



For sale - portfolio of 21 condos

HIDDEN HOLLOW DRIVE, GAINESVILLE, GA 30506

APRIL 2026

AVISON
YOUNG

**If you would like
more information
please get in touch.**

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The opportunity

Avison Young is pleased to present the opportunity to acquire a 21-unit condominium portfolio located along **Hidden Hollow Drive in Gainesville, Georgia (30506)**. Situated in a desirable North Gainesville residential enclave near Highway 60 North and the Chattahoochee Country Club, the Property benefits from strong renter demand, stable neighborhood fundamentals, and limited competing supply.

The offering is part of a well-maintained condominium subdivision consisting of approximately 43 triplex and quadplex buildings, totaling an estimated 130 rental units across the community. The neighborhood is overseen by an Owners Association, supporting consistent exterior maintenance standards and long-term asset preservation.

The portfolio features a highly attractive and consistent unit mix, with all residences configured as large-format 2-bedroom / 1.5-bath floor plans averaging approximately 1,482 square feet. These oversized units differentiate the Property from conventional garden-style offerings and appeal to long-term tenants seeking townhome-style living in a quiet, well-kept setting.

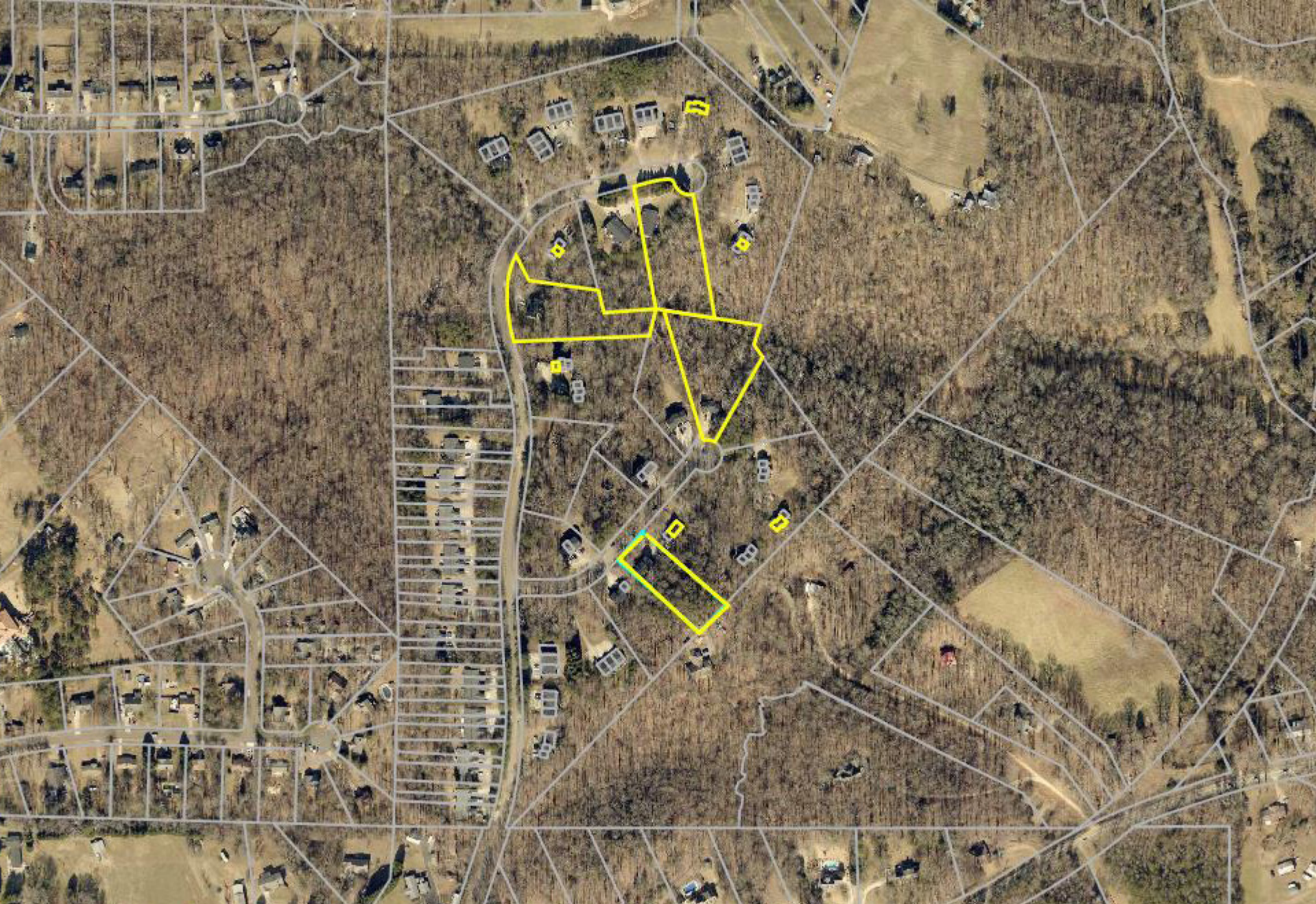
The Property presents a compelling value-add and lease-up opportunity, with several units currently vacant, unrented, or in notice status, allowing a new owner to immediately drive revenue growth through lease-up and rent optimization. The portfolio's in-place occupancy in the mid-70% range provides clear near-term NOI upside without reliance on speculative rent growth or major capital expenditures.

PROPERTY SNAPSHOT

Property Name	Hidden Hollow Drive Condominiums
Address	Hidden Hollow Drive, Gainesville, GA 30506
City / State	Gainesville, Georgia
Property type	Condominium Portfolio
Units	21 <i>(possible assemblage for a total of 22 units)</i>
Unit Mix	100% - 2 Bed / 1.5 Bath
Average unit size	±1,482 SF
Occupancy	77.3%
Status	Mix of occupied, vacant-unrented, and notice units
HOA	Professionally Maintained Owners Association
Parking	Dedicated Surface Parking
Price	\$4,200,000 / \$190,909 per unit (22 units)



Parcel overview



Unit photos



4024 A Hidden Hollow Terrace



4024 B Hidden Hollow Terrace



4024 C Hidden Hollow Terrace



4030 A Hidden Hollow Terrace



4030 B Hidden Hollow Terrace



4038 A,B,C Hidden Hollow Drive



4038 B Hidden Hollow Drive



4038 C Hidden Hollow Drive



4042 A,B Hidden Hollow Ter



4042 B Hidden Hollow Terrace



4042 C Hidden Hollow Terrace



4047 A Hidden Hollow Terrace

Unit photos



4047 A,B,C Hidden Hollow Ter



4047 B Hidden Hollow Terrace



4047 C Hidden Hollow Terrace



4052 B Hidden Hollow Drive



4072 A Hidden Hollow Drive



4072 B Hidden Hollow Drive



4072 C Hidden Hollow Drive



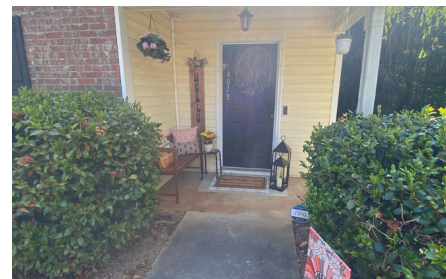
4077 A Hidden Hollow Drive



4077 B Hidden Hollow Drive



4077 C Hidden Hollow Drive



4072 C Hidden Hollow Drive



4078 B Hidden Hollow Drive

Gainesville overview

Gainesville, GA offers a unique combination of regional connectivity and lifestyle appeal, with direct access to I-985, a walkable and revitalized downtown, and close proximity to Lake Lanier, major employers, and everyday amenities.

Gainesville, Georgia

Gainesville, Georgia serves as the economic and cultural hub of Northeast Georgia, offering a business-friendly environment supported by healthcare, education, logistics, and advanced manufacturing. Positioned along the I-985 corridor, Gainesville provides efficient access to metro Atlanta while operating as a self-sustaining regional employment center. Anchored by Northeast Georgia Medical Center, Brenau University, the University of North Georgia, and a growing base of national and regional employers, the city draws from a steadily expanding labor pool and benefits from consistent population growth across Hall County.

Gainesville combines strong fundamentals with lifestyle appeal, featuring proximity to Lake Lanier, an active and revitalized downtown, and a growing mix of restaurants, retail, and entertainment amenities. The area's relative affordability compared to core Atlanta submarkets enhances its appeal to both employers and residents, while ongoing infrastructure improvements and limited new large-scale commercial inventory help support long-term value. With natural barriers to outward expansion, strong institutional anchors, and sustained in-migration, Gainesville remains one of the most compelling secondary markets in Georgia for well-located commercial assets..

AREA AMENITIES



40+
RESTAURANTS + DINING OPTIONS



10+
HOTEL ACCOMODATIONS



Lake Lanier
AND MARINA ACCESS



Downtown Gainesville
AND HISTORIC SQUARE



Northeast Georgia
MEDICAL CENTER (NGMC)



Brenau
UNIVERSITY



Chicopee Woods
AND CHEROKEE BLUFF GOLF CLUBS

Demographics

	3 miles	5 miles	7 miles
Median age	43	42	39
Average household income	\$144,624	\$126,797	\$115,290
Median household income	\$103,469	\$85,976	\$84,084
Total current population	18,194	46,728	95,157
Bachelor's Degree or more	5,094	11,230	19,149
Total businesses	605	1,792	4,920
Total Employees	3,057	11,651	48,782
White Collar Employees	2,234	8,024	32,913



Let's connect.

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