

Presented By:

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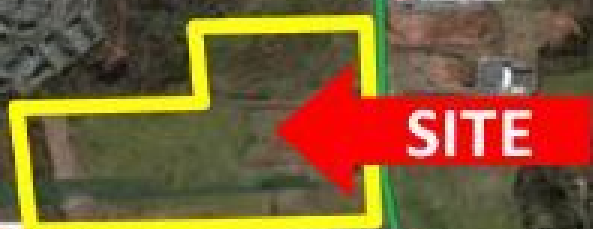


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**55 +/- ACRES GA  
HWY 53 AT DAWSON  
FOREST ROAD**

Land :  
DAWSON FOREST ROAD AT HIGHWAY 53, DAWSONVILLE, GA 30534

**GA Hwy 400**



**SITE**

**FOR SALE**



# 55 +/- ACRES GA HWY 53 AT DAWSON FOREST ROAD

DAWSON FOREST ROAD AT HIGHWAY 53, DAWSONVILLE, GA 30534



## OFFERING SUMMARY

Sale Price: \$200,000 / acre

Lot Size: 55.0 Acres

Zoning: Agriculture

Market: Atlanta

Submarket: Metro-Atlanta, Dawson, North Atlanta

Price / SF: \$4.59

## PROPERTY OVERVIEW

55 Acres located in the triangle of Ga. Hwy 53, Ga. Hwy 400 and Dawson Forest Road East. This area is a major development location for the North Georgia 400 Corridor.

## PROPERTY HIGHLIGHTS

- Pad sites available for 10,000 sf and 22,000 sf buildings (PRICED AT \$20.00/SF).
- Lot sizes from 0.80 to 1.30 acres (PRICED AT \$200,000/AC)

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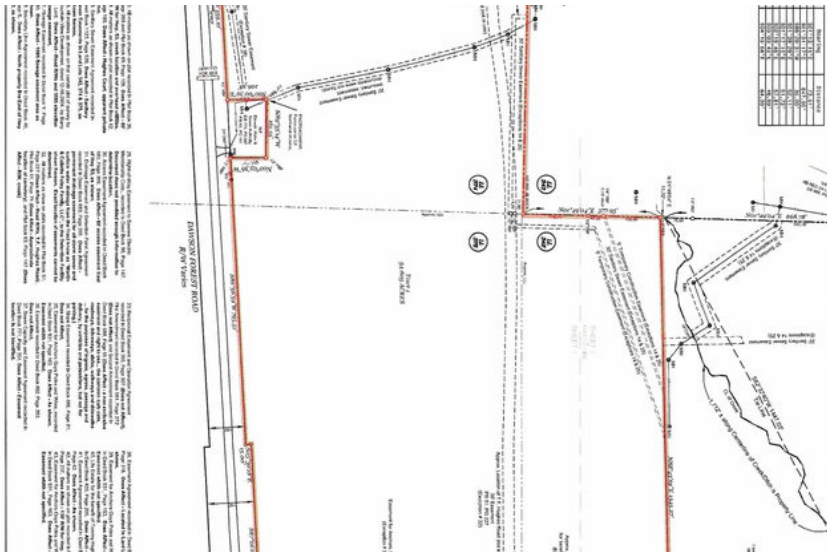
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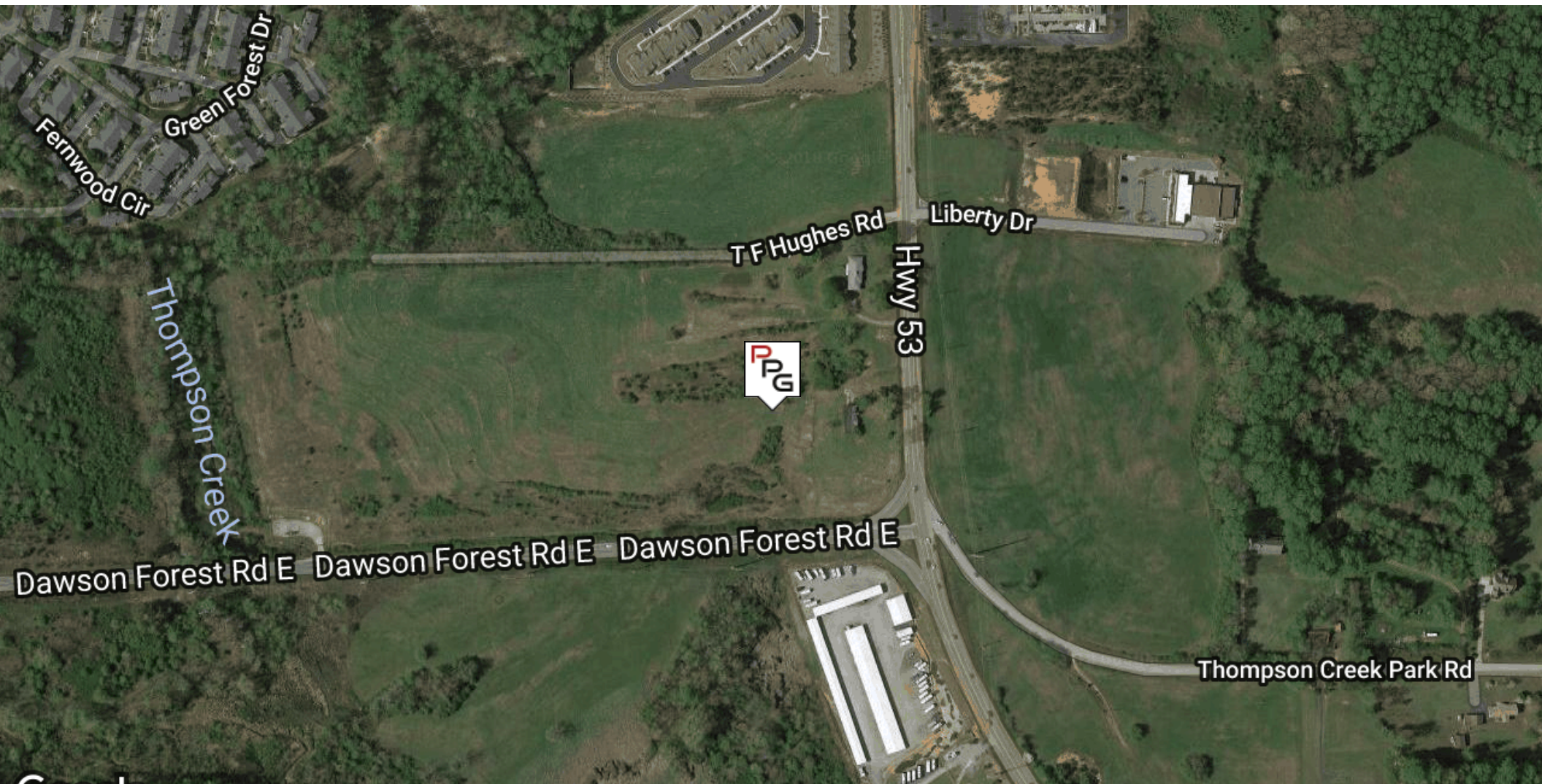
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Google

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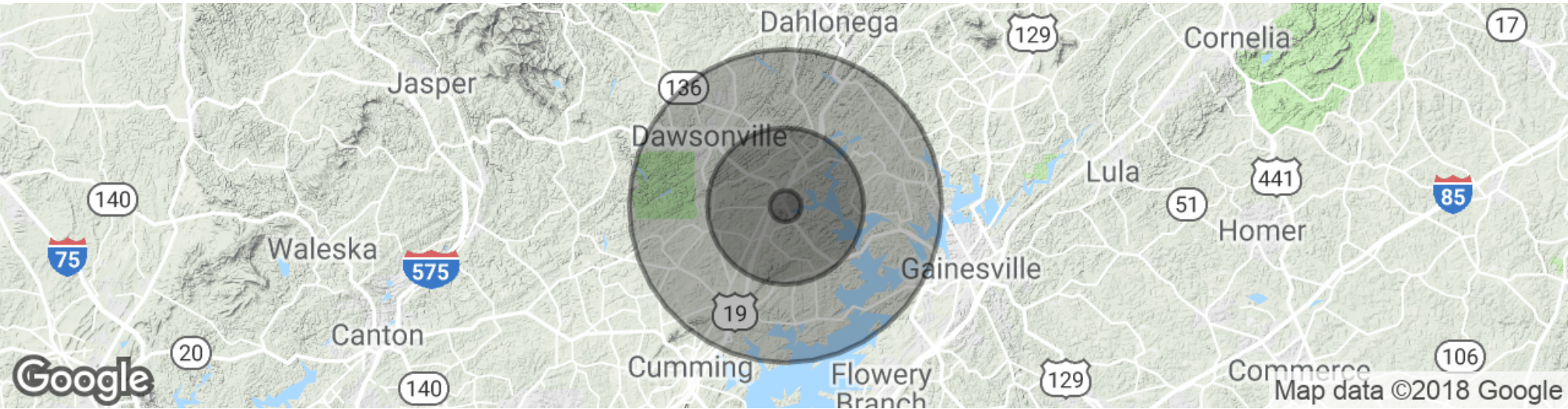
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# 55 +/- ACRES GA HWY 53 AT DAWSON FOREST ROAD

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	181	7,125	50,723
Median age	44.0	37.3	35.7
Median age (Male)	42.7	36.0	34.8
Median age (Female)	46.5	38.8	36.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	71	2,557	17,720
# of persons per HH	2.5	2.8	2.9
Average HH income	\$64,854	\$57,975	\$71,142
Average house value	\$292,075	\$237,048	\$242,538

\* Demographic data derived from 2010 US Census

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