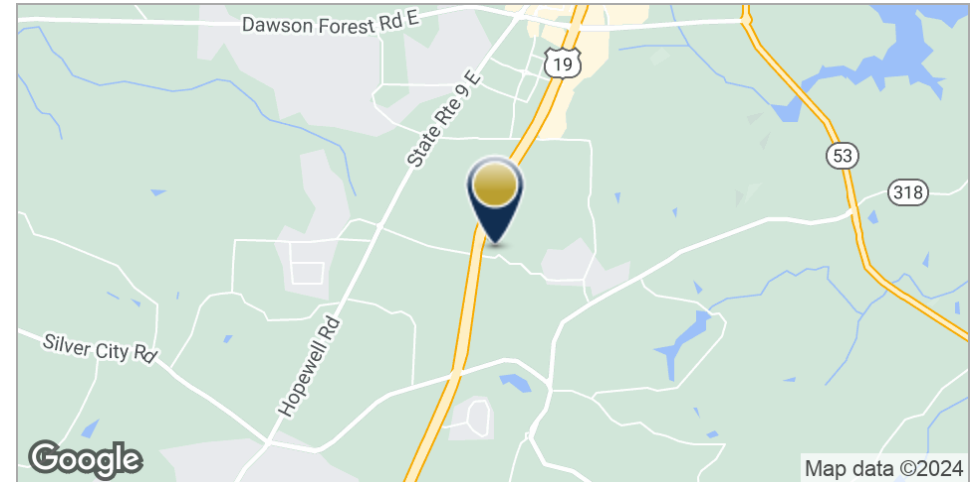
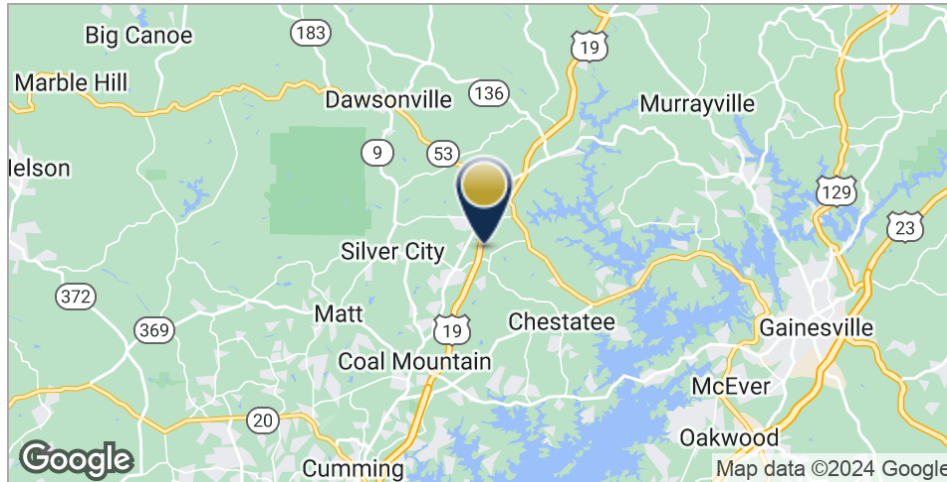
DAWSONVILLE CORNER COMMERCIAL DEVELOPMENT SITE | 4.5 ACRES

Address:	4.5 Acres GA Hwy 400, Dawsonville, GA 30534
County:	Dawson
Site Size:	4.5 acres
Parcel ID:	107 319 007
Zoning:	C-PCD
Proposed Use:	Retail development
Sale Price:	\$1,650,000



LOCATION MAPS

DAWSONVILLE CORNER COMMERCIAL DEVELOPMENT SITE | 4.5 ACRES



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,190	30,535	114,774
MEDIAN AGE	37.6	37.5	37.2
MEDIAN AGE (MALE)	37.2	37.2	36.8
MEDIAN AGE (FEMALE)	37.8	37.8	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	429	10,726	40,755
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$70,522	\$82,184	\$85,300
AVERAGE HOUSE VALUE	\$269,622	\$259,845	\$269,848

Source: ESRI

LOCATION DESCRIPTION

Dawson Marketplace (a new Publix anchored shopping center), Dawson Crossroads (a new Kroger anchored shopping center) and the North Georgia Premium Outlets are all within one mile. Northside Hospital and Northeast Georgia Medical Center have both recently built 30,000 SF urgent care facilities with medical services in close proximity to the site.

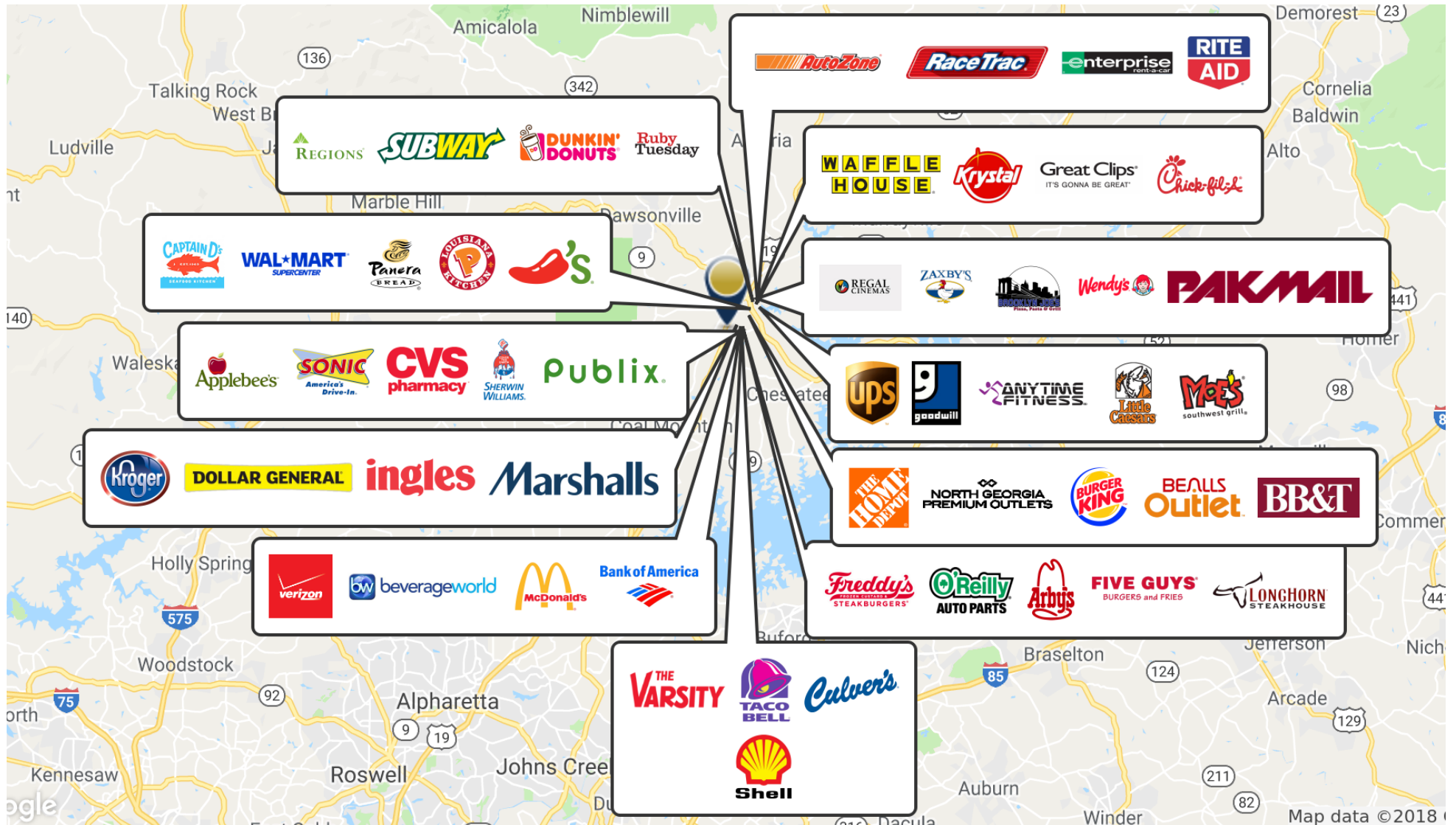
RETAIL MAP

DAWSONVILLE CORNER COMMERCIAL DEVELOPMENT SITE | 4.5 ACRES



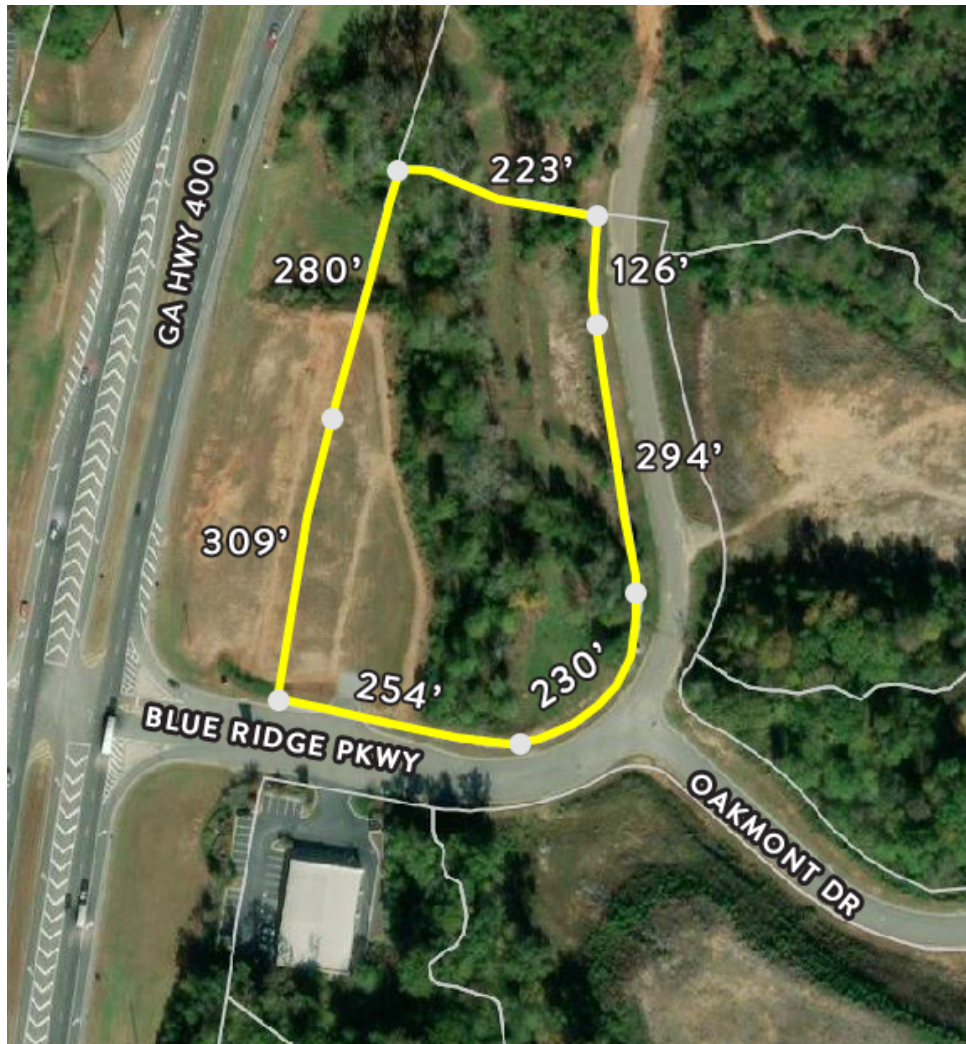
RETAIL MAPS

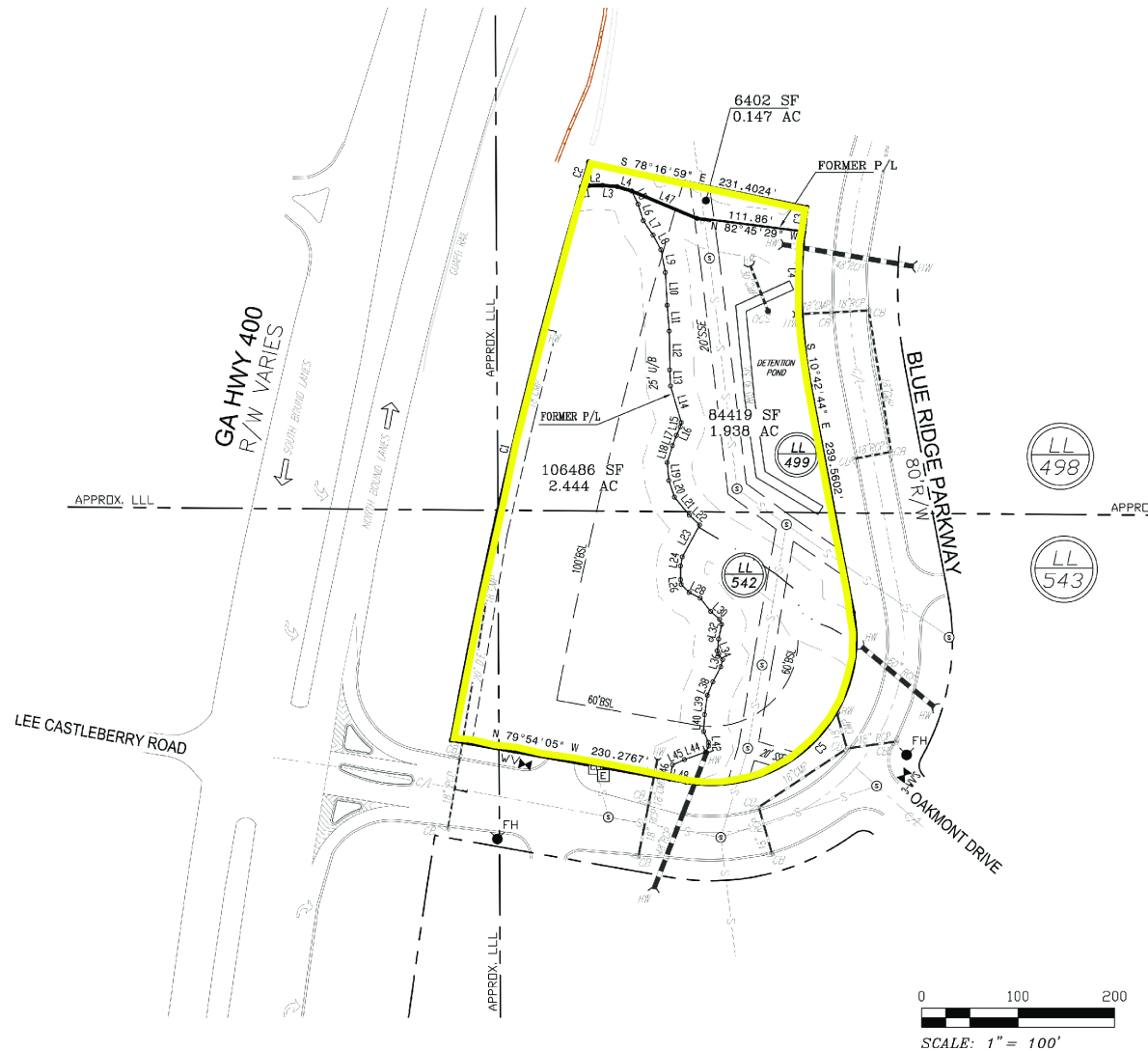
DAWSONVILLE CORNER COMMERCIAL DEVELOPMENT SITE | 4.5 ACRES



TAX PLAT

DAWSONVILLE CORNER COMMERCIAL DEVELOPMENT SITE | 4.5 ACRES





ABOUT THE AREA

DAWSONVILLE CORNER COMMERCIAL DEVELOPMENT SITE | 4.5 ACRES

DAWSONVILLE

Dawsonville, GA is the official government seat of Dawson County and is located about 10 miles northwest of Lake Lanier, a beautiful man-made reservoir that is used as a source of drinking water by the City of Atlanta.

Dawsonville is 10 miles south of Amicalola State Park which contains Amicalola Falls, the tallest cascading waterfall in America east of the Mississippi River. Millions of people travel to Lake Lanier and Amicalola State Park each year to enjoy sightseeing, swimming, boating, camping, fishing, and tourism accounts for a significant portion of Dawson County's economy.

Dawsonville hosts a number of festivals and events, including The Mountain Moonshine Festival the 4th weekend in October. The Dawsonville town square comes alive with cars, arts and crafts displays, clogging, and other entertainment.

Dawsonville is also the home of NASCAR Champion, Bill Elliott. Stop by the Georgia Racing Hall of Fame Museum to see a large display of racing memorabilia.



Source: Enter text here



DARRELL CHAPMAN

Broker



Bull Realty Inc.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

404-876-1640 x114
Darrell@BullRealty.com



Professional Background

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show.

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 4.5 Acres GA Hwy 400. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

Darrell Chapman
404-876-1640 x114
Darrell@BullRealty.com

