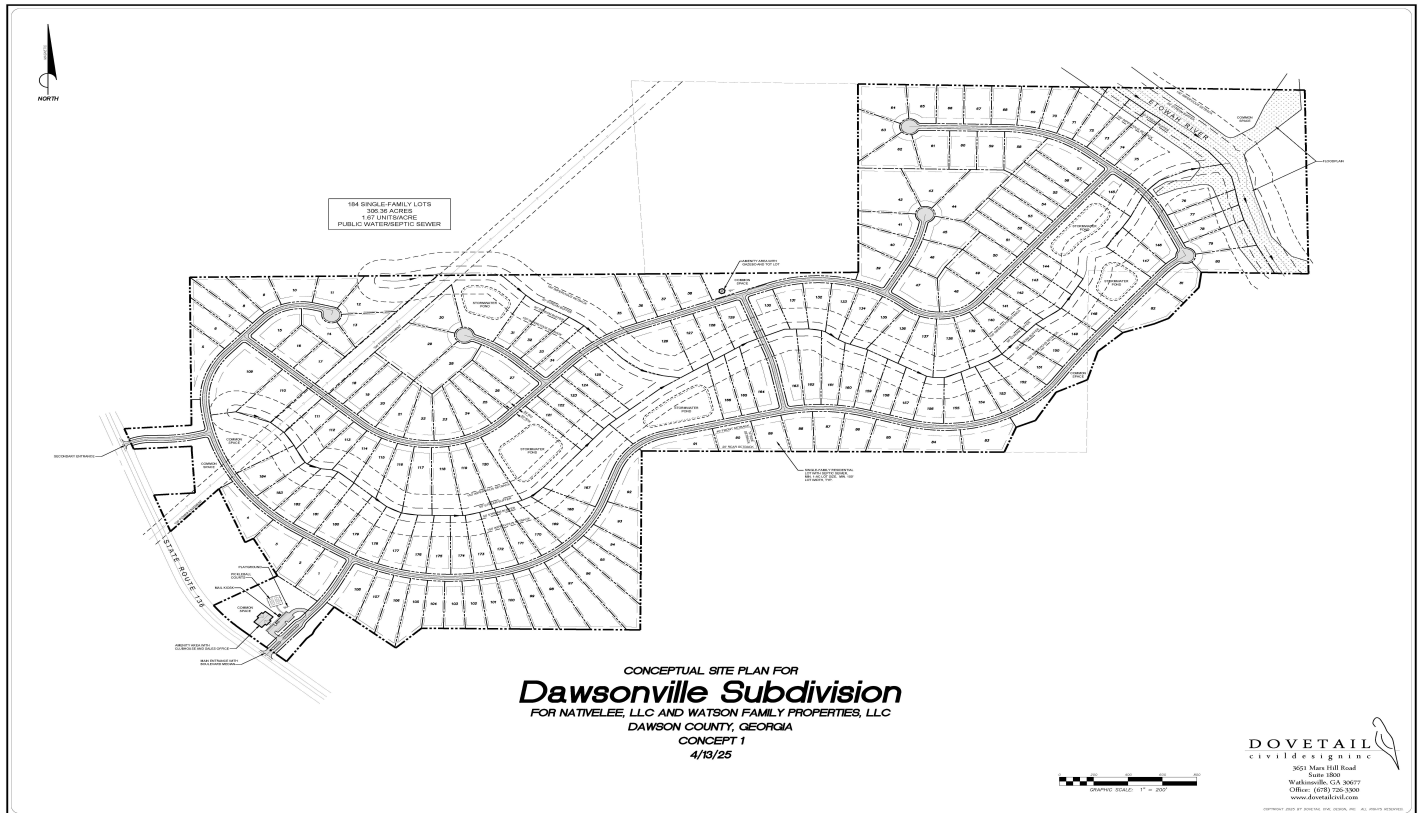


HWY 136 300 +/- ACRE LAND TRACT

HWY 136, DAWSONVILLE, GA 30534



- 300 +/- acre tract near Dawsonville, GA on the Etowah River!
- Layout proposes 184 single-family lots with a minimum width of 100'
- Proposed lots will be between 1.1 - 1.2 acres each and meet current RSR zoning
- Utilities are available, sewer will be septic, (2) DOT curb cuts approved
- Tract is located 3.2 miles off GA 400
- The Georgia Premium Outlet Mall is located just 6.7 miles away
- The area boasts several large shopping centers, anchored by Home Depot, Walmart, Publix, Kroger, Hobby Lobby, HomeGoods, Petco and many large restaurants including Outback Steakhouse, Whataburger, and Olive Garden.
- Approximately 5 miles from this location, Northside Hospital has purchased land for a hospital complex at the intersection of Lumpkin Campground Rd. and GA 400.



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