

OFFERING MEMORANDUM

±13.74 AC

**Lakefront Opportunity on Lake Lanier With 5 Single Slip Boat
Docks in Place**

3475 Cook Rd, Gainesville, GA 30506 | Hall County

Tenure
LAND GROUP



± 13.74 AC

COOK ROAD



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Offering Summary



\$2,999,000

\$218,268/Acre



± 13.74 AC

Subdivided into 6 Lots



Zoning: V-C & AR-1

Vacation Cottage & Agriculture



All Included | Will Require Septic

Utilities



± 1,900' on Cook Rd

Road Frontage



School District:

Sardis Elementary School

Chestatee Middle School

Chestatee High School



Lake Lanier

Property Overview

3475 Cook Road is positioned on one of the highest elevation points on Lake Lanier (approx. 1,246 ft), the land offers sweeping views rarely found on the lake.

Tenure Land Group is proud to present this is a rare opportunity to own +/- 13.74 acres directly on Lake Lanier—ideal for a private estate or the development of 6 individual homesites. The property offers over 1,900 feet of road frontage on Cook Road and features direct lake access with five existing docks currently in the process of permit renewal, adding significant value. The topography is natural to the area—rolling to steep—and utilities are already in place, including public water (septic required). A 2,400 SF existing structure currently serves as an event space. Properties of this size and quality on Lanier are few and far between, making this a one-of-a-kind tract with strong potential for a custom lakeside retreat or residential development.





Location Overview

This exclusive property is approximately 5 radial miles (15 minutes) from Gainesville, 8 radial miles (18 minutes) to GA-400, and 15 radial miles (about 28 minutes) to Cumming.

The nearest commercial corridor is just a short drive away along Dawsonville Highway in western Gainesville, one of the area's most active retail and development hubs. This corridor includes a Publix shopping center, Home Depot, national chain restaurants, local dining options, residential developments, and a variety of other businesses. Chestatee High School, Brenau University, and the medical hub of Northeast Georgia Health Systems are all located within a 15-minute drive. Situated directly on Lake Lanier in Hall County, this property offers a unique opportunity.

CITY OF GAINESVILLE

#1

Best Performing
City in Small
Metro Area

50+

Restaurants,
Shops, & Cafés

\$200M+

Recent & On-Going
Re-Development

Current Zoning



Topography 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.

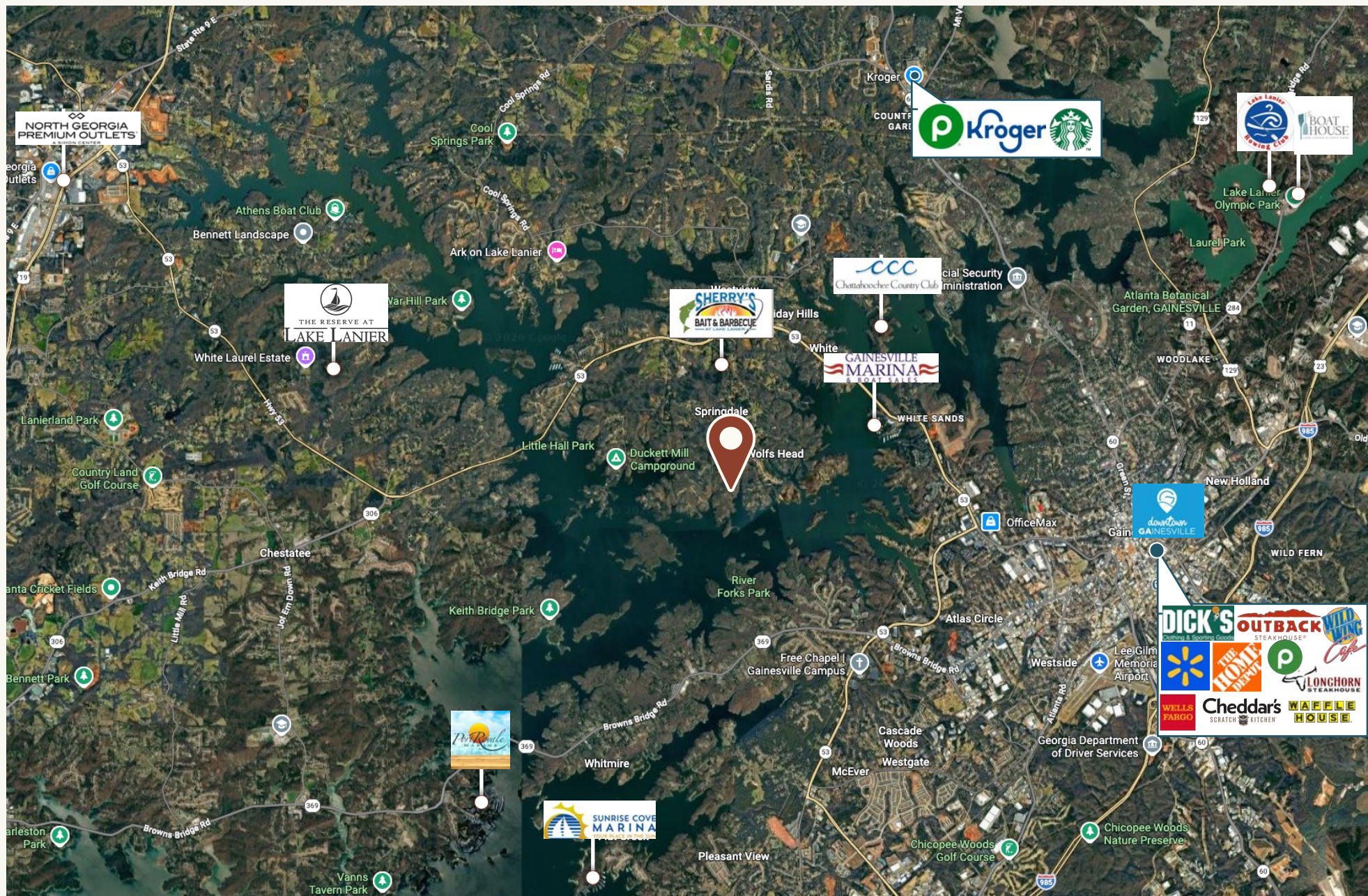


Northeast GA Medical Center

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.

Retailers Map



LOCATION MAP

**5 radial
miles/15 min**

to Gainesville

8 miles/18 min

Drive to GA-400

15 miles /28 min

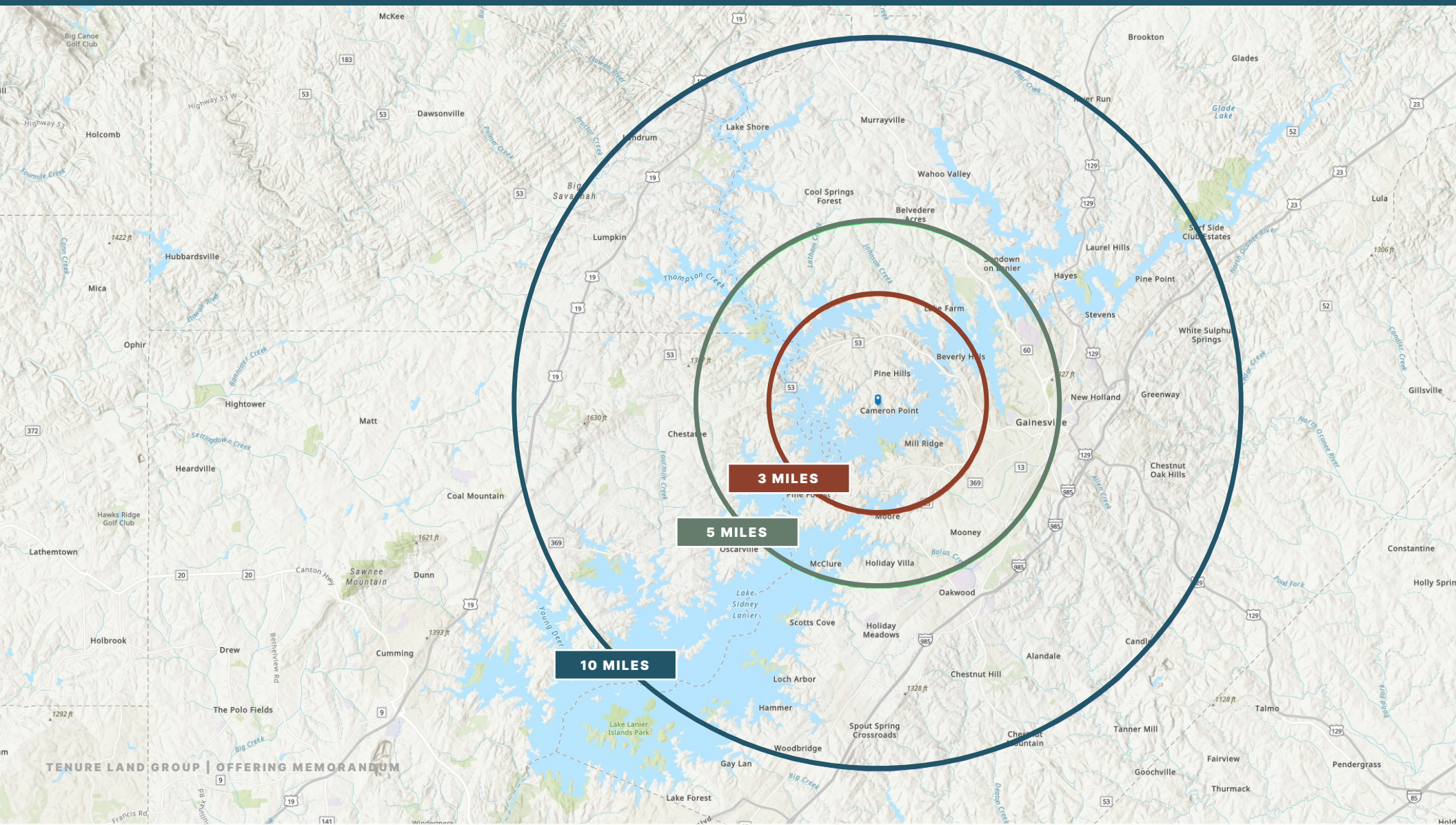
Drive to Cumming

75,214

Population within 5 miles

\$118,614

Average Household
income (5 miles)



Demographics

Executive Summary

3475 Cook Rd, Gainesville, Georgia, 30506



Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2020 Population	16,744	67,259	182,628
2020 Male Population	48.8%	49.4%	49.4%
2020 Female Population	51.2%	50.6%	50.6%
2026 Population	16,643	75,214	210,232
2026 Male Population	49.5%	49.9%	49.9%
2026 Female Population	50.5%	50.1%	50.1%
2031 Population	16,942	80,952	230,152
2031 Male Population	49.4%	49.8%	49.7%
2031 Female Population	50.6%	50.2%	50.3%
2010-2020 Annual Rate	1.40%	1.11%	1.20%
2020-2026 Annual Rate	-0.10%	1.80%	2.28%
2026-2031 Annual Rate	0.36%	1.48%	1.83%

In the identified area, the current year population is **210,232**. In 2020, the Census count in the area was **182,628**. The rate of change since 2020 was **2.28%** annually. The five-year projection for the population in the area is **230,152** representing a change of **1.83%** annually from 2026 to 2031. Currently, the population is **49.9%** male and **50.1%** female.

Median Age

2026 Median Age	42.7	36.4	38.1
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The median age in this area is **38.1**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	65.0%	54.1%	62.0%
2026 Black Alone	6.4%	7.5%	7.6%
2026 American Indian Alone	0.8%	1.3%	0.9%
2026 Asian Alone	2.6%	3.1%	2.8%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	12.8%	21.3%	15.2%
2026 Two or More Races	12.3%	12.6%	11.5%
2026 Hispanic Origin	27.5%	38.9%	28.9%
2026 Diversity Index	72.4	81.1	74.9

Persons of Hispanic origin represent **28.9%** 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 **74.9** 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 | 3475 Cook Rd, Gainesville, Georgia, 30506 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	111	99	107
2010 Total Households	5,554	20,186	55,279
2020 Total Households	6,797	23,880	64,869
2026 Total Households	6,849	26,870	75,978
2031 Total Households	7,007	29,043	83,681
2010-2020 Annual Rate	2.04%	1.69%	1.61%
2020-2026 Annual Rate	0.12%	1.91%	2.56%
2026-2031 Annual Rate	0.46%	1.57%	1.95%
2026 Average Household Size	2.42	2.77	2.73

The household count in this area has changed from **64,869** in 2020 to **75,978** in the current year, a change of **2.56%** annually. The five-year projection of households is **83,681**, a change of **1.95%** annually from the current year total. Average household size is currently **2.73**, compared to **2.78** in the year 2020. The number of families in the current year is **53,503** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	36.4%	28.3%	26.5%
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Median Household Income

2026 Median Household Income	\$83,450	\$85,768	\$94,585
2031 Median Household Income	\$96,754	\$99,967	\$109,057
2026-2031 Annual Rate	3.00%	3.11%	2.89%

Average Household Income

2026 Average Household Income	\$120,757	\$118,614	\$125,092
2031 Average Household Income	\$137,280	\$135,329	\$142,077
2026-2031 Annual Rate	2.60%	2.67%	2.58%

Per Capita Income

2026 Per Capita Income	\$49,423	\$42,513	\$45,296
2031 Per Capita Income	\$56,433	\$48,683	\$51,714
2026-2031 Annual Rate	2.69%	2.75%	2.69%

Income Equality

2026 Gini Index	44.1	43.7	43.1
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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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