

WHITMIRE DR

 **RaceTrac**

 **MIDGARD**
Self STORAGE

GEORGIA 400 S

OFFERING MEMORANDUM

Commercial Land Development ±12 Acres | GA 400

1554 GA-400
Dawsonville, GA 30534

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing brokers 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 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 to purchase the Property 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 to purchase 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 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 Owner. 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. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

EXECUTIVE SUMMARY

±12 Acres with two retail outparcels, with direct access, excellent visibility, and frontage on GA 400. All utilities are available including sewer. RaceTrac Petroleum constructed one of their new Flagship stores on the corner in 2011, and it has proven to be one of their top producing stores in the region. RaceTrac recently added a new Truck Fueling Center. This is the last undeveloped retail tract in this busy commercial corridor and it will likely be the next to be developed in the county.

The adjacent property to the north is home to Dawson Marketplace, a regional retail center anchored by Kroger Super Center. A few hundred yards further north on the east side of Georgia Highway 400 is Dawson Crossroads, a Publix anchored retail center. Home Depot, Super Walmart, Ingles, and several small strip centers are also within 1-2 miles. Two new apartment complexes are filling up nearby, with several new subdivisions under contraction as well. Two large medical campuses (Northside Hospital and Northeast Georgia Medical Center) are expanding their footprint along this commercial corridor as well.

Owners have completed multiple development plans available to potential purchasers.

HIGHLIGHTS

- ±12 Acres zoned CHB
- Parcel ID: 107-078-003
- Close proximity to North Georgia Premium Outlets
- Full access to GA 400
- 800 FT of frontage on GA Highway 400
- Zoning allows for wide variety of uses
- Stormwater Detention in place
- Adjacent to Dawson Marketplace and Dawson Crossroads retail centers
- Average Household Income: \$131,169



PROPERTY INFORMATION

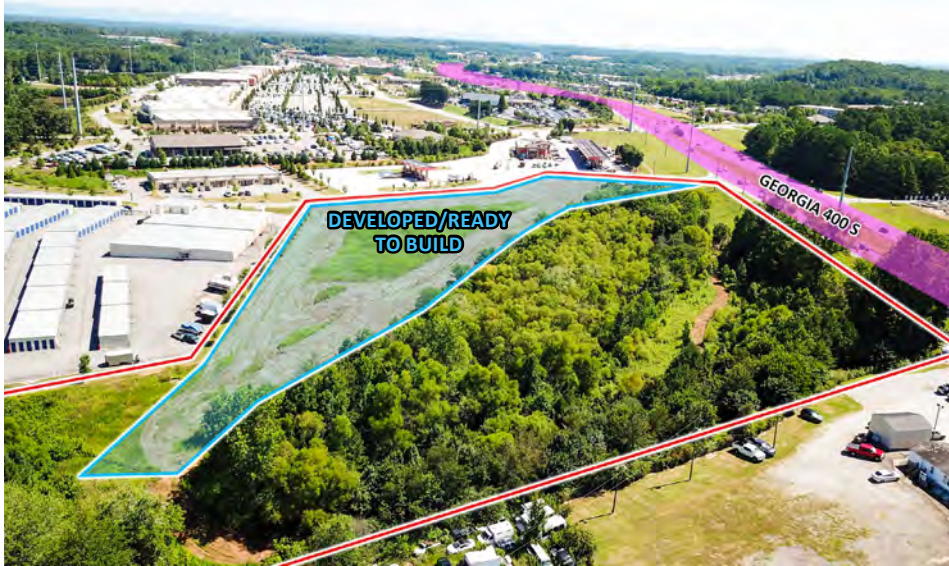
ADDRESS	1554 GA-400 Dawsonville, GA 30534
SITE SIZE	±12 Acres
ZONING	CHB
PARCEL ID	107-078-003
UTILITIES AVAILABLE	All
SIGNAGE	Monument
FRONTAGE	800' on GA 400
PROPOSED USE	Retail
SALE PRICE	\$2,750,000



PARCEL MAP



AERIALS



AERIALS



AERIALS



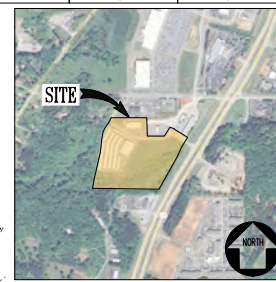
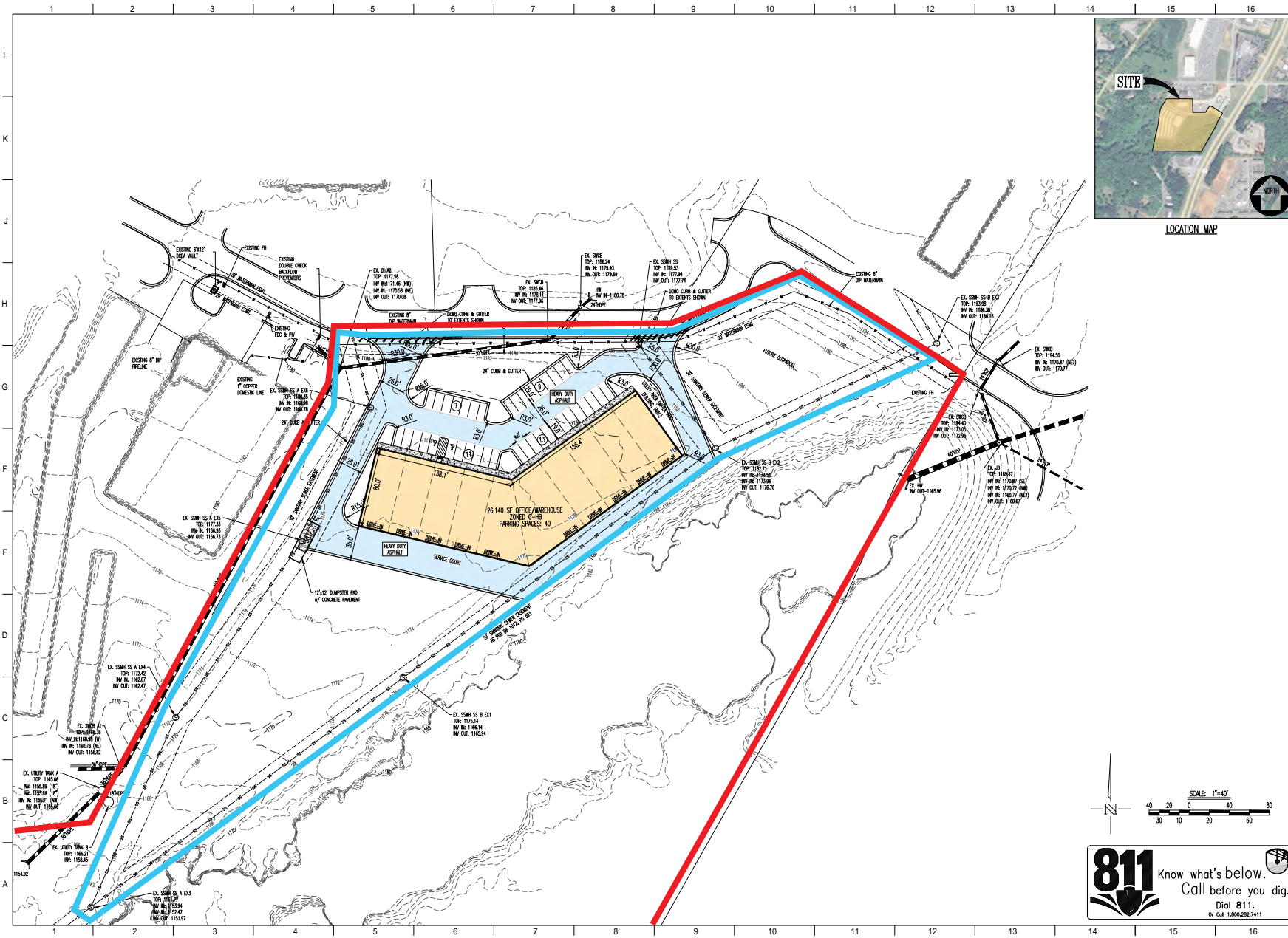
PROPERTY PHOTOS



PROPERTY PHOTOS



CONCEPTUAL SITE PLAN



CSC DESIGN, INC.
 ARCHITECTS & ENGINEERS
 135 P. Rickman Industrial Dr.
 Suite 100, Canton, GA 30115
 (770) 345-2579



Preliminary

CSC LEVEL II
 CERTIFICATION 0000039613
 EXPIRES 11-1-24

JOB: 24-007
 DRW: MC2
 CHK: MC2

REVISIONS	NUMBER	DATE	COMMENTS
	1	2/27/24	CONCEPTUAL SITE PLAN

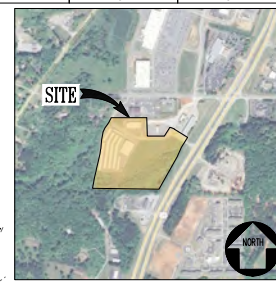
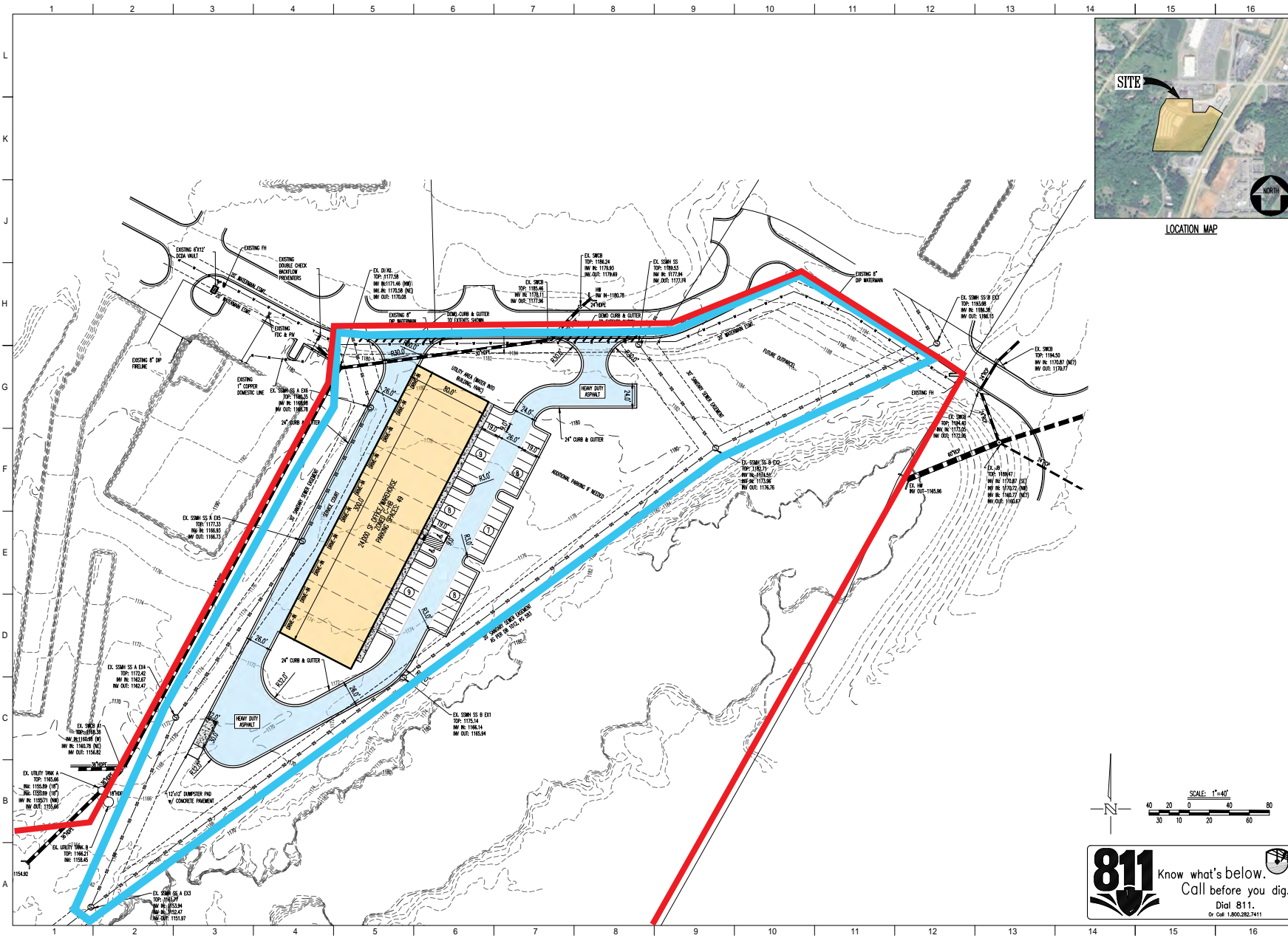
124 STORAGE WAY
 124 STORAGE WAY - SECTION
 474 & 455 - SECTION
 DANSON COUNTY, GA

CONCEPTUAL
 SITE
 PLAN
C-1
 DATE: 02/27/2024

SCALE: 1"=40'

811 Know what's below.
 Call before you dig.
 Dial 811.
 or Call 1.800.282.7411

CONCEPTUAL SITE PLAN



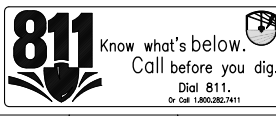
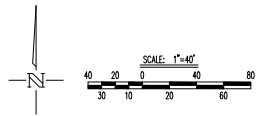
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JOB:	24-007		
DRW:	MC2		
CHK:	MC2		
REVISIONS	NUMBER	DATE	COMMENTS
	1	2/27/24	CONCEPTUAL SITE PLAN

124 STORAGE WAY
 124 STORAGE WAY - SECTION
 474 & 452 - SECTION
 DANSON COUNTY, GA

CONCEPTUAL SITE PLAN
C-1
 DATE: 02/27/2024



ABOUT THE AREA

DAWSONVILLE, GEORGIA

Dawsonville, GA, located approximately 55 miles north of Downtown Atlanta, is the government seat of Dawson County. It is located about 10 miles northwest of Lake Lanier. Lake Lanier, maintained by the Army Corp of Engineers, has over 1,000 miles of shoreline and is a large recreational venue for boaters and second homes. In fact, over 10 million people visit Lake Lanier annually.

As a result of the expansion of GA-400, the area has grown significantly, leading to the development of the North Georgia Premium Outlets and later, the big box retailers and national food chains. Dawsonville is the gateway to many North Georgia attractions including Dahlonega and nearby Amicalola State Park which contains Amicalola Falls, the tallest cascading waterfall in America east of the Mississippi River. Lake Lanier has many recreational activities including swimming, fishing and boating. Dawson County has been the beneficiary of many Atlantans who want to get out of the “bigger city” and enjoy a more suburban, but accessible lifestyle.

Dawsonville continues to put out the “welcome mat” for locals and tourists and hosts a number of festivals and events, including The Mountain Moonshine Festival the 4th weekend in October. The Dawsonville town square comes alive with plays, clogging, and other entertainment.



Amicalola Falls State Park



Downtown Dahlonega



North Georgia Premium Outlets

IN THE AREA



IN THE AREA



DEMOGRAPHICS

POPULATION



1 MILE	3 MILES	5 MILES
2,373	20,413	41,317

HOUSEHOLDS



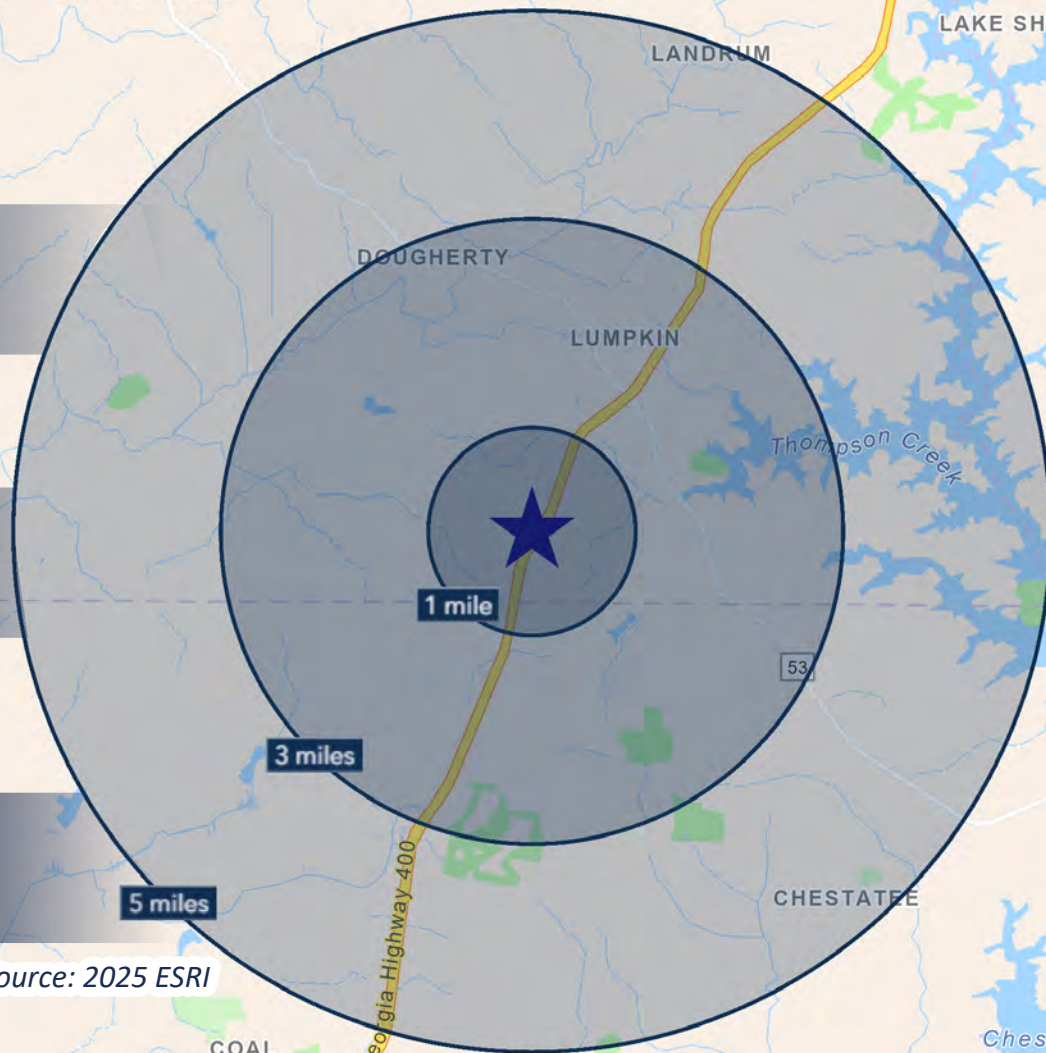
1 MILE	3 MILES	5 MILES
989	7,248	14,519

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$117,524	\$137,203	\$138,780

Source: 2025 ESRI



BROKER PROFILE



DARRELL CHAPMAN

Partner

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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 leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

CONNECT WITH US:

<https://www.bullrealty.com/>



27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

