

3400 S Chestatee

Public Offering Memorandum · Dahlonega, Georgia 30533

Utility-ready 4.34-acre gateway development site positioned directly across from Achasta on Dahlonega's scenic south corridor, with water/sewer taps reported on-site, entitlement momentum underway, and flexible paths for premium townhomes, single-family, mixed-use, or select corridor-compatible commercial concepts.



\$2.95M
OFFERING PRICE

4.34 AC
TOTAL LOT SIZE

\$679,724
PRICE / ACRE

384 FT
HWY 19/60 FRONTAGE

30-40+
TOWNHOME RANGE

Executive Summary

\$2,950,000

PRICE

Commercial land offering

4.34 AC

SITE AREA

One-lot development tract

\$15.60

PRICE / LAND SF

Approx. land basis

081-000-009

PARCEL ID

Full parcel: 081-000-009-000

OFFERING NARRATIVE

3400 S Chestatee is a utility-ready 4.34-acre development site on the scenic south gateway into Dahlonega, directly across from Achasta and minutes from downtown. The site combines highway visibility, established residential demand drivers, and a flexible land-use story for builders and developers evaluating the next premium project in the Dahlonega market.

The project has cleared an initial city public hearing with approval-with-conditions for a 40-unit townhome concept and is awaiting GDOT entrance approval before proceeding to the next city stage. Final approvals have not been issued; however, the public process, utility coordination, and access review already underway create a meaningful head start for the next owner.

A buyer may continue the City annexation path to activate municipal service, or evaluate a County path under Lumpkin County's performance-based land use within the Gateway Corridor Overlay. Potential concepts include premium townhomes, single-family, mixed-use, or select light commercial/warehouse uses that meet corridor design and performance criteria, subject to buyer verification and final approvals.

INVESTMENT SNAPSHOT

ADDRESS	3400 S Chestatee, Dahlonega, GA 30533
PROPERTY TYPE	Land
SUBTYPE	Commercial
SALE TYPE	Investment
PROPOSED USES	Mixed use; multifamily; townhomes; senior; PUD; single-family; select corridor-compatible commercial
ZONING	Performance-based zoning / Gateway Corridor Overlay
FRONTAGE	Approx. 384 ft on Georgia Hwy 19/60
UTILITIES	Water and sewer taps reported on-site; buyer to verify capacity and activation path

Offering is based on public listing information and is subject to buyer verification of entitlement status, access, utilities, zoning, engineering and final development feasibility.

Investment Highlights

CORE HIGHLIGHTS

01

Flexible Development Paths

Potential configurations range from approximately 24 single-family homes to 30-40+ townhomes, with product type, lot widths, unit mix and density adaptable to buyer's final design.

02

Achasta Gateway Position

Directly across from Achasta, one of Dahunega's premier gated golf communities, near high-end neighborhoods and minutes from downtown without the downtown congestion.

03

Utilities In Place

Water and sewer taps are reported on-site, with City annexation in process for municipal service or a potential County path available for buyer evaluation.

04

384 FT Highway Frontage

High-visibility frontage on Georgia Hwy 19/60 creates a true gateway identity for a premium residential, mixed-use, or corridor-compatible development.

05

Entitlement Momentum

Initial city hearing approval-with-conditions has been achieved for a 40-unit townhome concept, with GDOT entrance review pending before the next city stage.



ILLUSTRATIVE DEVELOPMENT VISUALIZATION / SITE CONCEPT



Public Listing Details

SITE DETAILS

ADDRESS	3400 S Chestatee, Dahlonega, GA 30533
LISTING NAME	Dahlonega Gateway
LAND AREA	4.34 Acres
LOT COUNT	1 lot available
PROPERTY TYPE	Land
PROPERTY SUBTYPE	Commercial
TAX PARCEL	081-000-009-000
ASSESSMENT	Land \$45,088; Improvements \$84,244; Total \$129,332

ENTITLEMENT & UTILITY NOTES

- 1

Initial City Hearing

Approval-with-conditions reported for a 40-unit townhome concept.

- 2

GDOT Entrance Review

Pending before proceeding to the next city stage.

- 3

Annexation Path

Annexation into the City is in process to activate municipal service.

- 4

County Path

Buyer may alternatively evaluate proceeding under Lumpkin County performance-based land use within the Gateway Corridor Overlay.

30' +

LOT WIDTH POTENTIAL

Concept dependent

40' +

DEPTH POTENTIAL

Concept dependent

100/100

DRIVABILITY SCORE

Shown on public listing

All entitlement, utility, zoning, access, density, engineering, stormwater and development conclusions must be independently verified by buyer and buyer's advisors.

Illustrative Yield Analysis

The following framework is not a final site plan, appraisal, valuation, or approval representation. It translates the public listing's conceptual development range into simple basis metrics for initial investor screening.

~24

SINGLE-FAMILY LOTS

Indicative land basis: \$122,917 per conceptual lot

30

TOWNHOME UNITS

Indicative land basis: \$98,333 per conceptual unit

40

TOWNHOME UNITS

Indicative land basis: \$73,750 per conceptual unit



CONCEPTUAL DEVELOPMENT MATRIX

Scenario	Potential Configuration	Illustrative Basis	Best-Fit Buyer
PREMIUM SFH	Approx. 24 single-family homes; final layout dependent	\$122,917 / conceptual lot	Local or regional residential builder
TOWNHOME MODERATE	Approx. 30 townhomes; wider/lower density plan	\$98,333 / conceptual unit	Townhome developer seeking premium corridor
TOWNHOME HIGHER YIELD	Approx. 40 townhomes based on public concept narrative	\$73,750 / conceptual unit	Regional infill developer / builder
MIXED-USE / SELECT COMMERCIAL	Buyer-led plan subject to performance/design standards	Underwrite per end use	Commercial/residential hybrid investor

Gateway Corridor · Achasta · Dahlonega



STRATEGIC LOCATION

3400 S Chestatee is positioned on Dahlonega's scenic south gateway, directly across from Achasta and minutes from downtown Dahlonega, the University of North Georgia campus, Gold Branch, and surrounding residential demand drivers.

The corridor location supports a premium residential, mixed-use, or select commercial story: visible from Georgia Hwy 19/60, positioned near higher-end neighborhoods, and close enough to downtown for convenience without sacrificing the refined gateway setting.

ACROSS FROM ACHASTA

GATEWAY CORRIDOR OVERLAY

384 FT FRONTAGE

UTILITIES REPORTED ON-SITE

**GA
400**

REGIONAL
ACCESS

North Georgia
corridor

Achasta

ACROSS
CORRIDOR

Premier golf
community

Downtown

MINUTES AWAY

Demand driver

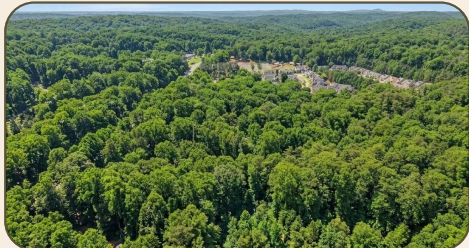
MARKET NARRATIVE

The site is best framed as a limited-supply gateway development opportunity in one of Dahlonega's most recognizable corridors. For builders and developers, the value is not only the 4.34-acre land position but the combination of Achasta adjacency, highway frontage, water/sewer tap positioning, entitlement momentum, GDOT coordination, and flexible end-use potential.

Aerials & Site Concepts



TOWNHOME CONCEPT / SITE PLANNING EXHIBIT




VISUAL POSITIONING


The site benefits from a highly marketable visual story: wooded North Georgia setting, direct corridor frontage, premium residential context across from Achasta, and concept flexibility for builders evaluating a refined gateway development.

Buyer Review Framework


KEY REVIEW ITEMS

- 


Survey & Boundary Materials

Confirm current survey, frontage, access, easements and boundary conditions.
- 

Concept Site Plans

Review the 40-unit townhome concept and any alternate SFH/mixed-use layouts.
- 

Utility Documentation

Confirm water/sewer taps, capacity, annexation pathway and municipal service details.
- 

Entitlement Materials

Review City hearing status, conditions, GDOT correspondence, and next-step approvals.

BUYER VERIFICATION

Prospective purchasers should independently verify zoning, permitted uses, density, access, frontage, GDOT approval status, City annexation, County development path, utilities, water/sewer capacity, stormwater, grading, environmental conditions, title, taxes, and all matters material to buyer's intended use.



This memorandum is intended to support initial buyer review and tour scheduling. Final feasibility must be determined through buyer's professional due diligence process.

Positioning The Opportunity

PRIMARY BUYER PROFILES

- 01 Townhome Developer**
 Buyer seeking a premium North Georgia location with an active 40-unit concept path, utility momentum and a high-visibility corridor identity.

- 02 Single-Family Builder**
 Buyer prioritizing Achasta-area positioning, scenic setting and a lower-density premium residential product narrative.

- 03 Mixed-Use / Select Commercial Buyer**
 Buyer evaluating mixed-use, residential service, or corridor-compatible light commercial/warehouse concepts subject to design standards and approvals.

STRATEGIC VALUE DRIVERS

The value thesis is driven by a scarce combination of land area, 384 feet of highway frontage, Achasta adjacency, public entitlement activity, utility momentum, GDOT access coordination, and a development narrative that can support multiple buyer strategies.

LOCATION PREMIUM	Across from Achasta and near downtown Dahlonega.
BASIS FLEXIBILITY	\$15.60 per land SF; \$679,723 per acre.
CONCEPT RANGE	Approx. 24 SFH or 30-40+ townhomes.
RISK FACTOR	Final approvals, GDOT access, engineering, annexation path and utility capacity remain buyer verification items.



Schedule A Tour Or Request More Information



Nicole Van den Bergh & Bryan Bergstein

GOLD PEACH REALTY COMMERCIAL

For additional offering materials, site plans, tour scheduling, buyer qualification, and offer submission instructions, please contact Gold Peach Realty directly.

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