



Lake Community Development

Offering Summary

Sale Price:	\$30,000.00 per raw lot
Lot Size:	217 Acres
Approved Lots:	256

Get more information

Will White

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Property Highlights

- Property is approved for 40 boat slip on Lake Lanier
- Property is zoned, engineered and permitted for 256 lots
- On-site sewer treatment facility has been approved and permitted
- Lake Frontage: Approximately 3,900 feet frontage on Corps property
- Utilities: Phone, Electricity, City Water and Cable

Demographics	1 Mile	5 Miles	10 Miles
Total Households	477	12,931	53,477
Total Population	1,333	35,864	150,801
Average HH Income	\$88,685	\$74,024	\$70,210



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Property Description

217+/- Acres located just outside the city in Gainesville-Hall County. The property is zoned, engineered and permitted for 256 single family lots, and a 40 slip boat dock. Boasting 3,900+/- feet of lake frontage on the shores of Lake Sidney Lanier, and nestled in the foot hills of the North Georgia Mountains, this property will provide idyllic home sites. All utilities are available to the site, and is permitted and approved for an on-site sewer treatment facility. This property offers it all, easy access to Lake Sidney Lanier, shopping, dining, entertainment, close proximity to GA 400, and the I-985/I-85 corridor, all things that will attract ideal residents.

Location Description

Property is located in Gainesville-Hall County. Ranked 14th in America's Most Fun, Affordable Cities and is considered in the Top Five of Best Places to Retire. These accolades are due in part by the beautiful Lake Sidney Lanier which is located in Gainesville-Hall County. With 16 million visitors to the lake each year Gainesville-Hall County is the third fastest growing Metropolitan Statistical Area (MSA) in the United States. This property is located just minutes to shopping, banking, entertainment, and the charm of Historic Downtown Gainesville. Situated just 60 miles north of Atlanta, Gainesville-Hall County and Lake Sidney Lanier are a quick escape from the hustle of the city.

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Land For Sale

3350 Duckett Mill Road



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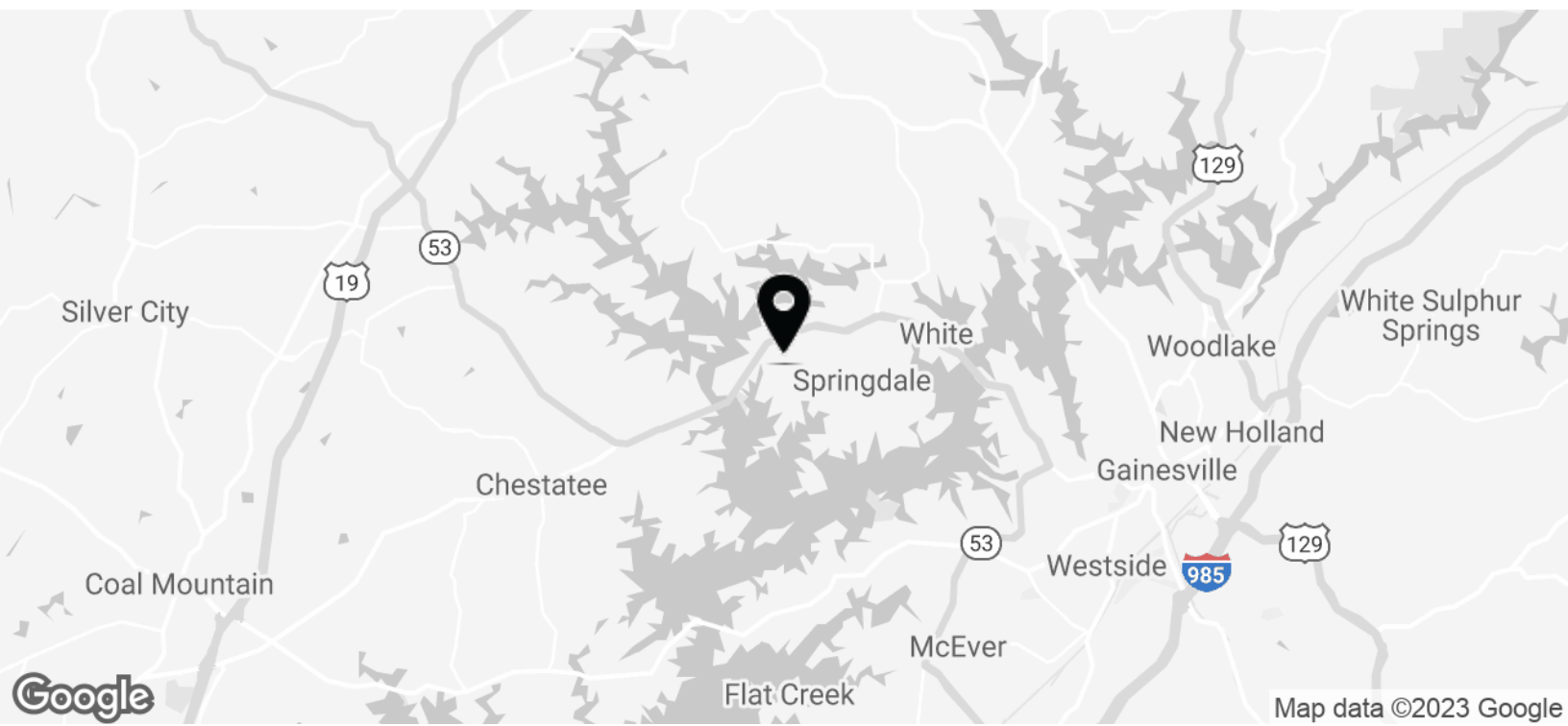
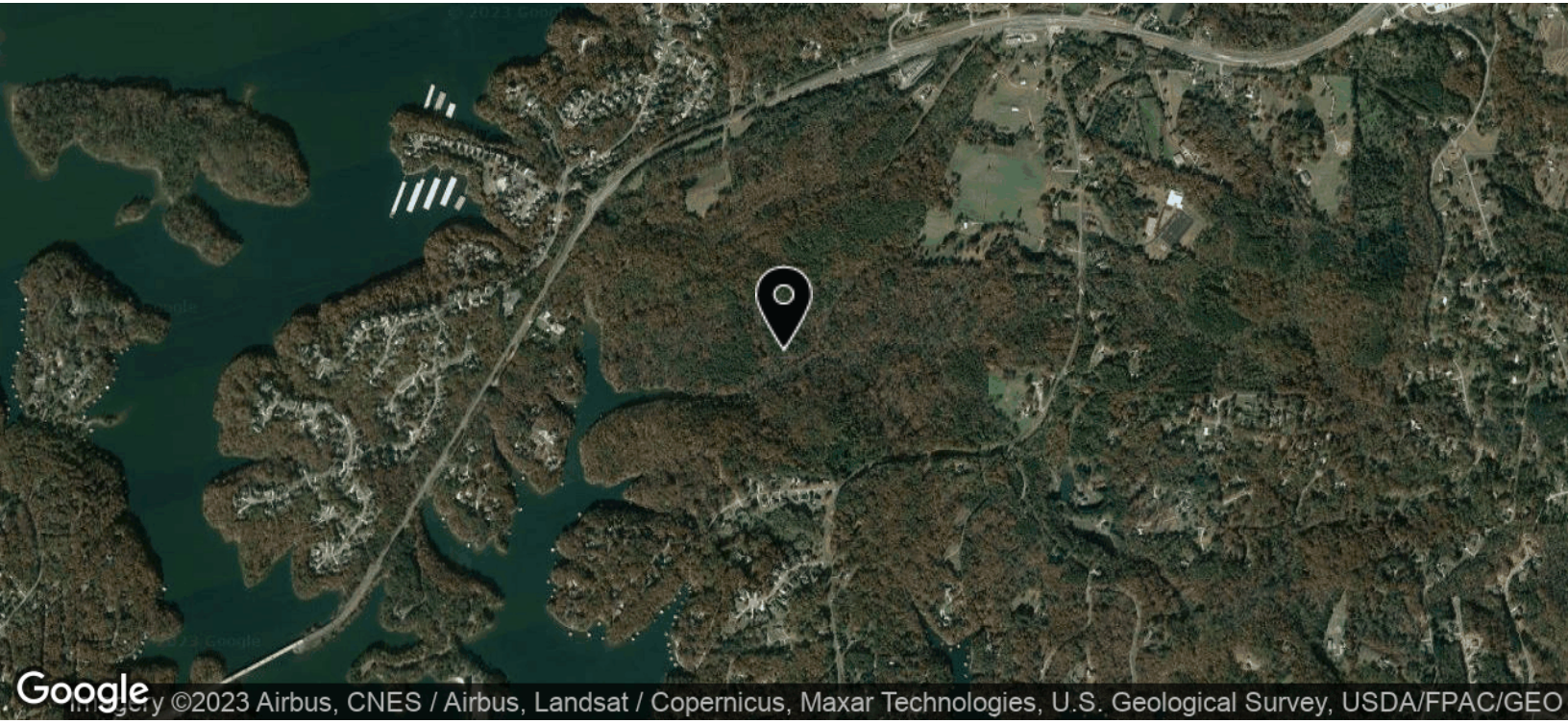
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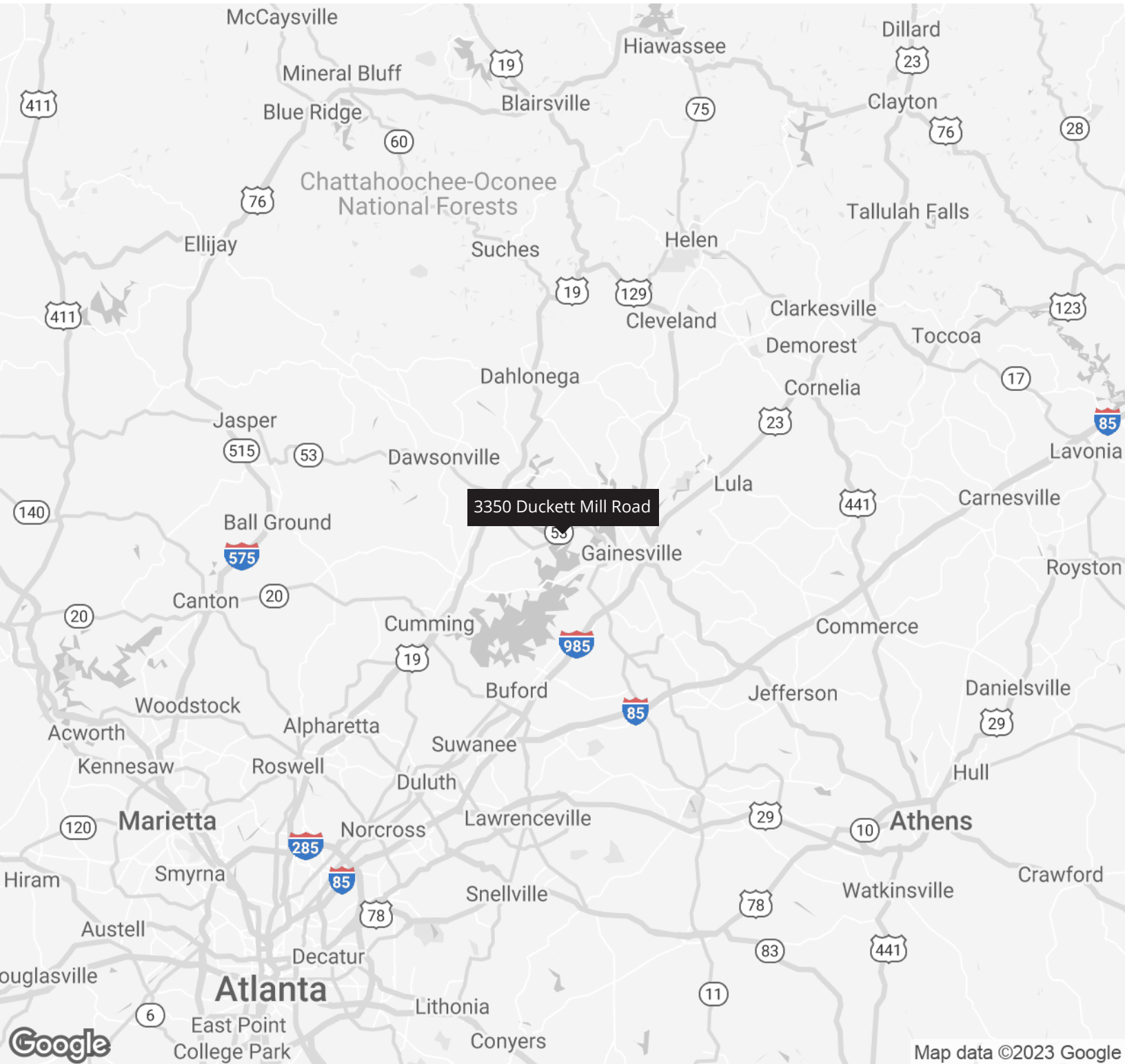


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Let's talk.

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