



Newly Remodeled Commercial House with Retail Exposure



±3,391 SF | Dawsonville, GA

TABLE OF CONTENTS

PROPERTY OVERVIEW	03
PROPERTY PHOTOS	04
ABOUT THE AREA	07
IN THE AREA	08
DEMOGRAPHIC OVERVIEW	09
BROKER PROFILE	10
ABOUT BULL REALTY	11
DISCLAIMER & LIMITING CONDITIONS	12
CONFIDENTIALITY AGREEMENT	13

CONTACT INFORMATION

DARRELL CHAPMAN

Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 x 114

BULL REALTY, INC.

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

PROPERTY OVERVIEW

[CLICK HERE TO VIEW ADJACENT PROPERTY FOR SALE](#)

Unique, newly remodeled historical house with classic aesthetics and great exposure on busy Hwy 9 in picturesque Downtown Dawsonville GA. Originally built in 1930, the ABBA House was most recently used as a personal care home licensed for 12 beds. The roof is fairly recent and no significant deferred maintenance issues are known. The property lends itself to a variety of commercial uses, such as office, medical, hair salon, day spa, and could also be a private home. Short term rental is another possibility. The adjoining property is also available, and could be purchased as a package.

HIGHLIGHTS

- Newly renovated 1930 house with timeless character
- Charming blend of classic architecture and modern updates
- Prime location in Downtown Dawsonville
- Walkable downtown setting with strong traffic exposure and great retail exposure
- Several possible uses including office, medical, salon, spa, or boutique concepts
- Possible assemblage with adjoining property
- Strong 5-mile demographics with a population over 14,000 and an average household income of \$108,642

BUILDING

ADDRESS	336 Hwy 9 South, Dawsonville, Georgia 30534
COUNTY	Dawson
BUILDING SIZE	±3,391 SF
SITE SIZE	±0.54 AC
YEAR BUILT/RENOVATED	1930/2026
POSSIBLE USES	Office, Medical, Personal Care, and others permitted by zoning
ZONING	CBD
PARCEL ID	D02-000-027-00
PARKING	10 Spaces
FRONTAGE	75' Hwy 9
TRAFFIC COUNTS	±5,000 VPD on Hwy 9



SALE PRICE: \$450,000







ABOUT THE AREA

DAWSONVILLE, GEORGIA

Dawsonville, GA, located approximately 55 miles north of Downtown Atlanta, serves as the government seat of Dawson County. The city sits about 10 miles northwest of Lake Lanier, a major recreational hub maintained by the Army Corps of Engineers. With over 1,000 miles of shoreline, Lake Lanier attracts boaters, swimmers, and vacationers, and is a popular site for second homes. Each year, more than 10 million visitors enjoy its scenic beauty and recreational opportunities.

The expansion of GA-400 has significantly contributed to Dawsonville's growth, sparking the development of the North Georgia Premium Outlets, followed by a wave of big-box retailers and national food chains. Dawsonville is also the gateway to many North Georgia attractions, including the historic town of Dahlonega and nearby Amicalola State Park, home to Amicalola Falls, the tallest cascading waterfall east of the Mississippi River. Residents and visitors alike enjoy a variety of activities on Lake Lanier, from fishing and boating to swimming and lakeside relaxation. Dawson County has benefited from Atlantans seeking a more suburban, peaceful lifestyle while remaining within easy reach of the city.

In addition to its natural and commercial attractions, Dawsonville is known for its vibrant community events and festivals. The town welcomes locals and tourists with a lively calendar of activities, including The Mountain Moonshine Festival, held the fourth weekend in October. The Dawsonville town square comes alive during these events with plays, clogging, live music, and other entertainment, creating a strong sense of local pride and community. Beyond the festivals, Dawsonville's charm is also reflected in its historic architecture, small-town businesses, and the friendly atmosphere that encourages both visitors and new residents to explore and settle in the area.

[*City of Dawsonville](#)



Amicalola Falls State Park



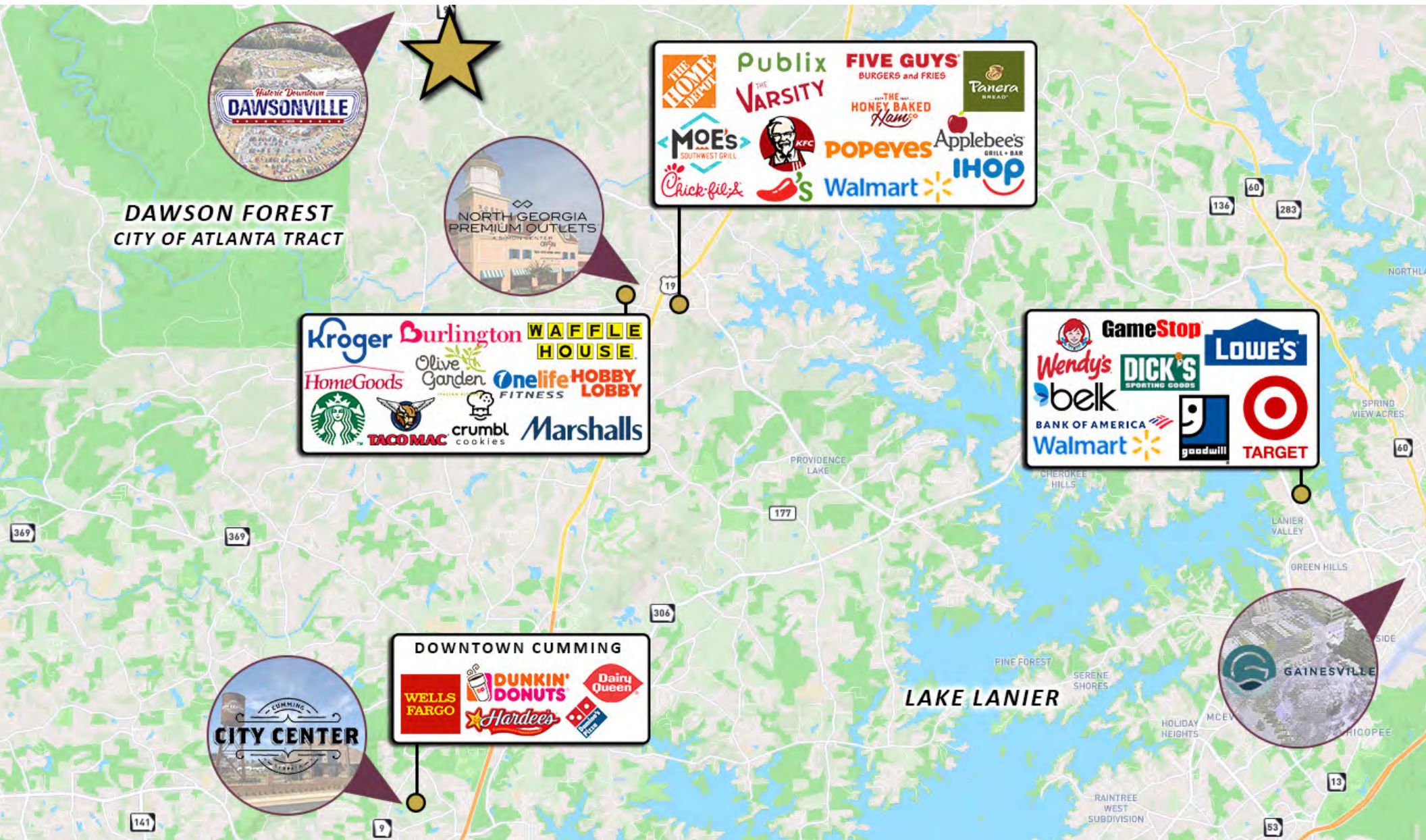
North Georgia Premium Outlets



Page 7 of 13

Downtown Dahlonega

IN THE AREA



DEMOGRAPHIC OVERVIEW



POPULATION

1 MILE	3 MILES	5 MILES
3,645	7,258	14,256



HOUSEHOLDS

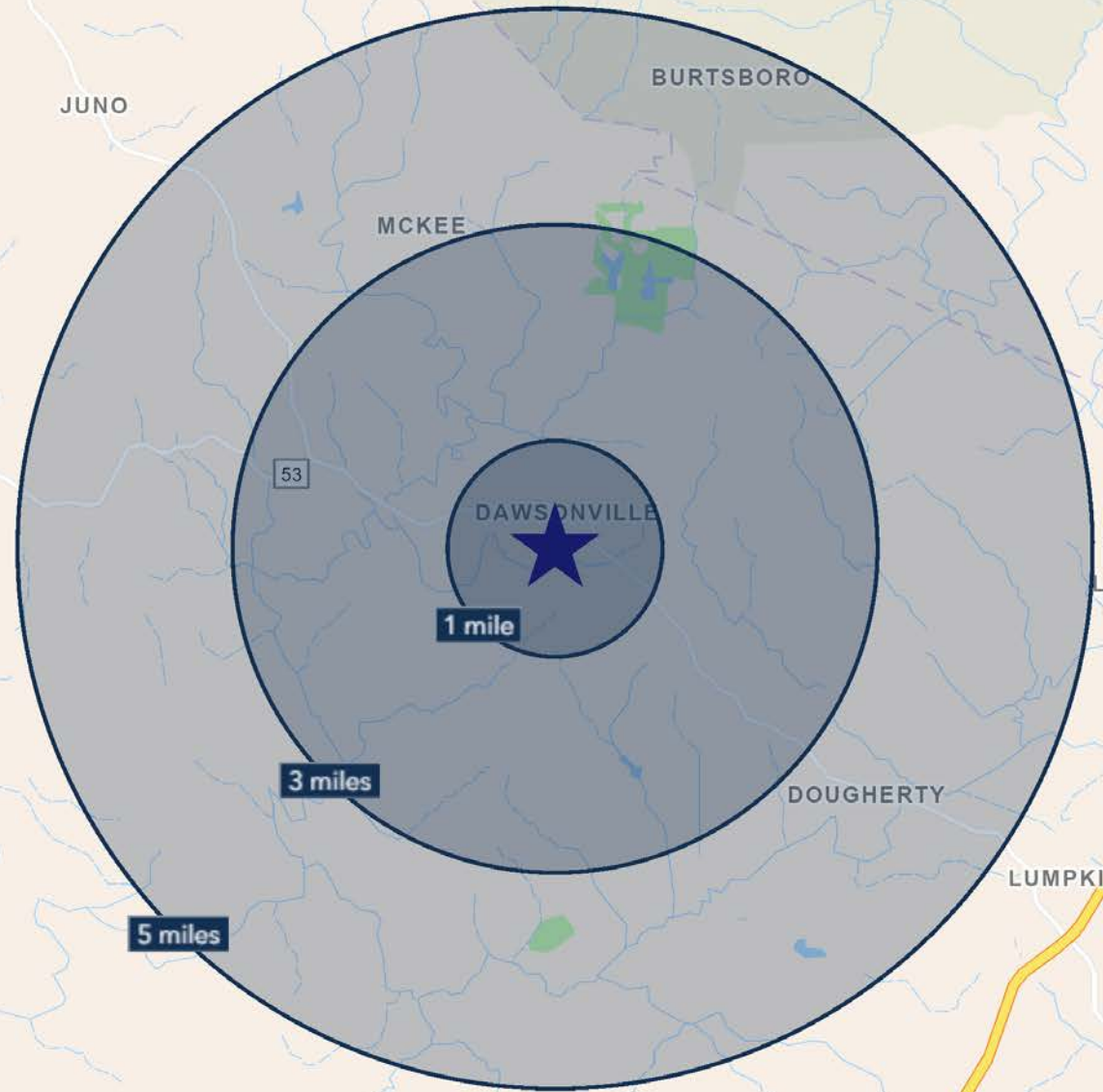
1 MILE	3 MILES	5 MILES
1,410	2,800	5,234



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$94,656	\$104,883	\$108,642

ESRI 2025



Georgia Tribe of Eastern Cherokee SDTSA

BROKER PROFILE



DARRELL CHAPMAN

Partner, Bull Realty

404-876-1640 x 114

Darrell@BullRealty.com

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 30 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.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

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, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

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



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease 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 or tenant 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 or tenants 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 or tenants.

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/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

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

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 336 Hwy 9 South, Dawsonville, GA 30534. 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 in 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 this _____ day of _____, 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Darrell Chapman

Partner

Darrell@BullRealty.com

404-876-1640 x114

Bull Realty, Inc.

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

Fax: 404-876-7073

