

Residential Townhome Development

±52 Acres | Raw Land | Lumpkin County



Brandy Mountain Road, Dahlonega, GA 30533

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker 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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PROPERTY OVERVIEW

Exceptional opportunity to acquire approximately 52 acres of residential development land in Lumpkin County, Georgia, offering multiple potential residential development concepts. Located on Brandy Mountain Road in Dahlonega, the property features moderate topography, three scenic ridgelines with long-range views, and exceptional natural amenities, including more than 1,000 feet of frontage along the Chestatee River and over 200 feet along Long Branch Creek.

The property was previously approved in 2022 for a proposed 172-unit townhome community, with development permits requiring renewal. Approximately half of the site was previously cleared, and gravel roads were installed, providing a strong foundation for future development. In addition to the proposed townhome community, conceptual plans illustrate the potential for a 288-unit apartment development, a 78-unit condominium community, and other residential layouts, offering purchasers flexibility to pursue a variety of development strategies, subject to governmental approvals.

Situated near the intersection of GA Highway 400 and GA Highway 60, the property provides convenient access to major retail, healthcare, and employment destinations. Publix, Home Depot, Northeast Georgia Health System Lumpkin, North Georgia Premium Outlets, Kroger, restaurants, and hotels are all nearby, while downtown Dahlonega and the University of North Georgia are approximately five miles east.

Featuring approximately 550 feet of Highway 60 frontage, two ingress/egress points, sewer availability, and one of the last remaining large tracts along the Chestatee River, this offering presents a rare opportunity to create a premier residential community in one of North Georgia's fastest-growing markets.



HIGHLIGHTS

- ±52 acres of residential development land
- Over 1,000' of frontage on the Chestatee River
- Additional 200'+ of frontage along Long Branch Creek
- Moderate topography with three ridges and long-range views
- Approximately 550' of frontage on GA Highway 60
- Two ingress/egress points
- Existing clearing and former gravel road infrastructure
- Sewer access available along Highway 60
- Minutes from GA 400, Publix, Home Depot, Northeast Georgia Health System hospital, North Georgia Premium Outlets, and downtown Dahlonega
- Parcel IDs: 083 100 / 082 269 / 083 116



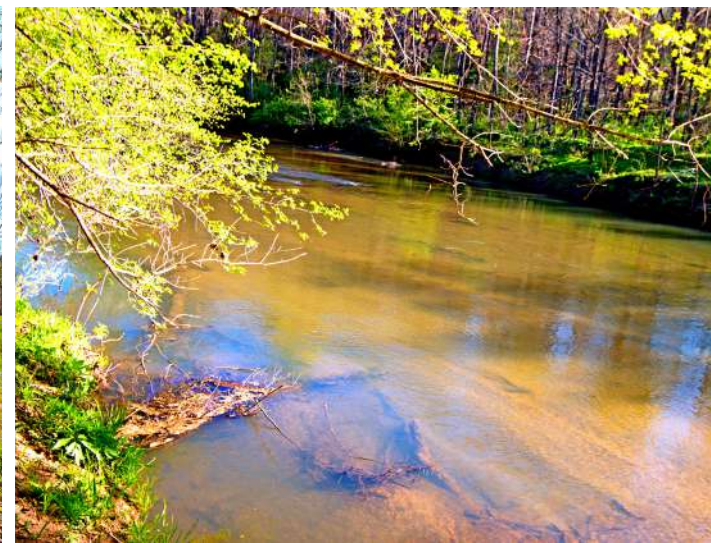
Offered at \$7,990,000

AREA PHOTOS

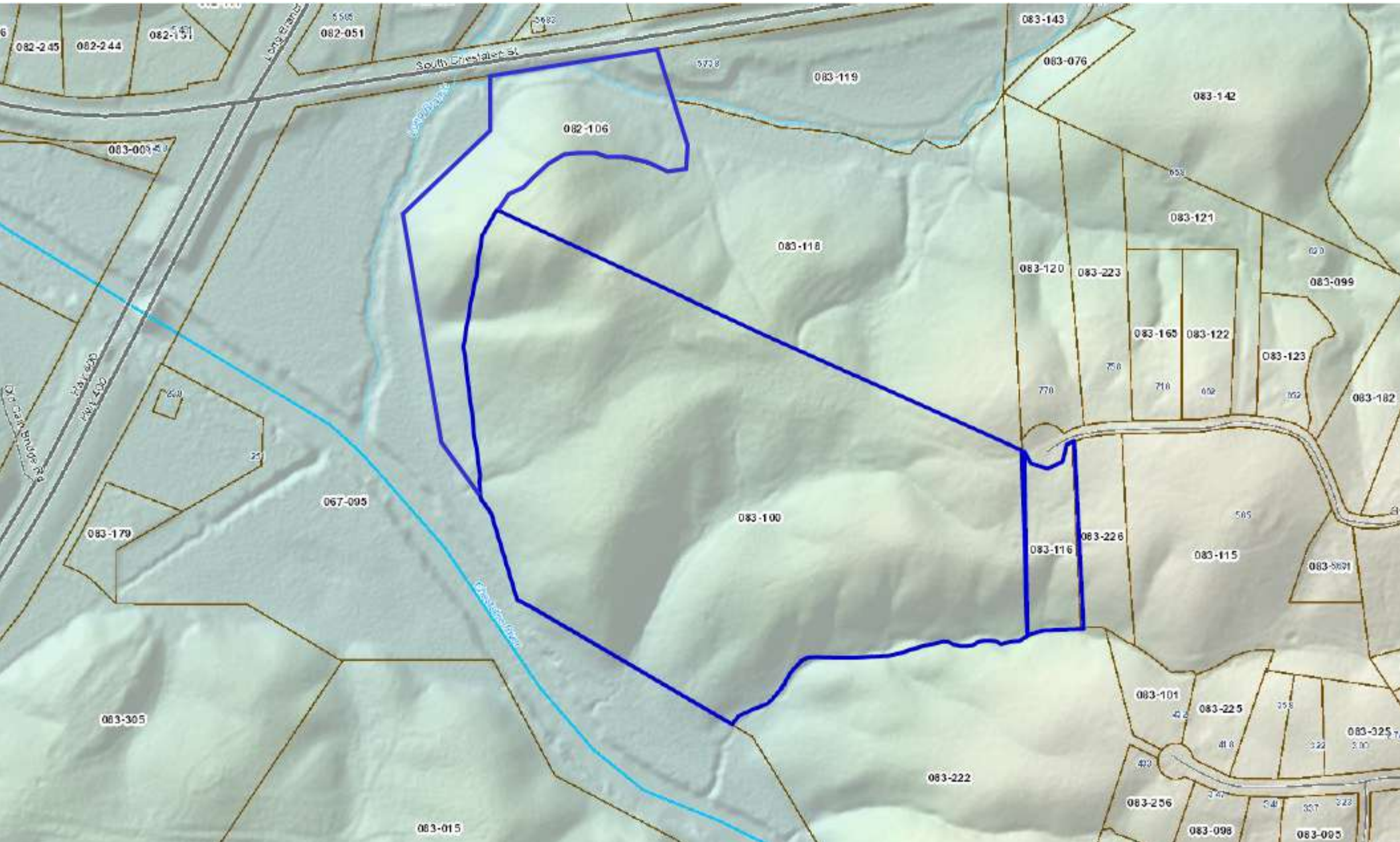
[Click Here to View Property Video](#)



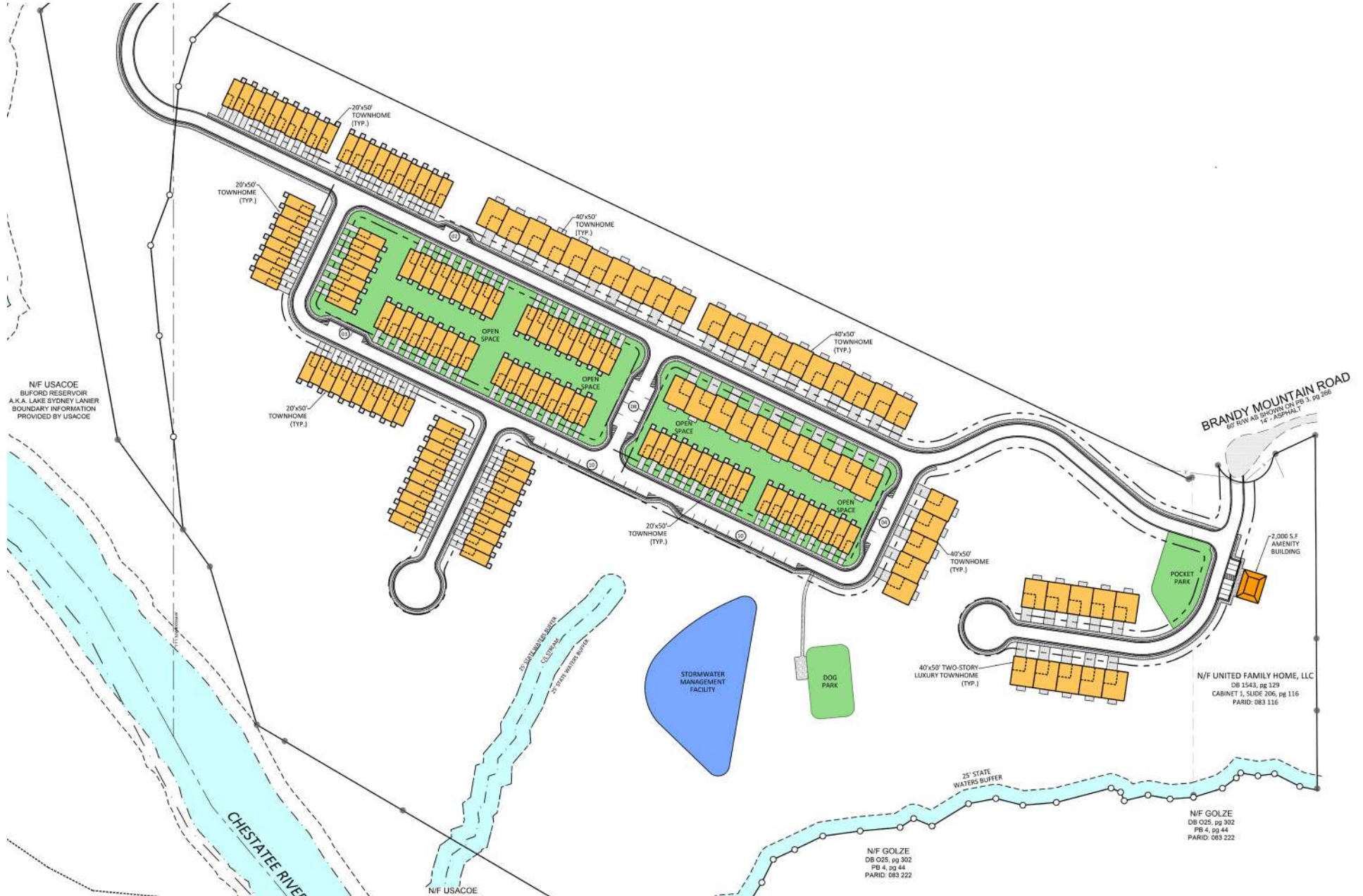
SCENIC PHOTOS



PARCEL MAP

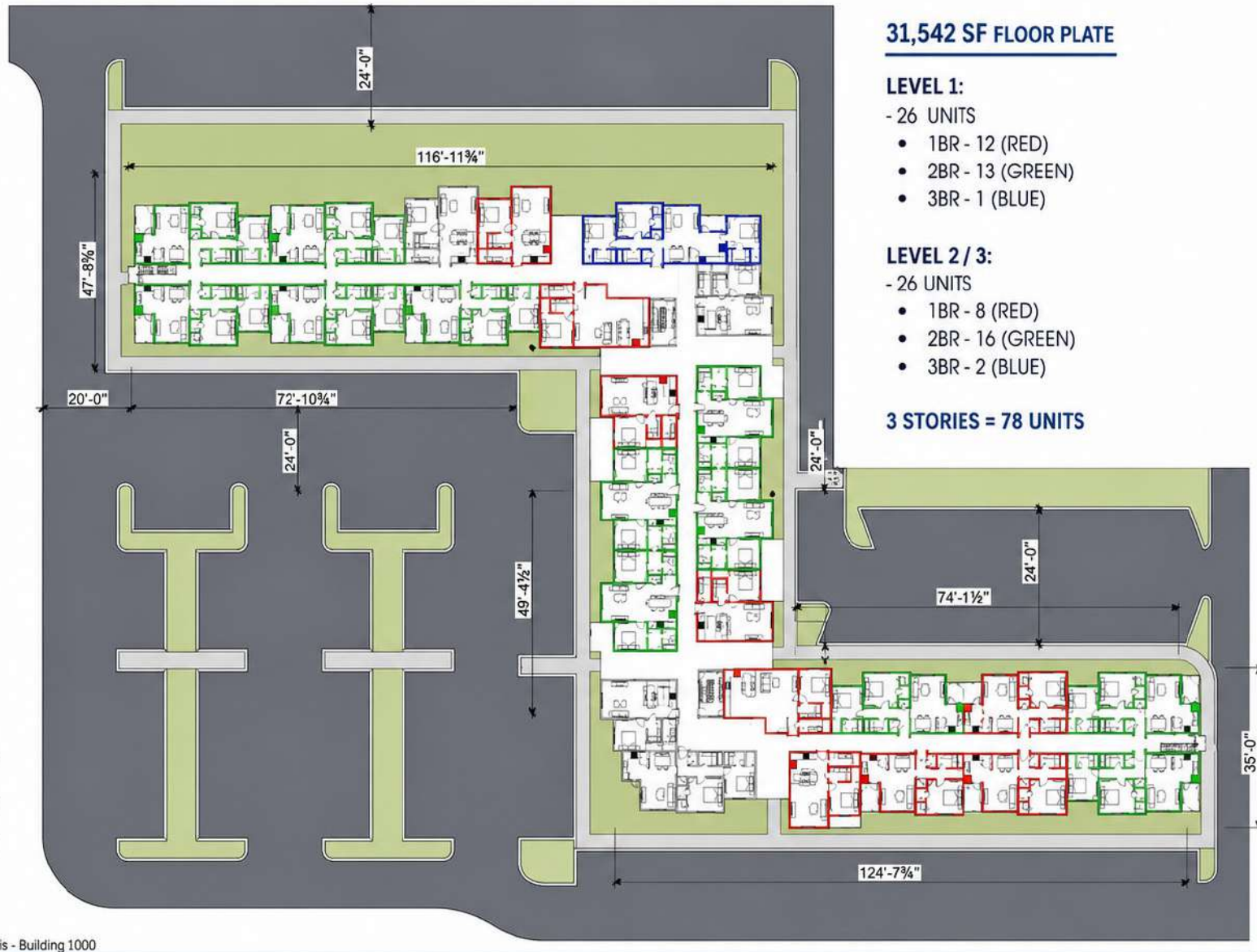


PROPOSED | 172 TOWNHOMES



PROPOSED | 78 UNITS/CONDOS

FOOTPRINT AREA = 31,542 SF



1 Code Analysis - Building 1000
 1/32" = 1'-0"

PROPOSED | GDOT PERMIT SITE PLAN

ADDITIONAL SHEETS FOR EROSION CONTROL NOTES, DETAILS, AND CERTIFICATIONS.

PROJECT TRAFFIC CONTROL NOTE:
SEE COVER SHEET FOR PROJECT TRAFFIC CONTROL PLAN DURING GRADING AND CONSTRUCTION.

AMENITY/UTILITY LOCATION NOTE:
REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND LAYOUTS OF AMENITIES AND UTILITIES.

COOP CONSTRUCTION BMP EXEMPTION NOTE:
THE PROJECT QUALIFIES AS A BMP EXEMPTION UNDER THE COMMON DEVELOPMENT COOP.

TRAFFIC CONTROL STRIPING NOTE:
ALL TRAFFIC CONTROL STRIPING SHALL CONFORM TO GDOT STANDARDS FOR CONSTRUCTION ON THE PROPOSED PLASTIC CONCRETE ISLAND TO ISLAND TO BE PERFORMED.

N/F
BROOKS
DB 746, PG 215
PB 92, PG 199
PAR ID: 099 010

PROJECT NOTES:

1. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND ANY UTILITY LOCATIONS (ONE CALL) IN ADVANCE OF ANY CONSTRUCTION.
2. STORMWATER MANAGEMENT PRACTICES SHALL BE INSTALLED AS SHOWN AND IN ACCORDANCE WITH THE PROJECT'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN.
3. ALL WORK SHALL CONFORM TO LUMPKIN COUNTY DEVELOPMENT STANDARDS AND THE GDOT STANDARD SPECIFICATIONS.

PROJECT STORMWATER SUMMARY:

DRAINAGE AREA	CURVE NUMBER (CN)	AREA (ACRES)	IMPERY. AREA (ACRES)
DA-1	80	0.71	0.36
DA-2	80	0.59	0.29
DA-3	80	0.41	0.20
DA-4	80	0.21	0.10
DA-5	80	0.18	0.09
DA-6	80	0.25	0.12
TOTAL		2.55	1.16

SITE MAINTENANCE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL PUBLIC ROADWAY CLEAN AND CARE (PCC) AND ROADWAY DAMAGE (RD) DURING CONSTRUCTION. THE CONTRACTOR SHALL DISEMPLOY SWEEP BRUSHES AS REQUIRED.

ALL EROSION CONTROL MEASURES AND SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AND AFTER EACH RAIN EVENT AND REPAIRED AS NECESSARY.

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SOIL ONTO PUBLIC RIGHTS-OF-WAY.

ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT VEGETATION OR APPROVED EROSION CONTROL BLANKETS.

ALL DRAINAGE STRUCTURES SHALL BE KEPT CLEAN AND FREE OF SEDIMENT.

ALL SLOPES SHALL BE SEEDED AND MULCHED OR SOODED AS SOON AS PRACTICABLE.

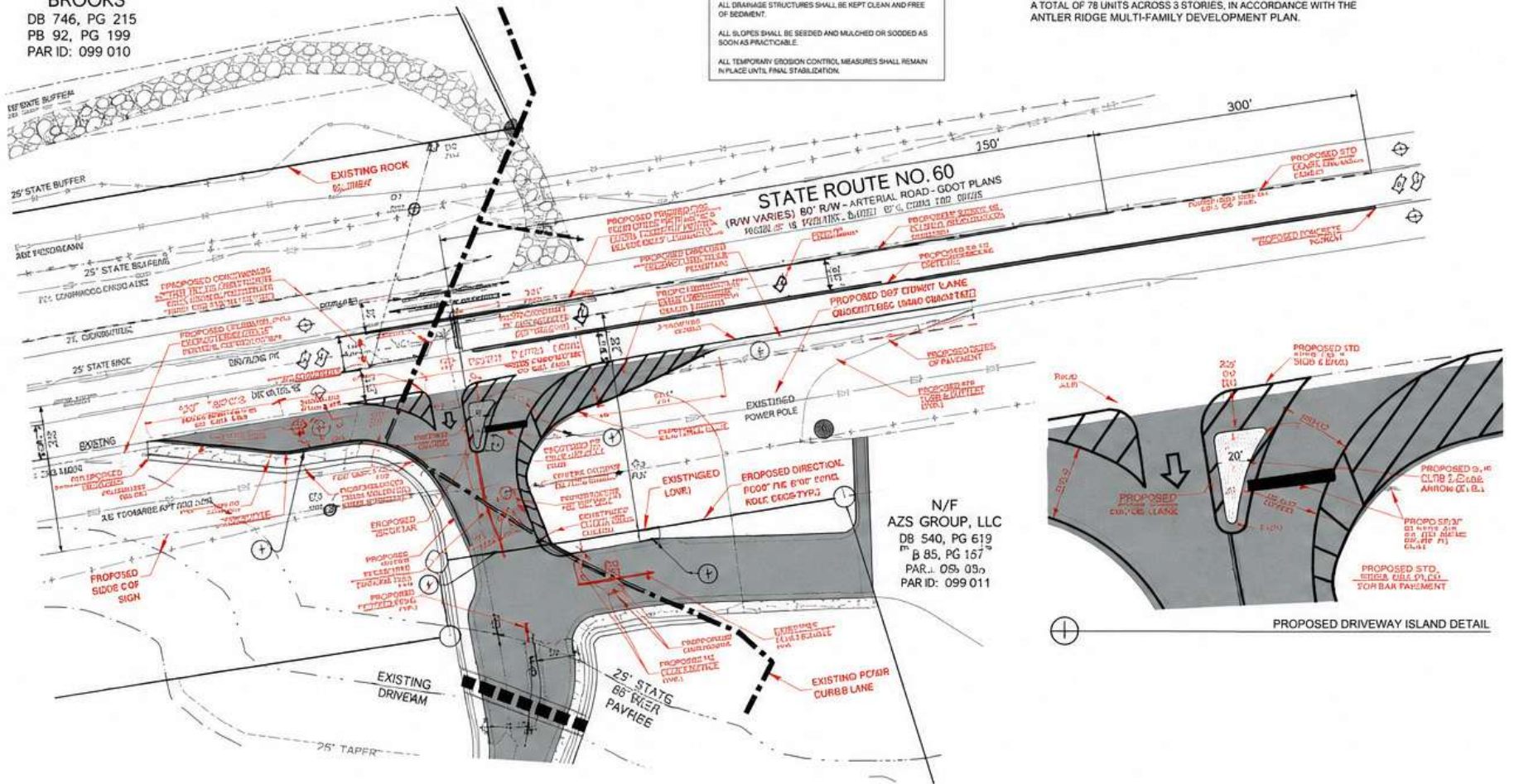
ALL TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.

PLANNING, EARTHWORK, NOTES, AND SPECIFICATIONS:

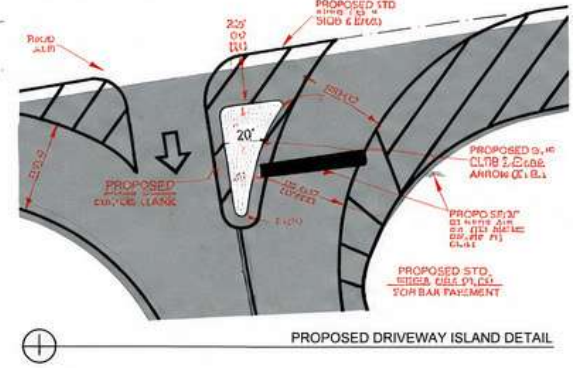
1. THE ENGINEER HAS NO CONTROL NOR HAS BEEN RETAINING TO WORK OR CONTROL OVER CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY OR SAFETY BARRIERS OR EROSION CONTROL MEASURES IN CONNECTION WITH THE WORK. THE RESPONSIBILITY SHALL BE FOR THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, BARS SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL ACTIONS OF THE CONTRACTOR DURING THE CONSTRUCTION.
1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE WORKERS' COMPENSATION, UNEMPLOYMENT INSURANCE, AND OTHER LAWS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION.
3. THIS DRAWING IS THE PROPERTY OF JVG CIVIL ENGINEERING AND IS NOT TO BE REPRODUCED IN PART OR WHOLE. IT IS TO BE USED FOR THIS PROJECT ONLY AND SHALL BE RETURNED UPON REQUEST.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

DENSITY/UNIT COUNT NOTE:

THE SITE IS PLANNED FOR A MAXIMUM OF 26 UNITS PER LEVEL, FOR A TOTAL OF 78 UNITS ACROSS 3 STORIES, IN ACCORDANCE WITH THE ANTLER RIDGE MULTI-FAMILY DEVELOPMENT PLAN.



N/F
AZS GROUP, LLC
DB 540, PG 619
PB 85, PG 167
PAR ID: 099 011



PROPOSED | MULTIFAMILY PLAN



PROPOSED MULTI-FAMILY DEVELOPMENT

LUMPKIN COUNTY, GEORGIA



STATE ROUTE 60
LUMPKIN COUNTY, GA



TOTAL LAND AREA
APPROX. 31.54 ACRES



PROPOSED USE
MULTI-FAMILY RESIDENTIAL

UNIT TYPE KEY

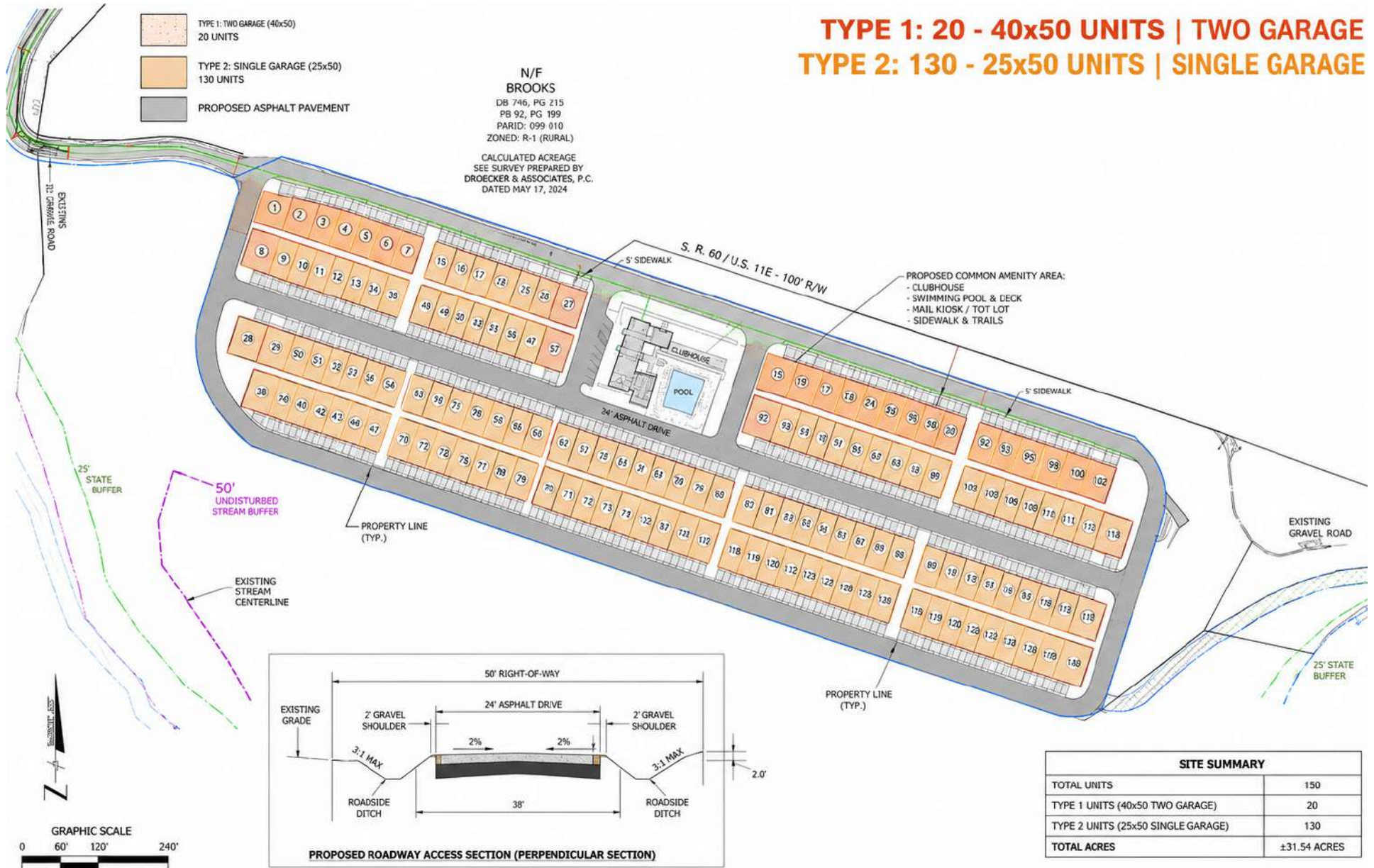
			= 1 BEDROOM
			= 2 BEDROOM
			= 3 BEDROOM

BUILDING 1000 - TYPE 1	BUILDING 2000 - TYPE 2	BUILDING 3000 - TYPE 2	BUILDING 4000 - TYPE 1	BUILDING 5000 - TYPE 2
78 UNITS	64 UNITS	66 UNITS	78 UNITS	66 UNITS
18 - 12 (1 BR) / 13 (2 BR) / 1 (3 BR)	18 - 10 (1 BR) / 11 (2 BR) / 1 (3 BR)	18 - 10 (1 BR) / 11 (2 BR) / 1 (3 BR)	18 - 12 (1 BR) / 13 (2 BR) / 1 (3 BR)	18 - 10 (1 BR) / 11 (2 BR) / 1 (3 BR)
28 - 8 (1 BR) / 16 (2 BR) / 2 (3 BR)	28 - 6 (1 BR) / 14 (2 BR) / 2 (3 BR)	28 - 6 (1 BR) / 14 (2 BR) / 2 (3 BR)	28 - 6 (1 BR) / 14 (2 BR) / 2 (3 BR)	28 - 6 (1 BR) / 14 (2 BR) / 2 (3 BR)
31 - 8 (1 BR) / 14 (2 BR) / 2 (3 BR)	38 - 6 (1 BR) / 14 (2 BR) / 2 (3 BR)	38 - 6 (1 BR) / 14 (2 BR) / 2 (3 BR)	38 - 6 (1 BR) / 14 (2 BR) / 2 (3 BR)	38 - 6 (1 BR) / 14 (2 BR) / 2 (3 BR)
1 BR - 28 TOTAL 2 BR - 45 TOTAL 3 BR - 10 TOTAL	1 BR - 22 TOTAL 2 BR - 38 TOTAL 3 BR - 10 TOTAL	1 BR - 22 TOTAL 2 BR - 38 TOTAL 3 BR - 10 TOTAL	1 BR - 28 TOTAL 2 BR - 45 TOTAL 3 BR - 10 TOTAL	1 BR - 22 TOTAL 2 BR - 38 TOTAL 3 BR - 10 TOTAL
83 BEDS TOTAL	70 BEDS TOTAL	70 BEDS TOTAL	83 BEDS TOTAL	70 BEDS TOTAL

	TOTAL UNITS:	286
	TOTAL BEDS:	496
	TOTAL PARKING:	594

PROPOSED | RANCH CONCEPT

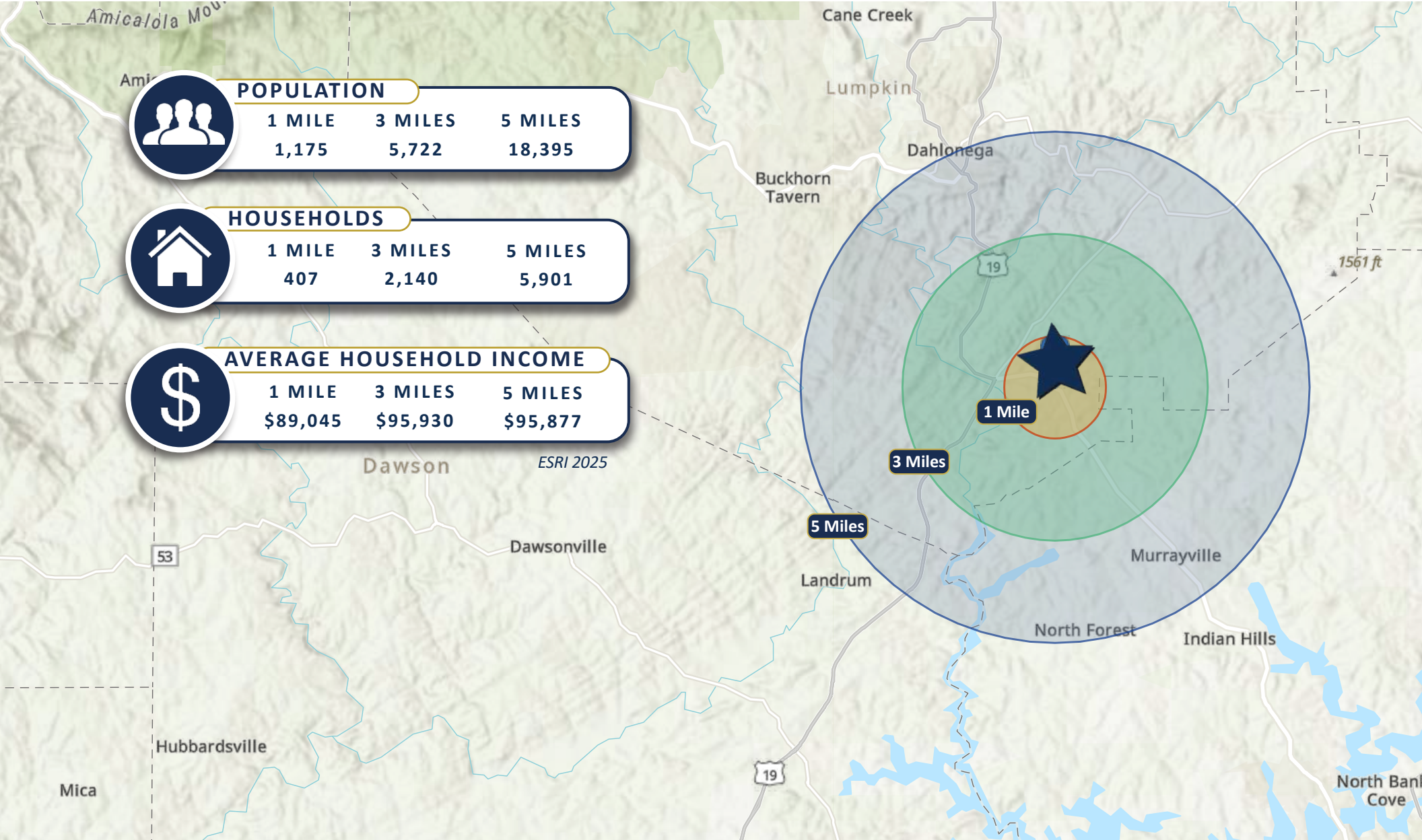
TYPE 1: 20 - 40x50 UNITS | TWO GARAGE
TYPE 2: 130 - 25x50 UNITS | SINGLE GARAGE



RETAIL AERIAL



DEMOGRAPHIC OVERVIEW



ABOUT THE AREA

Dahlonega, Georgia

Nestled in the foothills of the Blue Ridge Mountains, Dahlonega, Georgia, is a charming mountain community known for its rich history, natural beauty, and vibrant downtown. As the county seat of Lumpkin County, Dahlonega offers a unique blend of small-town character and modern conveniences, making it one of North Georgia's most desirable places to live, work, and visit.

Famous as the site of the nation's first major gold rush in 1828, Dahlonega celebrates its heritage through the Dahlonega Gold Museum Historic Site and its beautifully preserved downtown square. The city's walkable streets are lined with locally owned boutiques, art galleries, restaurants, and historic buildings that create a welcoming atmosphere for residents and visitors alike.

Surrounded by the scenic Blue Ridge Mountains, Dahlonega is a premier destination for outdoor recreation, offering easy access to hiking, fishing, kayaking, waterfalls, and numerous state parks. The area is also at the heart of Georgia Wine Country, featuring award-winning wineries and tasting rooms that attract visitors from throughout the Southeast.

Home to the University of North Georgia, Dahlonega benefits from a strong educational presence and a thriving local economy supported by tourism, healthcare, and hospitality. Conveniently located approximately 60 miles north of Atlanta with direct access to GA Highway 400, the city combines the beauty and tranquility of mountain living with convenient access to major metropolitan amenities.

Known for its history, hospitality, and natural surroundings, Dahlonega continues to experience steady growth while maintaining the character and charm that have made it one of North Georgia's most treasured destinations.



HISTORIC DOWNTOWN
Walkable, picturesque,
and full of local character.



NATURAL BEAUTY
Endless opportunities to
explore and relax.



HIGHER EDUCATION
Home to the University of
North Georgia.



GROWING DESTINATION
A popular place to live,
work, visit, and invest.



BROKER PROFILE



**DARRELL
CHAPMAN**

Partner, Bull Realty

Darrell@BullRealty.com

404-376-1649 x112

Darrell Chapman specializes in investment properties and mixed-use developments throughout North Atlanta and North Georgia, with particular expertise in car wash properties, where he consistently ranks among the market's most active brokers. A longtime resident of North Atlanta's suburbs, Darrell possesses extensive knowledge of the region's growth patterns and business trends. Since 2007, he has marketed and sold more than \$300 million in commercial real estate, earning a reputation as a trusted and respected broker throughout the Southeast.

Darrell played a key role in establishing Bull Realty's first satellite office along the GA 400 corridor north of Atlanta. He is an active member of the Atlanta Commercial Board of REALTORS®, the ACBR Million Dollar Club, the National Association of REALTORS®, the Dawson County Chamber of Commerce, and the Hall County Chamber of Commerce.

Throughout his career, Darrell has successfully closed numerous notable transactions, including a 9-acre site acquired by the Georgia Regional Transportation Authority for \$3.2 million, a 20-tenant retail center adjacent to North Georgia Premium Outlets for \$4.5 million, a commercial development park along GA 400 for \$4.8 million, a medical office park for \$2.4 million, and a \$1.4 million land sale to Race Trac Petroleum. He has also completed numerous transactions involving convenience stores, car washes, shopping centers, and other retail properties.

Prior to entering commercial real estate, Darrell enjoyed a successful career in the marine industry, serving as a manager, consultant, trainer, and eventually owner of his own marine dealership in South County. His experience built a foundation of integrity, customer service, and strong management leadership that continues to define his approach to commercial real estate today.

Darrell attended the University of Tennessee, where he studied electrical engineering. He resides in Dawsonville, Georgia, with his wife of more than 24 years, their young daughter, and a variety of beloved pets. In his spare time, he enjoys boating, water skiing, and off-roading.

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



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 **±52 Acres Brandy Mountain Road, Dahlonega GA 30528**. 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 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

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