



OFFERING MEMORANDUM

±9.37 Acres | Two Sites on Georgia Highway 400

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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CONTACT INFORMATION

DARRELL CHAPMAN
Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 X 114

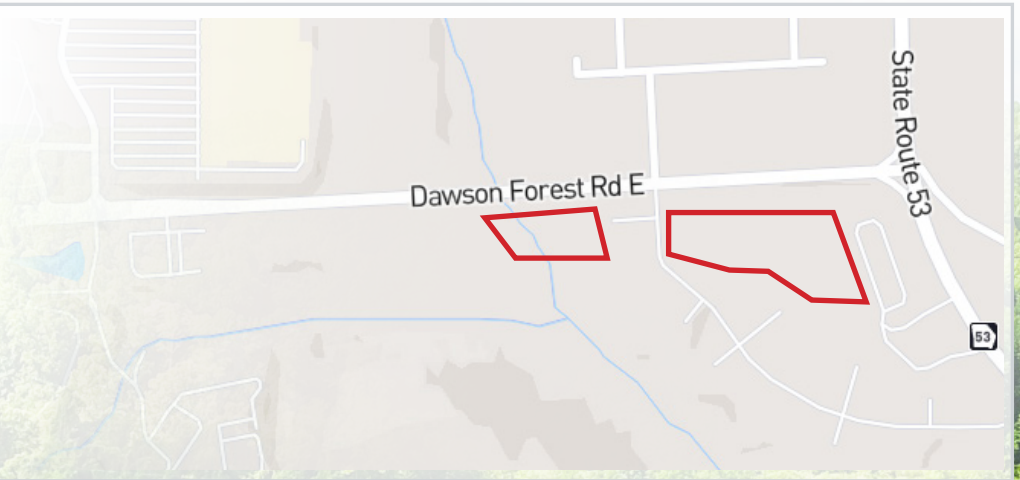
BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

Property Overview

±9.37 acres in two sites, one approximately ±2 acres and the other just over ±7 acres just East of GA Hwy 400 in Dawson County, the fastest growing county in Georgia. The two sites are situated in front of a 300+ unit apartment complex completed in 2022, and just 1/2 mile from three regional shopping centers. The properties are in the Georgia 400 Overlay District in Dawson County and are well positioned for retail, flex, or office use.

HIGHLIGHTS

- Excellent visibility and access
- Close proximity to three regional shopping centers
- Almost 1,000 new homes within one mile
- Well suited for all commercial uses



Property Information

ADDRESS:	Corner of Dawson Forest Rd & Parker Forest Dr Dawsonville, GA 30534
COUNTY:	Dawson
SITE SIZE:	±9.37 Acres
NUMBER OF SITES:	2 (±7 AC and ±2 AC)
ZONING:	AG
UTILITIES:	All to site
PARCEL ID:	114 022 006
TRAFFIC COUNTS:	±5,675 VPD on Dawson Forest Rd
FRONTAGE:	1,100 ' on Dawson Forest Rd
PROPOSED USE:	Development



SALE PRICE
\$4,256,800

Aerial Retail Map



Aerial Retail Map



Demographics

Dawsonville, Georgia



POPULATION

1 MILE	3 MILES	5 MILES
1,646	15,749	38,127



HOUSEHOLDS

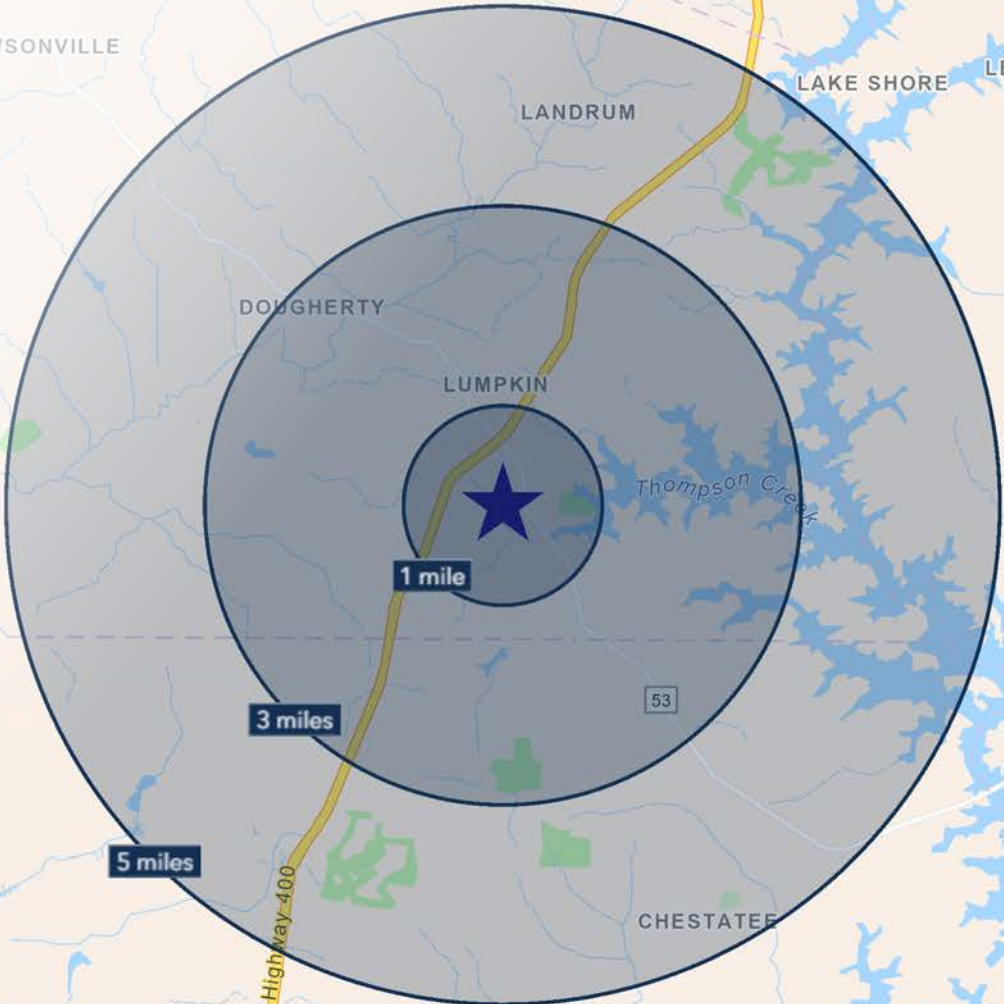
1 MILE	3 MILES	5 MILES
734	5,870	13,517



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$101,726	\$138,597	\$138,371

ESRI 2024



ABOUT THE AREA

DAWSONVILLE, GEORGIA

Dawsonville, GA, located approximately 55 miles north of Downtown Atlanta, is the government seat of Dawson County. It is located about 10 miles northwest of Lake Lanier. Lake Lanier, maintained by the Army Corp of Engineers, has over 1,000 miles of shoreline and is a large recreational venue for boaters and second homes. In fact, over 10 million people visit Lake Lanier annually.

As a result of the expansion of GA-400, the area has grown significantly, leading to the development of the North Georgia Premium Outlets and later, the big box retailers and national food chains. Dawsonville is the gateway to many North Georgia attractions including Dahlonega and nearby Amicalola State Park which contains Amicalola Falls, the tallest cascading waterfall in America east of the Mississippi River. Lake Lanier has many recreational activities including swimming, fishing and boating. Dawson County has been the beneficiary of many Atlantans who want to get out of the “bigger city” and enjoy a more suburban, but accessible lifestyle.

Dawsonville continues to put out the “welcome mat” for locals and tourists and hosts a number of festivals and events, including The Mountain Moonshine Festival the 4th weekend in October. The Dawsonville town square comes alive with plays, clogging, and other entertainment.



Amicalola Falls State Park



Downtown Dahlonega

*[City of Dawsonville](#)



North Georgia Premium Outlets

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

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 share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



Broker Profiles



DARRELL CHAPMAN

Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 x 114

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 24 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.