

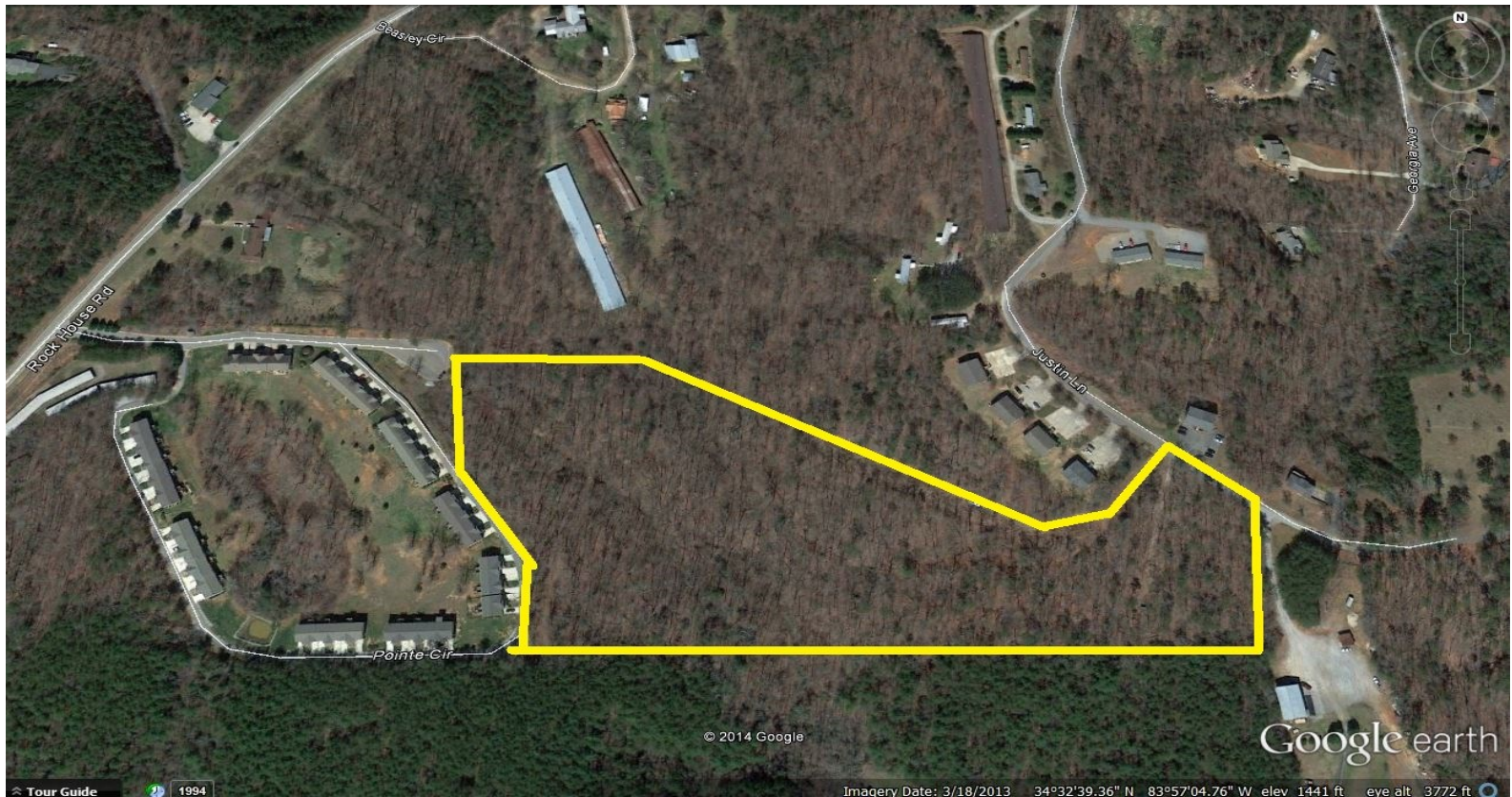


BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

Dahlonega/Lumpkin Co. - Improved 14.45 acres near downtown.

Apartments/Townhomes/Multi-family

Only \$12,000 an acre!!



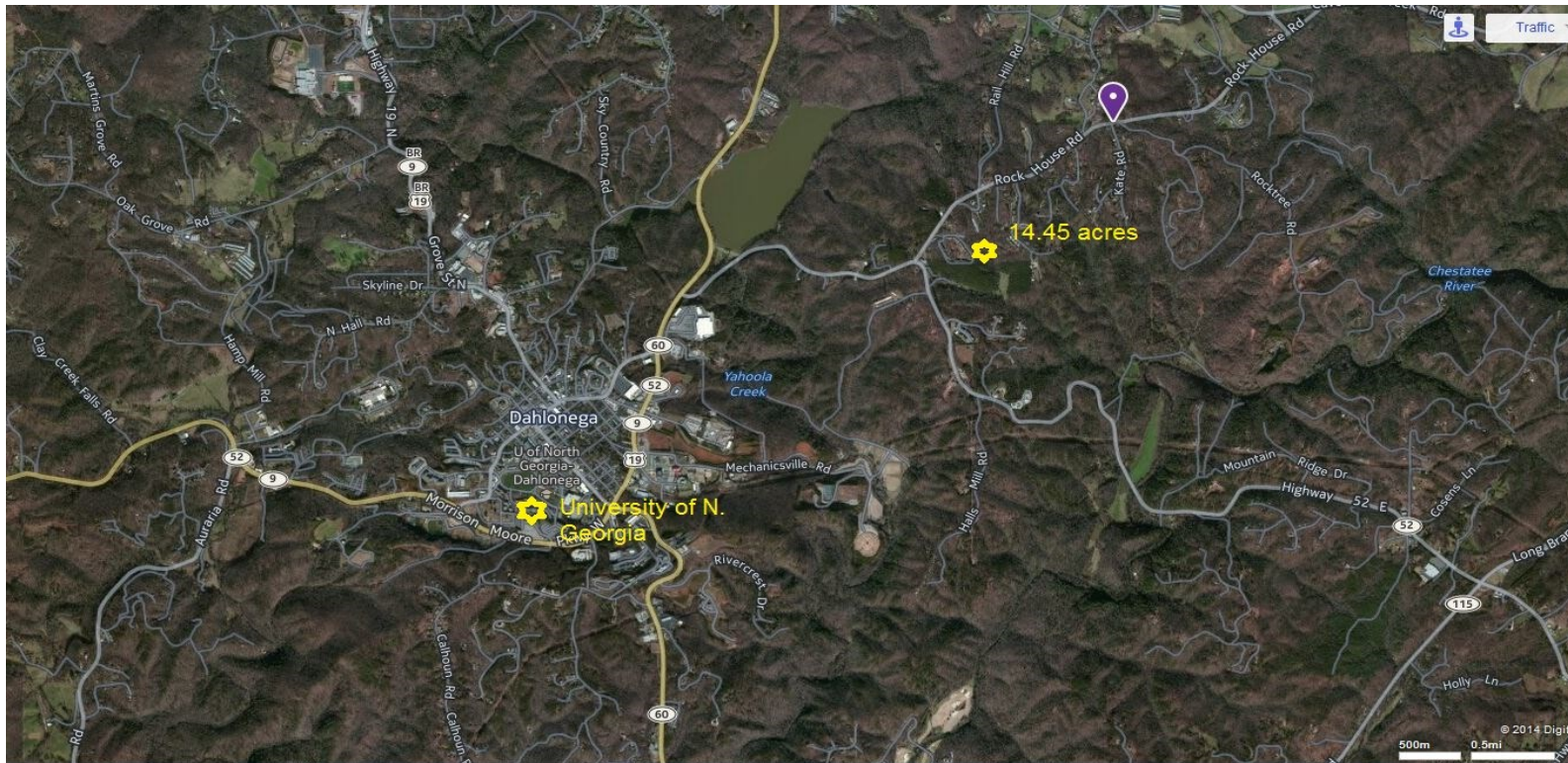
Rock House Road, Dahlonega, 30533

- ♦ **Complete set of engineered plans**
- ♦ Plans for 8 buildings containing 4 units each for a total of 32 total units. Each unit will be comprised of 2 bedrooms and 2 baths for approximately 980 s.f. each.
- ♦ Topo, street plans, soil tests and full engineering plans done
- ♦ This 14+ acre tract is improved with county water lines on the property set for development, water taps are in place.
- ♦ Near the University of North Georgia (over 6,000 students)
- ♦ See link for aerials, video, pictures, and plans.

This area NEEDS more multi-family units. UNG student housing at 99.7% capacity.

More info and video at <http://www.brenthoffman.com/listings/l0261.html>

BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721



◆ Property's best use is Apartments/Townhomes

- ◆ Dahlonega is the County seat of Lumpkin County north of Atlanta and the home to the University of North Georgia (6,000 students) with an on campus housing occupancy rate of 99.7%!
- ◆ Less than 2 miles to activities, events, and places on and around the Dahlonega square
- ◆ Just off Georgia Highway 52, Dahlonega is located at the north end of Georgia 400, which connects Atlanta to many affluent suburbs to the north.
- ◆ In recent years, Dahlonega and Lumpkin County have been recognized as "the heart of the North Georgia Wine Country".
- ◆ Enjoy live music and theater, local shopping and dining, heritage museums and tours, and seasonal festivals.

Directions from Atlanta-

Take 400 North to end at light. Go Left on GA. 19/60/Chestatee - Go into Dahlonega to first light at Dunkin Doughnuts and take a right on Ga 19/60. Go 1 mile (you will pass WalMart) and take Right on Ga.52 - Go 1.1 miles then look for Rock House Road on your left. Take left on Rock House Road and go about 100 yards and take Right into Rock Creek Town Homes entrance and go straight to dead-end cul-da-sac.

This road does not touch the property but you get a great look at the property and the 50 town home units that touches the property. When you go back out...take a right and go several hundred yards and take Right on Crab Apple Road. This takes you to property on the right. See yard signs.



SHEET NUMBER
03.0
OF 25

CRABAPPLE HOLLOW
DANLOWE RD
1st Section
Ralph A Davis
GRADING PLAN

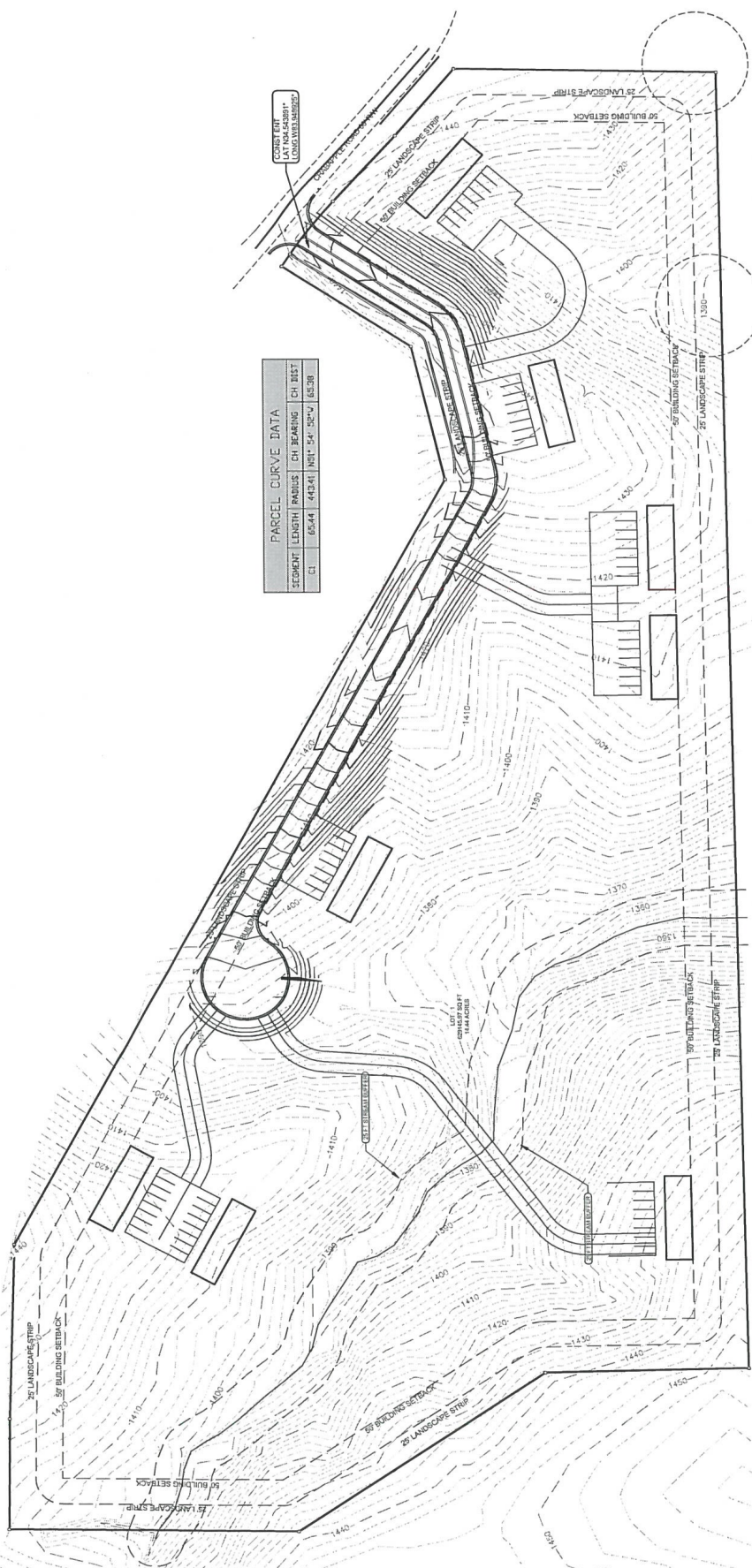
DATE: 03/14/15
DRAWN BY: JASON SMITH
CHECKED BY: JASON SMITH
SCALE: AS SHOWN



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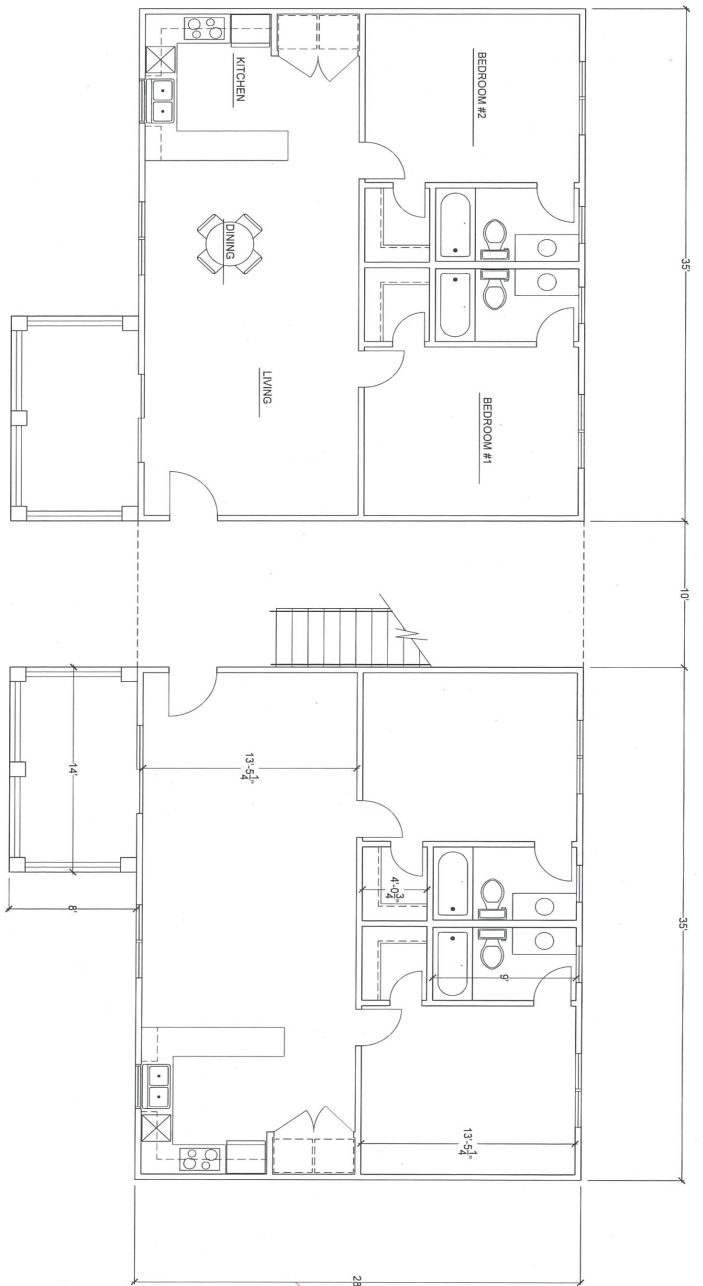


PERMITTING SET - VALID WITH STAMP



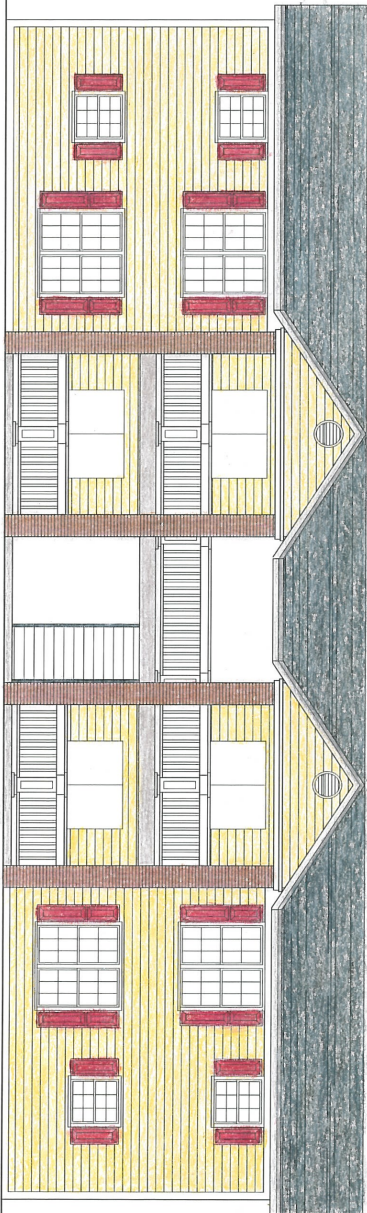
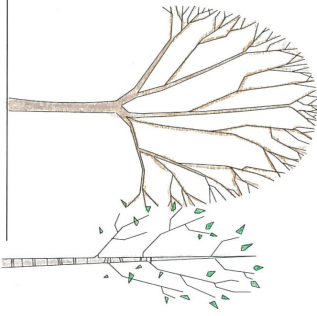
PARCEL CURVE DATA			
SEGMENT	LENGTH	RADIUS	CH BEARING CH DIST
C1	65.44	443.41	N61° 54' 30" W 65.38

NOTES:
1. SITE RECEIVES NO OFF-SITE DRAINAGE



FLOOR PLAN

3/8" = 1'-0"



FRONT ELEVATION

3/8" = 1'-0"

PRELIMINARY 2-06-2015

Sheet #



YOUNGBLOOD ARCHITECTS

110 PINE TOPS DR.
ATHENS, GA 30606
(770) 265-0508

Date	Revision