

Presented By:

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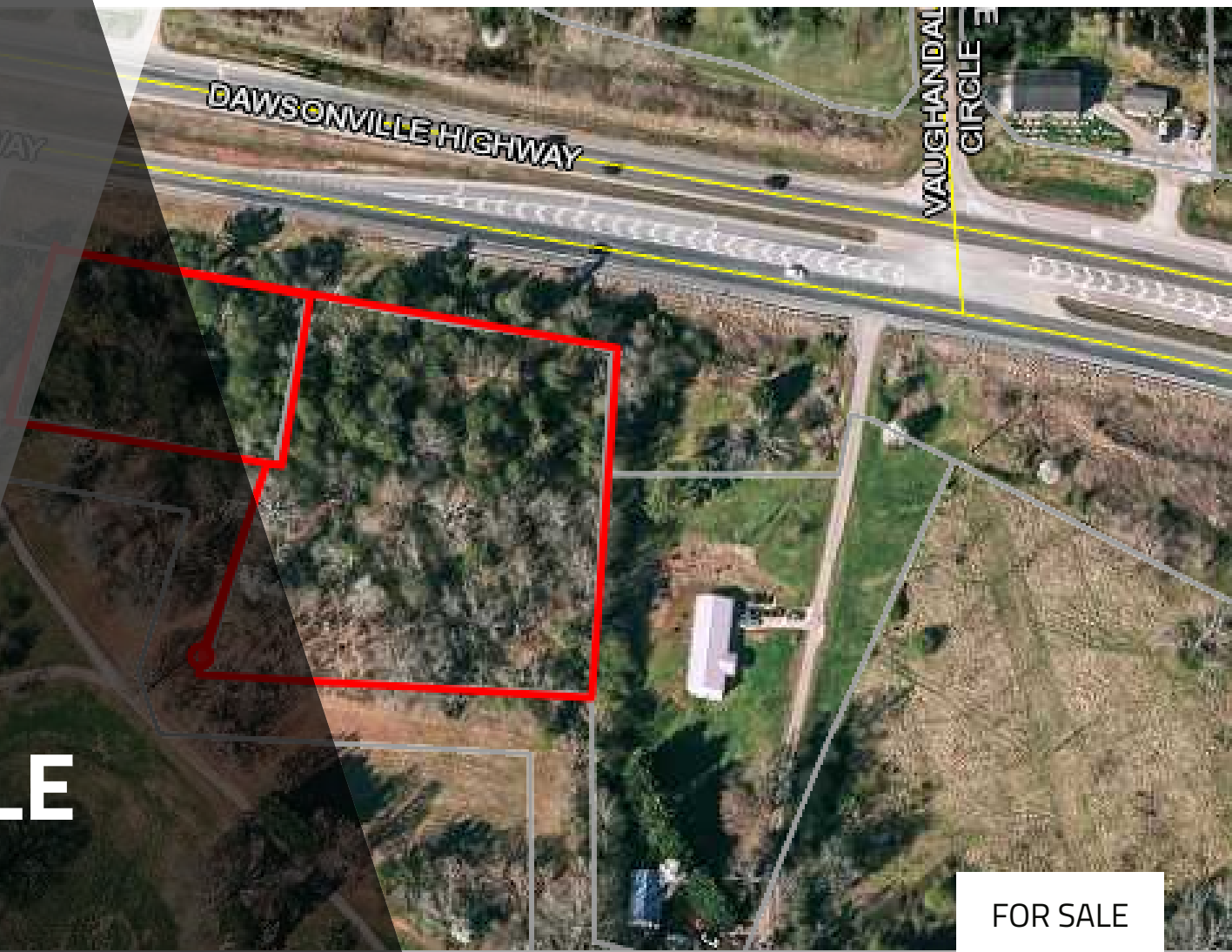


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**2519 & 2535
DAWSONVILLE
HIGHWAY**

Land :

2519 DAWSONVILLE HIGHWAY, GAINESVILLE, GA 30506



FOR SALE

2519 & 2535 DAWSONVILLE HIGHWAY

2519 DAWSONVILLE HIGHWAY, GAINESVILLE, GA 30506



OFFERING SUMMARY

Sale Price:	\$126,000
Lot Size:	2.51 Acres
Price / Acre:	\$50,199
Zoning:	H-B (Highway Business District)
Market:	Atlanta
Submarket:	Metro Atlanta, North Georgia, Lake Lanier

PROPERTY OVERVIEW

Priced to Sell!!!
Includes both 2519 & 2535 Dawsonville Highway, Gainesville.
Average Daily Traffic is over 26,000 vehicles per day!
Great location with frontage on Dawsonville Highway

PROPERTY HIGHLIGHTS

- Great Investment Opportunity in a Growing Market
- Price Reflects Current Market Conditions
- Includes Two Tracts of Adjoining Land consisting of 2519 & 2535 Dawsonville Highway
- Over 26,000 Vehicles Per Day Average

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BILLINGSLEY, RETTER,
& ASSOCIATES

HALL COUNTY DATA



Hall County is located 50 miles northeast of Atlanta and 40 miles northwest of Athens. Access to Gainesville, the county seat, from Atlanta is by Interstate 985, a four-lane, limited-access highway. The county encompasses 392 square miles and is bordered on the west by Lake Sidney Lanier.

Hall County is in the Metropolitan Statistical Area (MSA) and is among the top 50 fastest-growing metropolitan areas in the United States.

The 2016 estimated population for Hall County was 196,637, indicating an increase of 3.0% from 2015. Home ownership was shown to be 65.8% in comparison to the State of Georgia at 64.4%. The median value of an owner-occupied home was \$164,500.

Much of the population growth and economic growth is attributed to Lake Lanier, which created additional growth for Hall County for the 20 years following its creation in 1958. The growth in

service employment will be due mainly to the tourism-oriented development around Lake Lanier and the urbanization of the southern part of the county as a result of immigration from Gwinnett County and other metropolitan Atlanta county residents.

As of 2016, Hall County had a labor force of just over 96,000 persons, showing approximately 91,000 of those employed. This indicates an unemployment rate of 4.5%. The 2016 median household income was reported at \$51,902 with the per capita income being \$24,099.

From 2012 to 2017, 137 new and expanded industry locations generated nearly 6,300 new jobs, retained over 1,100 jobs. Hall County has more than 300 manufacturing and processing concerns and 49 locations of international companies representing 19 countries. Manufacturing still remains strong in the county. A breakdown of the industries reports goods-producing with 28.2% employment, the service-providing industry at 59.4%, health care services at 15.3%, retail services at 9.9%, and government employment at 12.2%.

Top employers in the county include Cottrell, Inc.; Kubota Manufacturing of America Corporation; Mar-Jack Poultry; Northeast Georgia Medical Center; Northeast Georgia Physicians Group; Pilgrims Pride Corporation; Walmart; and Wrigley Manufacturing Co., LLC.

A variety of shopping can be found near Gainesville. Lakeshore Mall is located in Gainesville. The Mall of Georgia is approximately 15 miles away and numerous stores and periphery shopping and restaurants. North Georgia Premium Outlet Mall is located 18 miles to the northwest and Tanger Outlets is 22 miles to the east.

The Hall County School System employs over 1,800 certified staff members with approximately 26,000 students enrolled in 20 elementary, six middle, six high schools, along with various academy and exploration schools for each grade. The Gainesville City School System is a Charter School System featuring eight charter schools. There are five elementary schools open to parental choice.

Brenau University, founded in 1878, is a 50-acre campus, having satellite programs in five other Georgia locations. Brenau offers diverse educational opportunities founded in the liberal arts. The University of North Georgia is the state's 7th largest public university. The university offers more than 100 programs with approximately 15,000 students enrolled. Lanier Technical College opened in 1966 and offers adult literacy training, general academic and technical education, customized business and industrial training and continuing education services. Programs are tailored to meet the training needs of business and industry in Lanier Tech's six-county service area.

BILLINGSLEY, RETTER,
& ASSOCIATES

PROPERTY DATA

Zoning

According to the Hall County Planning and Development Department, the subject property is zoned H-B, Highway Business District. The district allows for various commercial uses, such as retail, service, office uses. The subject is in conformity with the zoning requirements, as understood by the appraisers.

Site

The site information was obtained by physical inspection of the subject property, tax records and deed records information. The subject property is a 2.51-acre tract of land located along the southern side of Dawsonville Highway within unincorporated Hall County. The subject tract is unimproved land, mostly wooded, with rolling topography. The major features of the subject are summarized below.

Summary of Site Features

Size: 2.51 acres, per tax records.

Street Type: Dawsonville Highway a.k.a. Highway 53 is a four-lane asphalt-paved roadway with median strip.

Configuration/Site Dimensions: Irregular shape with approximately 450 feet of frontage along Dawsonville Highway. Specific dimensions of the subject's site are shown on the tax map provided in the addenda to the current report.

Visibility: Good visibility from Dawsonville Highway.

Utilities: All available, except for sanitary sewer.

Topography: Rolling topography with general slope southward for approximately 30 feet below the level of Dawsonville Highway. A topographic map is included in the addenda to the current report.

Vegetation: The subject property is mainly wooded. The tree growth on the property is common Georgia hardwoods of small and medium to large sizes, that include predominantly pine, maple, oak trees, shrubbery and thorny plants.

Easements: None apparent, aside from typical cross easements and utility easements, none of which inhibit utility.

Flood Hazard Area: According to the Flood Insurance Rate Map Community Panel # 131390175G, dated April 4, 2018, the subject parcel lies in Zone X, low flood risk. Flood map is included in the addenda of the current report.

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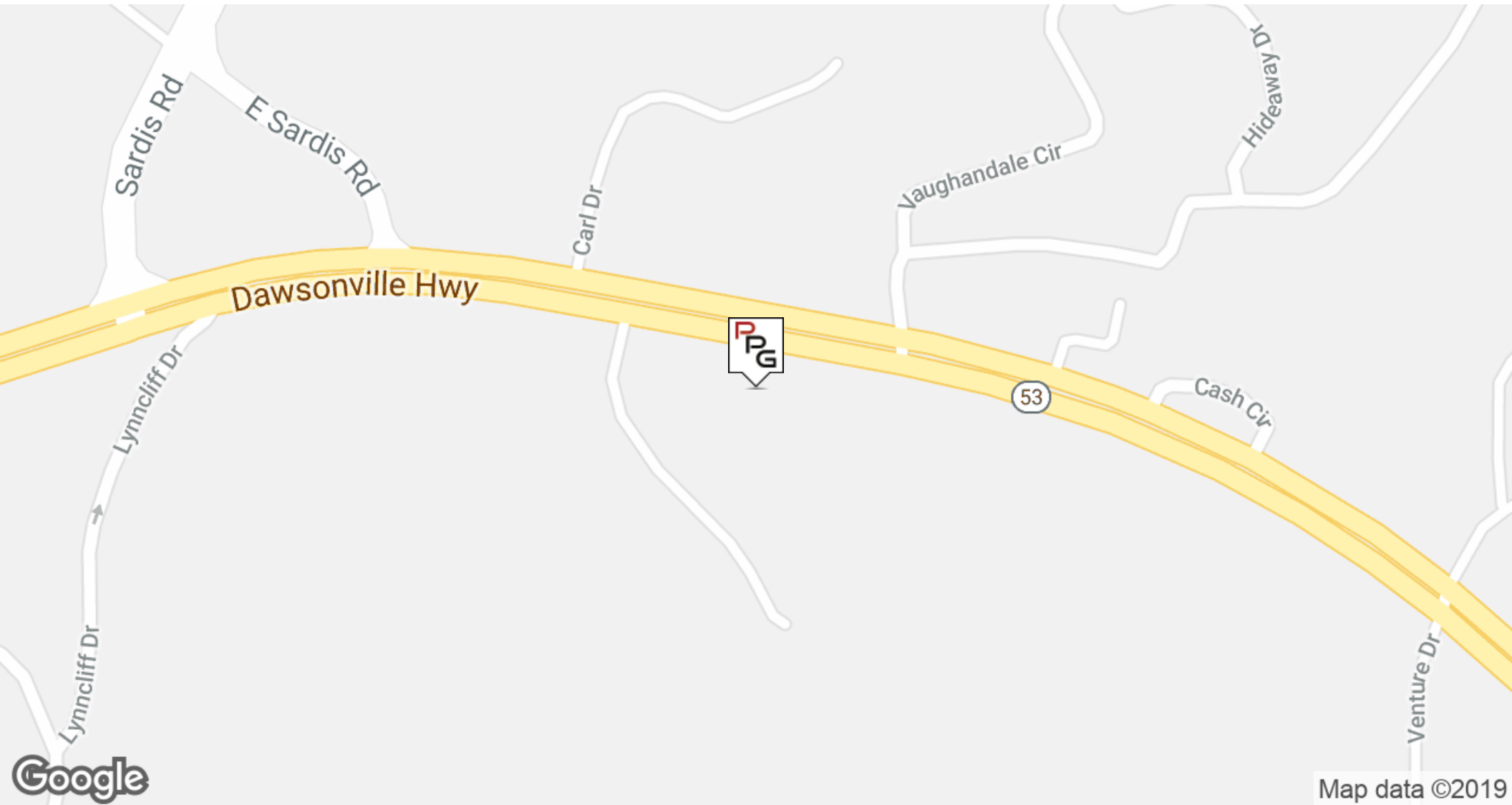
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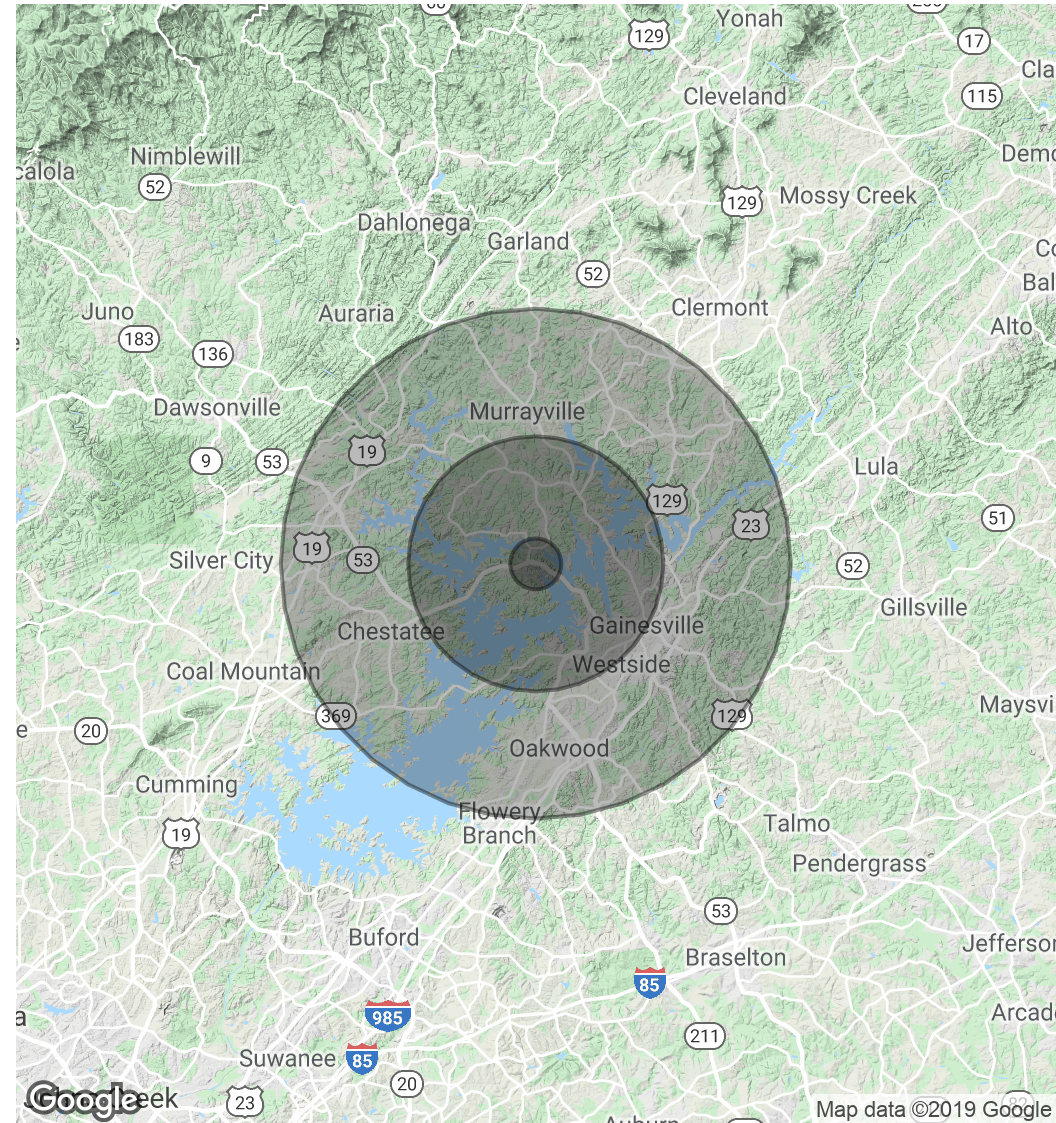


2519 DAWSONVILLE HIGHWAY, GAINESVILLE, GA 30506

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,372	46,837	151,130
Median age	40.8	35.0	34.9
Median age (Male)	41.8	34.2	34.0
Median age (Female)	38.6	35.6	35.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	495	17,325	52,917
# of persons per HH	2.8	2.7	2.9
Average HH income	\$87,092	\$71,687	\$68,529
Average house value	\$275,518	\$273,462	\$260,037

* Demographic data derived from 2010 US Census



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