

**32 +/- Acres**  
**Ramey Blvd Pkwy & N Main St**  
**Clayton, GA**

Robert Armstrong | 404.790.6100  
[rarmstrong@AtlantaLandGroup.com](mailto:rarmstrong@AtlantaLandGroup.com)

Mike Cahalan | 678.429.1990  
[mcahalan@AtlantaLandGroup.com](mailto:mcahalan@AtlantaLandGroup.com)

**KW Commercial Peachtree Road**  
**804 Town Blvd. Ste A2040**  
**Atlanta, GA 30319**  
**404-419-3500**

# Executive Summary

- Clayton is a thriving mountain community with a number of new residents moving to live in the pristine and quiet North Georgia mountains.
- Located north on I-985 – it is a short drive from Atlanta to this beautiful area.
- Tallulah Gorge is on the outskirts of the town with majestic views of the famous river gorge.
- The Cherokee Casino is located just 25 miles north of the city on Hwy 441 right outside of Clayton.
- Lake Burton and Lake Rabun are also a short drive from the area.
- Many tourists come during the leaf season and fall in love with the tranquil atmosphere.
- This site is located right next to the vibrant area downtown of Clayton where restaurants, shops and specialty stores are all within walking distance of the subject parcel.
- The site is set up perfectly for a mixed-use development with multi-family, townhomes, grocery anchored store, hotels and retail of all kinds to compliment the town.
- This is the only tract in the vicinity that is flat and mostly graded and ready for construction.
- The city is pro development with the fact that they will fund a TAD to help develop the site with roundabouts, crosswalks, sidewalks and antique fashioned street-lamps.

## Ramey Blvd Pkwy & N Main St

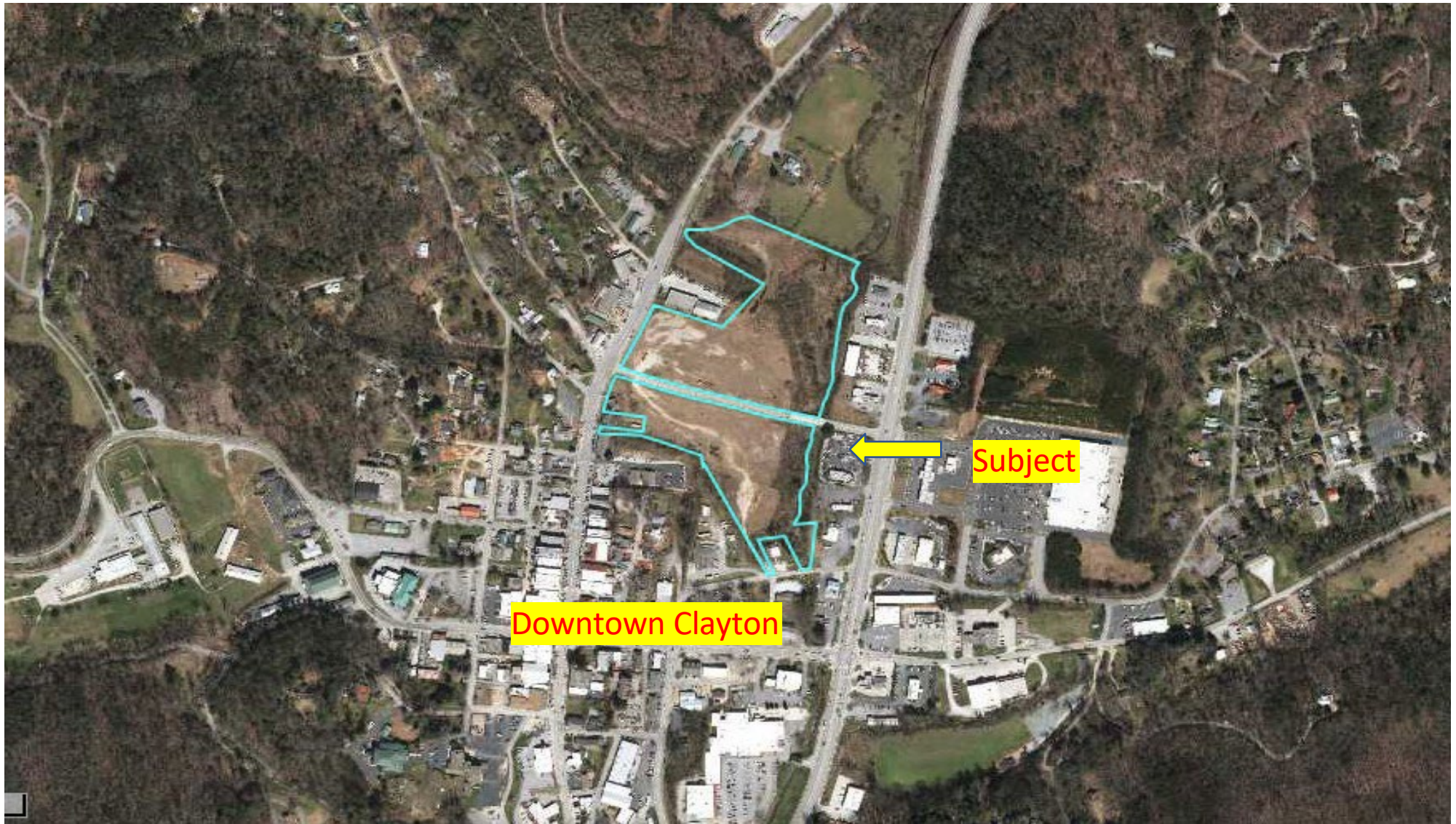
- Parcel IDs: 042B 032 & C013 005
- +/- 32.17 Acres
- 22,300 ADT on Hwy 441
- Zoning: 12 acres – AG in Green
- Zoning : 21 acres – CBD in Blue
- All utilities available
- Flat topography

**Asking Price: \$405,000 per acre**





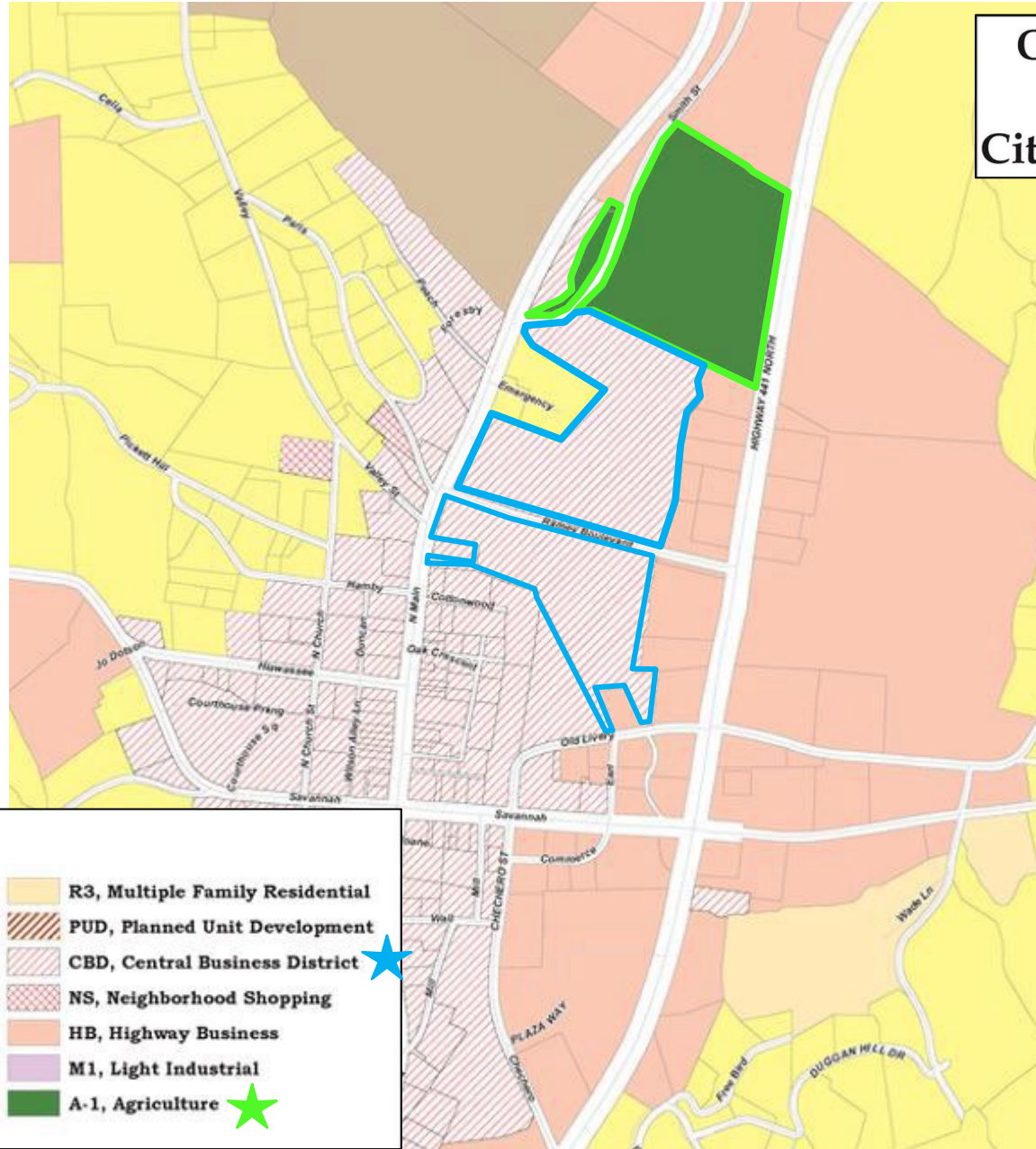
Tract 2 – 20.53 acres



Parcel ID: C013 005 – Rabun County

# Zoning Map

Official Zoning Map  
for the  
City of Clayton, Georgia



**Legend**

- Streams and Rivers
- City Limit Boundary

**Zoning**

<all other values>

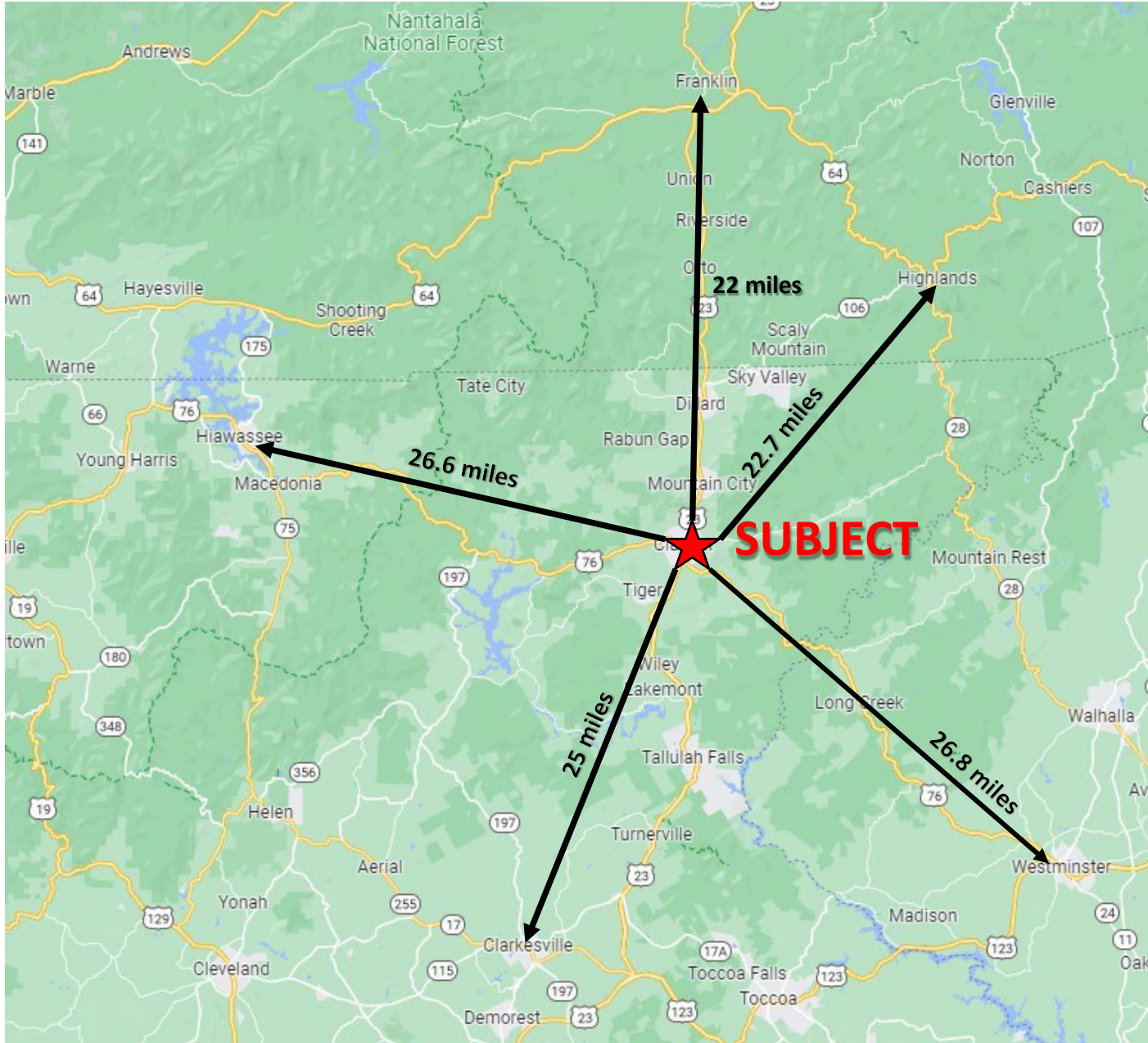
**Zoning Districts**

- R1, Single Family Residential
- R2, Moderate Density Residential
- R3, Multiple Family Residential
- PUD, Planned Unit Development
- CBD, Central Business District
- NS, Neighborhood Shopping
- HB, Highway Business
- M1, Light Industrial
- A-1, Agriculture





# Distance Map





## 5-mile radius

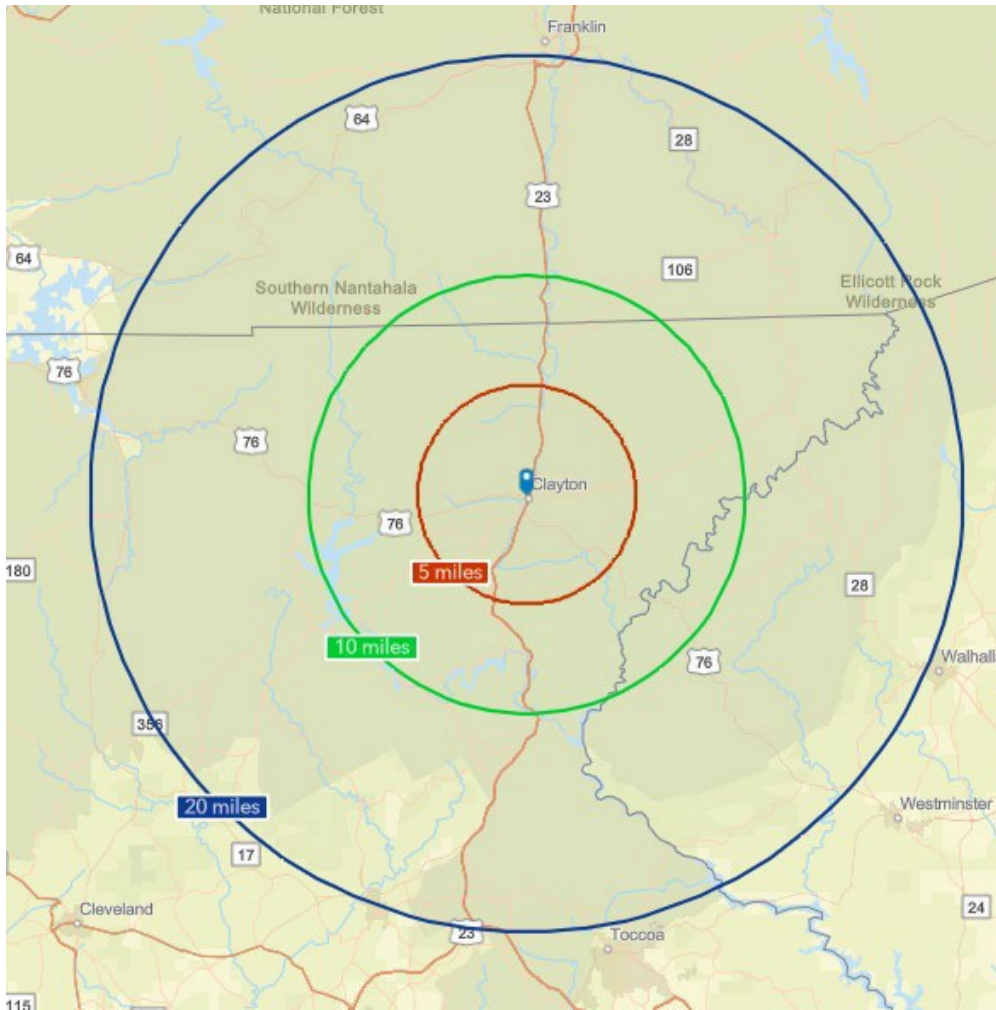
Summary	Census 2010	Census 2020	2023	2028
Population	9,569	9,842	9,916	9,954
Households	3,920	4,226	4,287	4,336
Families	2,580	-	2,713	2,732
Average Household Size	2.40	2.31	2.30	2.28
Owner Occupied Housing Units	2,796	-	3,171	3,234
Renter Occupied Housing Units	1,125	-	1,116	1,102
Median Age	43.9	-	47.7	49.0
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.08%	0.51%	0.30%	
Households	0.23%	0.65%	0.49%	
Families	0.14%	0.59%	0.44%	
Owner HHS	0.39%	0.82%	0.66%	
Median Household Income	1.94%	3.01%	2.57%	

## 10-mile radius

Summary	Census 2010	Census 2020	2023	2028
Population	16,303	16,942	17,242	17,366
Households	6,769	7,321	7,497	7,598
Families	4,523	-	4,825	4,869
Average Household Size	2.35	2.29	2.28	2.27
Owner Occupied Housing Units	5,080	-	5,800	5,921
Renter Occupied Housing Units	1,689	-	1,697	1,678
Median Age	45.5	-	49.5	50.7
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.14%	0.51%	0.30%	
Households	0.27%	0.65%	0.49%	
Families	0.18%	0.59%	0.44%	
Owner HHS	0.41%	0.82%	0.66%	
Median Household Income	2.15%	3.01%	2.57%	

## 15-mile radius

Summary	Census 2010	Census 2020	2023	2028
Population	59,608	62,761	64,227	65,163
Households	24,534	26,586	27,372	27,941
Families	16,883	-	18,152	18,449
Average Household Size	2.38	2.32	2.31	2.30
Owner Occupied Housing Units	19,201	-	21,689	22,348
Renter Occupied Housing Units	5,336	-	5,683	5,593
Median Age	46.1	-	50.1	51.2
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.29%	0.51%	0.30%	
Households	0.41%	0.65%	0.49%	
Families	0.33%	0.59%	0.44%	
Owner HHS	0.60%	0.82%	0.66%	
Median Household Income	2.32%	3.01%	2.57%	





**Robert Armstrong, Associate Broker**  
Atlanta Land Group  
[rarmstrong@atlantalandgroup.com](mailto:rarmstrong@atlantalandgroup.com)  
404-790-6100



**Mike Cahalan, Associate Broker**  
Atlanta Land Group  
[mcahalan@atlantalandgroup.com](mailto:mcahalan@atlantalandgroup.com)  
678-429-1990