



# CANDLER

REAL ESTATE

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1480 Boleman Rd | Gainesville, GA 30504  
Land for Sale

**WILL WHITE**

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**

# Land For Sale

1480 Boleman Rd, Gainesville, GA 30504



## Property Description

Discover an exceptional land offering in the heart of Gainesville, GA. This 30± acre tract on Boleman Road combines natural beauty, privacy, and strong development potential. With gentle topography, mature hardwoods, and access to Lake Lanier, the property is ideally suited for a residential community, private estate, or long-term investment.

Located minutes from downtown Gainesville, major retail, schools, and medical facilities, this site offers both convenience and seclusion. Public utilities are nearby, and the surrounding area continues to experience strong growth and demand for new housing.

Whether you're a developer seeking your next project or a buyer looking for acreage with lake amenities, this property delivers rare versatility and value.

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### Presented By:

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VIDEO

## Property Highlights

- Access to Sewer
- All Utilities available
- Potential for 360 Apartment Units
- Access to Dawsonville Highway via Boleman Road
- 4.2 miles to Northeast Georgia Medical Center
- 65 miles to Hartsfield Jackson International Airport, Atlanta, GA

## Offering Summary

Sale Price:	\$5,500,000
Total Acres:	30.81 Acres
Current Zoning	AR-1

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,380	13,212	26,560
Total Population	3,687	38,949	77,394
Average HH Income	\$88,427	\$94,716	\$95,954

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Hall County GIS



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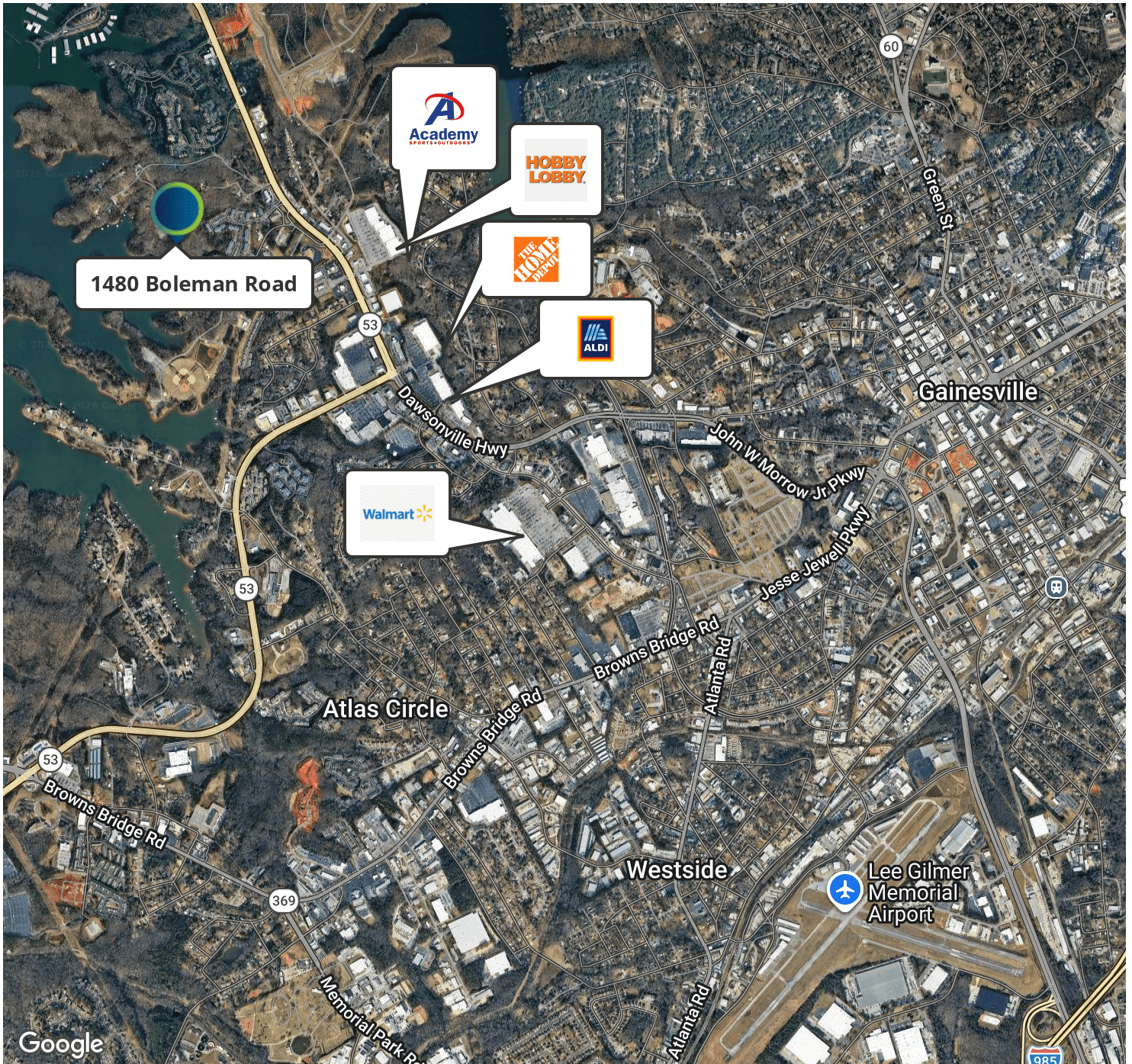
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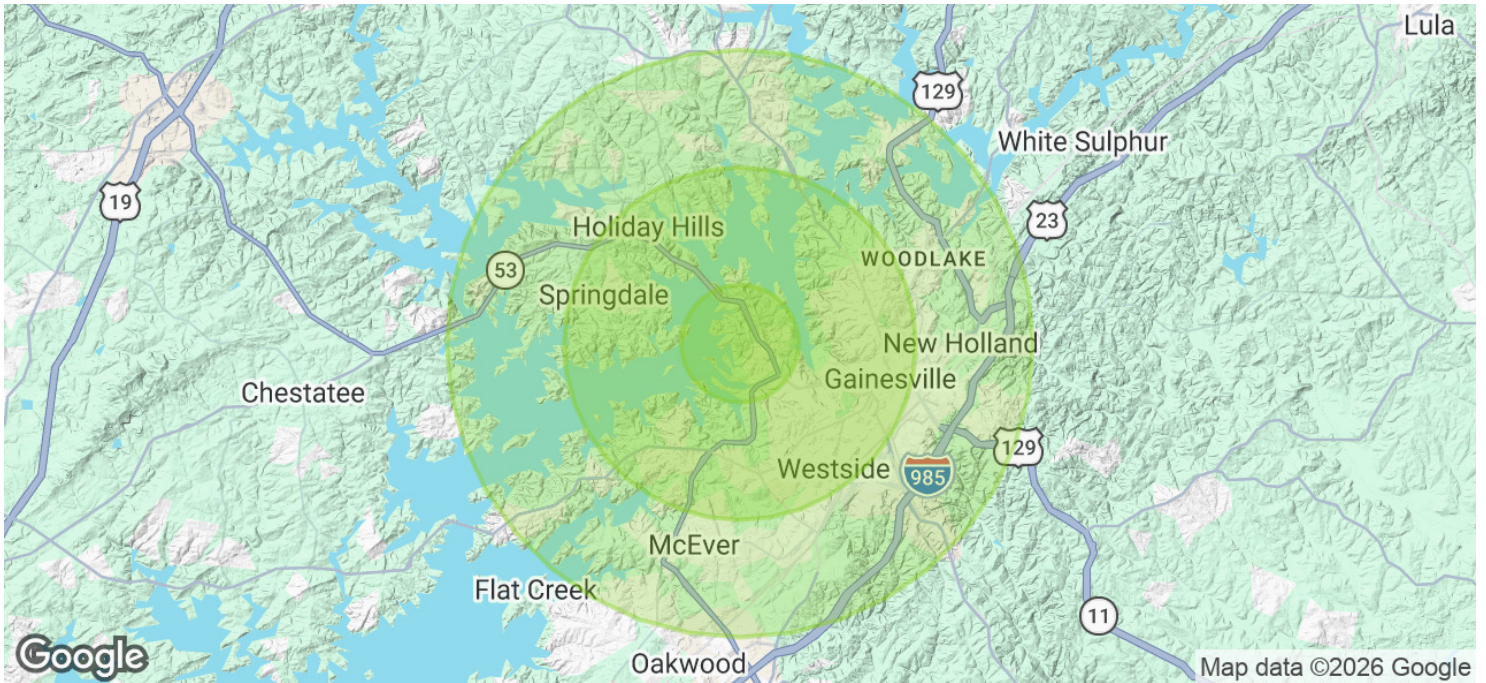
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,687	38,949	77,394
Average Age	31.6	34.9	37.4
Average Age (Male)	31.2	35.0	37.3
Average Age (Female)	32.7	35.9	38.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,380	13,212	26,560
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$88,427	\$94,716	\$95,954
Average House Value	\$364,657	\$348,051	\$372,920

2023 American Community Survey (ACS)

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