



CANDLER

REAL ESTATE

Mountain Park Dr | Dahlonega, GA 30533
Lot For Sale

DAVID GRIFFIN, MAI, SRA, AI-GRS

President/Principal/Managing Broker david@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Lot for Sale

Mountain Park Dr, Dahlonega, GA 30533



Property Description

Exceptional opportunity to acquire a 1.482± acre pad-ready commercial lot in one of Dahlonega's growing commercial corridors. This premium site is fully prepared for development, offering a level building pad with utilities available, helping reduce development time and costs.

Ideally suited for office and/or mini-storage development, the property offers excellent accessibility with convenient access to downtown Dahlonega, the University of North Georgia, and GA Highway 400. Soon to be surrounded by over 300+ residential units, Chelsea Park, and expanding commercial development, this site presents an outstanding investment or owner-user opportunity in one of North Georgia's fastest-growing markets.

Property Highlights

- 1.482± acres
- Pad-ready site
- All utilities available
- Excellent access and visibility
- Minutes from downtown Dahlonega and GA 400
- Lot location is just off S. Chestatee Street behind Chelsea Park

Offering Summary

Sale Price:	\$399,000
Lot Size:	1.482 Acres

Presented By:

David Griffin, MAI, SRA, AI-GRS

478.893.1079

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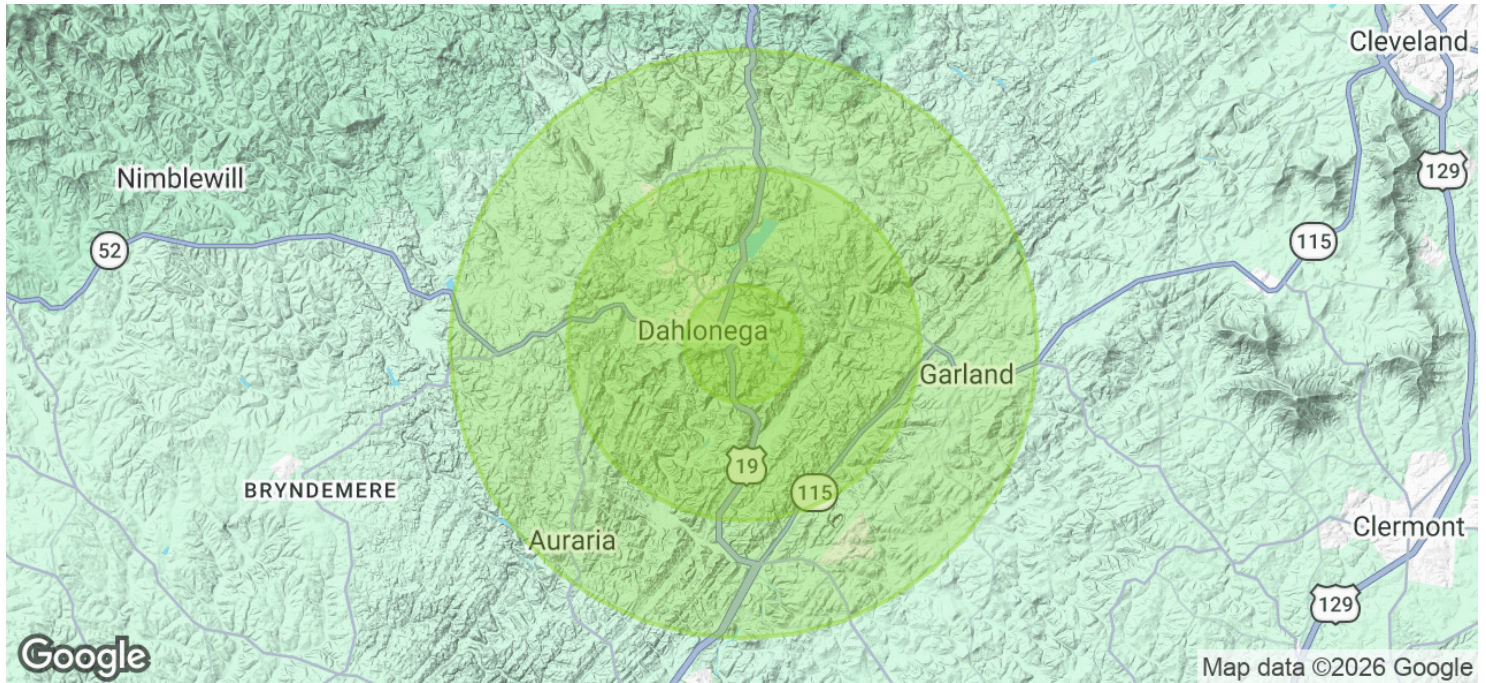
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,280	8,960	18,432
Average Age	25.2	31.9	36.1
Average Age (Male)	27.2	32.8	36.7
Average Age (Female)	24.8	32.0	36.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	364	2,448	5,685
# of Persons per HH	3.5	3.7	3.2
Average HH Income	\$58,098	\$85,440	\$98,383
Average House Value	\$228,060	\$384,941	\$320,607

2023 American Community Survey (ACS)

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