

downtown
GAINESVILLE



Dawsonville Bridge

GAINESVILLE
MARINA

Boat Ramp

Boat Ramp

Subject Property



53

PRICE
REDUCTION

FOR SALE

UNDEVELOPED LAND – POTENTIAL BOAT & RV STORAGE

0 LYNNCLIFF DRIVE | GAINESVILLE, GA 30506

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0 LYNNCLIFF DRIVE | GAINESVILLE, GA 30506

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OFFERING SUMMARY

PRICE REDUCTION
~~\$450,000~~
\$375,000



Subject Property:

- Acreage: 2.54 +/-
- Zoning: A-l
- Hall County



Key highlights include:

- Potential Commercial
- Immediate access from Dawsonville. Highway via signalized intersection.
- High-traffic corridor serving residential and recreational users
- Excellent proximity to Lake Lanier and boating destinations,
- Ideal candidate for outdoor boat, RV, trailer, and recreational vehicle storage.
- Strong visibility and easy customer access.
- Located within an area experiencing continued residential and commercial growth.

0 LYNNCLIFF RD | GAINESVILLE, GA 30506



Boat Ramps Within Approximately 5 Miles

- Bolding Mill Boat Ramp
- Duckett Mill Public Boat Ramp
- Little Hall Public Boat Ramp
- Sardis Creek Access Boat Ramp
- Gainesville Marina
- Sportsman Club

Campgrounds / RV Parks Within Approximately 5 Miles

- Campsite 19 (part of the River Forks campground area)
- River Forks Park
- Bolding Mill
- Duckett Mill Campground



The information contained herein is from other sources and believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Some images may have been AI Generated and/or altered for visual assistance. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors and change without notice.

Dawsonville Hwy

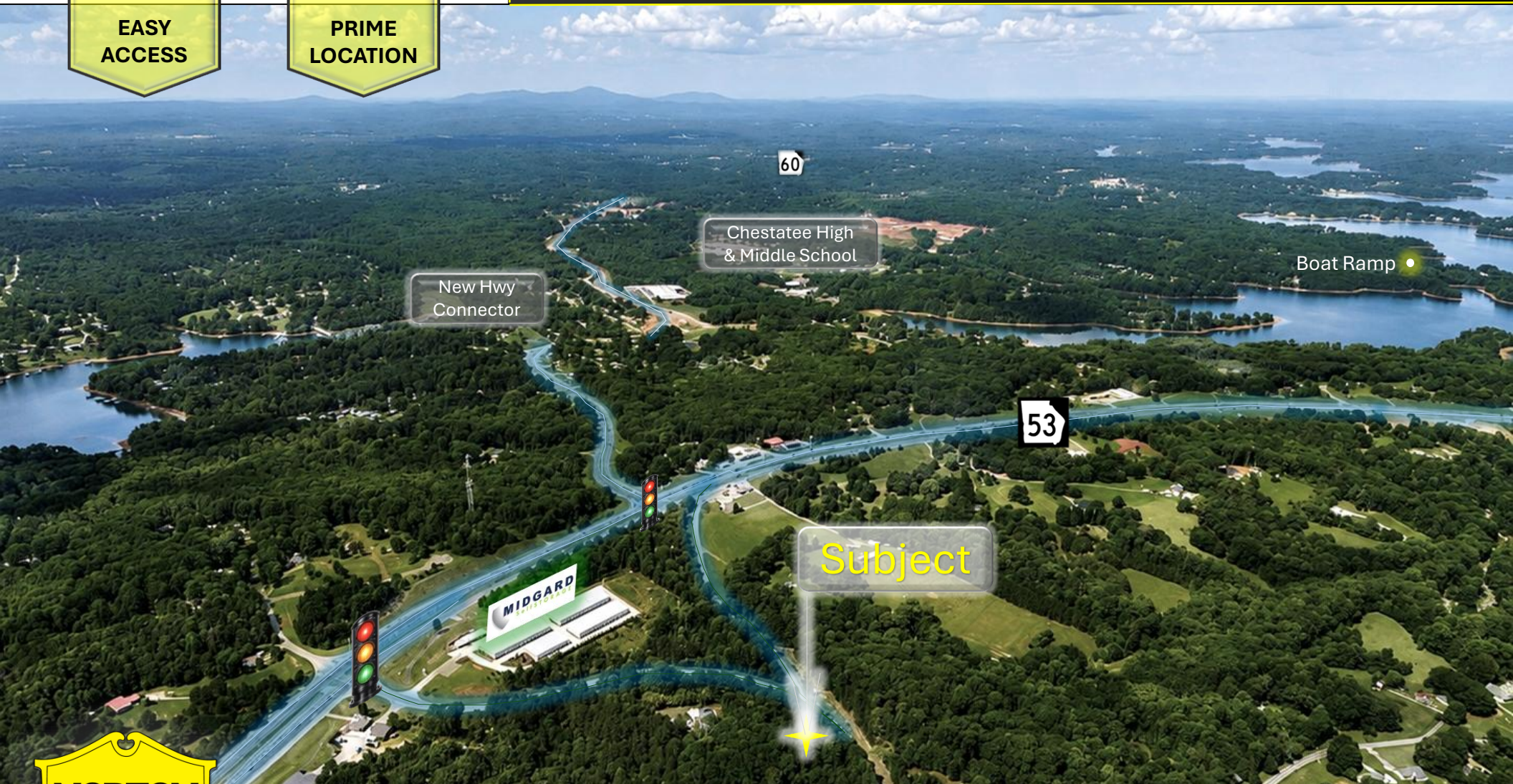
Connector between Gainesville (I-985) and Cumming/Dawsonville (GA-400). Sardis Connector intersection to HWY 60.

EASY
ACCESS

PRIME
LOCATION

PROPERTY OVERVIEW

The property is strategically positioned within Gainesville's western growth corridor, an area experiencing continued residential and commercial expansion. Dawsonville Highway serves as a major east-west arterial connecting Lake Lanier recreation areas, retail centers, and residential neighborhoods. The site's proximity to the lake creates a unique opportunity to serve the region's boating and recreational vehicle ownership base with much-needed storage capacity. With increasing demand for secure outdoor storage and limited available inventory in the surrounding market, this property offers an attractive development opportunity in a supply-constrained segment. The combination of strong access, recreational demand drivers, and ongoing population growth supports long-term operational and investment potential.



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Cumming

Dawsonville

53

Not-to-scale
rendering (not
approved by County)

MIDGARD
SELF STORAGE



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MILE RADIUS FROM SUBJECT PROPERTY

1-Mile Radius

- Immediate access to affluent Lake Lanier neighborhoods
- Signalized corner location on Hwy 53
- Limited commercial competition in the immediate area
- Strong local demand from nearby homeowners and lake users

3-Mile Radius

- Direct access to Gainesville Marina and Lake Lanier recreation traffic
- Large concentration of boat owners, lake visitors, and outdoor enthusiasts
- Growing residential base with continued housing development
- Strong household spending power and owner-occupied housing

5-Mile Radius

- Access to the broader Gainesville market and employment base
- Connectivity to Downtown Gainesville, healthcare, retail, and education centers
- Regional draw from North Hall County and Lake Lanier visitors
- Tens of thousands of residents supported by one of North Georgia's fastest-growing areas

The Property benefits from a unique combination of affluent lake-area demographics, strong residential growth, and regional accessibility. Within one mile, the site serves established Lake Lanier neighborhoods and enjoys excellent visibility from Hwy 53. Within three miles, the property captures demand from Gainesville Marina, recreational lake traffic, and a growing base of homeowners with strong purchasing power. Within five miles, the site reaches the broader Gainesville market, including major employment centers, healthcare providers, retail destinations, and a population base numbering in the tens of thousands. Few locations in Hall County offer this combination of local neighborhood support, recreational tourism, and regional connectivity.





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.

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.

NORTHEAST GEORGIA MEDICAL CENTER

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.

