

# ACREAGE FOR SALE

***2850 Lynncliff Drive, Gainesville, GA 30506***

Great Residential Development Opportunity or Private Estate



## DEVELOPMENT POTENTIAL



Norton Commercial & Acreage Group, LLC

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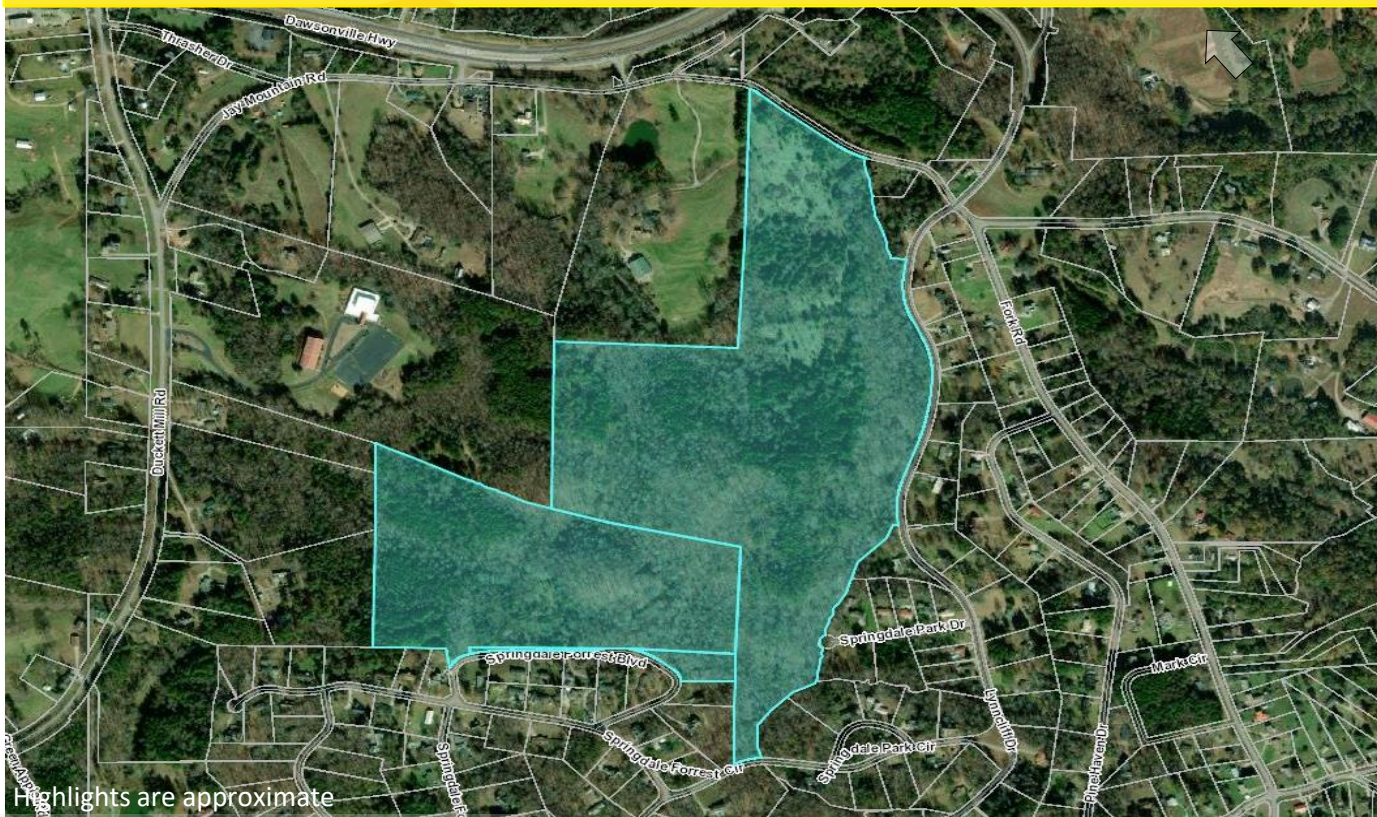
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Potential Residential Development or Private Estate



Highlights are approximate

## Property Summary

- **Asking: \$1,450,000** (\$12,500+/- /acre)
- GIS Acreage: 116.24 +/-
- qPublic Acreage: 115.84 +/-
- Zoned: RI(c) and AR-III (Hall County)
- Road Frontage: Lynncliff Dr, Fork Rd, Springdale Park Dr, Springdale Forrest Cr, Springdale Forrest Blvd

## Property Overview

**Generational Acreage** now available for sale, just off Dawsonville Highway in Gainesville. This tract provides a great opportunity for a residential development or private estate. Fronting (5) county streets within a heavy residential area, including Robinson Park and the neighborhood, "The Shores at Lynncliff". The proximity of this property places you just a few miles from Gainesville Marina, Gainesville's main retail corridor and Downtown Gainesville.



## Charlie Hawkins

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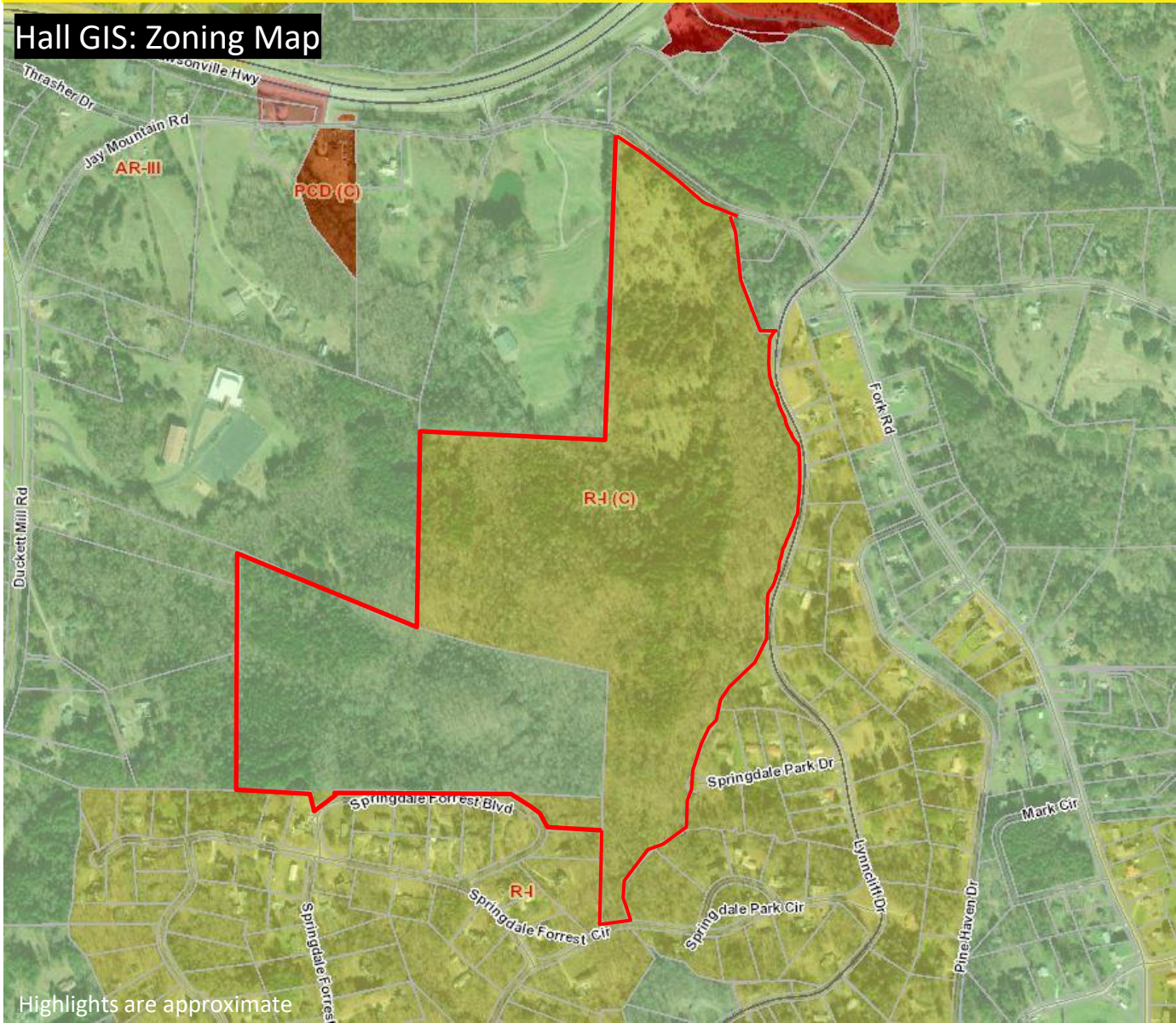
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## Hall GIS: Zoning Map



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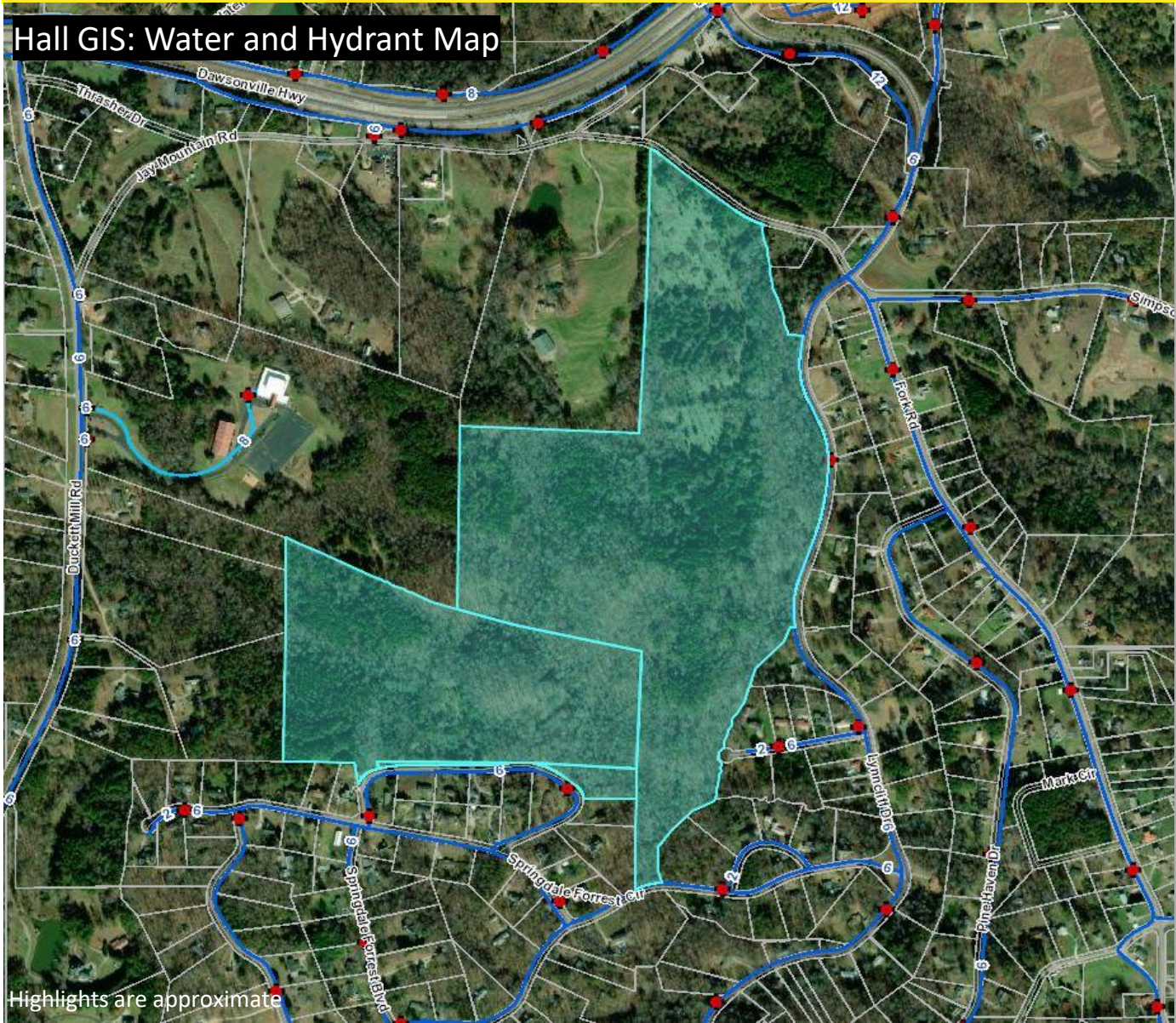
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## Hall GIS: Water and Hydrant Map



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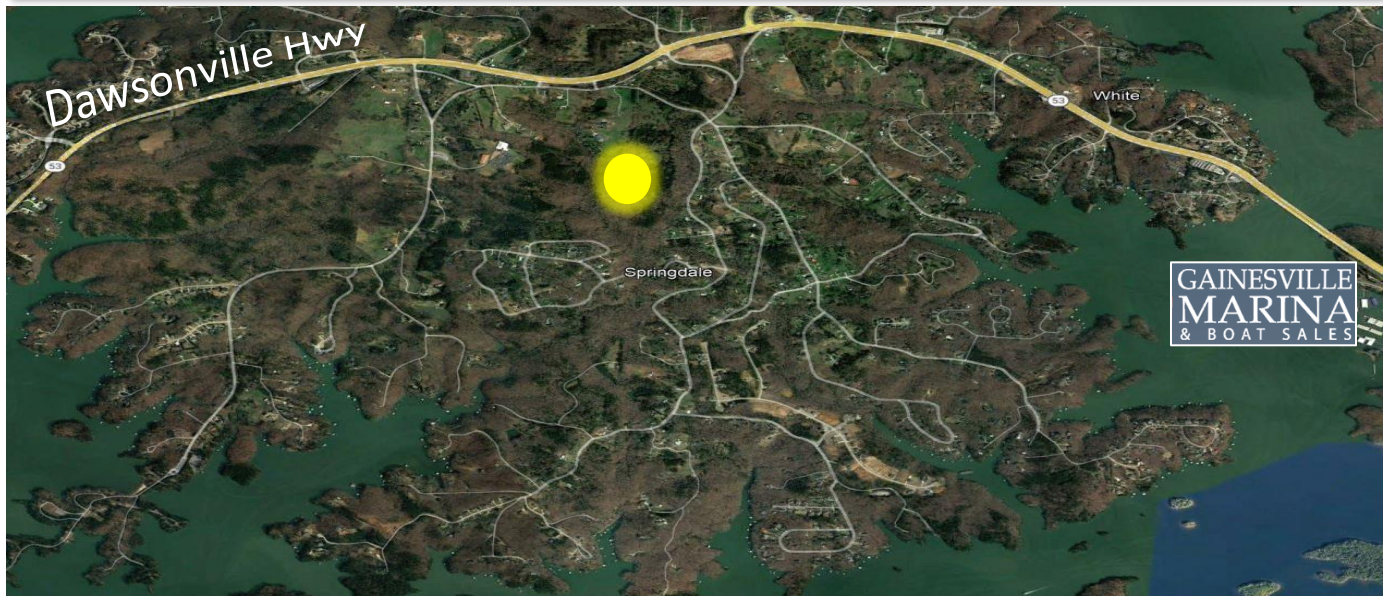
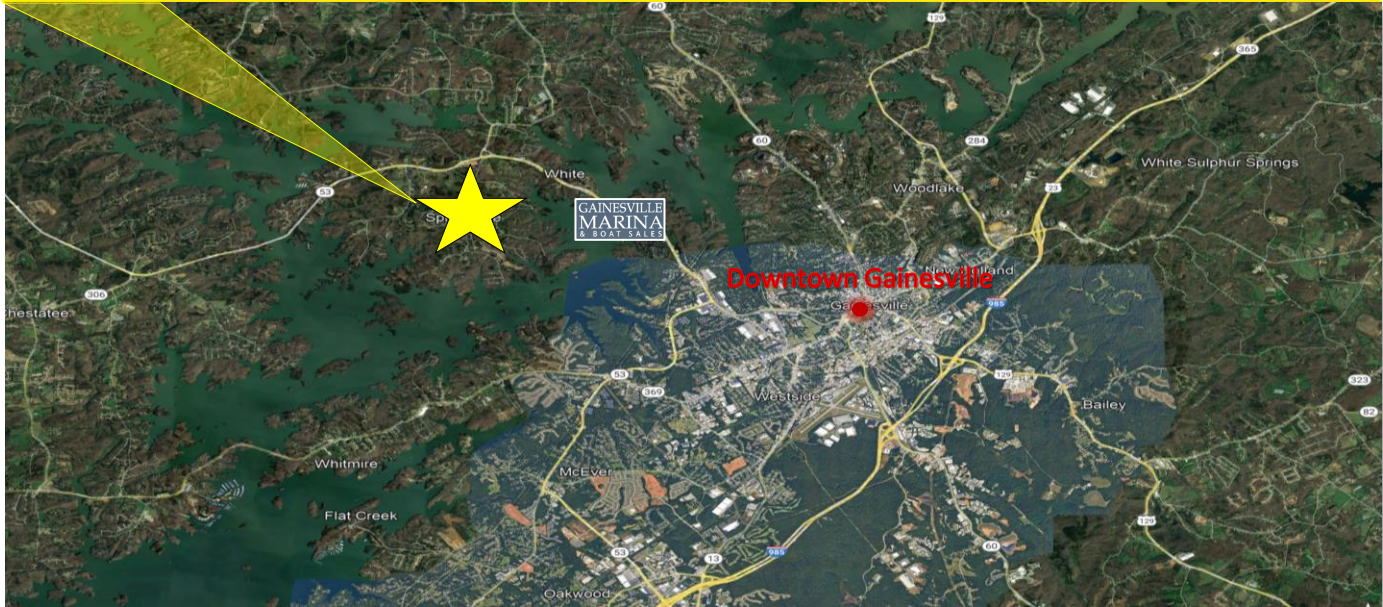
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