

# Lumpkin/Hall County Tract

Dahlonega, GA

LAND FOR SALE

Norton Commercial Acreage Group  
770.887.0053  
jpaitzel@gonorton.com



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Dahlonega, GA

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## PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present this +/- 265 acre tract in Lumpkin and Hall County! At its peaks the property boasts beautiful views of the North Georgia mountains, and at its valleys you will find over a mile of frontage on the Chestatee River and Lake Lanier! The property is located only 10 minutes from GA-400 and 5 minutes to Highway 60 which leads to Dahlonega or Gainesville. It is currently zoned "Ag Residential" and "Vacation-Cottages" in Hall County, and it is within the "Residential Growth" area of Lumpkin County.

## OFFERING SUMMARY

Sale Price: \$5,000,000

Acreage: 265.5 Acres

Lumpkin County  
(084 174, 084 012)

APN:

Hall County  
(11153 000003, 11136  
000001A)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	207	6,150	24,398
Total Population	587	16,952	66,686
Average HH Income	\$57,263	\$67,195	\$70,597

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Address Not Disclosed, Dahlonega, GA

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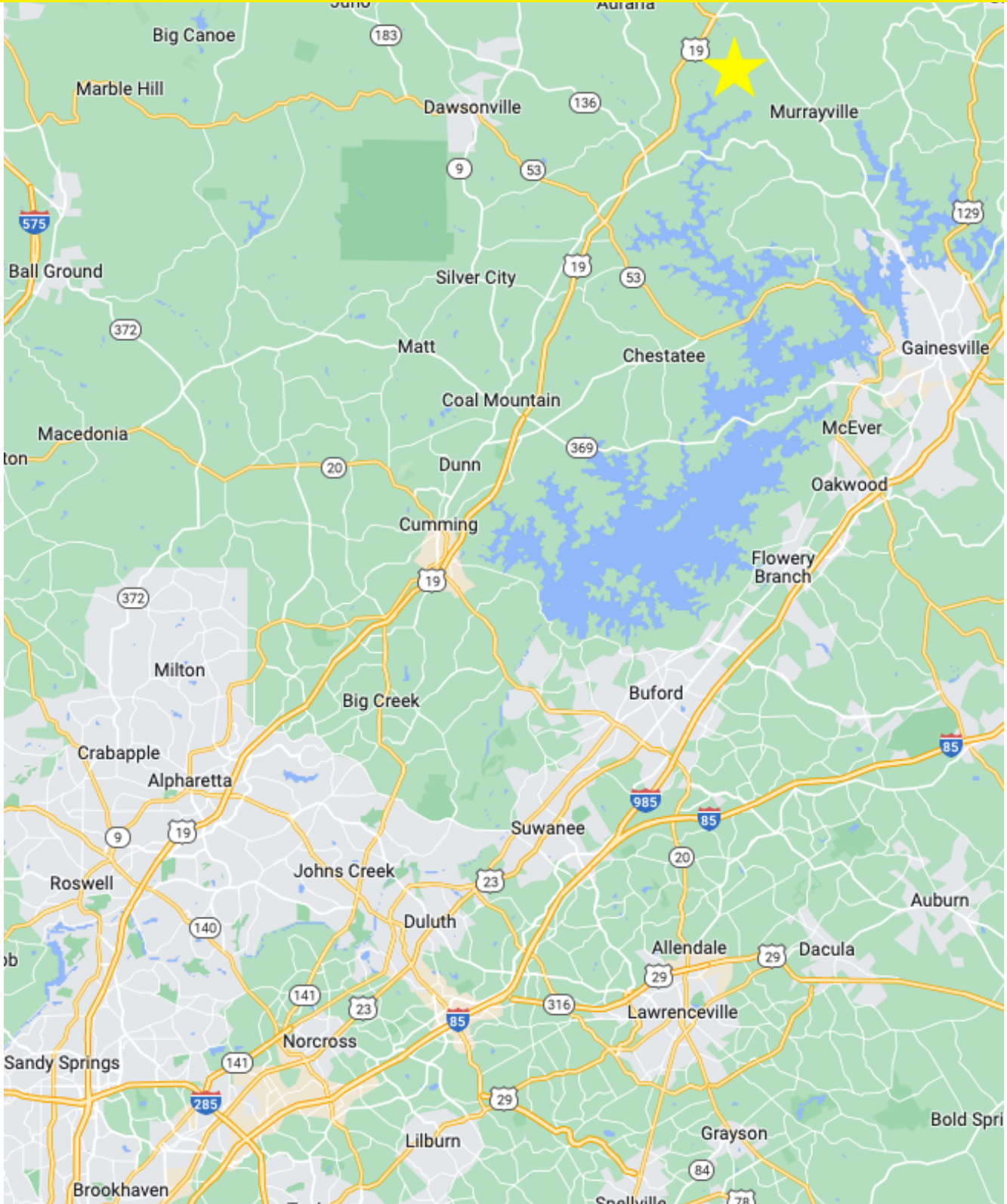
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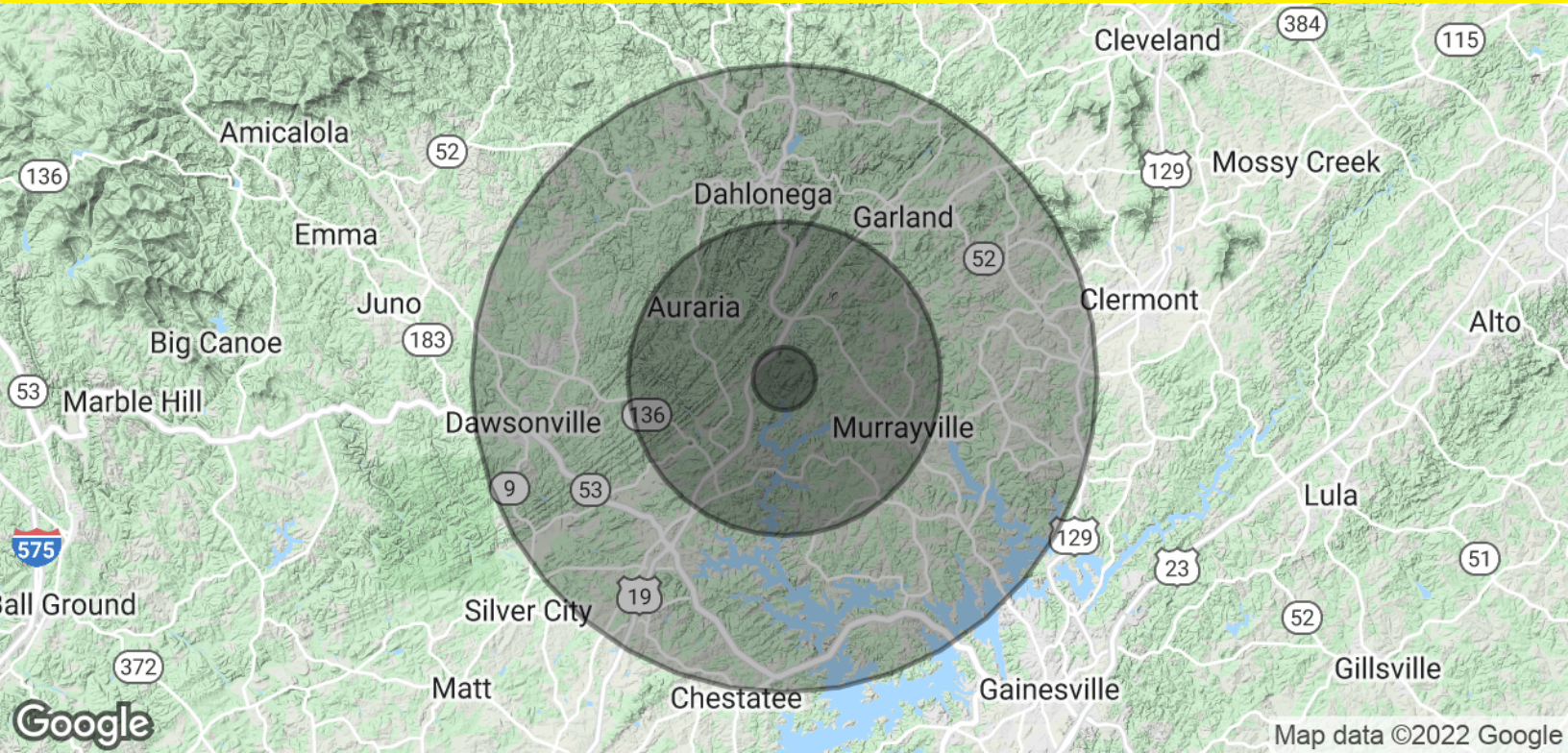
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	587	16,952	66,686
Average Age	33.7	35.8	37.1
Average Age (Male)	31.7	34.7	36.1
Average Age (Female)	35.0	36.7	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	207	6,150	24,398
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$57,263	\$67,195	\$70,597
Average House Value	\$217,595	\$251,811	\$252,686

\* Demographic data derived from 2010 US Census

