

# Seeking Residential Builder-Developer

## Downtown Dahlonega Mountain View Property



### Description

- Seven-plus acres, with incredible view of TWELVE mountain peaks, including the iconic Three Sisters mountains, yet the property is only a few minutes walk to downtown Dahlonega
- Existing city service for water, sewer, and natural gas (including some existing water and sewer taps)
- Adjacent to Central Business District
- City sidewalks link the property to downtown and neighboring schools
- High-speed fiber optic cable available
- R-3 and B-2 combination zoned (could be converted to a Planned Unit Development)
- North Grove Street access, with frontage on Wimpy Mill Road and Oliver Drive

### Surrounding Area and Features

- Two blocks away, downtown amenities include shopping, public parks, music venues, dining, wine shops, outdoor concerts, Farmers Market, theater, greenspace, university sports venues and fitness center, state park and the Gold Museum
- Adjacent to historic properties along North Grove street
- Fabulous view of TWELVE mountain peaks, including the iconic Three Sisters mountains
- Historic Hillcrest home, sited adjacent to property, is a focal point for branding
- Pedestrian friendly
  - Six-minute walk to the center of the downtown Public Square and greenspace
  - Very close to neighboring schools (walking distance to elementary and middle)
  - Walking distance to Lake Zwerner Reservoir, with hiking trails and water recreation

### Target Markets

- Active seniors
- University of North Georgia faculty, administration, and staff
- Young professionals
- School system faculty, administration, and staff



### Residential Types and Use

- Attached, semi-attached, single unit, or combination

Call 706.973.7362

For aerial and topo plats, additional photos, updates, and an electronic copy of this information, contact [Joel Cordle](mailto:Joel.Cordle@GeorgiaDowntowns@gmail.com) at [GeorgiaDowntowns@gmail.com](mailto:GeorgiaDowntowns@gmail.com)