



CANDLER

REAL ESTATE

3100 McEver Road | Gainesville, GA 30504
Land For Sale

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ **Industry Expertise**

LAND FOR SALE

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Property Highlights

- Many possible use applications (office, industrial, retail, flex, multifamily, boat/RV, mini storage)
- All Utilities to Site
- 1 mile from Cresswind at Lake Lanier (#1 selling active adult community in Georgia and #2 best selling of all Georgia communities)
- 3 miles from Dawsonville Highway retail center
- 3.5 miles from I-985 Exit 16
- 5 miles from downtown Gainesville
- Zoned O-I / PUD / R-I

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,266	13,284	26,136
Total Population	6,099	38,163	73,802
Average HH Income	\$87,695	\$84,836	\$86,302

Presented By:

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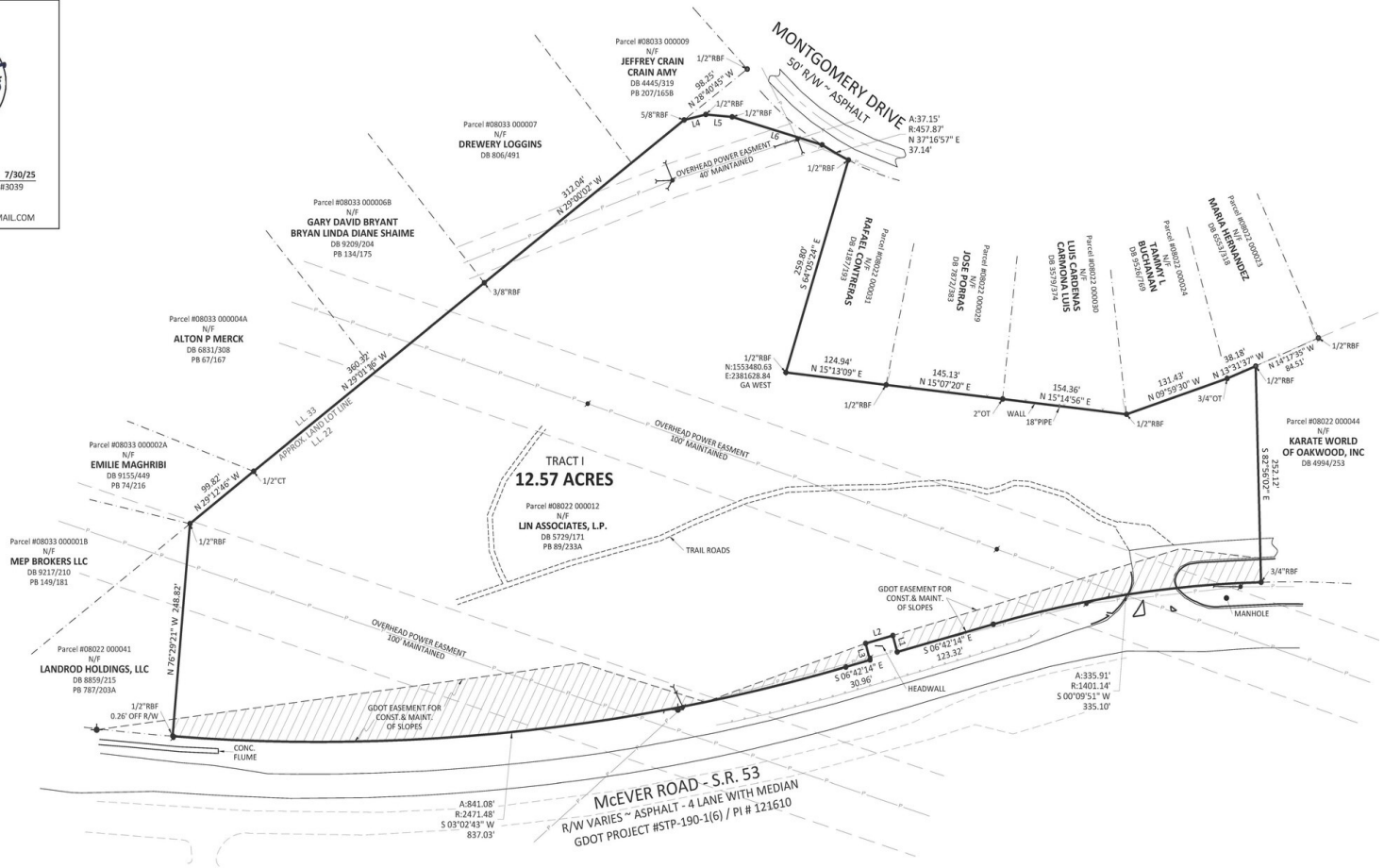
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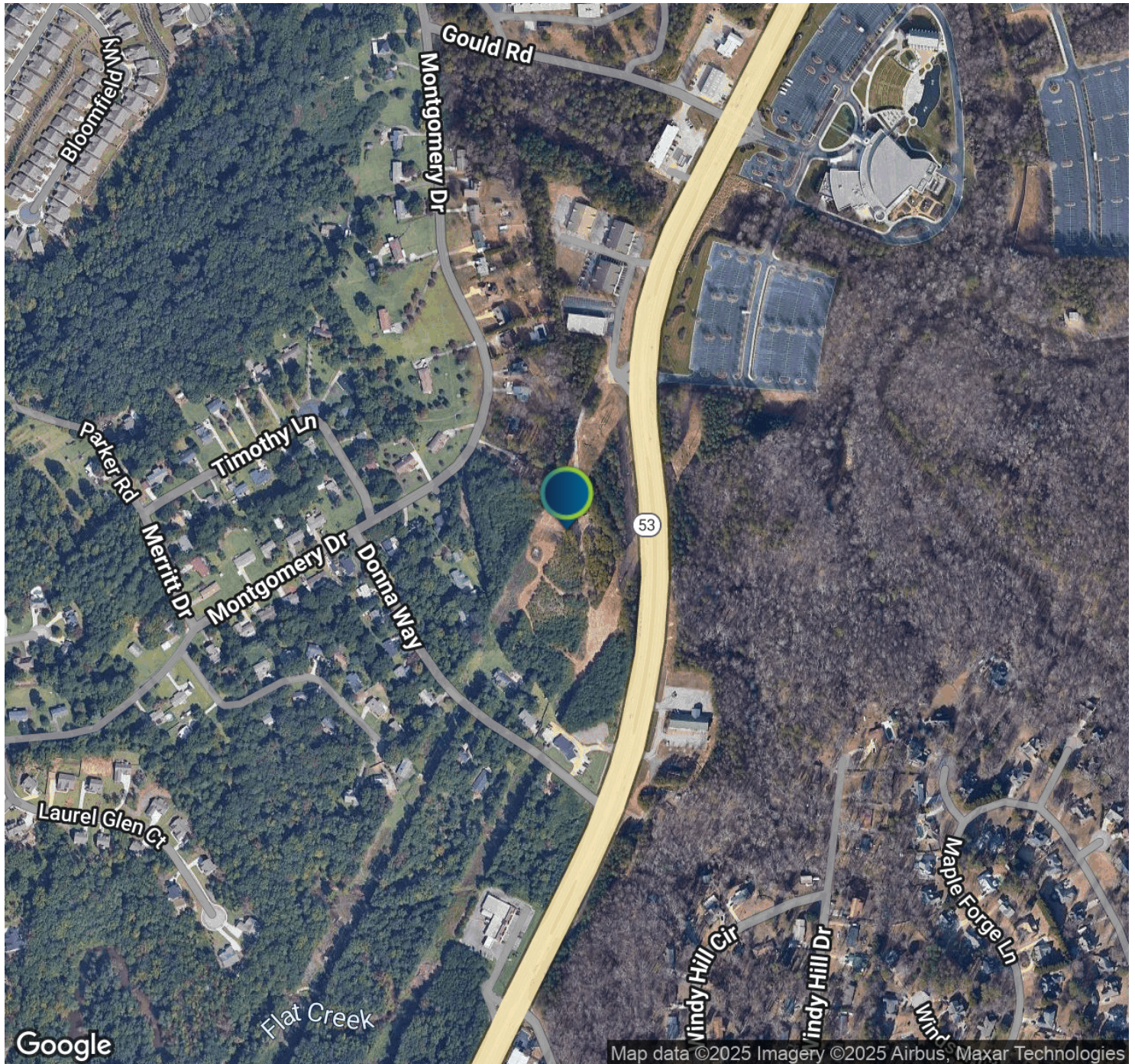
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