



±267.87 AC

North Georgia Land & Recreation Opportunity

Highway 53 and Etowah River Road | Dawsonville, GA 30534 | Dawson County

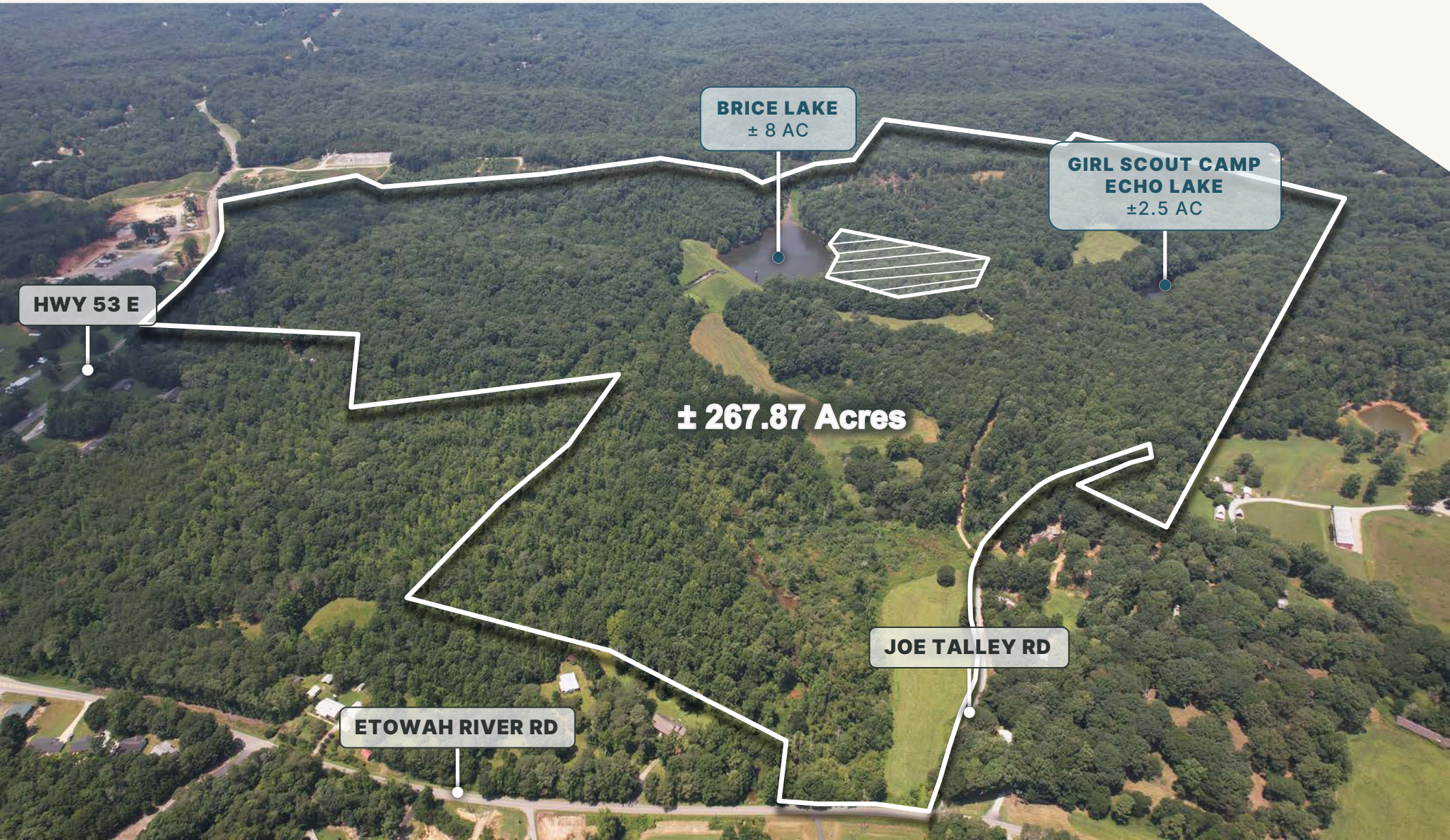




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Offering Summary



\$4,018,050
(\$15,000/AC)



± 267.87 Acres



Current Zoning: RSR & RA
Residential Sub-Rural &
Restricted Agricultural



All Utilities Available
Except Sewer



Road Frontage
± 1,019 feet along Hwy 53
± 383 feet along Etowah River Rd



School District
Robinson Elementary School
New Dawson County Middle School
Dawson County High School



Traffic
Hwy 53 E – 16,700 VPD



Property Overview

Located at 249 & 425 Joe Talley Road in Dawson County, the property encompasses approximately ± 267.87 acres with frontage along both Highway 53 and Etowah River Road.

The site features a compelling mix of wooded acreage, rolling terrain, open fields and two private lakes, including the approximately ± 8 -acre Brice Lake and ± 2.5 -acre Girl Scout Camp Echo Lake.

Zoned RSR and RA, the property is well suited for a thoughtfully planned conservation Subdivision centered around larger homesites, preserved open space and the site's existing natural features. Its substantial acreage and varied landscape provide opportunities to create a lower-density residential setting that maintains privacy while highlighting the lakes, wooded surroundings and scenic North Georgia character. Public water is available to the property; however, public sewer is not currently available.



Location Overview

The property is ideally situated between Dawsonville and the North Georgia Premium Outlets on GA-400, placing it near two of the area's most active destinations while preserving the privacy and natural character of a large-acreage setting.

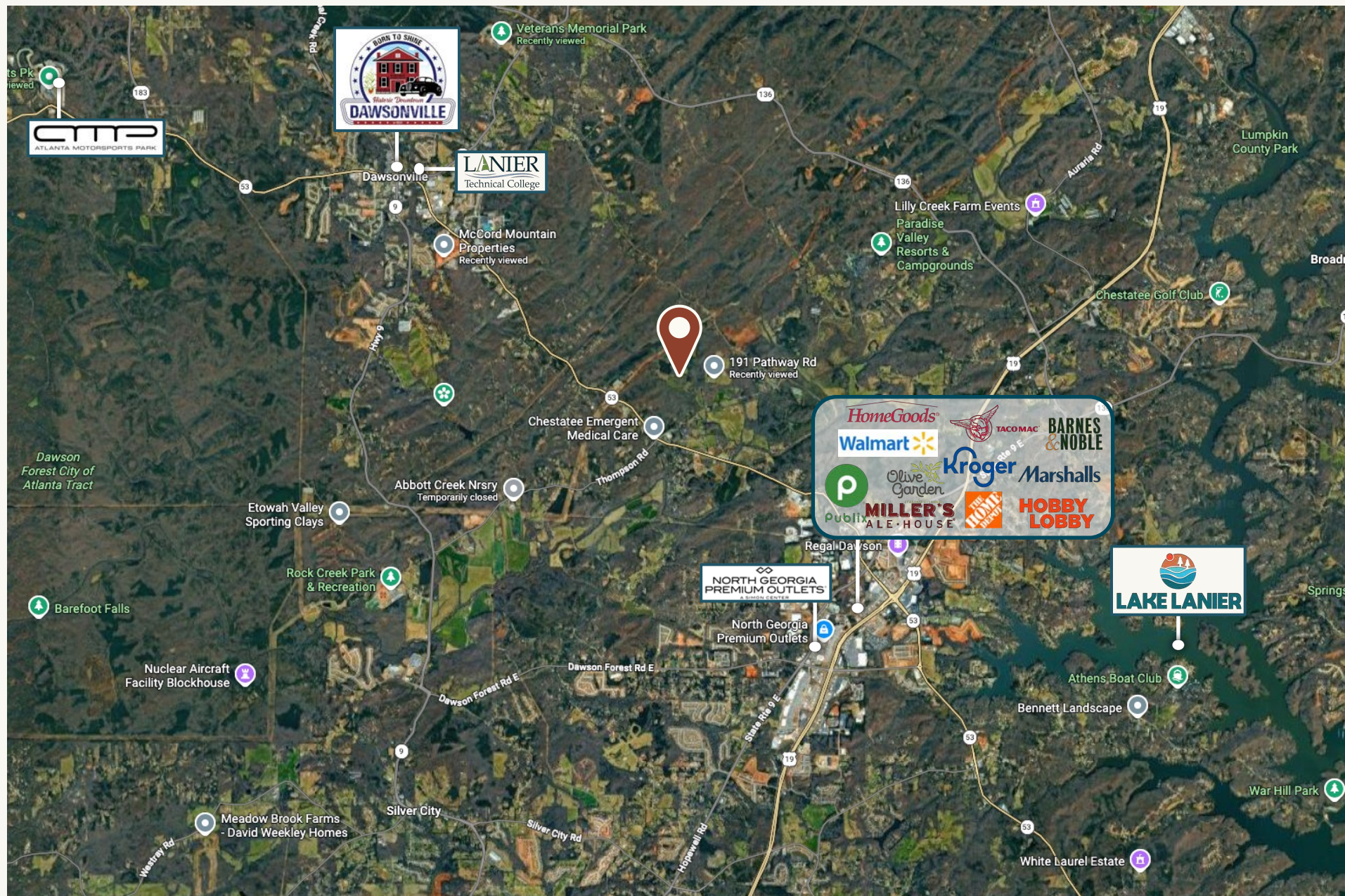
Located approximately 4 miles, or 9 minutes, from GA-400 and roughly 5.3 miles, or 12 minutes, from the North Georgia Premium Outlets, the site offers convenient access to grocery stores, restaurants, national retailers, medical services and everyday conveniences.

This location creates an especially appealing balance between accessibility and seclusion. Future residents would be minutes from Dawsonville's established amenities and the growing GA-400 commercial corridor, yet surrounded by larger homesites, preserved acreage, wooded landscapes and private lakes. With Lake Lanier, Dawson County schools and regional medical services also within a short drive, the property is well positioned for a distinctive conservation-focused residential community that offers both convenience and a true sense of retreat.



± 267.87 AC

Retailers Map



INVESTMENT HIGHLIGHTS



Dual Access

Frontage along Highway 53 and Etowah River Road provides two access points and creates flexibility for the property to be subdivided into multiple tracts



Prime Location

Located between Dawsonville and the North Georgia Premium Outlets, with convenient access to GA-400, shopping, dining and everyday services.



Outdoor Recreation

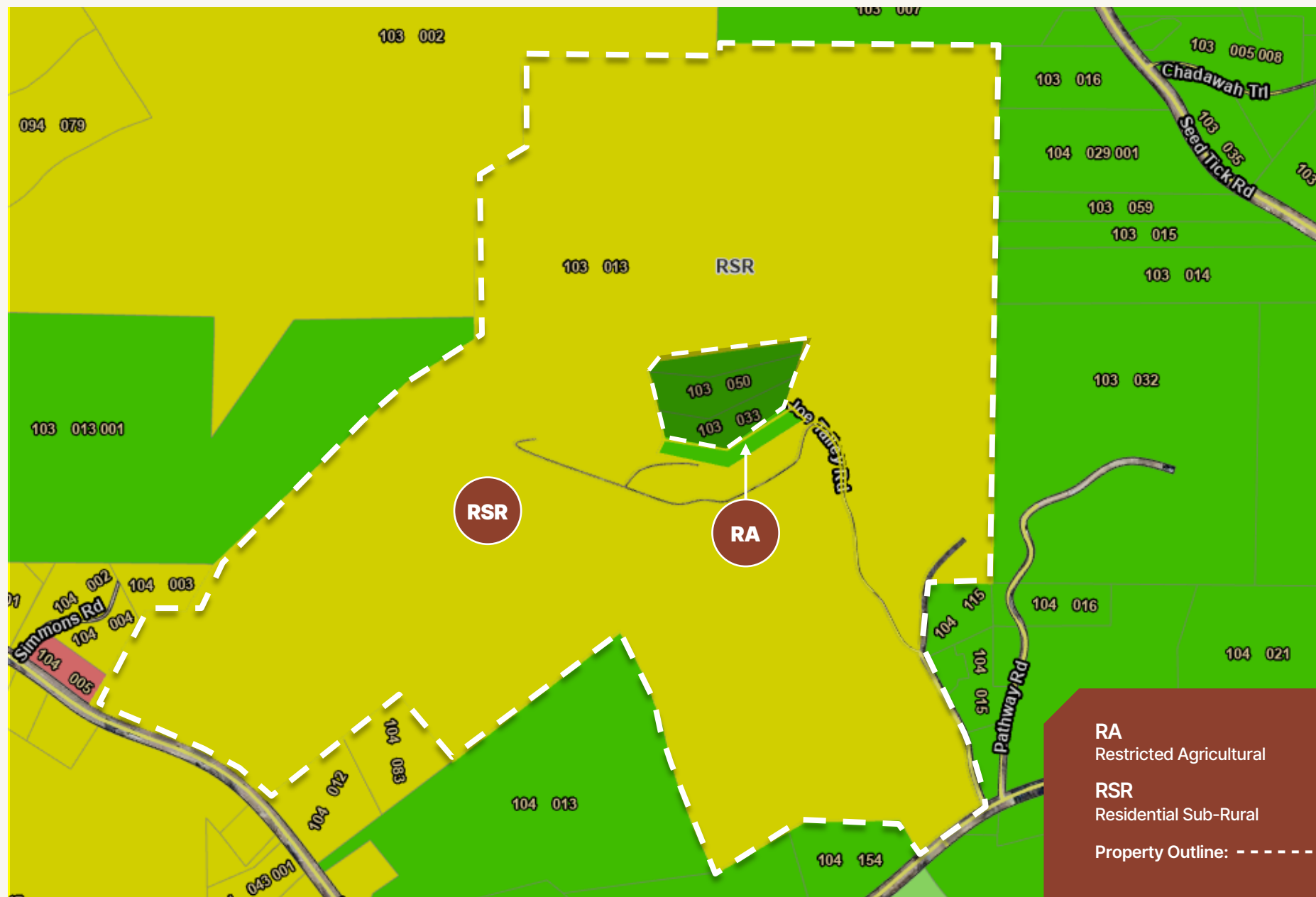
The property's expansive acreage supports a variety of outdoor uses, including hunting, fishing, hiking, trail riding and private retreat opportunities.



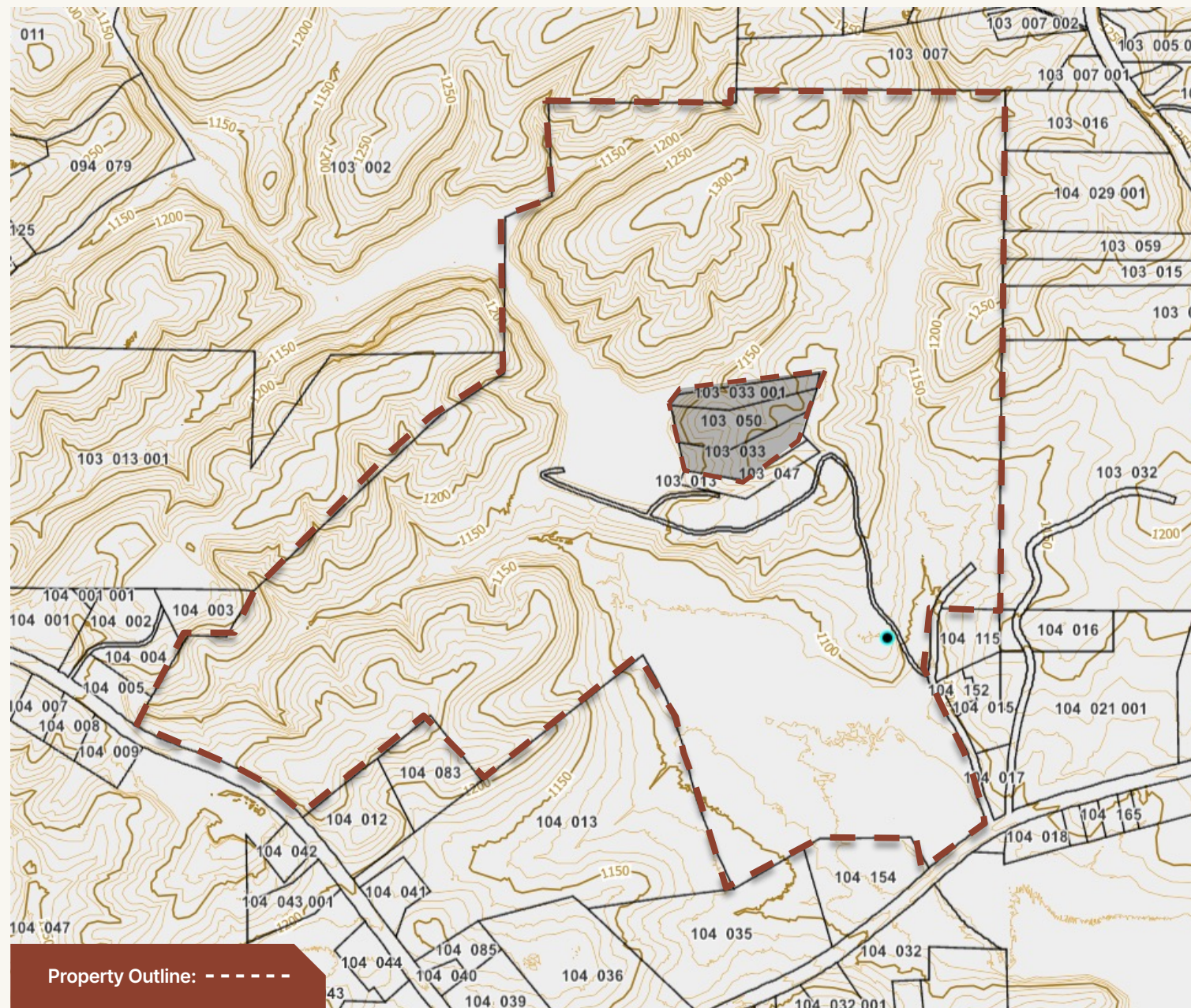
Two Private Ponds

Multiple streams and ponds enhance the property's natural character while creating attractive settings for preserved open space, gathering areas or premium homesites.

Current Zoning



Topography Map



Site Photos



Community Highlights



Downtown Dawsonville

Downtown Dawsonville is the historic and civic heart of the community, offering a welcoming mix of local businesses, restaurants, community spaces and longtime landmarks. Seasonal events, local gatherings and traditions bring residents together throughout the year, creating a strong sense of place that feels established and connected. Its location along Highway 53 provides convenient access to schools, everyday services and the broader Dawsonville area. For future residents, Downtown Dawsonville offers the charm of a close-knit community with easy access to the shopping, dining and employment opportunities found along GA-400.



Lake Lanier

Lake Lanier adds a ton of lifestyle value to the area. With nearly 700 miles of shoreline, it's the kind of place where you can spend the day boating, fishing, paddle boarding, or just relaxing by the water. Locals enjoy a variety of marinas, waterfront restaurants, and scenic spots to unwind—whether it's a weekend adventure, or a quick evening escape. Lake Lanier Islands is a major draw, offering everything from lakeside beaches and golf to the family-favorite Margaritaville Water Park, making it easy to turn a regular day into a mini vacation.



North Georgia Premium Outlets

North Georgia Premium Outlets is one of the region's most recognized shopping destinations, drawing residents and visitors from throughout North Georgia. The center features a broad mix of nationally known retailers, offering apparel, home goods, dining and everyday services. Surrounding the Outlets, the GA-400 corridor continues to grow with grocery stores, restaurants, medical providers, hotels and additional retail development. Located only minutes from the property, the area provides future residents with convenient access to daily necessities, entertainment and employment opportunities, adding meaningful lifestyle value to the community.

LOCATION MAP

3.3 miles/6min

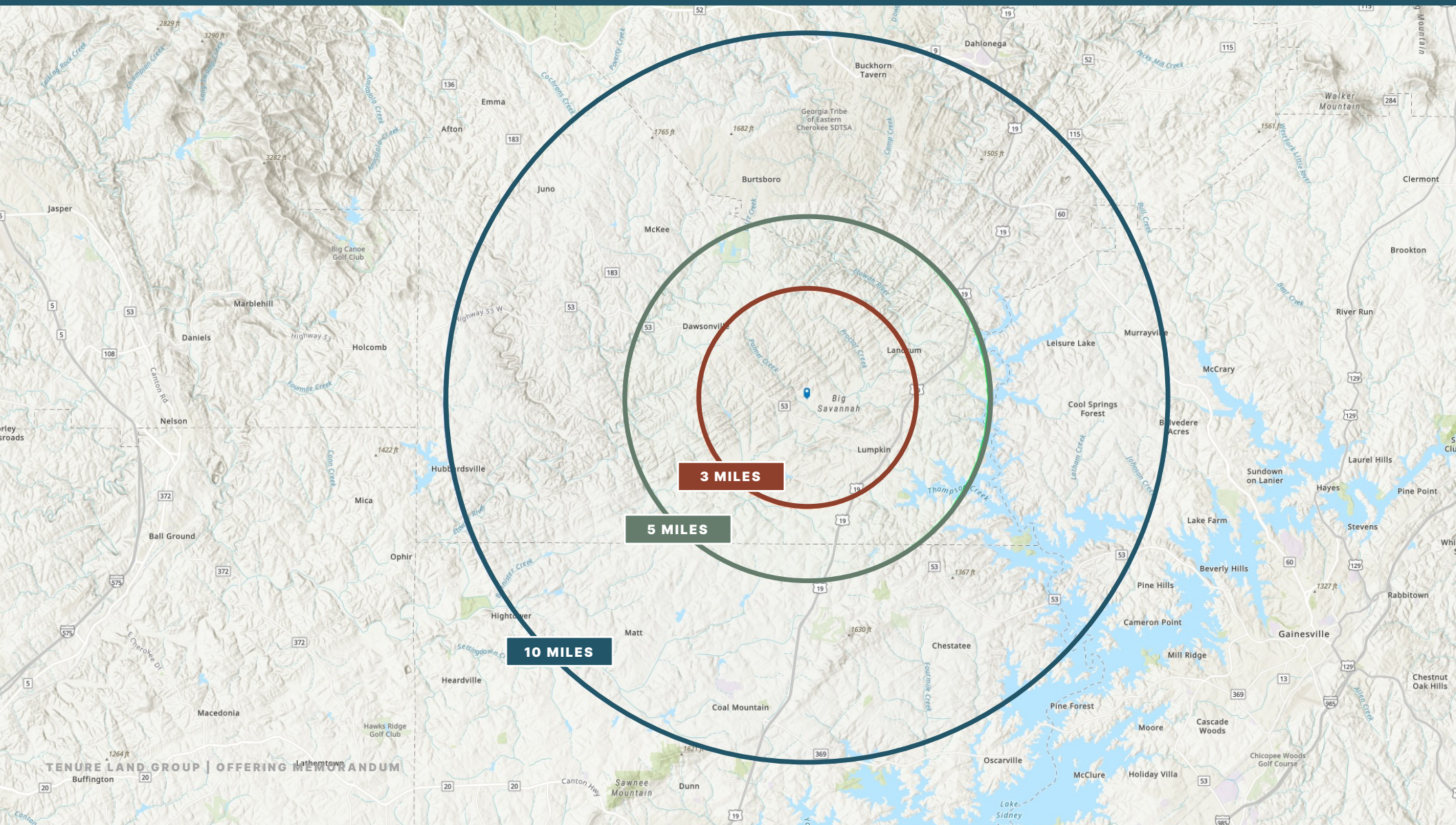
Drive to Downtown Dawsonville

4 miles/9 min

to GA-400

5.3 miles/12minDrive to North Georgia
Premium Outlets**30,660**

Population within 5 miles

\$127,184Average Household
income (5 miles)

Demographics

Executive Summary

249 Joe Talley Rd, Dawsonville, Georgia, 30534



Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2020 Population	7,369	21,310	94,519
2020 Male Population	49.6%	49.3%	49.6%
2020 Female Population	50.4%	50.7%	50.4%
2026 Population	11,280	30,660	114,560
2026 Male Population	50.0%	49.7%	50.0%
2026 Female Population	50.0%	50.3%	50.0%
2031 Population	13,160	35,692	128,931
2031 Male Population	50.0%	49.5%	49.7%
2031 Female Population	50.0%	50.5%	50.3%
2010-2020 Annual Rate	1.48%	2.15%	2.19%
2020-2026 Annual Rate	7.05%	5.99%	3.12%
2026-2031 Annual Rate	3.13%	3.09%	2.39%

In the identified area, the current year population is **114,560**. In 2020, the Census count in the area was **94,519**. The rate of change since 2020 was **3.12%** annually. The five-year projection for the population in the area is **128,931** representing a change of **2.39%** annually from 2026 to 2031. Currently, the population is **50.0%** male and **50.0%** female.

Median Age

2026 Median Age	41.8	40.9	39.8
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The median age in this area is **39.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	83.2%	82.7%	80.5%
2026 Black Alone	2.2%	2.5%	3.0%
2026 American Indian Alone	0.4%	0.4%	0.5%
2026 Asian Alone	2.4%	2.8%	3.0%
2026 Pacific Islander Alone	0.0%	0.1%	0.0%
2026 Some Other Race Alone	3.6%	3.5%	4.1%
2026 Two or More Races	8.1%	8.1%	8.9%
2026 Hispanic Origin	8.7%	8.9%	10.3%
2026 Diversity Index	41.0	41.9	46.3

Persons of Hispanic origin represent **10.3%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **46.3** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 249 Joe Talley Rd, Dawsonville, Georgia, 30534 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	103	113	122
2010 Total Households	2,309	6,338	27,103
2020 Total Households	2,674	7,878	33,539
2026 Total Households	3,886	11,441	40,905
2031 Total Households	4,567	13,436	46,262
2010-2020 Annual Rate	1.48%	2.20%	2.15%
2020-2026 Annual Rate	6.16%	6.15%	3.23%
2026-2031 Annual Rate	3.28%	3.27%	2.49%
2026 Average Household Size	2.88	2.66	2.78

The household count in this area has changed from **33,539** in 2020 to **40,905** in the current year, a change of **3.23%** annually. The five-year projection of households is **46,262**, a change of **2.49%** annually from the current year total. Average household size is currently **2.78**, compared to **2.80** in the year 2020. The number of families in the current year is **31,044** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	22.4%	24.5%	24.8%
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Median Household Income

2026 Median Household Income	\$94,979	\$100,727	\$112,521
2031 Median Household Income	\$110,183	\$113,229	\$131,151
2026-2031 Annual Rate	3.01%	2.37%	3.11%

Average Household Income

2026 Average Household Income	\$122,666	\$127,184	\$141,746
2031 Average Household Income	\$141,417	\$143,681	\$160,832
2026-2031 Annual Rate	2.89%	2.47%	2.56%

Per Capita Income

2026 Per Capita Income	\$47,977	\$47,679	\$50,495
2031 Per Capita Income	\$55,442	\$54,288	\$57,574
2026-2031 Annual Rate	2.93%	2.63%	2.66%

Income Equality

2026 Gini Index	43.8	42.4	41.6
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Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Tenure

LAND GROUP



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