

OFFERING MEMORANDUM

± 1.44 AC

Commercial Development Corner

0 Hwy 53 & Truman Mountain Rd | Gainesville, GA 30506 | Forsyth County

Tenure
LAND GROUP



Offering Summary



\$525,000



± 1.44 AC



Current Zoning: CBD
Commercial Business District



All Utilities Available
Except Sewer
On Site Septic System Required



± 390 ft of Road Frontage
On Highway 53
± 480ft of Road Frontage
On Truman Mountain Rd



School District
Chestatee Elementary School
Little Mill Middle School
East Forsyth High School



Traffic
Highway 53 – 18,700 VPD



Property Overview

This 1.44-acre pin corner is well situated for a small commercial development in this emerging commercial node surrounding the intersection of Keith Bridge Road and Highway 53.

The access will most likely have to be along Truman Mountain Road. The subject property is located directly on Dawsonville Hwy (Hwy 53) with excellent visibility and over 390' feet of road frontage. Site has an additional 480' feet of frontage along Truman Mountain Road with a minimum of 1 full access curb cut. The topography is level to gently rolling and sits above grad from Highway 53 and at grade along most of the Truman Mountain Road Frontage. Site is well situated for a neighborhood commercial use servicing the immediate market.

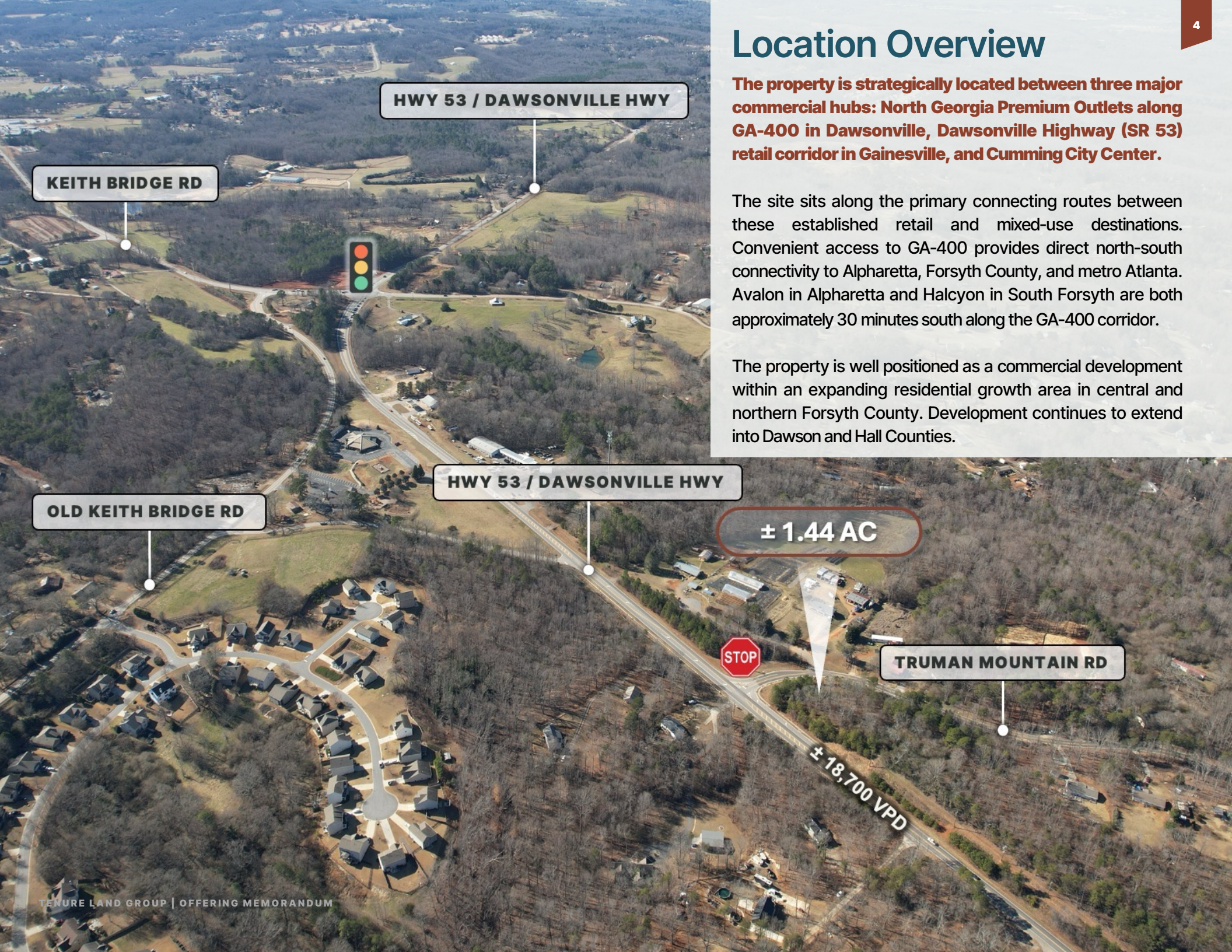


Location Overview

The property is strategically located between three major commercial hubs: North Georgia Premium Outlets along GA-400 in Dawsonville, Dawsonville Highway (SR 53) retail corridor in Gainesville, and Cumming City Center.

The site sits along the primary connecting routes between these established retail and mixed-use destinations. Convenient access to GA-400 provides direct north-south connectivity to Alpharetta, Forsyth County, and metro Atlanta. Avalon in Alpharetta and Halcyon in South Forsyth are both approximately 30 minutes south along the GA-400 corridor.

The property is well positioned as a commercial development within an expanding residential growth area in central and northern Forsyth County. Development continues to extend into Dawson and Hall Counties.



HWY 53 / DAWSONVILLE HWY

KEITH BRIDGE RD

HWY 53 / DAWSONVILLE HWY

OLD KEITH BRIDGE RD

± 1.44 AC

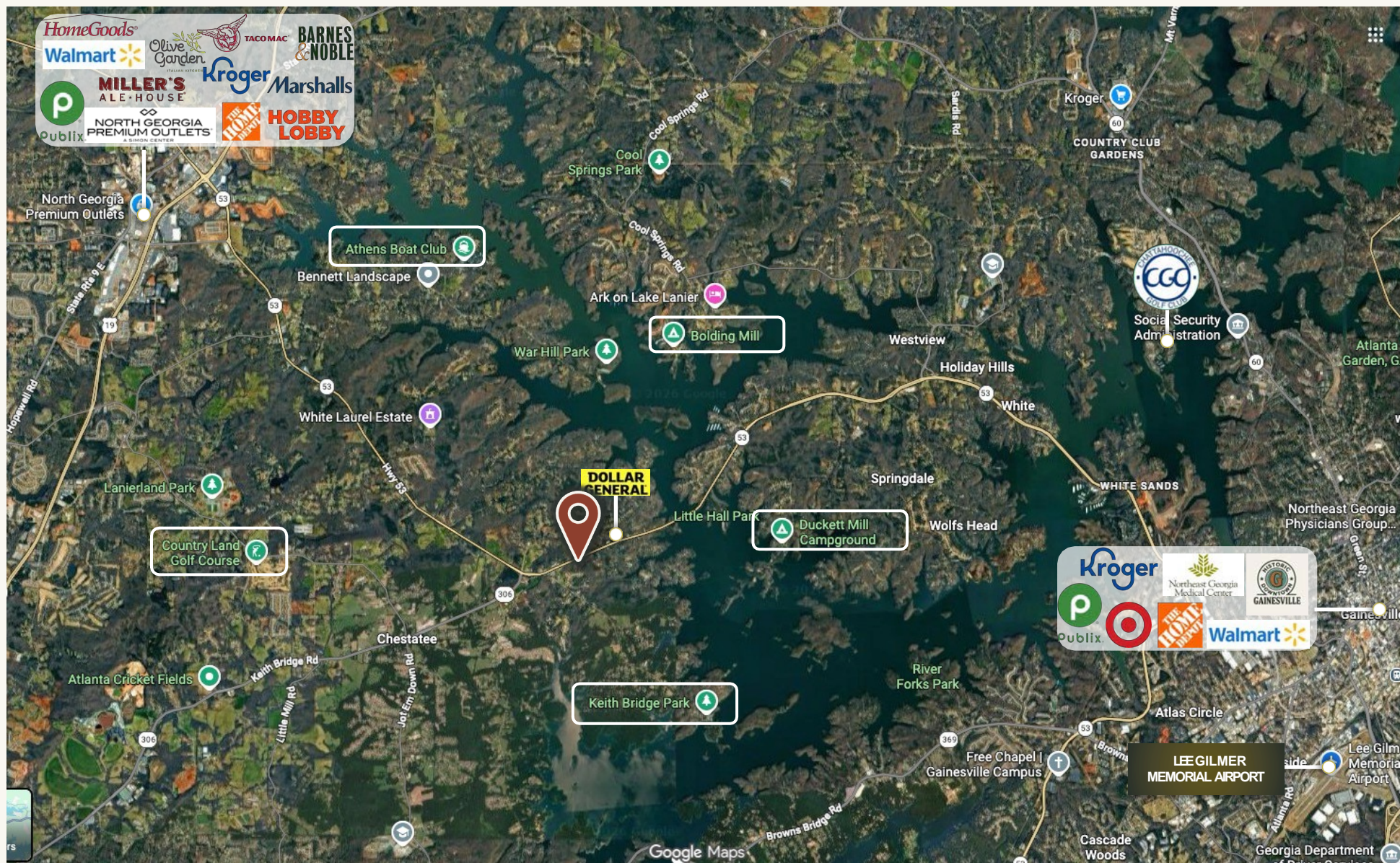
TRUMAN MOUNTAIN RD

± 18,700 VPD

Current Zoning



Retailers Map



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Disclosure: Information is believed reliable but is not guaranteed and is subject to independent verification. All acreage, boundaries, dimensions, zoning, utilities, development concepts, financial information, maps, plans, and other property information are approximate and subject to change. Prospective purchasers and tenants should conduct their own due diligence and consult appropriate professional advisers. This material is for informational purposes only, does not constitute an offer or contract, and is subject to errors, omissions, prior sale or lease, changes in price or terms, and withdrawal without notice.