

# COMMERCIAL DEVELOPMENT OPPORTUNITY

200 US HWY 76 E | Hiawassee, GA

4.95 ACRES | HIGHWAY FRONTAGE | LAKE & MOUNTAIN VIEWS

Prime commercial acreage in the heart of Hiawassee with unmatched visibility, flexible development potential, and elevated sites capturing lake & mountain views.

**\$1,500,000**

*Potential to Subdivide*

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# Rare North Georgia Opportunity

## Property Highlights

- Prime US Hwy 76 frontage -high daily traffic
- 4.95 Acres with flexible development layout
- City water & sewer to the property
- Minimal restrictions for mixed-use potential
- High visibility location
- Walkable to downtown & Lake Chatuge
- DOT right of way application submitted

## Development Ideas

- Boutique hotel or retreat
- Mixed-use retail + residential concept
- Signature restaurant or event venue
- Multi-family or STR investment
- Medical or professional services hub
- Boutique retail village
- Outdoor adventure basecamp



**Located along US Hwy 76 East | Walkable to Downtown Hiawassee**

For more information contact  
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