

# Mixed Use Development Opportunity



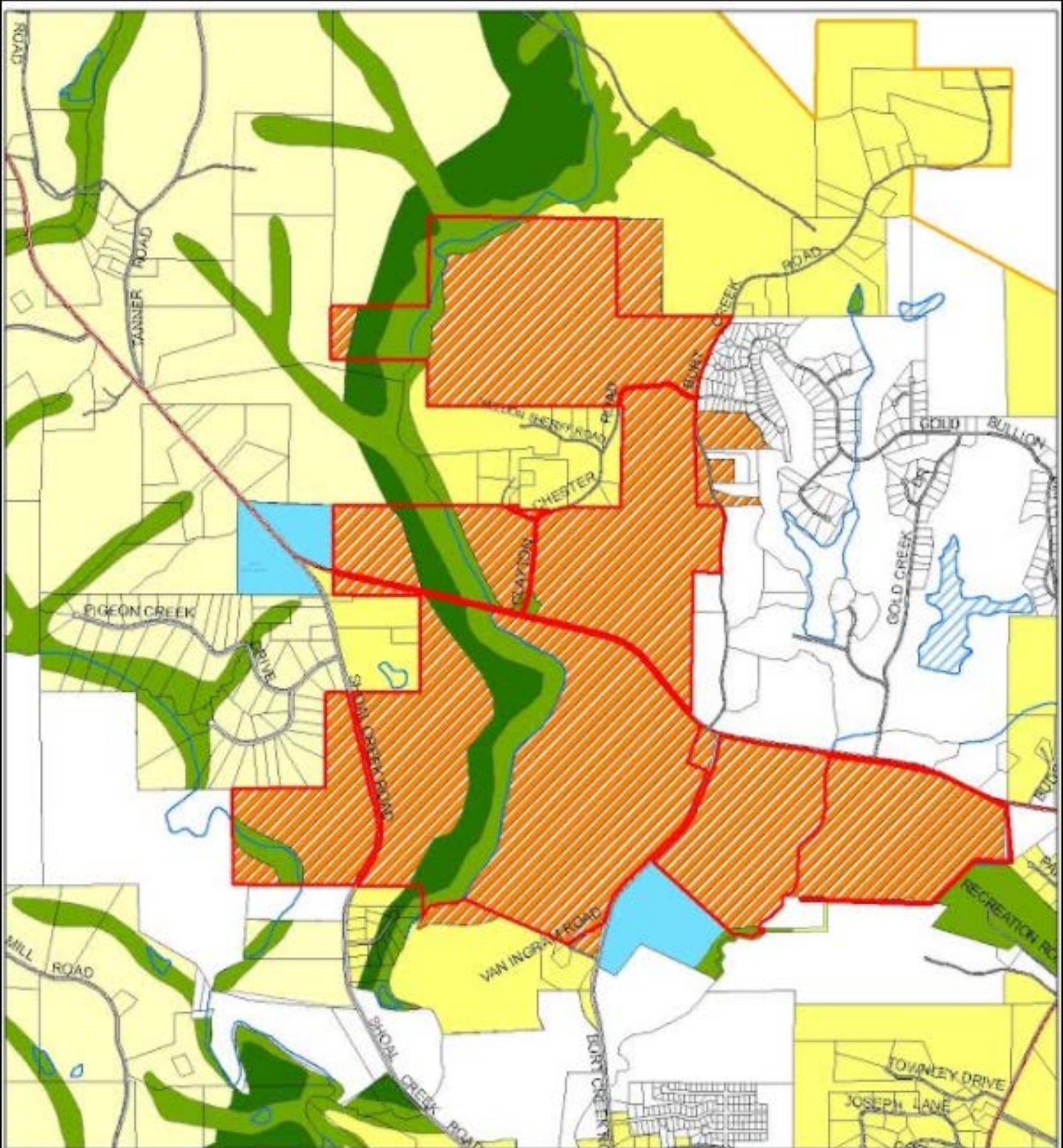
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## Property Overview

- +/- 1,068 Acres – Zoned Mixed-Use Village – MUV
- County: Dawson
- Location: 1624 Burt Creek Road ( Hwy 136 & GA 400 )
- Parcel: 090 015
- Rolling hills topography
- County water and sewer available to site
- **County Approved Site Plan:**
  - 441 Multi Family Units
  - 1,591 Single Family Lots
  - 124 Townhome Lots
  - 32 Condominium units
  - 337 Independent Living units
  - 23,200 sq. ft. Commercial Retail
  - 180,000 sq. ft. Office
  - 53,200 sq. ft. School/Education
  - 10,000 sq. ft. Day Care
  - 40 Room Hotel



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# ZA 11-01

3-15-2011



### Legend

- County RD
- Highways
- Private Driv
- State Hwy
- US Hwy
- Countyline
- Rural
- Future Landuse
- Station Residential
- Rural Residential
- Sub-Rural Residential
- Suburban Residential
- Planned Residential Community
- Town Residential
- Multiple Family Residential
- Lakefront Residential
- Commercial - Highway
- General Commercial
- Campus/State Business Park
- Office/Professional
- Mixed Use Village
- Public/Institutional
- Light Industrial
- Transportation/Communication/Utilities
- Agriculture
- Parks/Recreation/Conservation
- Forestry
- Water
- Water Supply Protection Area



**LAND USE SUMMARY**

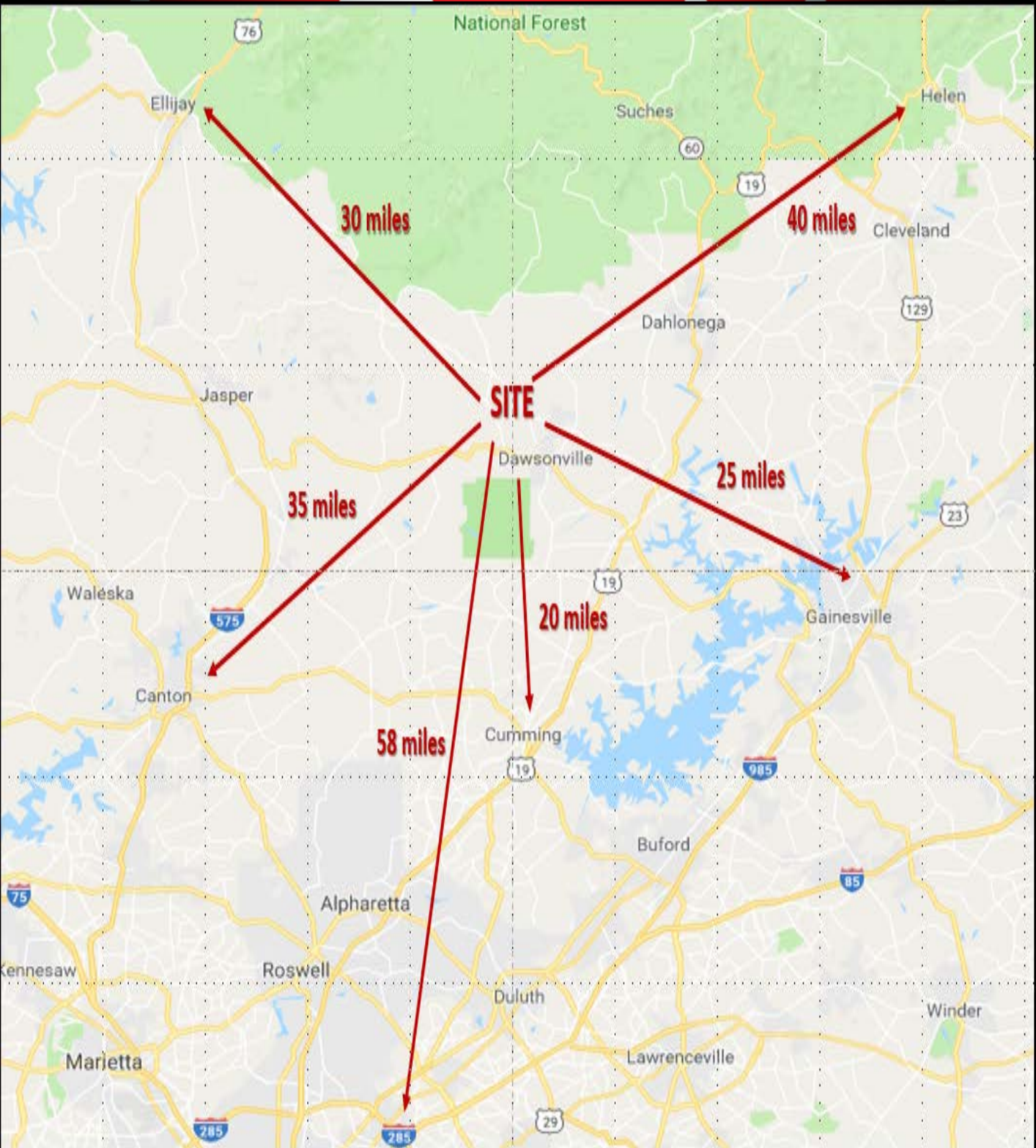
LAND USE	ACRES	PERCENT OF TOTAL
RESIDENTIAL SINGLE-FAMILY	1,000	70%
RESIDENTIAL MEDIUM-DENSITY	1,000	70%
RESIDENTIAL HIGH-DENSITY	1,000	70%
COMMERCIAL	1,000	70%
INDUSTRIAL	1,000	70%
OFFICE	1,000	70%
SCHOOL	1,000	70%
RECREATION	1,000	70%
OPEN SPACE	1,000	70%
ROADWAY	1,000	70%
UTILITY	1,000	70%
OTHER	1,000	70%
<b>TOTAL</b>	<b>1,428</b>	<b>100%</b>

**LEGEND**

- RETAIL
- OFFICE
- OFFICE / RESIDENTIAL
- SCHOOL
- DAY CARE
- APARTMENT
- CONDOMINIUM
- ADULT LIVING
- TENNIS/COURT
- INN
- GREEN STREETS
- GREEN SPACE
- LOT TYPE A (0.57)
- LOT TYPE B (0.57)
- LOT TYPE C (0.57)
- LOT TYPE D (0.57)
- LOT TYPE E (0.57)
- LOT TYPE F (0.57)
- LOT TYPE G (0.57)
- LOT TYPE H (0.57)
- LOT TYPE I (0.57)

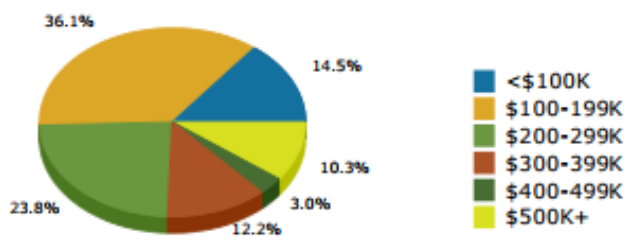


**APPROVED**  
4-21-2011



## Demographics

2017 Home Value



5,381

Population

38.0

Median Age

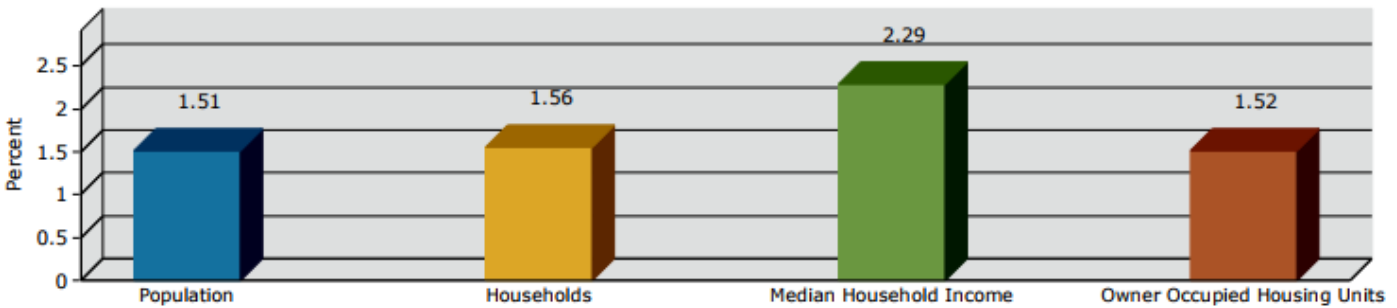
2.6

Average Household Size

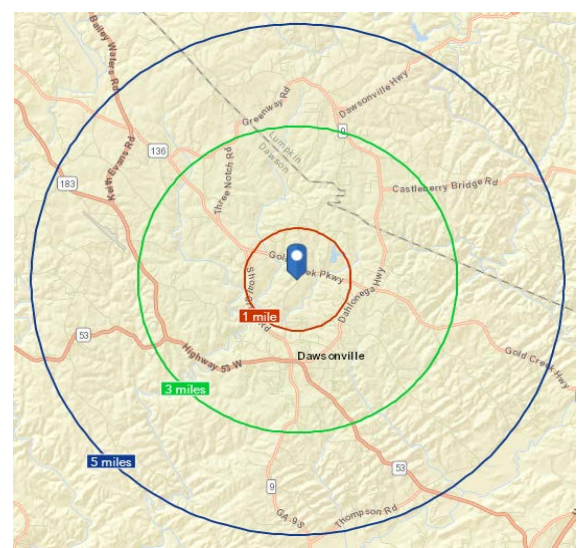
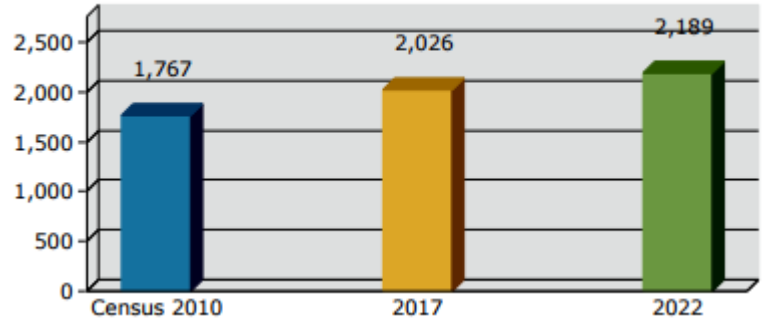
\$53,684

Median Household Income

2017-2022 Annual Growth Rate



Households



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