

FOR SALE

**71.29 +/- Acres - Approved for At Least 135 Units + 56 Dock
Permits on Lake Lanier - Hall County, GA**

0 Chestatee Road, Gainesville, GA 30506

For More Information: Stephen Lovett

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Zach Tibbs

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Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

71.29 +/- Acres - Approved for At Least 135 Units + 56 Dock Permits

0 CHESTATEE ROAD, GAINESVILLE, GA 30506



OFFERING SUMMARY

Sale Price:	\$3,800,000
Price / Acre:	\$53,303/AC
Price Per Entitled Lot:	\$28,148/unit
Lot Size:	71.29 Acres
Boat Slips Included:	56
Boat Slip Cost To Buyer:	Included in pricing
Entitlement:	At Least 135 Units
Road Frontage:	2,485' on Chestatee Road
Zoning:	PRD

PROPERTY OVERVIEW

The Norton Commercial and Acreage Group is very proud to present one of the most entitled clean slate properties left on beautiful Lake Lanier in North Hall County packaged with the rights to construct 56 boat slips. Enjoy long range lake views a Property is zoned PRD in Hall County and Site will allow for at least 135 units of which 88 could be townhomes if desired. Site may also be assembled with the adjacent tract to the north entitled for 99 additional single family units also on sewer. The property has gently rolling to rolling topography, ideal for residential development with long range lake views as well as over 6,500' of Lake Lanier Corps of Engineers frontage. +/- 2,485' of road frontage on Chestatee road. All utilities available including sanitary sewer.

LOCATION OVERVIEW

Amenities and access in all directions! Located immediately adjacent to the spectacular Bolding Mill Park and less than one mile from the newly built Cool Springs Park. Bolding Mill offers year round boat access to Lake Lanier while Cool Springs Park offers ballfields and first class play ground facilities. The property is an easy 10 minute drive to all the shopping and retail Gainesville has to offer along Dawsonville Highway. Site is roughly 15 minutes from Dawsonville's North Georgia Premium Outlets and all of the grocery, retail, dining and entertainment options the area provides. Located in one of the fastest growing metropolitan areas in the nation, the Gainesville MSA grew 37.1% between 2010-2015. Hall County has seen tremendous job growth of over 6,000 jobs and over \$1.2 Billion in capital investments generating robust housing demand in recent years. Within the Chestatee HS District.

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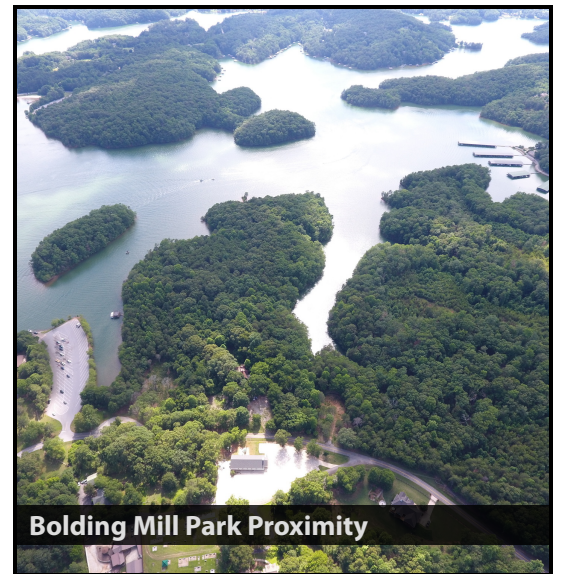
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ADDITIONAL PHOTOS

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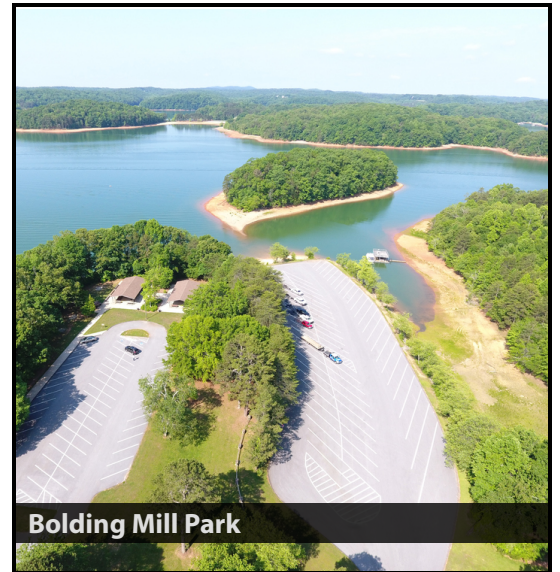
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Bolding Mill Park and Campgrounds - Immediately Adjacent



Cool Springs Park - 1 Mile Away



Bolding Mill Park

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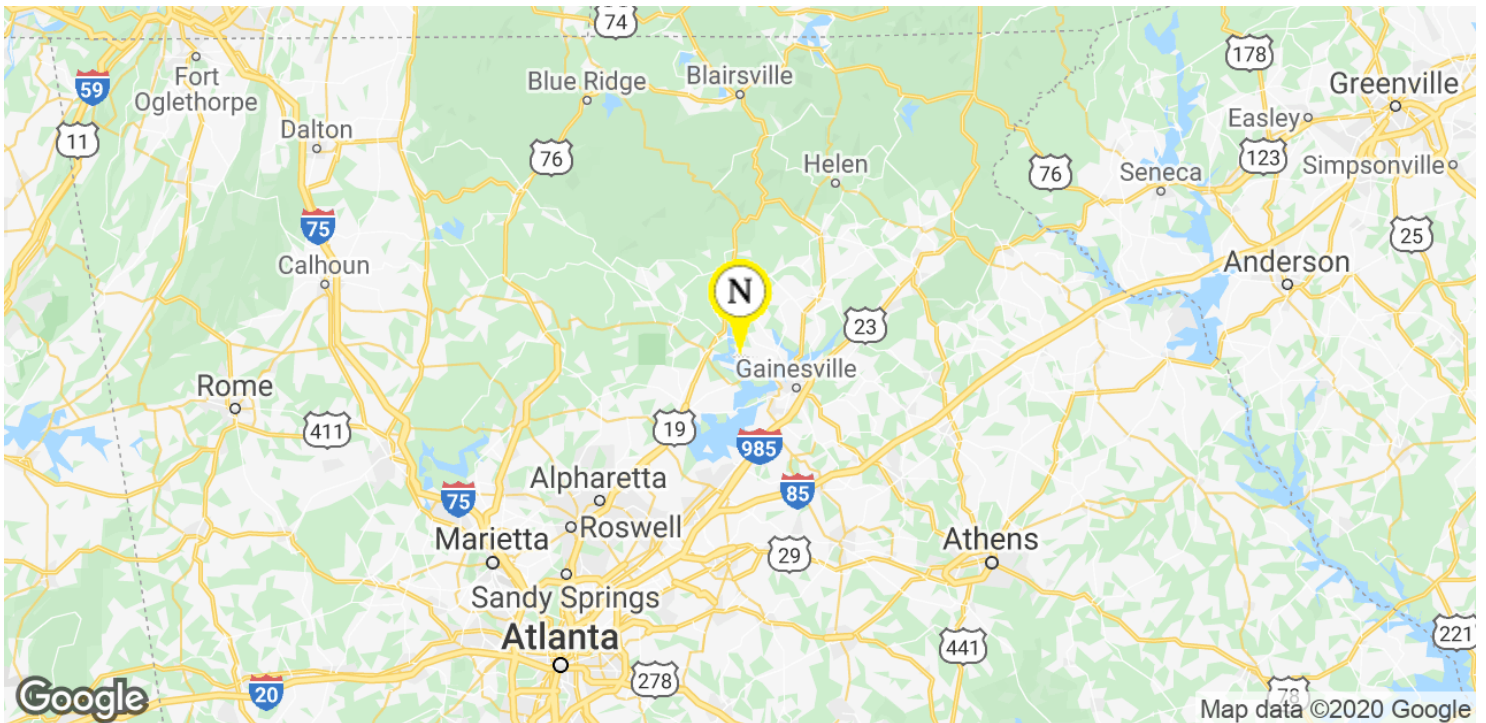
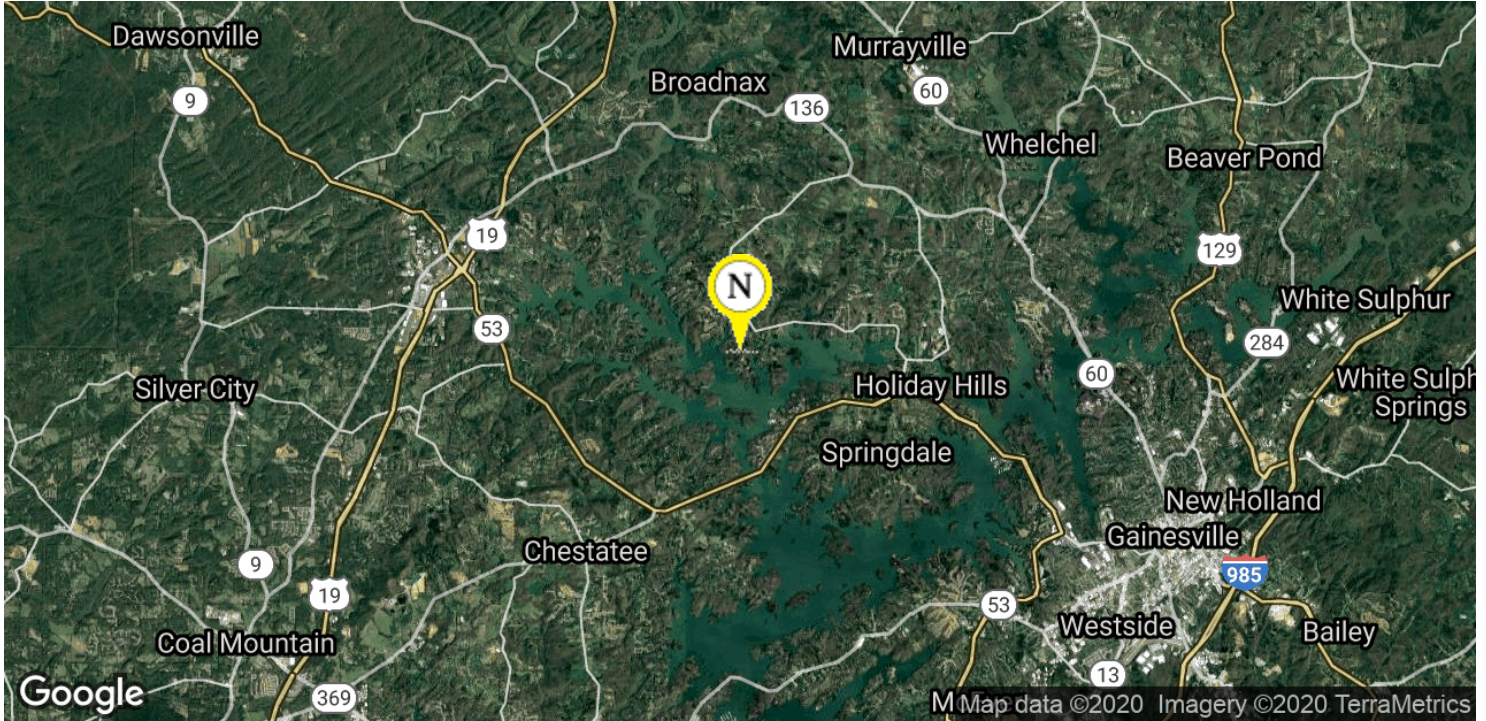
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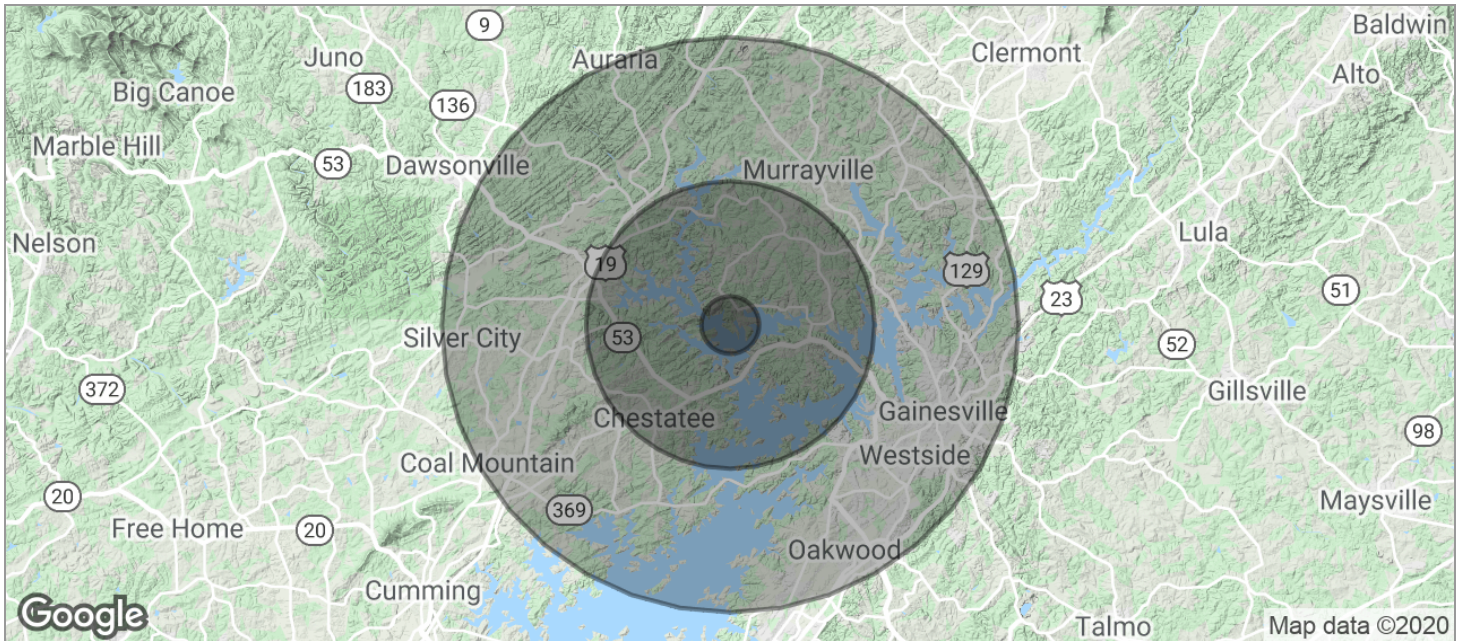
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	870	27,309	132,724
MEDIAN AGE	35.8	37.6	35.5
MEDIAN AGE (MALE)	35.7	37.3	34.7
MEDIAN AGE (FEMALE)	35.9	37.6	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	319	9,909	47,568
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$75,956	\$78,240	\$71,237
AVERAGE HOUSE VALUE	\$332,082	\$273,379	\$265,843

* Demographic data derived from 2010 US Census

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