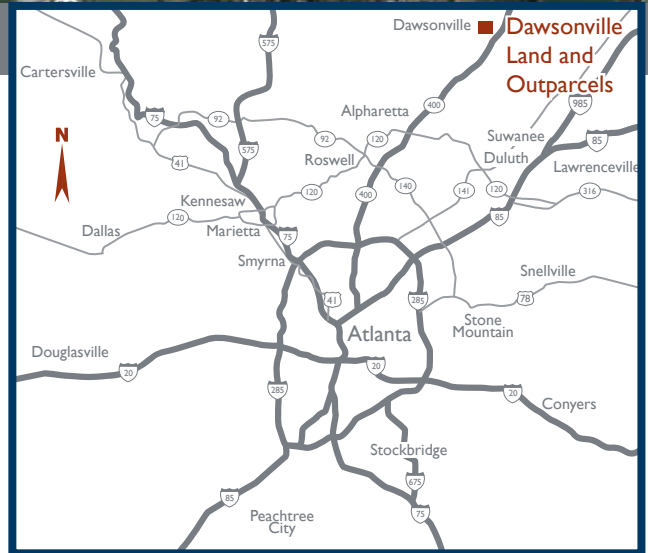
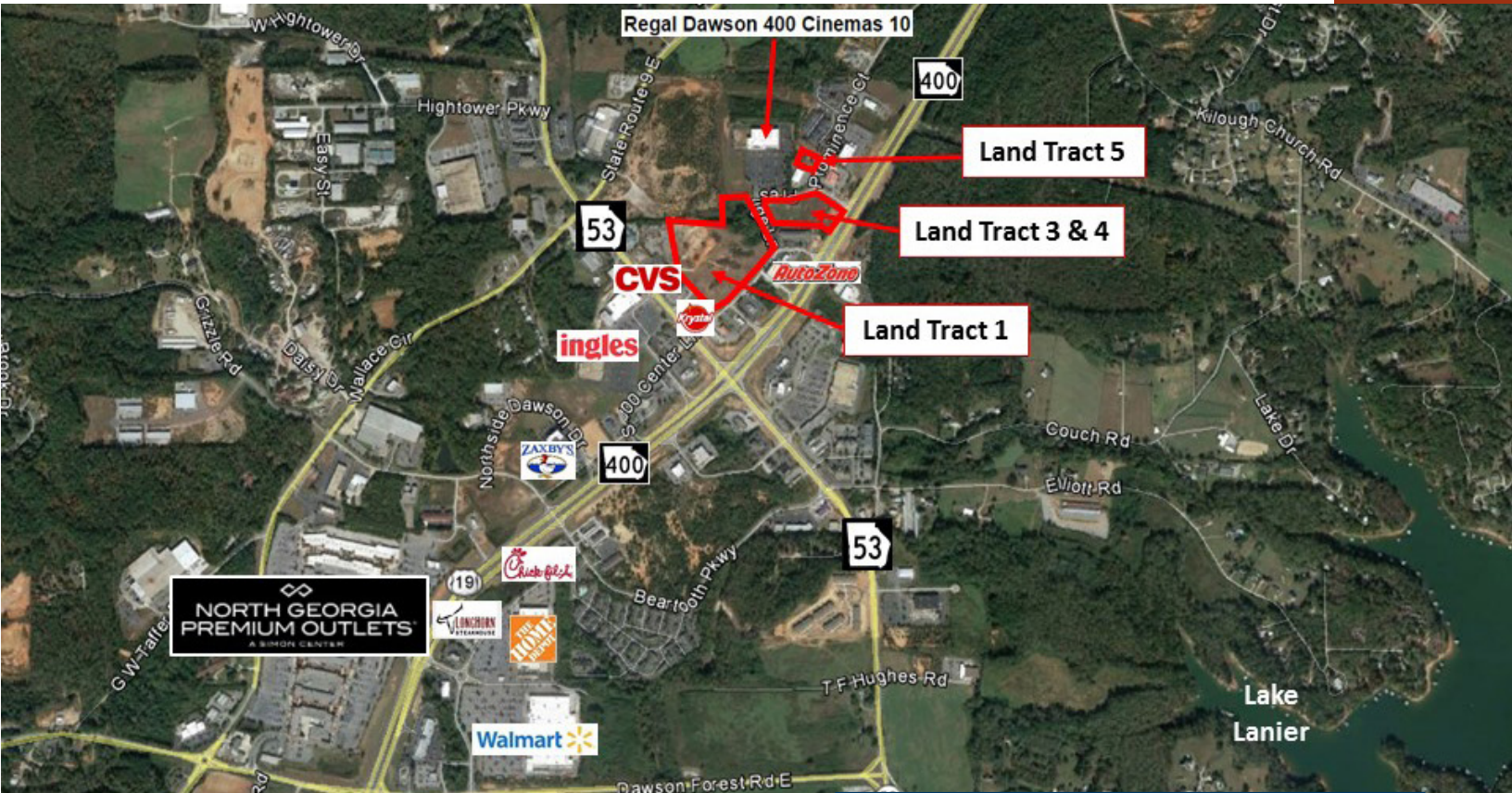


# DAWSONVILLE LAND & OUTPARCELS

NW QUADRANT OF GA HWY 400 & HWY 53, DAWSONVILLE, GA 30534



## PROPERTY DETAILS

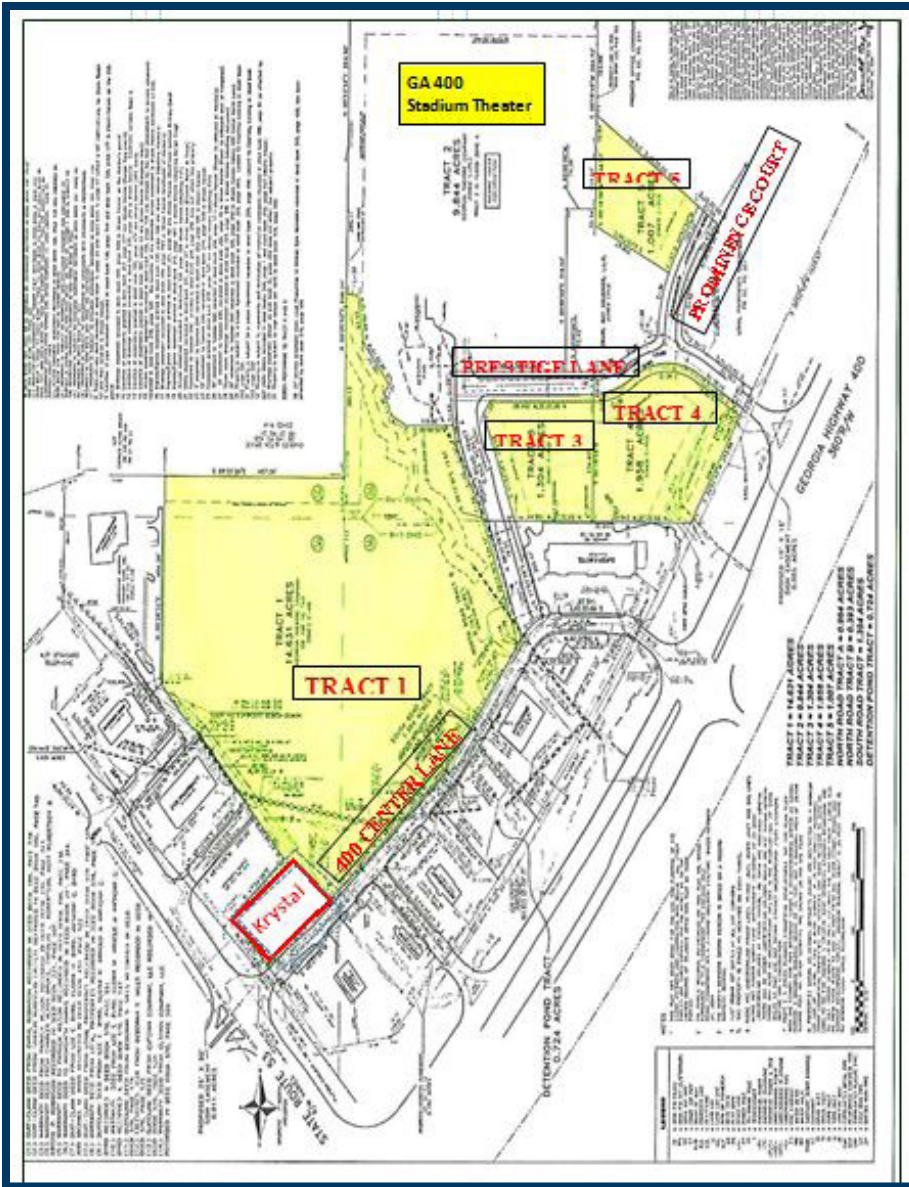
- 18.56 acres of Land and Outparcels in Dawson County located on the Northwest quadrant of Ga. Hwy. 400 and Ga. Hwy. 53
- Anchored by Dawson 400 Cinemas 10 (Regal Cinemas stadium theatre)
- Tract 1: 14.28 acres (can be subdivided) priced at \$125,000 per acre
- Tract 3: 1.31 acres priced at \$125,000 per acre
- Tract 4: 1.96 acres Fronting Ga. Hwy. 400 priced at \$200,000 per acre
- Tract 5: 1.01 acres priced at \$100,000 per acre
- Area retailers: North Georgia Premium Outlets (drawing 6.1 million visitors/year), Home Depot, Walmart, Kroger, Publix, Ingles, and more

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# DAWSONVILLE LAND & OUTPARCELS

NW QUADRANT OF GA HWY 400 & HWY 53, DAWSONVILLE, GA 30534



## TRAFFIC COUNTS

Hwy 53 East	14,000 VPD
Hwy 53 West	12,700 VPD
GA 400 North	23,500 VPD
GA 400 South	31,500 VPD

## DEMOGRAPHICS - 2018 CoStar

	1 mile	3 miles	5 miles
Population	1,092	9,883	27,381
Income	\$88,714	\$90,589	\$93,613
Daytime Population	4,844	6,853	8,054

## GPS COORDINATES

Lat. 34.3671946 Long. -84.0348408

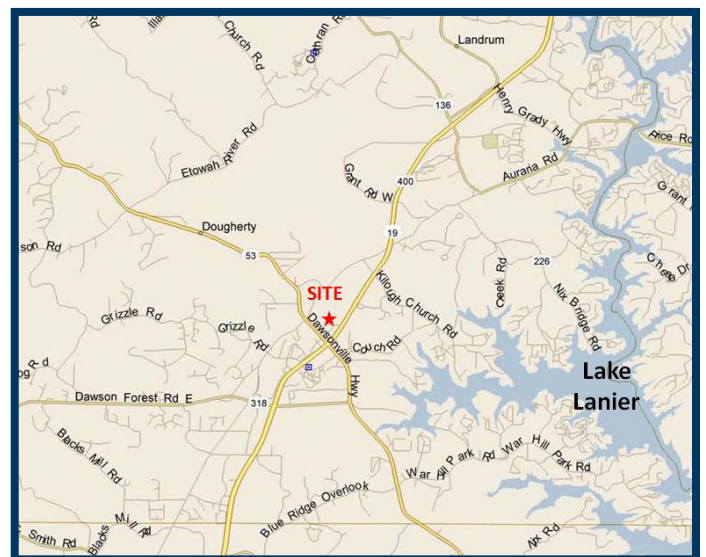
## PARCEL PRICING DETAILS

Tract 1	14.28 acres	@ \$125,000	\$1,785,000
Tract 3	1.31 acres	@ \$125,000	\$ 163,750
Tract 4	1.96 acres	@ \$200,000	\$ 392,000
Tract 5	1.01 acres	@ \$100,000	\$ 101,000

**Michael Lowrey CRX, CSM**  
Associate Broker

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