



11 Fully Developed Final Platted Lots in Waterford at Big Canoe

Waterford Way | Marble Hill, GA 30148 | Pickens County

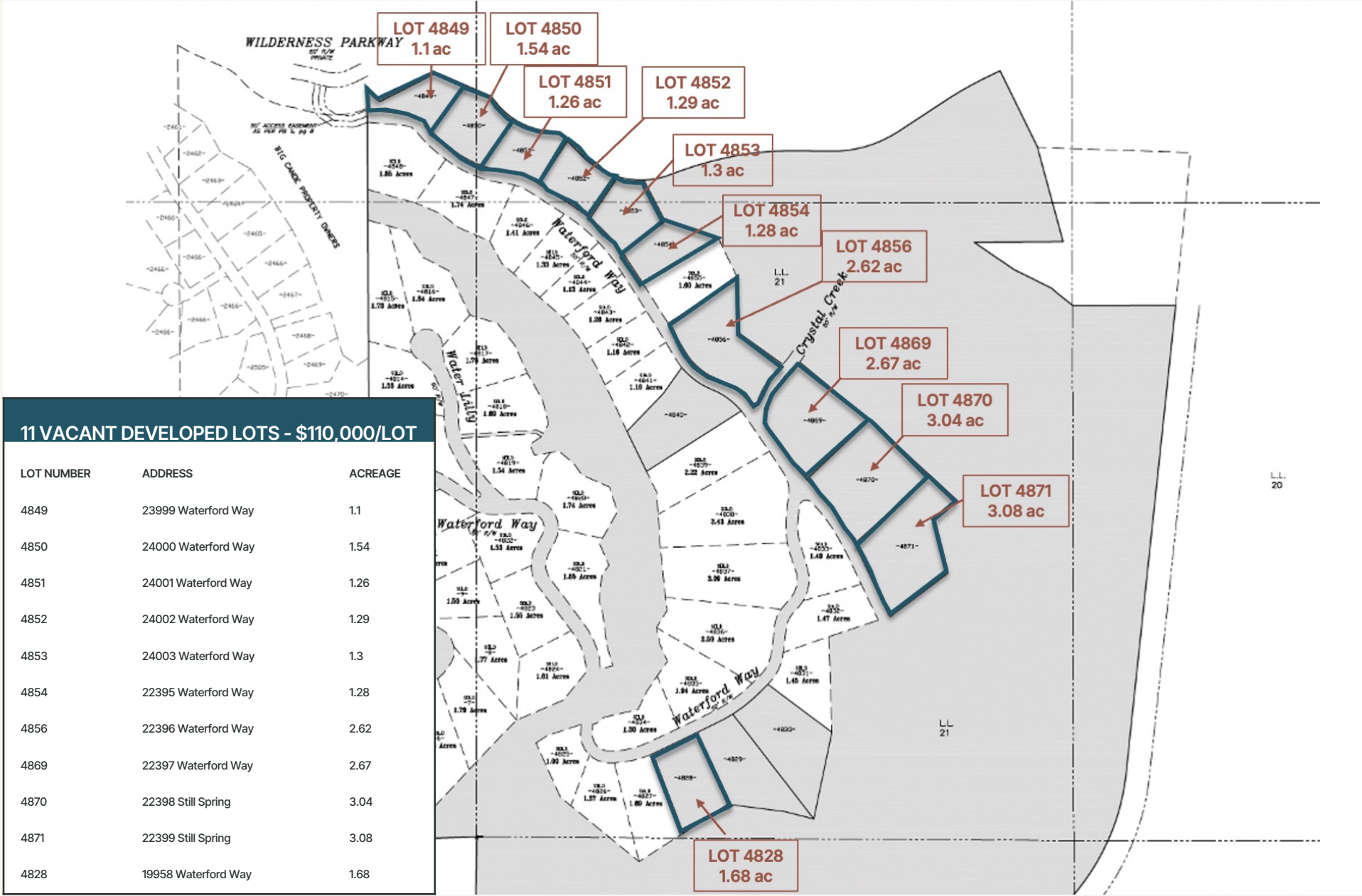




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Lot Map & Table



Offering Summary



\$110,000 per lot



11 Developed Lots
1.1 – 3.08 Acres



Current Zoning: RR
Residential



All Utilities Available
Will Require Onsite Septic Systems



School District
Tate Elementary School
Pickens County Middle School
Pickens County High School





11 Developed
Lots



Example of House on Waterford Way

STEVE TATE HIGHWAY

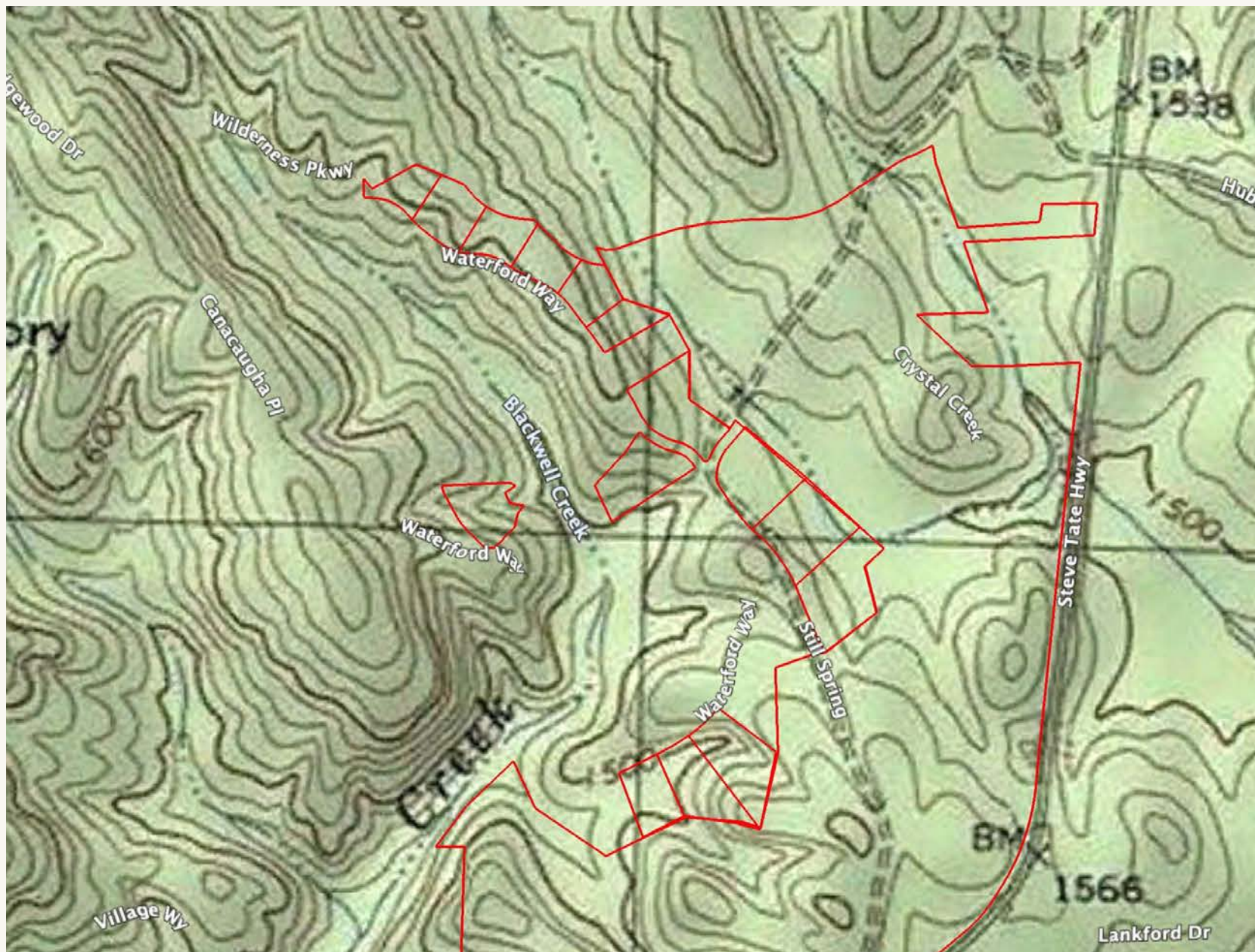
Property Overview

Tenure Land Group is pleased to present 11 fully developed, final-platted residential lots within the Waterford section of Big Canoe, one of North Georgia's most distinctive private residential and golf communities.

The available lots range from 1.10 to 3.08 acres and feature wooded homesites with the gently rolling topography that helps define the mountain setting. The lots are zoned RR – Residential, with utilities available and individual onsite septic systems required, offering a compelling opportunity for future residential construction within an established and highly desirable community. Lots are subject to Big Canoe HOA and ARC.

Located near GA Highway 53, the property combines the appeal of the Big Canoe lifestyle with convenient access to several North Georgia destinations. Jasper is roughly 13 miles away and Dawsonville roughly 15 miles away, with Ball Ground, Dahlonega and the North Georgia Premium Outlets also within convenient driving distance.

Topography Map



Community Highlights



📍 Big Canoe

Nestled within the foothills of the Blue Ridge Mountains, **Big Canoe is a private residential community spanning more than 8,000 acres** of forested mountains, lakes and natural landscapes. The community offers an impressive collection of recreational and lifestyle amenities, including **27 holes of championship golf, three lakes, more than 20 miles of hiking trails, tennis and pickleball, swimming, fitness facilities, fishing, boating and dining.** With year-round activities, community events and a setting designed around the natural beauty of North Georgia, Big Canoe offers an established residential lifestyle that appeals to both full-time residents and those seeking a mountain retreat.



📍 Amicalola Falls State Park

One of North Georgia's most recognized outdoor destinations, **Amicalola Falls State Park** showcases the region's mountain scenery and provides a wide range of recreational opportunities. Its centerpiece is the spectacular **729-foot Amicalola Falls**, recognized by Georgia State Parks as the tallest cascading waterfall in the Southeast. Visitors can explore hiking trails, scenic overlooks and mountain terrain, while the park also features lodging and additional opportunities to enjoy the surrounding landscape. The park's setting near the southern Appalachian Mountains further strengthens the area's appeal for residents seeking convenient access to hiking, outdoor recreation and some of North Georgia's most impressive natural scenery.



📍 Historic Downtown Jasper

Northeast Georgia Medical Center is just minutes. Serving as the heart of Pickens County, **Historic Downtown Jasper** provides Big Canoe residents with convenient access to a growing collection of locally owned restaurants, shops, services and community events. Founded in 1853 as the county seat, Jasper's historic downtown developed around its courthouse square and today continues to blend its small-town character with an active Main Street district. Local dining, shopping and year-round events create a welcoming gathering place for residents, while the surrounding Jasper area provides additional grocery, retail, healthcare and everyday services. Its proximity gives Big Canoe residents access to day-to-day conveniences while preserving the community's more private mountain setting.

LOCATION MAP

11.3 mi/18 min

Drive to Amicalola

15.3 mi/25 min

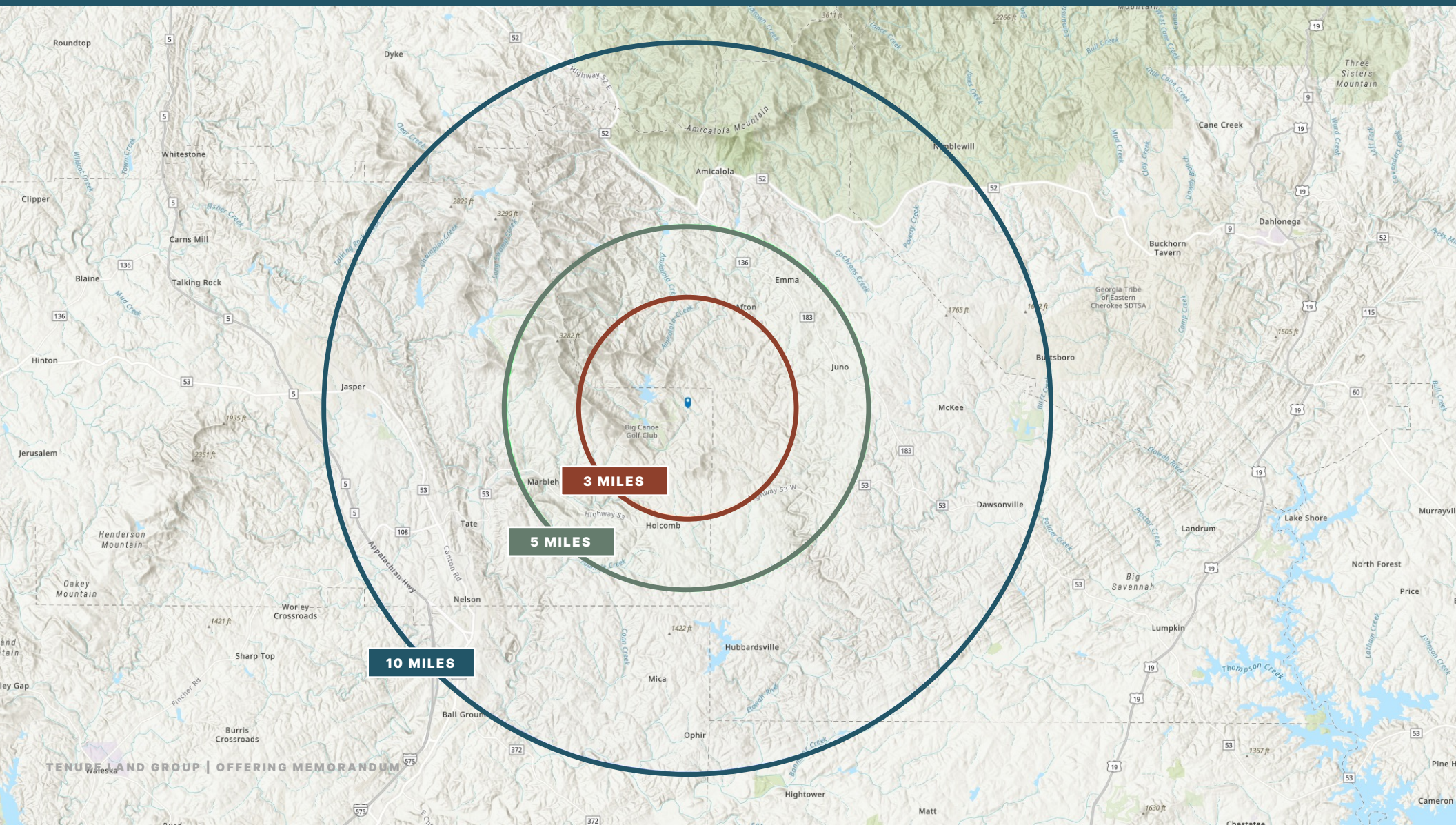
to Jasper

16.7 mi /25 min

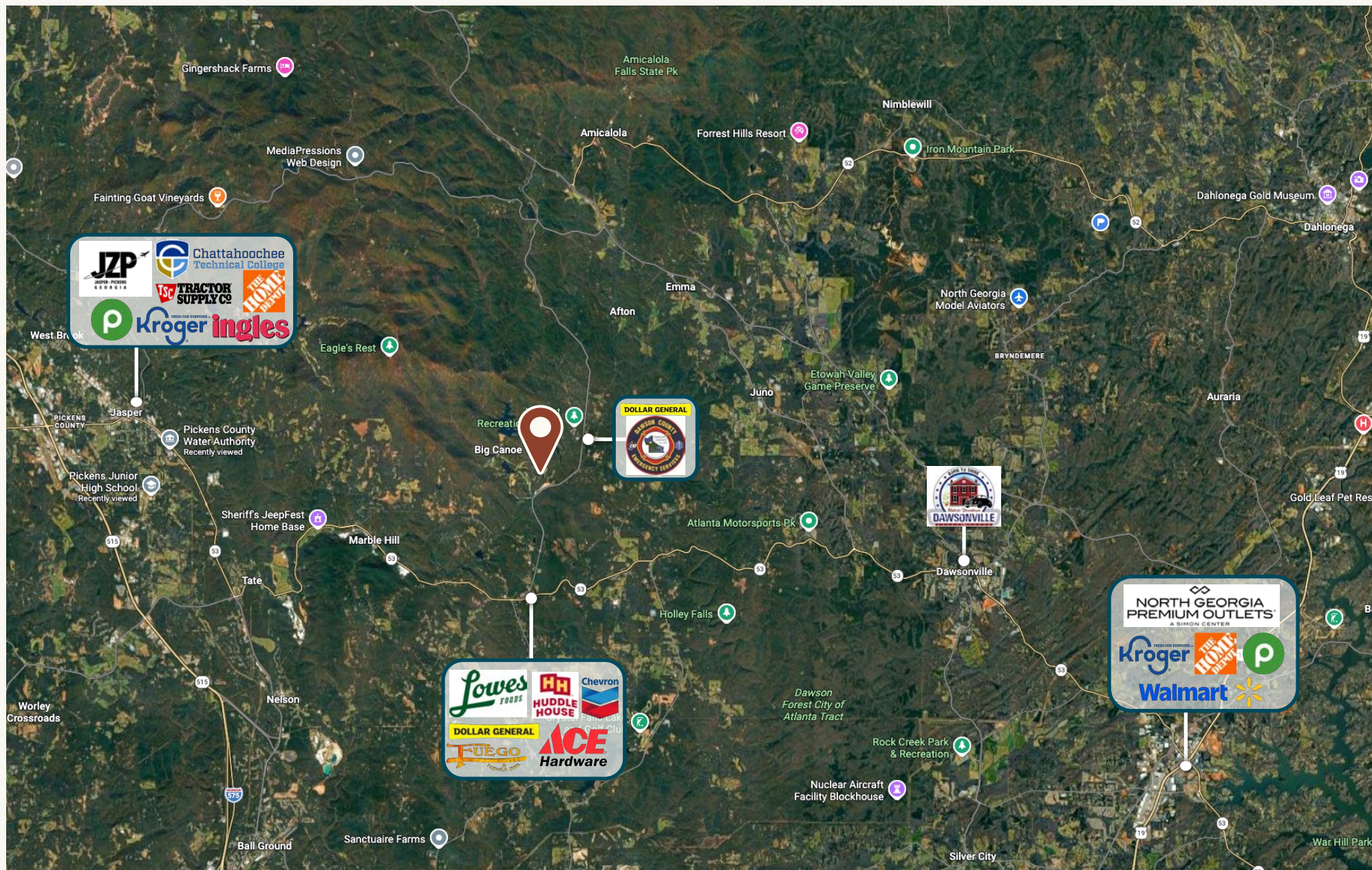
Drive to Dawsonville

9,253

Population within 5 miles

\$155,989Average Household
income (3 miles)

Retailers Map



Demographics

Executive Summary

974-4898 Waterford Way, Marble Hill, Georgia, 30148



Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2020 Population	4,525	8,578	35,658
2020 Male Population	49.2%	49.5%	49.2%
2020 Female Population	50.8%	50.5%	50.8%
2026 Population	4,676	9,253	39,394
2026 Male Population	49.9%	50.1%	50.0%
2026 Female Population	50.1%	49.9%	50.0%
2031 Population	4,955	10,087	43,762
2031 Male Population	49.9%	50.0%	49.9%
2031 Female Population	50.1%	50.0%	50.1%
2010-2020 Annual Rate	3.90%	2.51%	1.55%
2020-2026 Annual Rate	0.53%	1.22%	1.61%
2026-2031 Annual Rate	1.17%	1.74%	2.13%

In the identified area, the current year population is **39,394**. In 2020, the Census count in the area was **35,658**. The rate of change since 2020 was **1.61%** annually. The five-year projection for the population in the area is **43,762** representing a change of **2.13%** annually from 2026 to 2031. Currently, the population is **50.0%** male and **50.0%** female.

Median Age

2026 Median Age	66.2	61.3	47.9
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The median age in this area is **47.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	93.9%	92.6%	89.5%
2026 Black Alone	0.4%	0.5%	1.3%
2026 American Indian Alone	0.4%	0.4%	0.5%
2026 Asian Alone	1.1%	1.1%	1.0%
2026 Pacific Islander Alone	0.0%	0.0%	0.1%
2026 Some Other Race Alone	1.1%	1.0%	1.8%
2026 Two or More Races	3.2%	4.4%	5.8%
2026 Hispanic Origin	2.7%	3.2%	4.9%
2026 Diversity Index	16.4	19.4	27.0

Persons of Hispanic origin represent **4.9%** 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 **27.0** 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 | 974-4898 Waterford Way, Marble Hill, Georgia, 30148 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	198	149	106
2010 Total Households	1,435	2,898	11,964
2020 Total Households	2,201	3,864	14,350
2026 Total Households	2,316	4,223	16,049
2031 Total Households	2,478	4,621	17,883
2010-2020 Annual Rate	4.37%	2.92%	1.84%
2020-2026 Annual Rate	0.82%	1.43%	1.81%
2026-2031 Annual Rate	1.36%	1.82%	2.19%
2026 Average Household Size	2.02	2.19	2.44

The household count in this area has changed from **14,350** in 2020 to **16,049** in the current year, a change of **1.81%** annually. The five-year projection of households is **17,883**, a change of **2.19%** annually from the current year total. Average household size is currently **2.44**, compared to **2.47** in the year 2020. The number of families in the current year is **11,552** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	26.3%	26.4%	25.9%
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Median Household Income

2026 Median Household Income	\$113,098	\$99,040	\$85,128
2031 Median Household Income	\$126,944	\$110,531	\$100,201
2026-2031 Annual Rate	2.34%	2.22%	3.31%

Average Household Income

2026 Average Household Income	\$155,989	\$130,689	\$111,437
2031 Average Household Income	\$170,904	\$143,732	\$126,666
2026-2031 Annual Rate	1.84%	1.92%	2.59%

Per Capita Income

2026 Per Capita Income	\$76,860	\$59,199	\$45,429
2031 Per Capita Income	\$85,039	\$65,345	\$51,829
2026-2031 Annual Rate	2.04%	2.00%	2.67%

Income Equality

2026 Gini Index	43.4	43.2	43.2
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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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