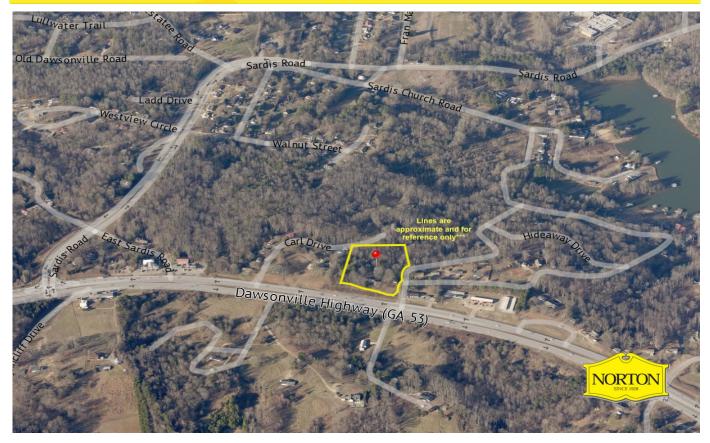
# FOR SALE

2520 Dawsonville Hwy, Gainesville, GA 30506

Development Opportunity



### **Prime Potential Development Site**



Norton Commercial & Acreage Group, LLC 434 Green Street Gainesville, GA 30501 770.297.4800 (Main) 470.691.0105 (Fax)

www.NortonCommercial.com

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### **Development Opportunity**





#### **Property Summary**

#### 4.27 +/- acres

- Zoned R-4 Residential
- Utilities: Water and Electrical
- Potential Use: Commercial
- 5.8 +/- miles from downtown square
- 6.5 +/- miles from NEGMC
- 13 +/- miles from GA 400

#### **Property Overview**

This Prime Site – Located near major retailers and just minutes from Lake Lanier, this property offers easy access, strong demographics, and high traffic exposure. Whether you're looking to develop now or hold for future growth, this is a strategic investment in one of Gainesville's busiest corridors.

Contact us today for more details!



#### Will Cobb

SVP/Partner/Associate Broker (770) 654-7791 wcobb@nortoncommercial.com



# Tyler Grabau Sales Associate

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tgrabau@gonorton.com

# FOR SALE

NORTON SINCE 1928

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