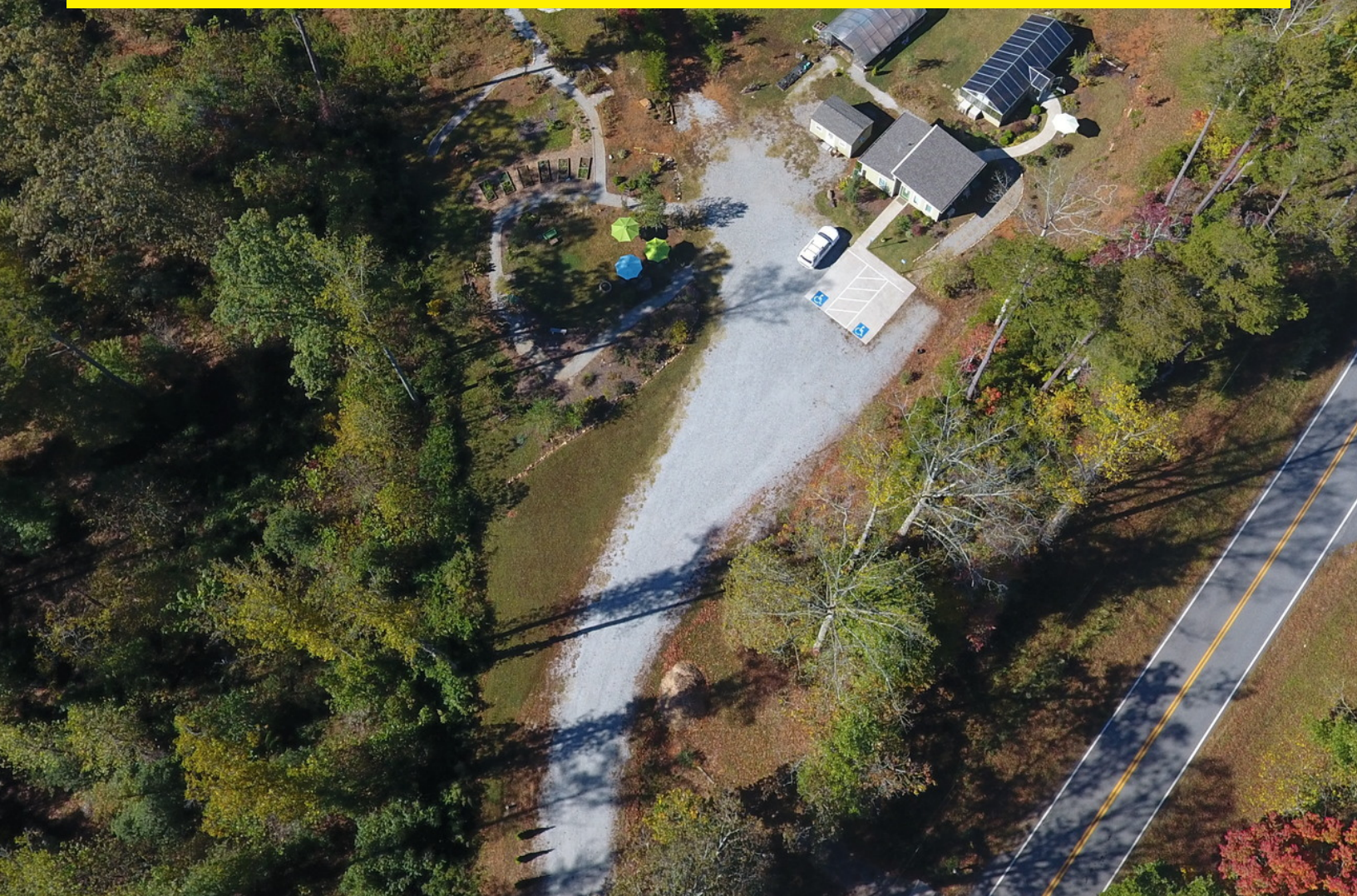


Dahlonega Butterfly Farm- Commercial Business Opportunity

427 Castleberry Bridge Road, Dawsonville, GA 30533

LAND FOR SALE



CJ Harman
Commercial/Acreage Sales
706.594.2456
cjharman@nortoncommercial.com



Dahlongega Butterfly Farm- Commercial Business Opportunity

427 Castleberry Bridge Road, Dawsonville, GA 30533

LAND FOR SALE



PROPERTY DESCRIPTION

The subject property is located right off Historic Auraria Road on Castleberry Bridge Road in the Dawsonville, Ga area of Lumpkin County. There is a successful active business on the property known as the Dahlongega Butterfly Farm. This Agritourism hot spot features an 800 sq. ft. climate-controlled Butterfly Conservatory, a 680 sq. ft. Gift Shop, a high-tunnel greenhouse (used for off-season growing), and 5.3 acres of land. The farm also features several garden areas with walking trails. In the first three years of operation the Dahlongega Butterfly Farm has welcomed over 11,000 visitors while maintaining a strong social media following and a perfect 5-star rating on Google. The business is currently seasonal, open from April to October, but with an additional investment the conservatory could be expanded for year-round tours and events. The operation also has room for expansion as there are large parts of the property that have not yet been utilized. With the growth of Agritourism in this general area, one could expand this into a multi-use property as a wine tasting room, small music venue, etc. Reach out today!

LOCATION DESCRIPTION

The subject property is located off Auraria Road in the Lumpkin County area of Dawsonville, Ga. It is conveniently located less than 10 minutes from Downtown Dahlongega and Dawsonville.

OFFERING SUMMARY

Sale Price:	\$469,500
Lot Size:	5.3 Acres
Zoning:	Commercial
APN:	Lumpkin County 048 073

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	240	2,107	6,043
Total Population	688	6,010	15,894
Average HH Income	\$67,053	\$67,135	\$75,856

Dahlonge Butterfly Farm- Commercial Business Opportunity

427 Castleberry Bridge Road, Dawsonville, GA 30533

LAND FOR SALE



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Dahlonga Butterfly Farm- Commercial Business Opportunity

427 Castleberry Bridge Road, Dawsonville, GA 30533

LAND FOR SALE



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Commercial/Acreage Sales
706.594.2456
cjharman@nortoncommercial.com



Dahlonga Butterfly Farm- Commercial Business Opportunity

427 Castleberry Bridge Road, Dawsonville, GA 30533

LAND FOR SALE



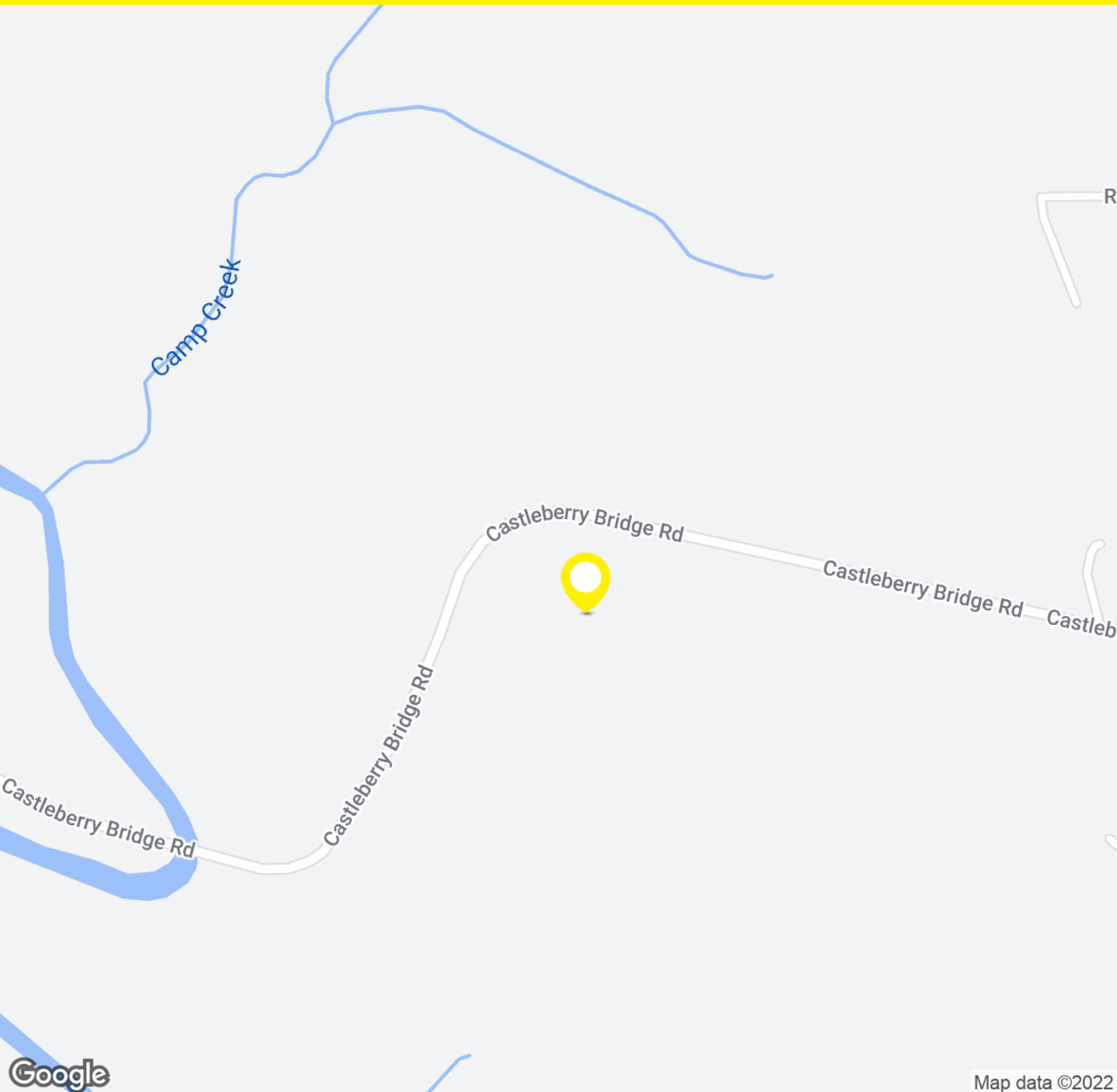
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Dahlonge Butterfly Farm- Commercial Business Opportunity

427 Castleberry Bridge Road, Dawsonville, GA 30533

LAND FOR SALE



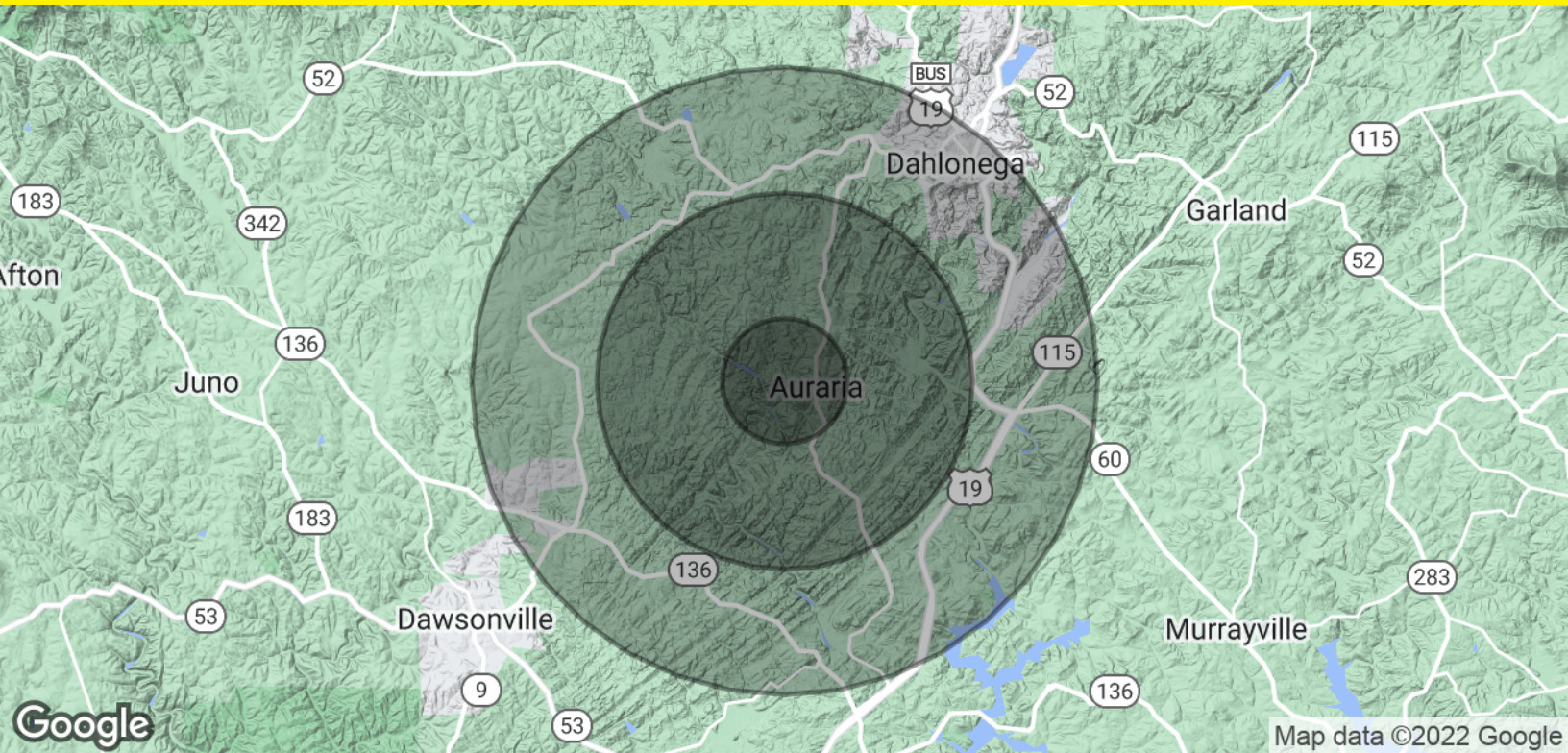
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Dahlonge Butterfly Farm- Commercial Business Opportunity

427 Castleberry Bridge Road, Dawsonville, GA 30533

LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	688	6,010	15,894
Average Age	36.4	36.7	38.9
Average Age (Male)	36.1	37.8	38.6
Average Age (Female)	37.7	37.9	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	240	2,107	6,043
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$67,053	\$67,135	\$75,856
Average House Value	\$226,669	\$218,097	\$234,236

* Demographic data derived from 2020 ACS - US Census