



Coal Mountain Development



72,500 buildable square feet

Parking ratio 5:1,000

Delivered Curb In:
graded, concrete curbing, asphalt paving
and striping, landscaping, fire hydrant,
water vault, and off-site detention.

Asking price: \$10,900,000 (\$150/SF)

Appraised Value: \$9,275,000

Lot 4: \$5,815,000

Lots 2 & 3: \$3,460,000

ingles

Drive Distances

Ingles to Settingdown Road
2.5 miles - 3 minutes

Settingdown Road to Dawsonville MOB
6.9 miles - 10 minutes

Coal Mountain to Settingdown Road/400
1.5 miles - 3 minutes