

APPROX. 8.58 ACRES FOR SALE



SOUTH DAWSON COUNTY

0 Stacie Lane, Dawsonville, GA 30534

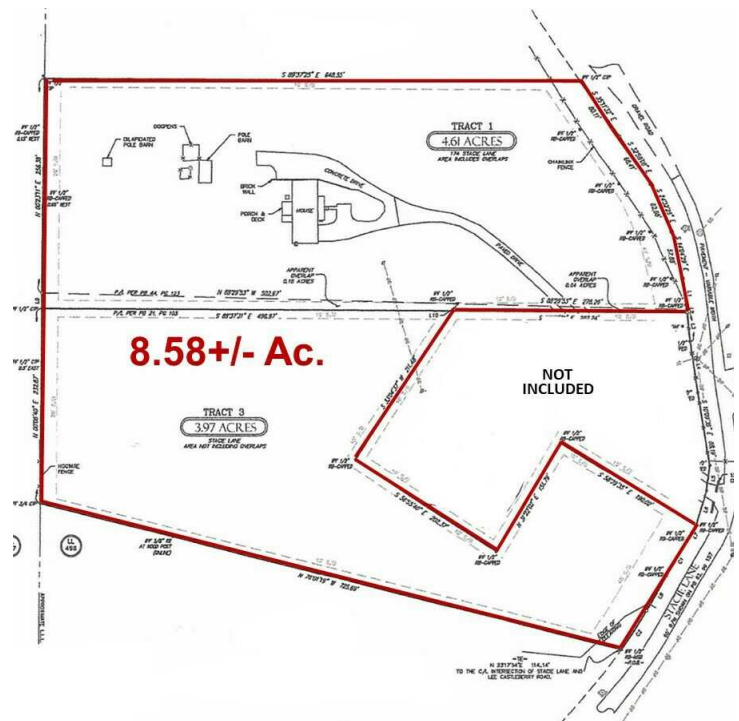


PROPERTY HIGHLIGHTS

- Good location, one block west of GA 400
- Commercial potential for light industrial or retail shop space
- Strong residential and commercial area
- Public water and sewer

OFFERING SUMMARY

Sale Price: \$150,000 / acre
Lot Size: 8.58 Acres



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J B BADER
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GA #144398

B Bader & Associates Realty
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KW COMMERCIAL
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

Each Office Independently Owned and Operated kwcommercial.com

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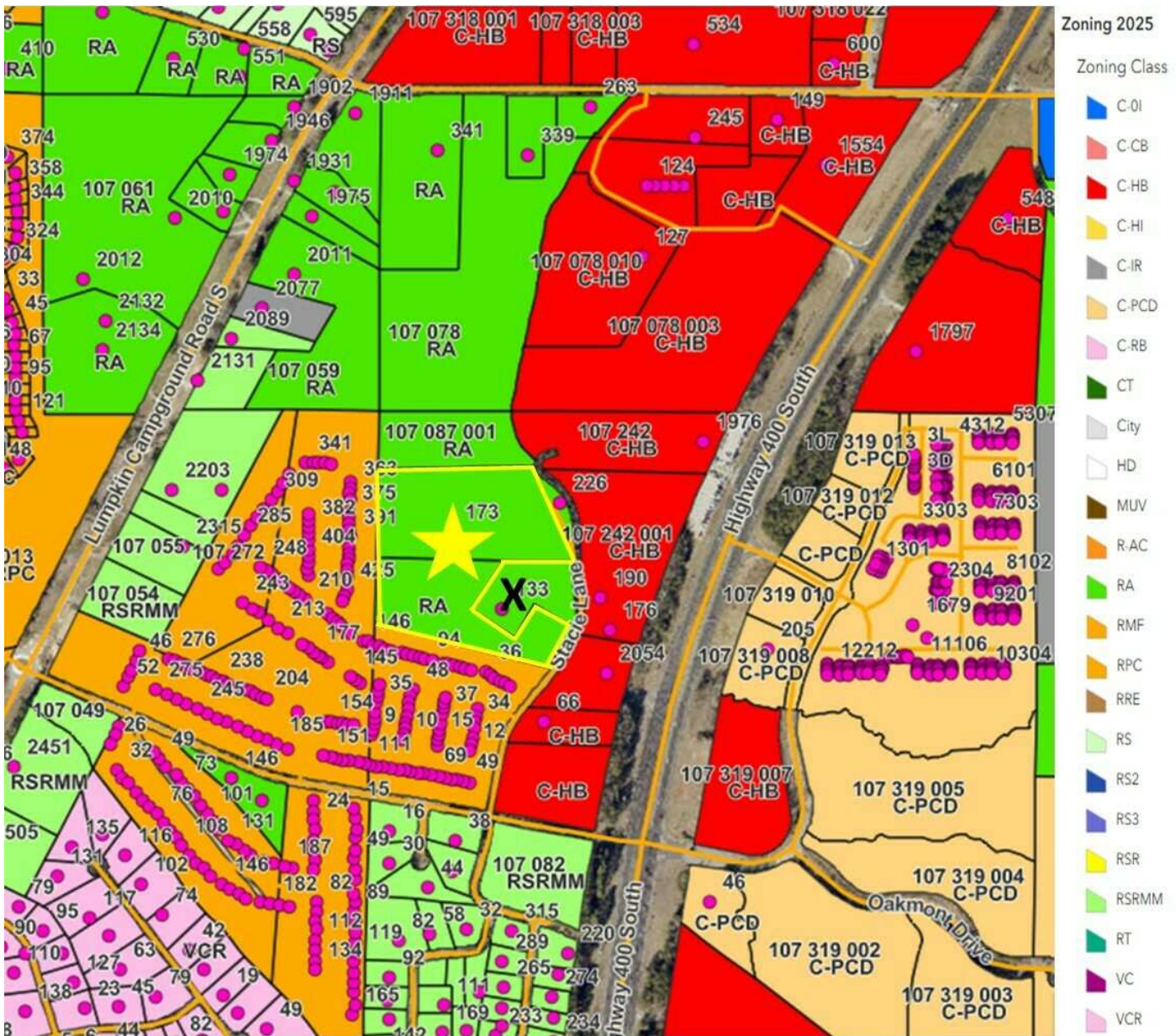
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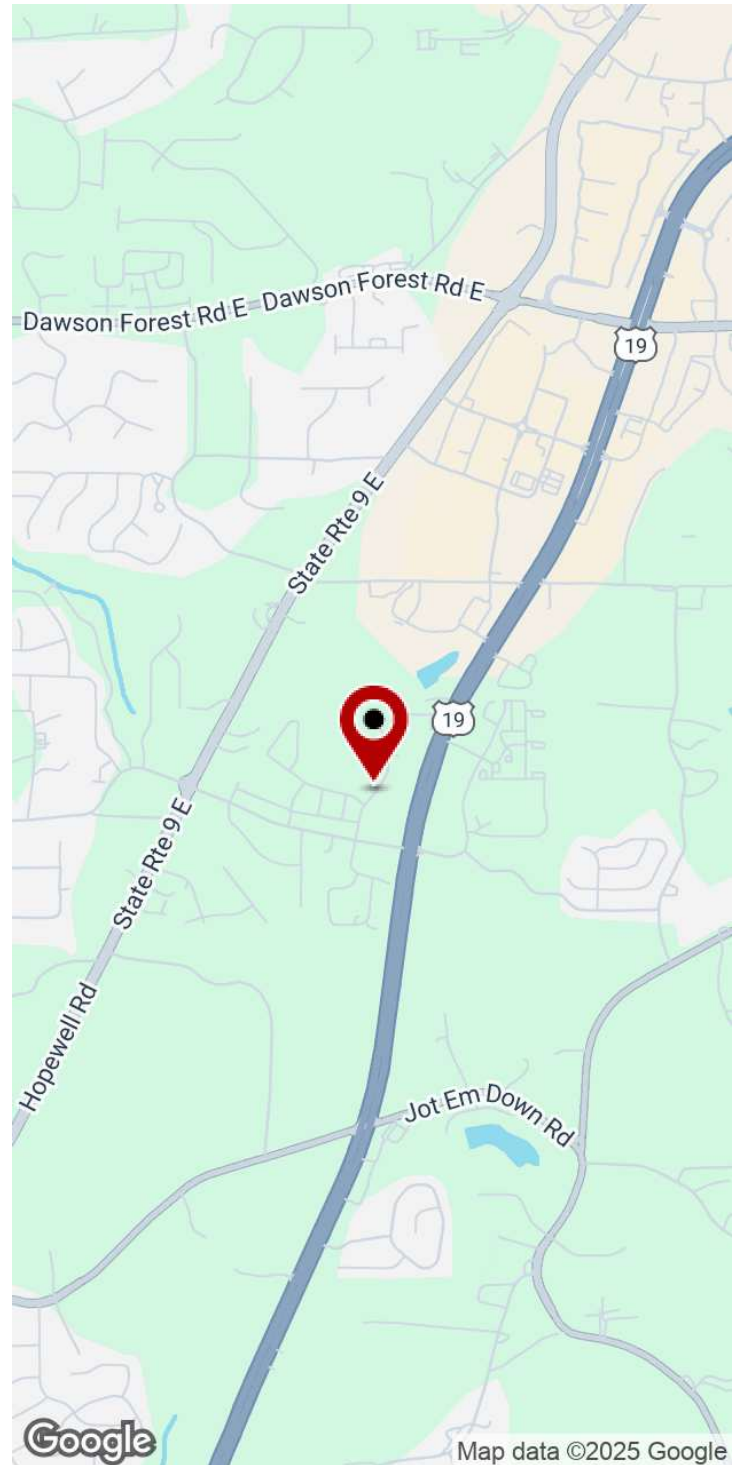
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	260	596	2,816
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	109	246	1,052
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$113,915	\$119,096	\$117,417
Average House Value	\$503,110	\$503,184	\$440,094

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	18.5%	17.4%	14.3%

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	193	452	2,215
% White	74.2%	75.8%	78.7%
Total Population - Black	7	14	80
% Black	2.7%	2.3%	2.8%
Total Population - Asian	4	10	52
% Asian	1.5%	1.7%	1.8%
Total Population - Hawaiian	0	0	1
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	1	3	11
% American Indian	0.4%	0.5%	0.4%
Total Population - Other	23	46	167
% Other	8.8%	7.7%	5.9%

Demographics data derived from AlphaMap



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