



Industrial/Distribution Warehouse | ±60,000 SF

139 Hightower Parkway, Dawsonville, GA 30534



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.

TABLE OF CONTENTS

- 02 DISCLAIMER & LIMITING CONDITIONS
- 04 PROPERTY OVERVIEW
- 05 PROPERTY HIGHLIGHTS
- 06 PHOTOS
- 08 TRAFFIC COUNTS
- 09 IN THE AREA
- 10 ABOUT THE AREA
- 11 DEMOGRAPHICS
- 12 BROKER PROFILE
- 13 ABOUT BULL REALTY

CONTACT

DARRELL CHAPMAN
Partner
404-876-1640 x114
Darrell@BullRealty.com



PROPERTY OVERVIEW

This expansive ±60,000 SF industrial space stands out as the sole large-scale leasing opportunity in the region. Featuring impressive 24-foot ceilings and convenient access to GA Hwy 400 and GA Hwy 53, this facility is strategically positioned for optimal functionality. It forms part of a ±143,000 SF complex built in 1999 and updated in 2010. The space includes approximately ±2,000 SF of office area and is currently utilized for storage and distribution.

Address	139 Hightower Parkway Dawsonville, GA 30534
Lease Rate	\$7.50/SF/YR
Space Available	±60,000 SF
Availability	Immediate
Site Size	±16.25 Acres
Zoning	C-IR

PROPERTY HIGHLIGHTS

Building

Address	139 Hightower Parkway, Dawsonville, GA 30534
Total Bldg Size	±60,000 SF total
Year Built	1999
Year Renovated	2010
Buildings	1
Floors	1
Foundation	8" Concrete
Construction	Metal & Concrete
Loading	1 Grade-Level Door, 1 Drive-In Bay, 2 Dock-High Doors
Ceiling Height	28'
Clear Height	24'
Spacing	20x25'
Power	3-phase power (Heavy)
Utilities	All-to-Site
Storage	Fenced/paved outside storage
Signage	Monument Sign

Site

Site Size	±16.25 Acres
Parcel ID	113 010 001
Zoning	C-IR
Ideal Use	Industrial
Parking	100 surface spaces

Financial

Lease Rate	\$7.50/SF/YR
------------	--------------







TRAFFIC COUNTS



IN THE AREA



Subject Property

= Retailers
 = Industrial Companies

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 10 of 13

Downtown Dahlonega

DEMOGRAPHIC OVERVIEW



POPULATION

1 MILE	3 MILES	5 MILES
1,638	14,675	34,240



HOUSEHOLDS

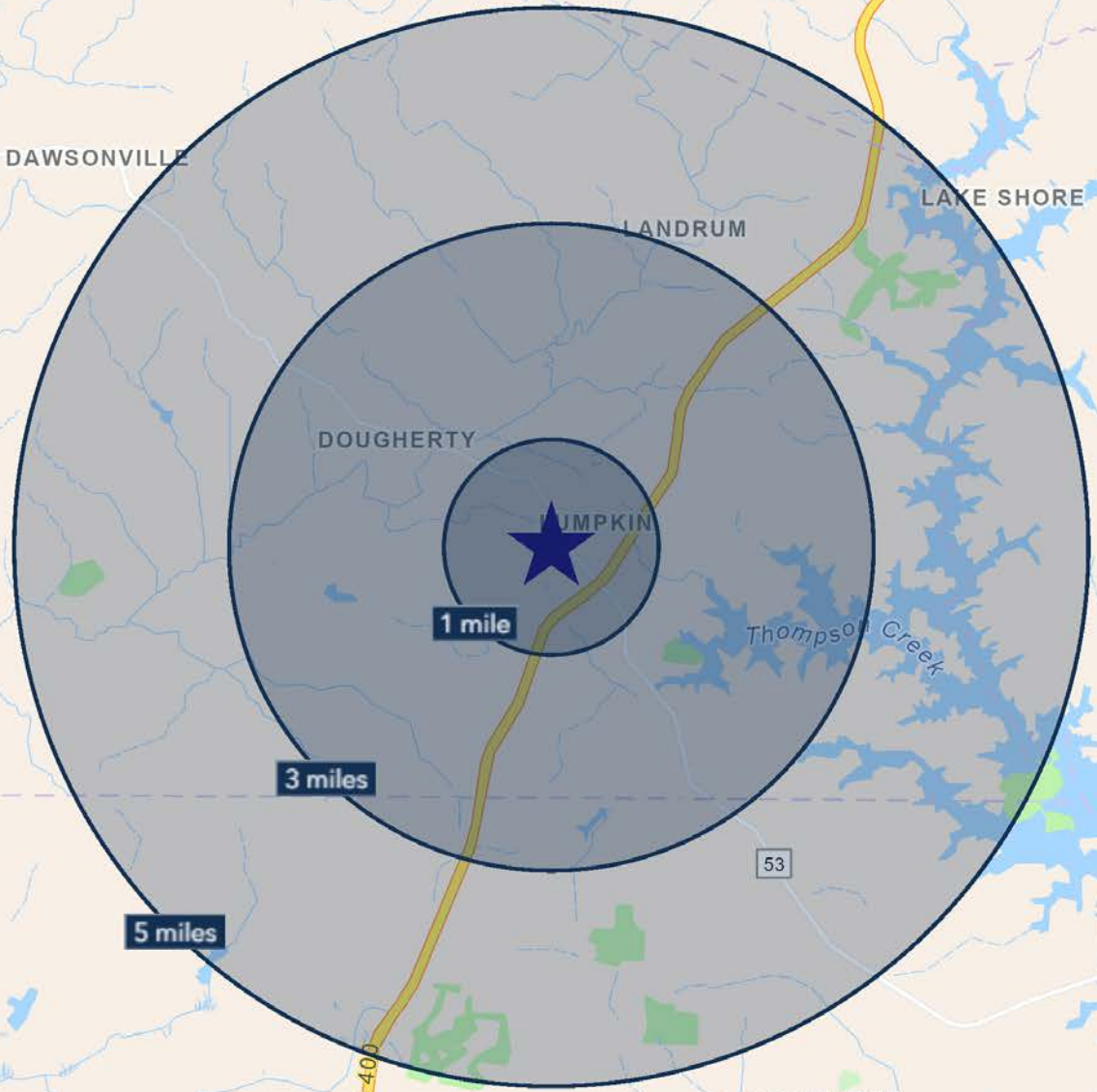
1 MILE	3 MILES	5 MILES
615	5,584	12,478



AVERAGE HOUSEHOLD INCOME

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

ESRI 2025



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

