

Mixed Use Development Opportunity | 65+/- ACRES

4208 State Hwy 515 Blairsville, GA 30512



Property Highlights

- +/-64.5 acres
- 1,842 feet of road frontage along Hwy 515 W
- Front portion of site is roughly graded and the back is rolling topography
- Gorgeous mountain views
- Access from two roads, Hwy 515 W and Crescent Rd
- Median break creates additional access

Location Overview

Front acreage is highly conducive to commercial application. It is conveniently located less than 2 miles West of Blairsville town center. This property is unique in that it bolsters a hard corner at the intersection of Hwy 515 and Crescent Rd creating easy access.



Atlan**L**and**G**roup

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www.atlantalandgroup.com

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Location Overview



1. Ware Chevrolet
2. Nelson Tractor Company
3. Walmart Supercenter
4. North Georgia Technical College

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Tax Plat



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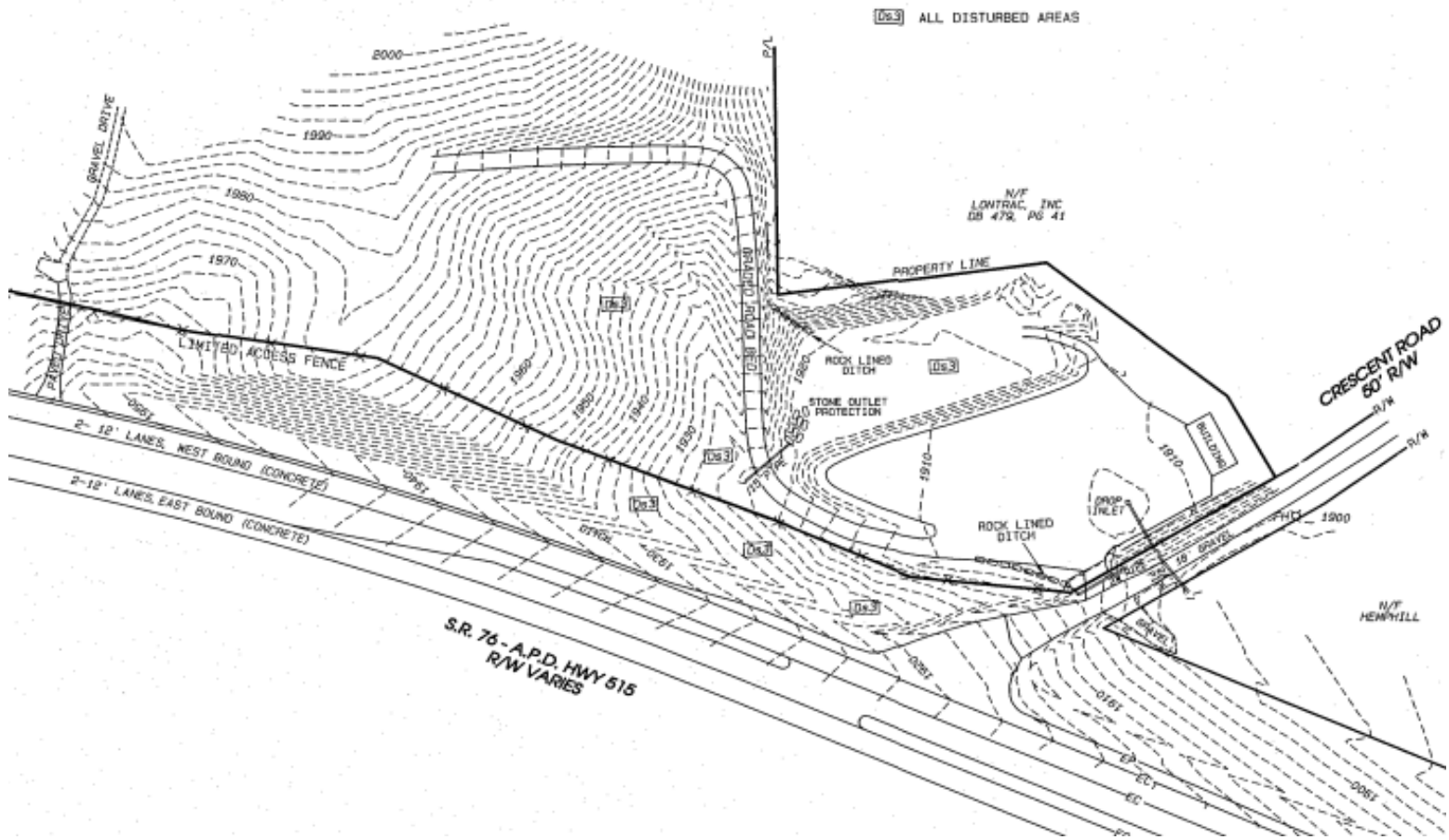
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Partial Survey Commercial Frontage



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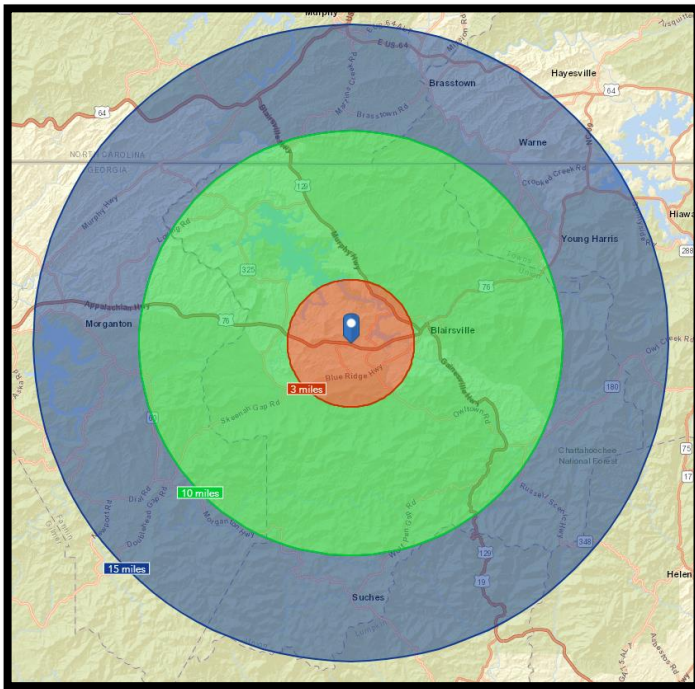
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Demographics (2018)

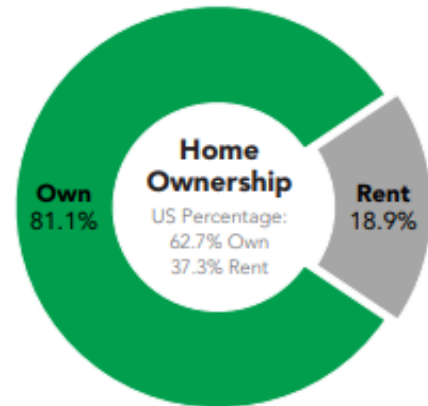
2017 Summary	0-3 mile	3-10 mile	10-15 mile
Population	5,621	20,039	23,680
Households	2,405	8,618	9,981
Median Age	52	53	51
Average Household Income	\$61,061	\$58,251	\$53,776



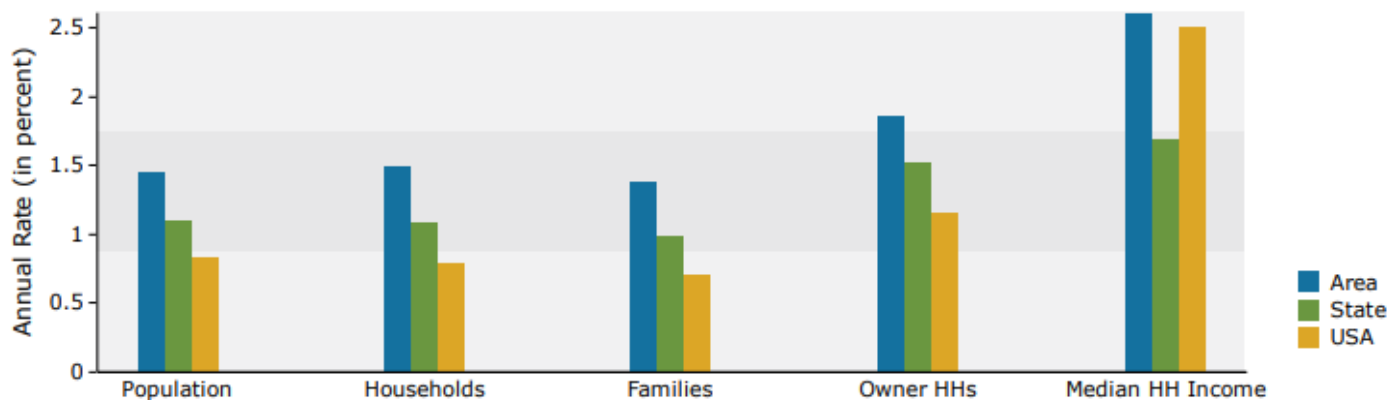
Typical Housing:
Single Family/Seasonal

Median Value:
\$209,200

US Median: \$207,300



Trends 2018-2023



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