

FOR SALE

**13.74 ± Acre Lakefront Opportunity on Lake Lanier
With 5 Single Slip Boat Docks in Place**

3475 Cook Rd, 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

13.74± Acre Lakefront Opportunity on Lake Lanier – Estate or Multi-Lot Potential

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OFFERING SUMMARY

Sale Price:	\$2,999,000
Price / Acre:	\$218,268
Lot Size:	±13.74 Acres Subdivided into 6 Lots
Zoning:	V-C & AR-1
Road Frontage:	+/- 1,900' - Cook Road
Utilities:	All Included - Will Require Septic
Boat Docks:	5 Single Slip Docks
School Districts:	Sardis ES Chestatee MS Chestatee HS

PROPERTY OVERVIEW

Norton Commercial is proud to present this is a rare opportunity to own +/- 13.74 acres directly on Lake Lanier—ideal for a private estate or the development of 6 individual homesites. The property offers over 1,900 feet of road frontage on Cook Road and features direct lake access with five existing docks currently in the process of renewal, adding significant value. Positioned on one of the highest elevation points on Lake Lanier (approx. 1,246 ft), the land offers sweeping views rarely found on the lake. The topography is natural to the area—rolling to steep—and utilities are already in place, including public water (septic required). A 2,400 SF existing structure currently serves as an event space. Properties of this size and quality on Lanier are few and far between, making this a one-of-a-kind tract with strong potential for a custom lakeside retreat or residential development.

LOCATION OVERVIEW

This exclusive property is approximately 5 radial miles (15 minutes) from Gainesville, 8 radial miles (18 minutes) to GA-400, and 15 radial miles (about 28 minutes) to Cumming. The nearest commercial corridor is just a short drive away along Dawsonville Highway in western Gainesville, one of the area’s most active retail and development hubs. This corridor includes a Publix shopping center, Home Depot, national chain restaurants, local dining options, residential developments, and a variety of other businesses. Chestatee High School, Brenau University, and the medical hub of Northeast Georgia Health Systems are all located within a 15-minute drive. Situated directly on Lake Lanier in Hall County, this property offers a unique opportunity.

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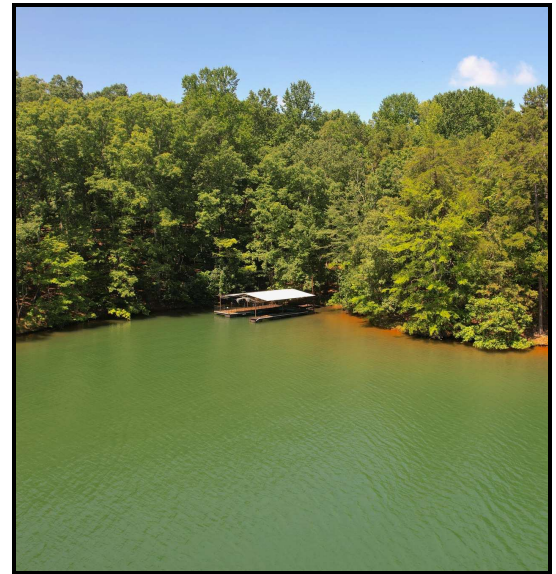


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ADDITIONAL PHOTOS

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DOWNTOWN GAINESVILLE

Downtown Gainesville is the lively heart of the city, full of charm, character, and a strong sense of community. Set within the historic Commercial District, the area spans about 18 acres and features over 50 beautifully preserved buildings. Main and Washington Streets are lined with unique boutiques, cozy cafés, local art galleries, and popular spots for live music, rooftop drinks, and even old-school arcade fun. Landmarks like the Old Hall County Courthouse and the Smithgall Arts Center with its outdoor pavilion add culture and history to the mix. With regular festivals, a downtown trolley, and plenty of walkable streets, it's a vibrant place where locals and visitors love to gather.



NORTHEAST GEORGIA MEDICAL CENTER GAINESVILLE

Northeast Georgia Medical Center is just minutes away and plays a big role in supporting the health of the community. As the main hospital in the Northeast Georgia Health System, it offers 653 beds and a wide range of advanced services—including a Level I Trauma Center, 28 operating rooms, and full emergency care. Families especially benefit from the Women & Children's Pavilion, which includes a Level III NICU and dedicated pediatric services. In 2025, NGMC opened its new 11-story Green Tower—a \$566 million expansion that added 96 inpatient beds (with future capacity for over 190), a rooftop helipad with direct access to surgical and cardiac care, and a modernized emergency department. It's a trusted resource for high-quality care, right around the corner.



LAKE LANIER

Lake Lanier adds a ton of lifestyle value to the area. With nearly 700 miles of shoreline, it's the kind of place where you can spend the day boating, fishing, paddle boarding, or just relaxing by the water. Locals enjoy a variety of marinas, waterfront restaurants, and scenic spots to unwind—whether it's a weekend adventure or a quick evening escape. Lake Lanier Islands is a major draw, offering everything from lakeside beaches and golf to the family-favorite Margaritaville Water Park, making it easy to turn a regular day into a mini vacation.



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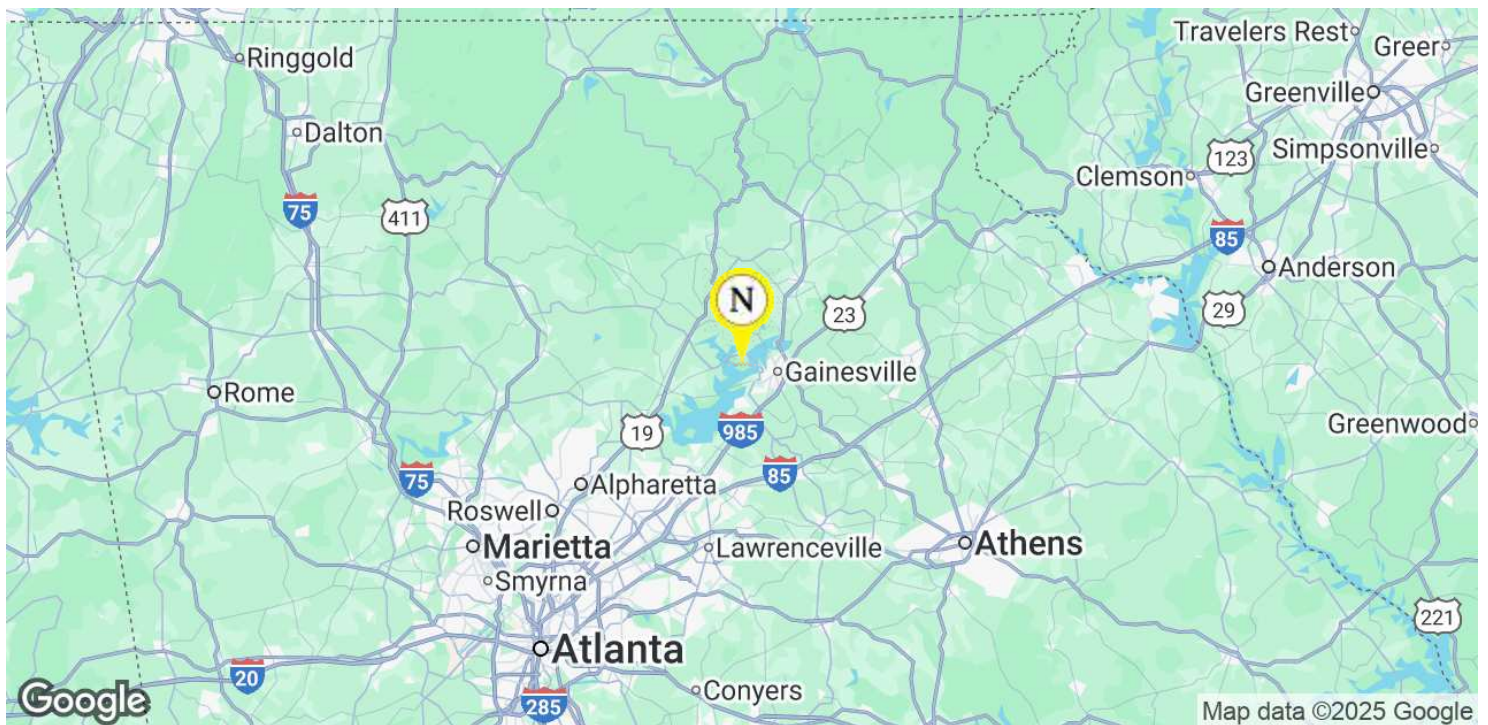
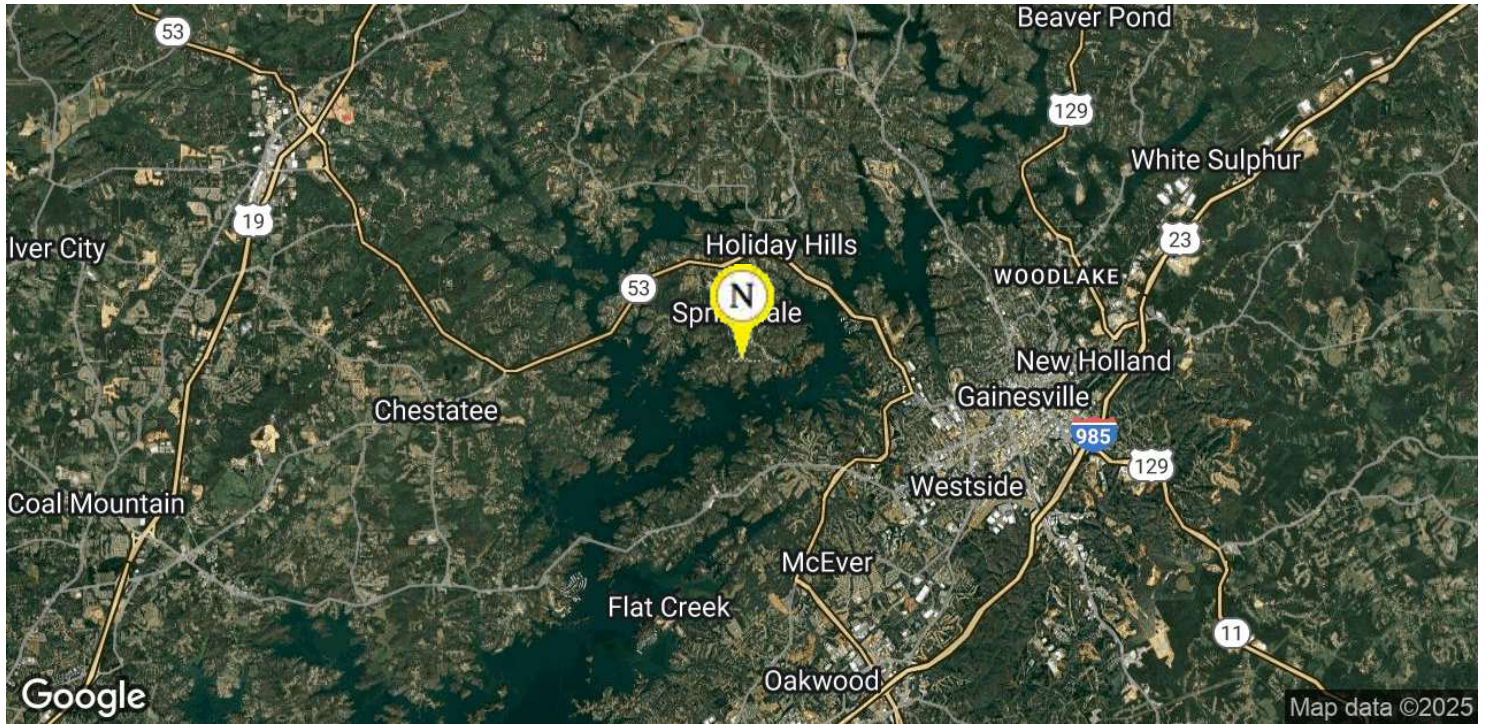
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LOCATION MAP

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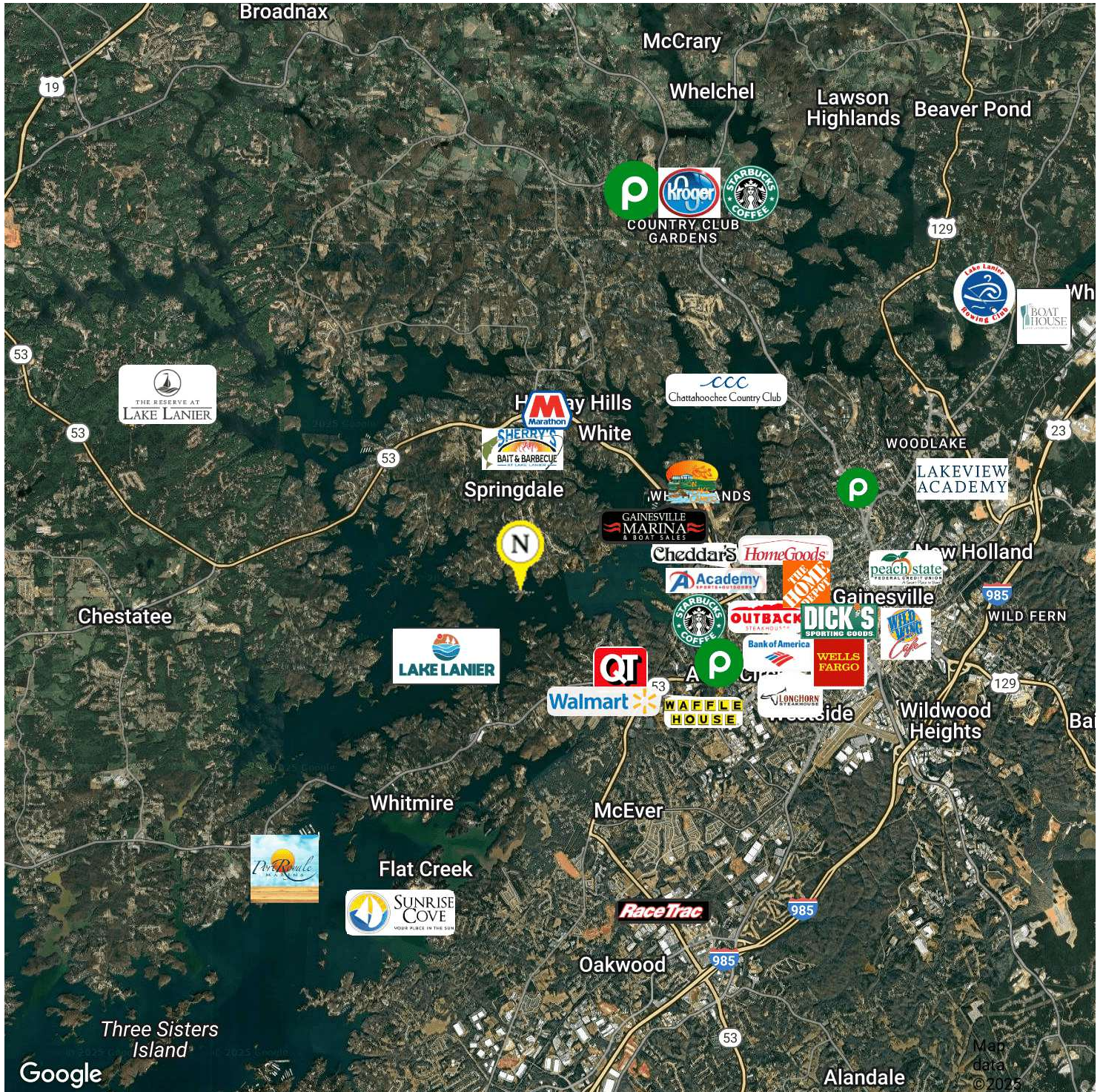
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Executive Summary

3475 Cook Rd, Gainesville, Georgia, 30506
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 34.30552
Longitude: -83.90795

	3 miles	5 miles	10 miles
Population			
2010 Population	14,756	59,813	163,384
2020 Population	16,898	66,560	183,310
2025 Population	16,851	72,836	203,374
2030 Population	17,033	78,414	221,801
2010-2020 Annual Rate	1.36%	1.07%	1.16%
2020-2025 Annual Rate	-0.05%	1.73%	2.00%
2025-2030 Annual Rate	0.22%	1.49%	1.75%
2020 Male Population	48.8%	49.4%	49.4%
2020 Female Population	51.2%	50.6%	50.6%
2020 Median Age	42.2	36.3	37.9
2025 Male Population	49.5%	49.9%	49.9%
2025 Female Population	50.5%	50.1%	50.1%
2025 Median Age	42.9	36.6	38.2

In the identified area, the current year population is 203,374. In 2020, the Census count in the area was 183,310. The rate of change since 2020 was 2.00% annually. The five-year projection for the population in the area is 221,801 representing a change of 1.75% annually from 2025 to 2030. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	65.0%	55.0%	62.6%
2025 Black Alone	6.6%	7.3%	7.5%
2025 American Indian/Alaska Native Alone	0.8%	1.3%	0.9%
2025 Asian Alone	2.5%	3.0%	2.6%
2025 Pacific Islander Alone	0.0%	0.1%	0.1%
2025 Other Race	12.7%	20.9%	15.1%
2025 Two or More Races	12.3%	12.4%	11.4%
2025 Hispanic Origin (Any Race)	27.1%	38.2%	28.6%

Persons of Hispanic origin represent 28.6% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.4 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	121	103	108
2010 Households	5,627	19,990	55,701
2020 Households	6,836	23,537	65,008
2025 Households	6,899	25,944	73,169
2030 Households	7,010	28,003	80,252
2010-2020 Annual Rate	1.97%	1.65%	1.56%
2020-2025 Annual Rate	0.17%	1.87%	2.28%
2025-2030 Annual Rate	0.32%	1.54%	1.87%
2025 Average Household Size	2.43	2.78	2.75

The household count in this area has changed from 65,008 in 2020 to 73,169 in the current year, a change of 2.28% annually. The five-year projection of households is 80,252, a change of 1.87% annually from the current year total. Average household size is currently 2.75, compared to 2.78 in the year 2020. The number of families in the current year is 51,487 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

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	3 miles	5 miles	10 miles
Mortgage Income			
2025 Percent of Income for Mortgage	42.0%	33.3%	30.6%
Median Household Income			
2025 Median Household Income	\$76,261	\$77,424	\$85,677
2030 Median Household Income	\$87,124	\$89,472	\$100,467
2025-2030 Annual Rate	2.70%	2.93%	3.24%
Average Household Income			
2025 Average Household Income	\$114,042	\$111,005	\$116,913
2030 Average Household Income	\$126,864	\$124,266	\$129,785
2025-2030 Annual Rate	2.15%	2.28%	2.11%
Per Capita Income			
2025 Per Capita Income	\$46,244	\$39,631	\$42,121
2030 Per Capita Income	\$51,694	\$44,472	\$47,019
2025-2030 Annual Rate	2.25%	2.33%	2.22%
GINI Index			
2025 Gini Index	45.7	45.6	44.6

Households by Income

Current median household income is \$85,677 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$100,467 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$116,913 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$129,785 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$42,121 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$47,019 in five years, compared to \$50,744 for all U.S. households.

Housing

2025 Housing Affordability Index	57	71	78
2010 Total Housing Units	6,657	23,080	64,172
2010 Owner Occupied Housing Units	3,212	11,835	37,396
2010 Renter Occupied Housing Units	2,414	8,155	18,306
2010 Vacant Housing Units	1,030	3,090	8,471
2020 Total Housing Units	7,528	25,670	71,132
2020 Owner Occupied Housing Units	4,351	14,477	43,412
2020 Renter Occupied Housing Units	2,485	9,060	21,596
2020 Vacant Housing Units	685	2,095	6,142
2025 Total Housing Units	7,523	28,368	80,046
2025 Owner Occupied Housing Units	4,573	16,480	49,200
2025 Renter Occupied Housing Units	2,326	9,464	23,969
2025 Vacant Housing Units	624	2,424	6,877
2030 Total Housing Units	7,773	30,670	87,519
2030 Owner Occupied Housing Units	4,825	18,120	54,524
2030 Renter Occupied Housing Units	2,185	9,882	25,728
2030 Vacant Housing Units	763	2,667	7,267

Socioeconomic Status Index

2025 Socioeconomic Status Index	46.0	43.3	45.4
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Currently, 61.5% of the 80,046 housing units in the area are owner occupied; 29.9%, renter occupied; and 8.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 71,132 housing units in the area and 8.6% vacant housing units. The annual rate of change in housing units since 2020 is 2.27%. Median home value in the area is \$418,206, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.30% annually to \$491,937.

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