



Residential/Commercial Development Opportunity ± 10.54 AC Zoned R-II

2360, 2380, & 2400 Spring Rd | Gainesville, GA 30501 | Hall County



HIGHWAY 53 / MCEVER RD

SPRING ROAD

± 10.54 AC



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Offering Summary



Contact Broker



± 10.54 AC



**Current Zoning: R-II
Residential - II**



**All Utilities Available
Including Sewer**



**± 990 ft of Road Frontage
On Spring Road**



School District
Gainesville Exploration Academy
Gainesville Middle School West
Gainesville High School



Traffic
Hwy 53/McEver Rd – 25,900 VPD
Dawsonville Hwy – 32,500 VPD
Spring Rd – 4,730 VPD

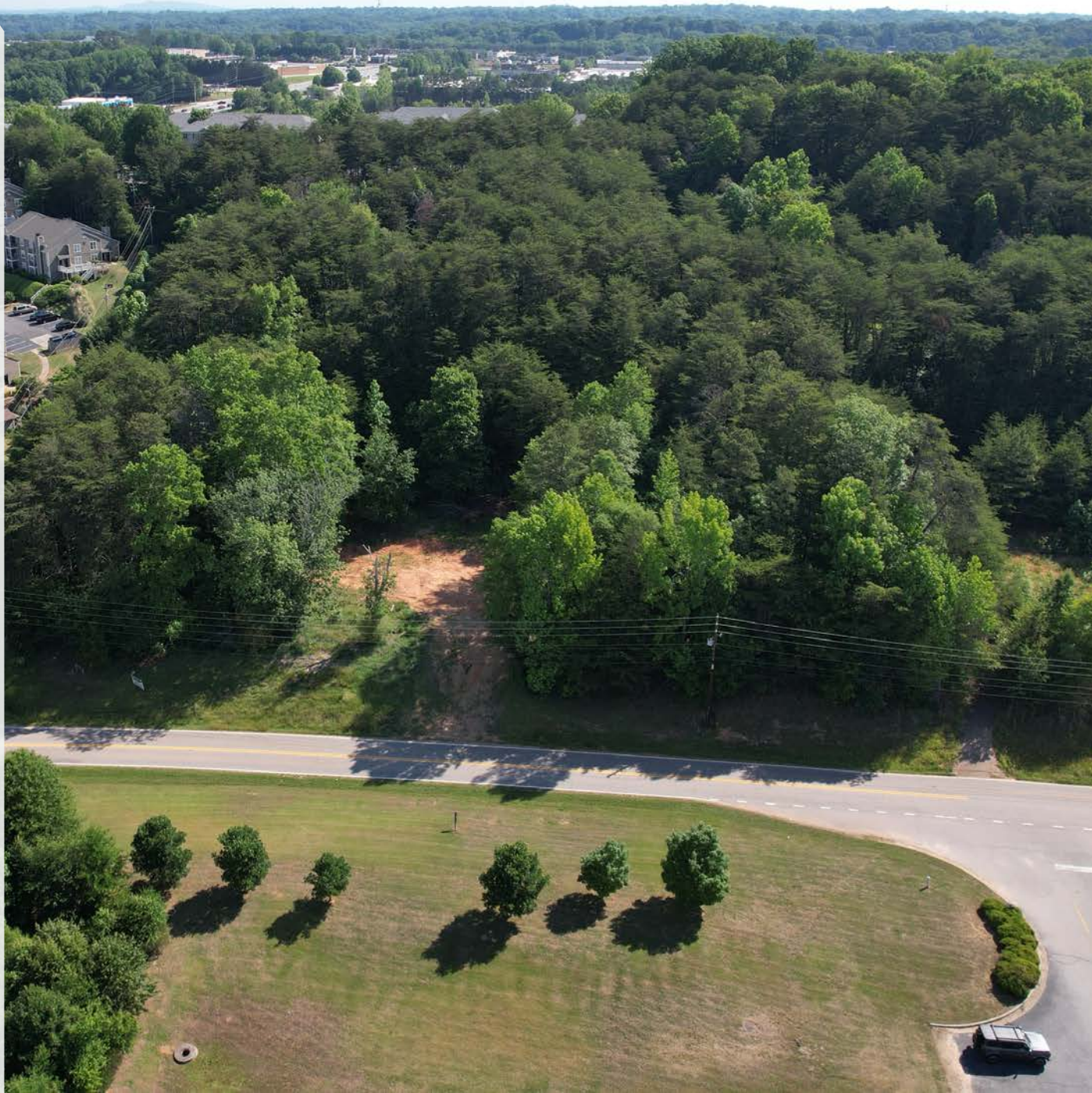


Property Overview

2360 Spring Road is located in Gainesville, Hall County, GA and consists of approximately ± 10.54 acres with ± 990 feet of frontage along Spring Road just off GA Highway 53.

The property is currently zoned R-II (Residential II), offers access to all utilities including public sanitary sewer, and provides immediate access to Highway 53/McEver Road. Its size, frontage and location within an established residential area position the tract as a potential residential development opportunity, subject to site planning and applicable approvals. The subject property is fairly level allowing for easy development of the site.

Site is investor friendly being firmly in the path of growth. Site is adjacent to both the Point Lanier apartment complex and Retreat at McEver apartment complex setting a precedence for dense development. Make an offer!





Village Shoppes at Gainesville



± 10.54 Acres

SPRING ROAD

HIGHWAY 53

Location Overview

The property is well positioned near the signalized intersection of Spring Road and Highway 53/Dawsonville Highway, providing convenient access to Gainesville's established retail and service corridor.

The site is approximately 1 mile from the Publix-anchored Village Shoppes of Gainesville and 2.7 miles from Downtown Gainesville, with additional connectivity provided by McEver Road and Pearl Nix Parkway. Site allows for quick and easy access (less than 1 mile) to all the retail and restaurants located along Dawsonville Highway including, Home Depot, Academy Sports, Chili's, Olive Garden, and more. Gainesville Exploration Academy and Gainesville Middle School West are also located nearby along McEver Road.

Village Shoppes at
Gainesville



PEARL NIX PKWY

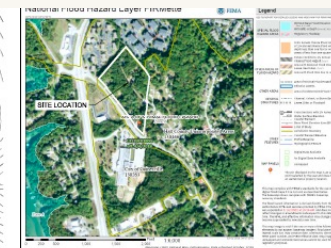
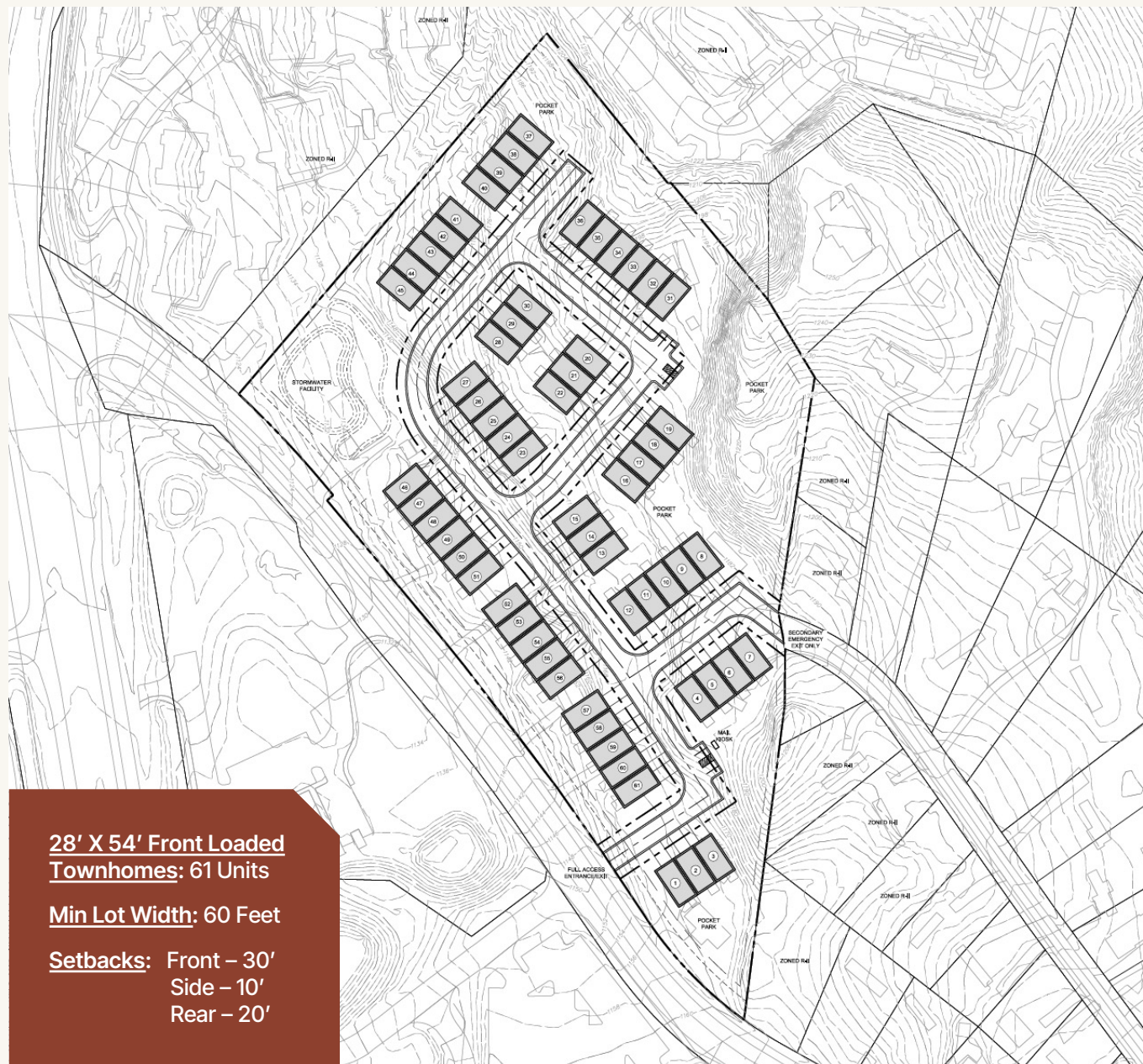
DAWSONVILLE HWY

HIGHWAY 53

± 10.54 AC

SPRING ROAD

Conceptual Site Plan



FEMA FIRM MAP
NOT TO SCALE



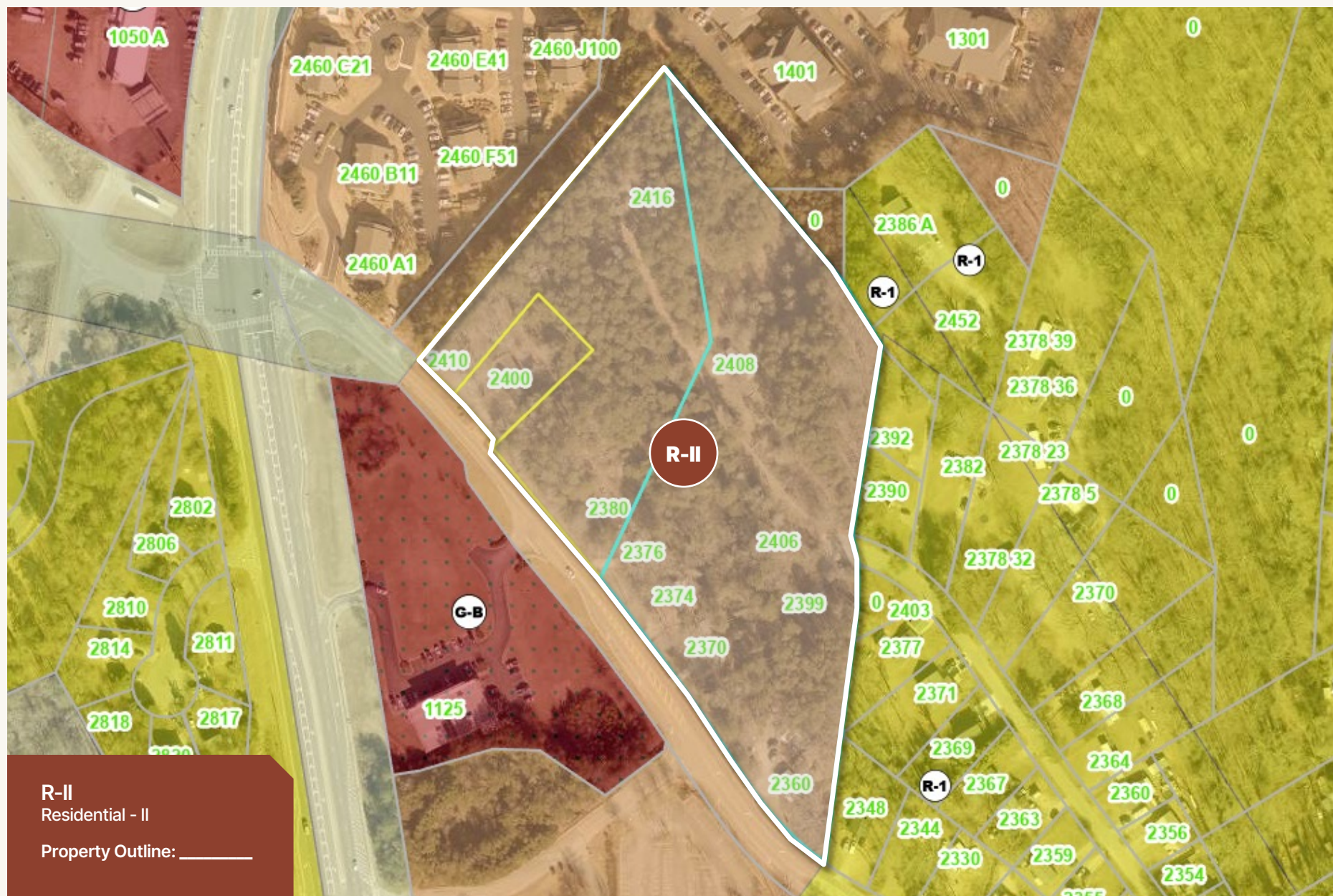
SITE LOCATION MAP
NOT TO SCALE

SITE DATA	
SITE AREA	~10.84 ACRES
EXISTING ZONING	R-41
PROPOSED ZONING	R-41
ZONING JURISDICTION	CITY OF GAINESVILLE, GEORGIA
SETBACK REQUIREMENTS	
FRONT SETBACK	30 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET
REQUIRED LANDSCAPE STRIP	30 FEET ALONG STREET FRONTAGE
REQUIRED BUFFERS	20 FEET (ABUTTING R-41, R-1 OR R-41 DIST.)
DEVELOPMENT STANDARDS	
MIN. LOT AREA	7,300 SF
MIN. LOT WIDTH	60 FEET
MAX. BUILDING HEIGHT	60 FEET / 4 STOREYS
MAX. BUILDING COVERAGE	30%
28' X 54' FRONT LOADED TOWNHOMES	61 UNITS
TOTAL SITE DENSITY PROVIDED	5.79 DUA
MAX. SITE DENSITY ALLOWED	12.0 DUA
OPEN SPACE REQUIREMENTS	
OPEN SPACE REQUIRED	2.11 ACRES (20% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	2.35 ACRES (21.7% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
MIN. RESIDENT PARKING REQUIRED	122 SPACES (2 SP/ DWELLING UNIT)
MAX. RESIDENT PARKING ALLOWED	244 SPACES (4 SP/ DWELLING UNIT)
PROPOSED RESIDENT PARKING	244 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
PROPOSED AMENITY PARKING	10 SPACES
TOTAL PARKING PROVIDED	254 SPACES

24 HOUR CONTACT:
HENRY MASSIE



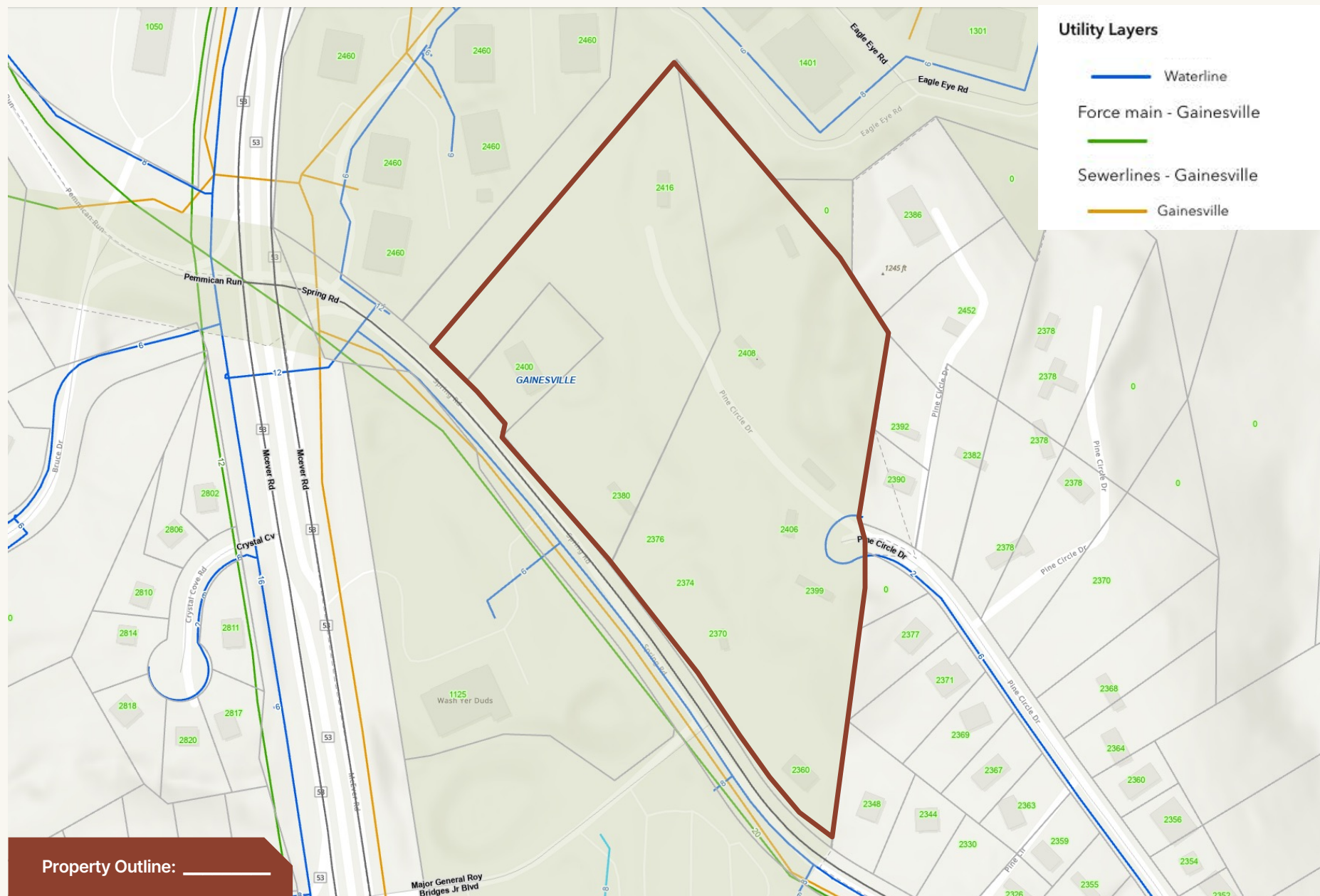
Current Zoning



Topography Map



Sewer and Water Map



Site Photos



Community Highlights



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 GA 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.

LOCATION MAP

1.0 mile/4 minDrive to Village Shoppes of
Gainesville**2.7 miles/8min**

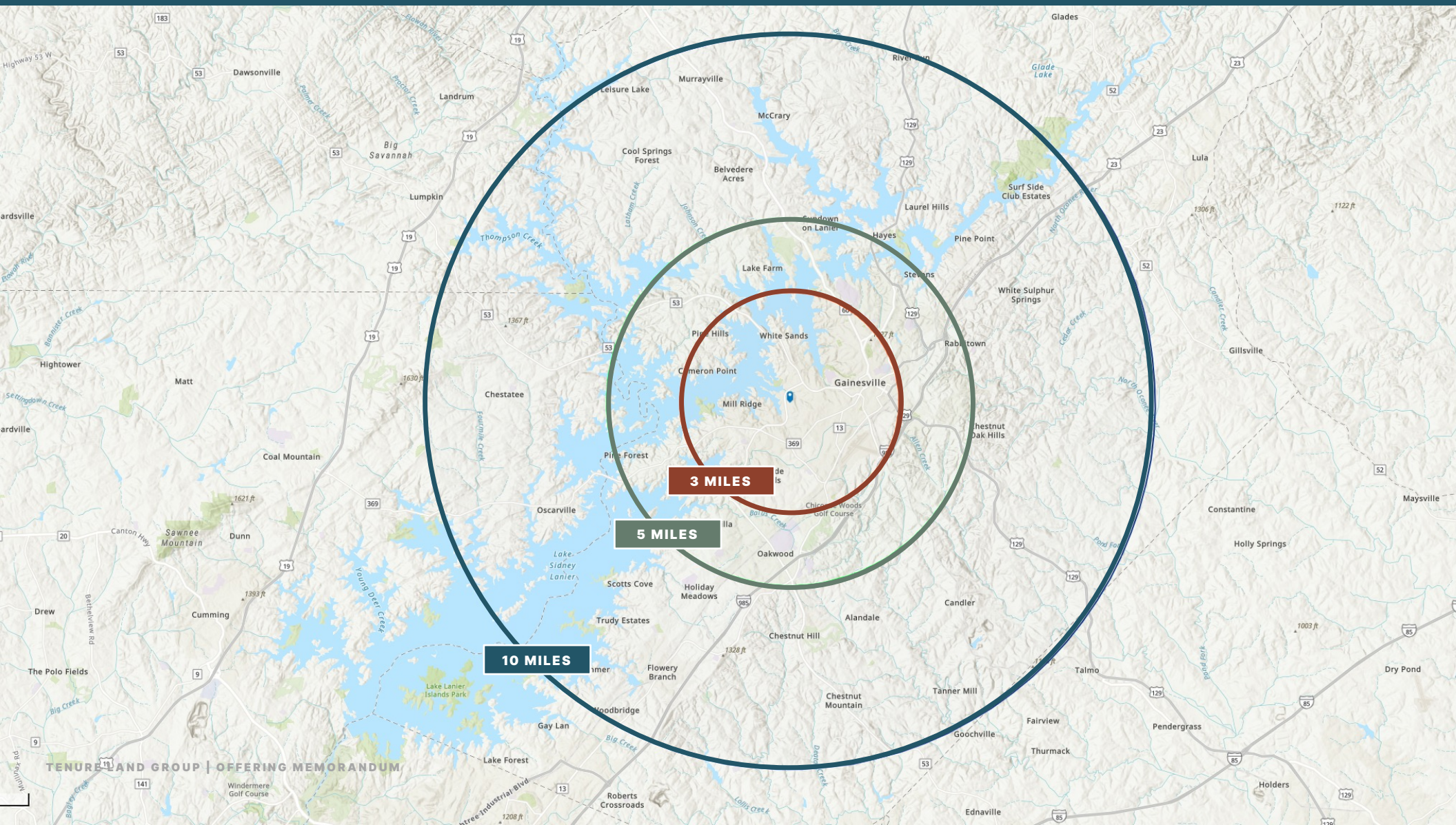
to Downtown Gainesville

19 miles /33min

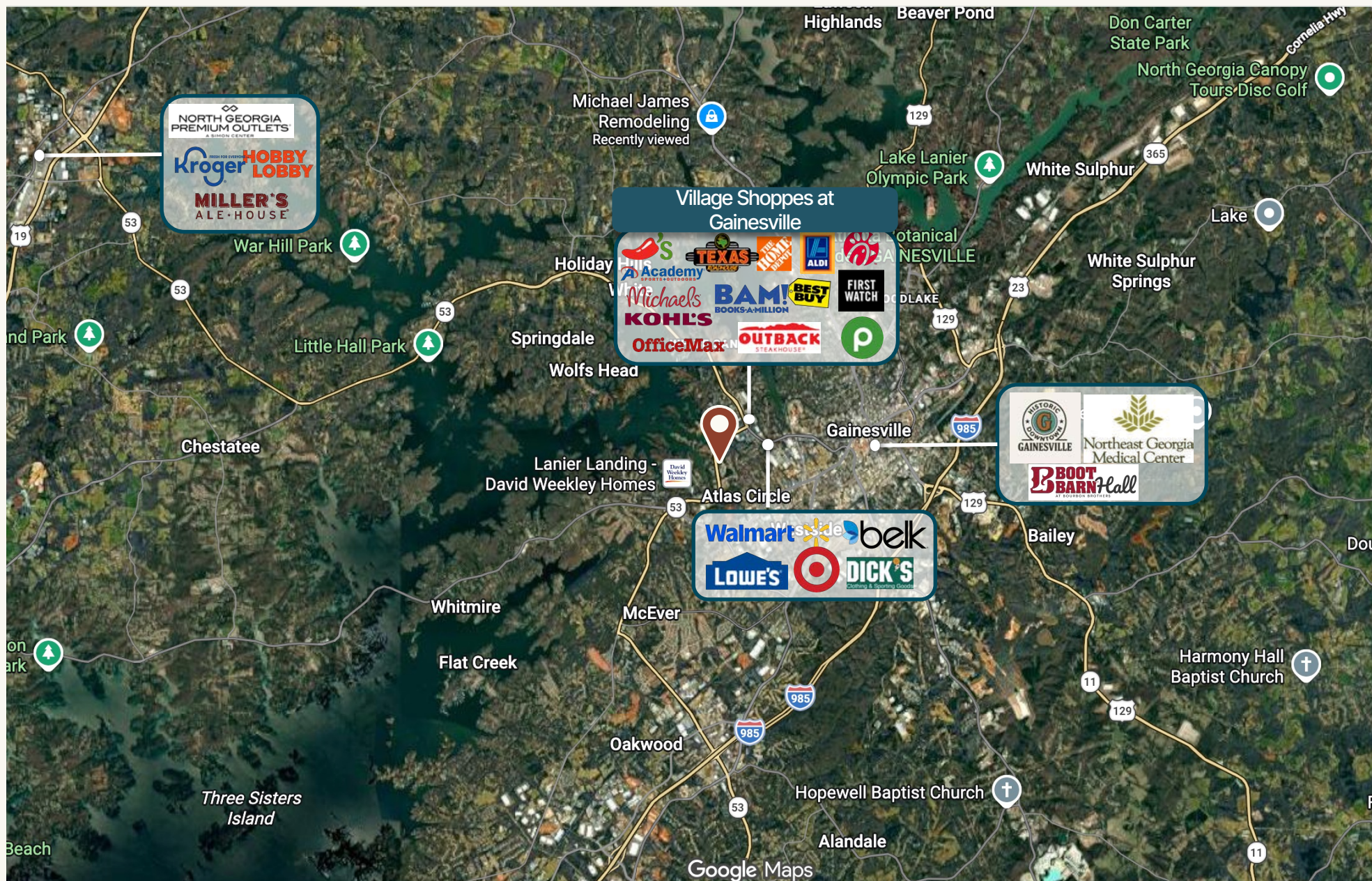
Drive to Cumming

87,224

Population within 5 miles

\$105,541Average Household
income (5 miles)

Retailers Map



Demographics

Executive Summary

2360 Spring Rd, Gainesville, Georgia, 30504

Rings: 3, 5, 10 mile radii



Population	3 miles	5 miles	10 miles
2020 Population	40,960	77,010	179,094
2020 Male Population	49.3%	49.0%	49.4%
2020 Female Population	50.7%	51.0%	50.6%
2026 Population	45,668	87,224	200,952
2026 Male Population	50.0%	49.6%	49.9%
2026 Female Population	50.0%	50.4%	50.1%
2031 Population	48,778	95,891	217,453
2031 Male Population	49.9%	49.5%	49.8%
2031 Female Population	50.1%	50.5%	50.2%
2010-2020 Annual Rate	0.94%	1.10%	1.12%
2020-2026 Annual Rate	1.76%	2.01%	1.86%
2026-2031 Annual Rate	1.33%	1.91%	1.59%

In the identified area, the current year population is **200,952**. In 2020, the Census count in the area was **179,094**. The rate of change since 2020 was **1.86%** annually. The five-year projection for the population in the area is **217,453** representing a change of **1.59%** annually from 2026 to 2031. Currently, the population is **49.9%** male and **50.1%** female.

Median Age

2026 Median Age	32.3	34.8	37.4
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The median age in this area is **37.4**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	38.3%	47.0%	59.0%
2026 Black Alone	10.4%	11.5%	8.2%
2026 American Indian Alone	1.8%	1.3%	0.9%
2026 Asian Alone	3.6%	3.2%	2.7%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	30.7%	23.4%	16.9%
2026 Two or More Races	15.2%	13.5%	12.2%
2026 Hispanic Origin	54.2%	42.6%	32.3%
2026 Diversity Index	86.1	84.3	77.5

Persons of Hispanic origin represent **32.3%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **77.5** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 2360 Spring Rd, Gainesville, Georgia, 30504 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	73	81	101
2010 Total Households	11,464	22,445	53,734
2020 Total Households	13,808	26,937	62,587
2026 Total Households	15,353	31,119	71,597
2031 Total Households	16,401	34,369	78,007
2010-2020 Annual Rate	1.88%	1.84%	1.54%
2020-2026 Annual Rate	1.71%	2.34%	2.18%
2026-2031 Annual Rate	1.33%	2.01%	1.73%
2026 Average Household Size	2.93	2.75	2.77

The household count in this area has changed from **62,587** in 2020 to **71,597** in the current year, a change of **2.18%** annually. The five-year projection of households is **78,007**, a change of **1.73%** annually from the current year total. Average household size is currently **2.77**, compared to **2.82** in the year 2020. The number of families in the current year is **50,639** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	30.2%	27.9%	25.5%
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Median Household Income

2026 Median Household Income	\$72,822	\$78,726	\$91,779
2031 Median Household Income	\$82,221	\$90,111	\$106,264
2026-2031 Annual Rate	2.46%	2.74%	2.97%

Average Household Income

2026 Average Household Income	\$98,117	\$105,541	\$120,650
2031 Average Household Income	\$112,468	\$119,954	\$137,390
2026-2031 Annual Rate	2.77%	2.59%	2.63%

Per Capita Income

2026 Per Capita Income	\$33,204	\$38,224	\$43,008
2031 Per Capita Income	\$38,035	\$43,584	\$49,268
2026-2031 Annual Rate	2.75%	2.66%	2.76%

Income Equality

2026 Gini Index	43.5	43.9	42.9
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Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Tenure

LAND GROUP



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