



OFFERING MEMORANDUM

± 47.74 AC – MIDSIZE ESTATE OR FUTURE DEVELOPMENT OPPORTUNITY | HALL COUNTY

4057 & 0 HYDE MILL RD | GAINESVILLE, GA 30507

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Offering Summary

Hyde Mill Rd | Gainesville, GA
±47.74 Acres

Cedar Creek Reservoir

± 47.74 AC

HYDE MILL RD



\$1,325,000 (\$27,755/AC)



± 47.74 AC



Zoned: AR-1 & R-1



± 900' on Hyde Mill Rd



All Available
Except Sewer



Sandra Dunagan Deal ES
East Hall MS
East Hall HS

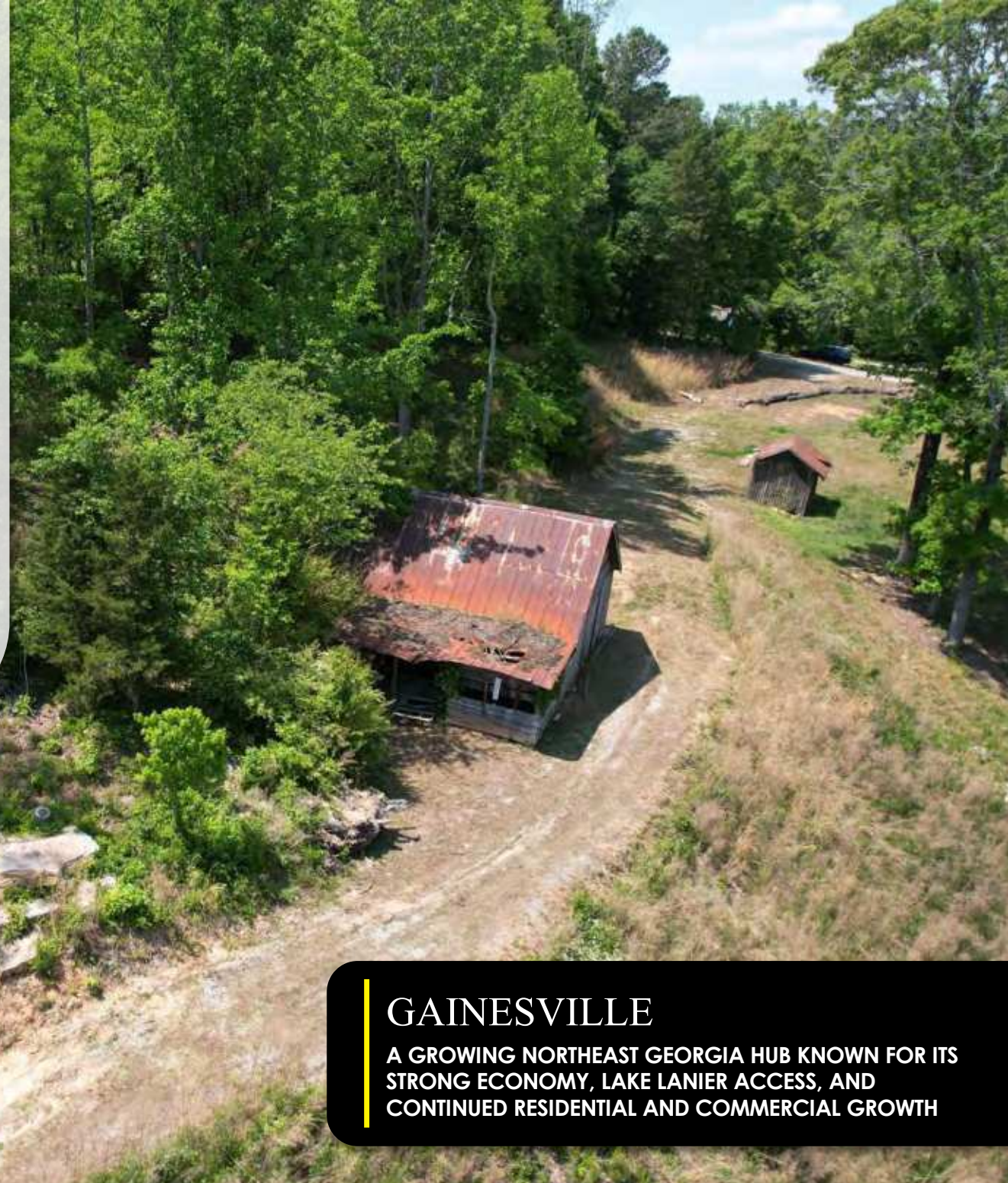


Location Overview

4057 Hyde Mill Road is located roughly 3 minutes from GA 365 and approximately 6.5 miles (a 10-minute drive) from Gainesville, providing convenient access to major corridors and everyday amenities. The property's location offers a balance of privacy and accessibility within one of Northeast Georgia's most active growth markets along the Highway 365 Corridor sparked by logistics infrastructure in the new Inland Port opening May 2026 and industrial expansion.

Hall County and Gainesville continue to experience steady residential and commercial development, driven by population growth, job creation, and proximity to metro Atlanta. The area is anchored by major employers such as Northeast Georgia Health System and supported by a strong mix of retail, dining, education, and infrastructure.

East Hall High School and Lanier Technical College are both located within approximately 10 minutes of the property, further enhancing its accessibility and long-term appeal.



GAINESVILLE

A GROWING NORTHEAST GEORGIA HUB KNOWN FOR ITS STRONG ECONOMY, LAKE LANIER ACCESS, AND CONTINUED RESIDENTIAL AND COMMERCIAL GROWTH



Property Overview

Cedar Creek Reservoir

± 47.74 AC

Located in unincorporated Hall County, just outside of Gainesville, the Subject property consists of ±47.74 acres offered as combined assemblage. The offering includes a ±36.36-acre tract zoned AR-1 and an adjoining ±11.13-acre tract zoned R-1, providing flexibility for residential and agricultural uses now or development use in the future.

Accessed via Hyde Mill Road, the property offers a private, rural setting with convenient proximity to Gainesville and surrounding growth corridors. The land features minimal floodplain impact and includes a ±0.25-acre pond.

An internal road system provides access throughout the property, with existing improvements including two septic systems and areas of completed grading, supporting a range of potential uses.

There are several structures/improvements on the property that add value including: a 50' x 40' foundation that includes 10' basement with storm shelter, an early 1900's barn and more.



Investment Highlights

Hyde Mill Rd | Gainesville, GA
±47.74 Acres



Flexibility

±47.74 acres with AR-1 & R-1 zoning supporting estate lots, subdivision, or long-term hold



Location

3 minutes to GA-365 and 10 minutes to Gainesville with connectivity to major corridors



Improvements

Internal road system, graded areas, and 2 septic systems already in place



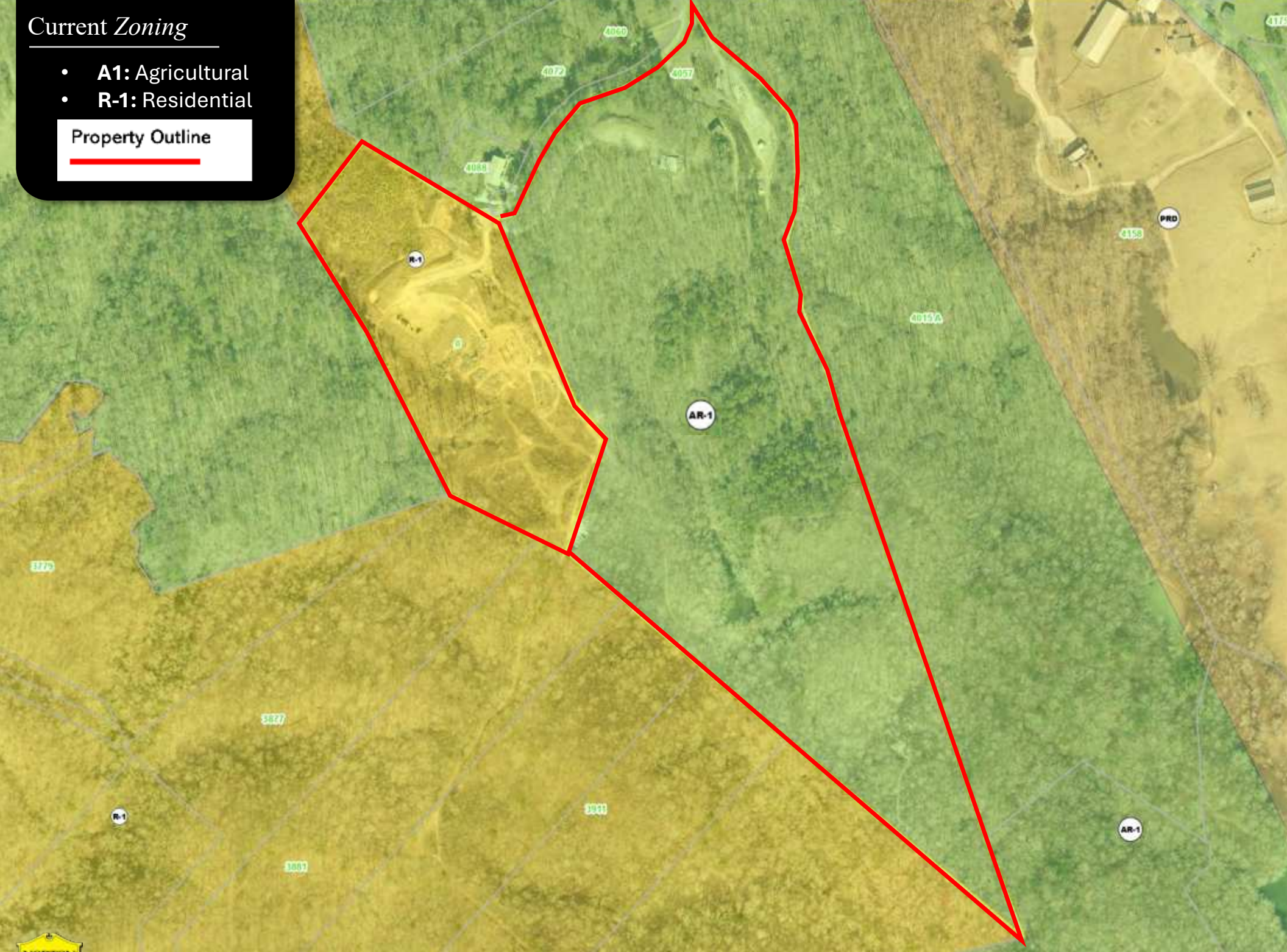
Growth

Positioned near new residential development and expanding industrial activity along GA-365

Current Zoning

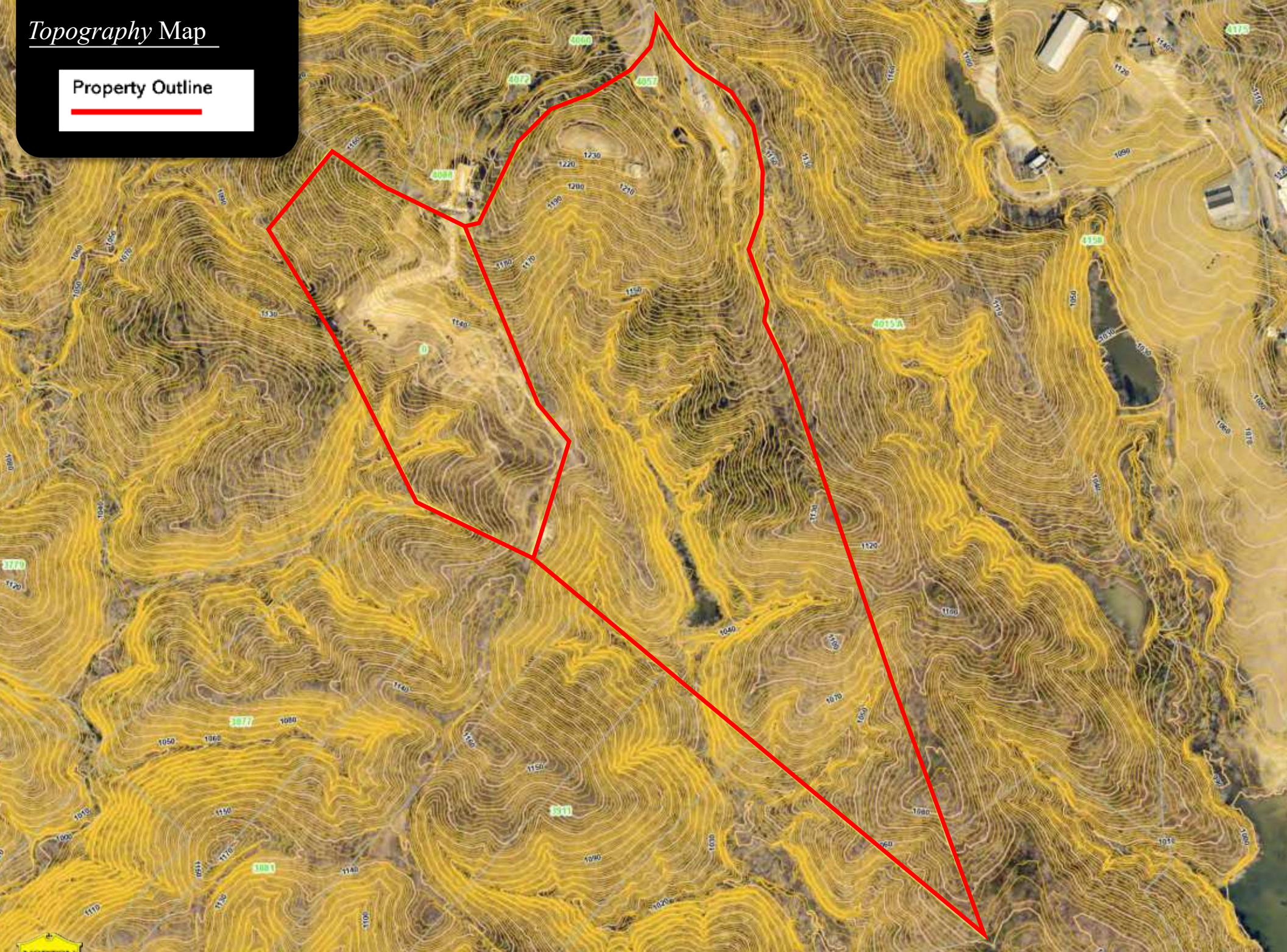
- A1: Agricultural
- R-1: Residential

Property Outline



Topography Map

Property Outline









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.

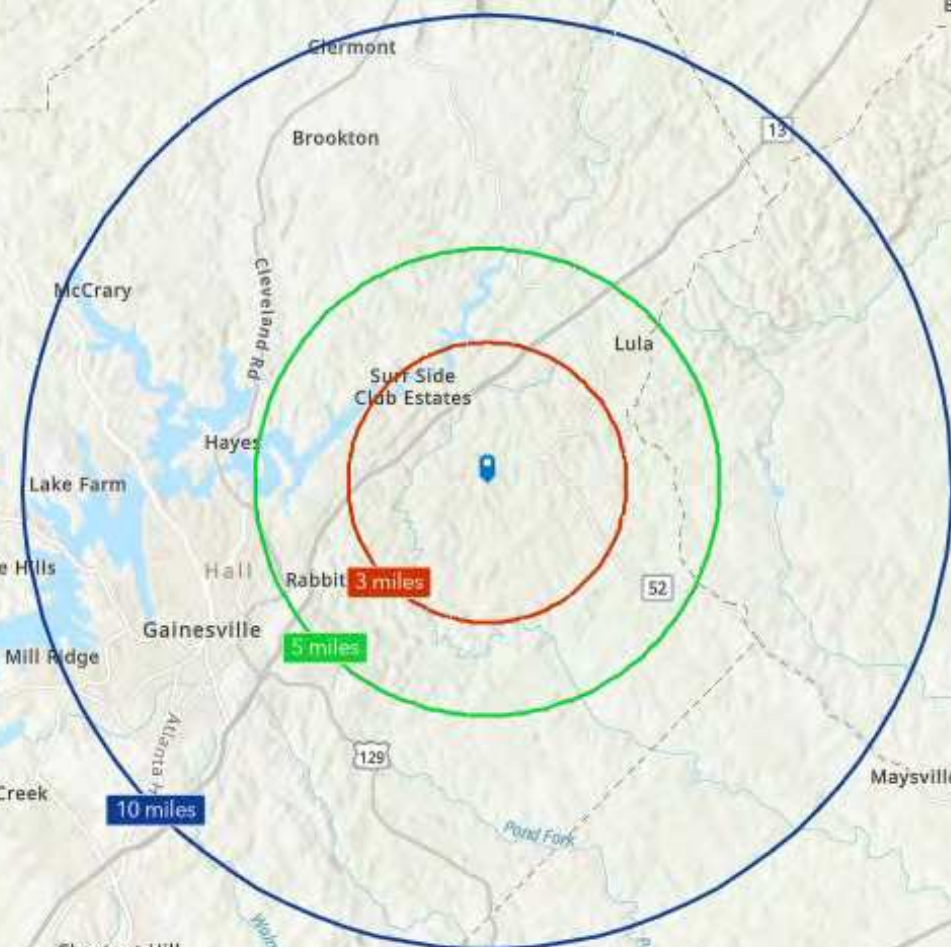


Location Map



DRIVE TIMES

- Cornelia Hwy | 2 mi | 5 min
- Northeast Georgia Medical Center | 7.3 mi | 13 min
- Downtown Gainesville | 8.0 mi | 15 min
- Lake Lanier | 7 radial miles
- Cornelia | 18.6 mi | 24 min
- Braselton | 24 mi | 35. min
- Mica Buford | 25.6 mi | 32 min
- Dahlonega | 29 mi | 45 min

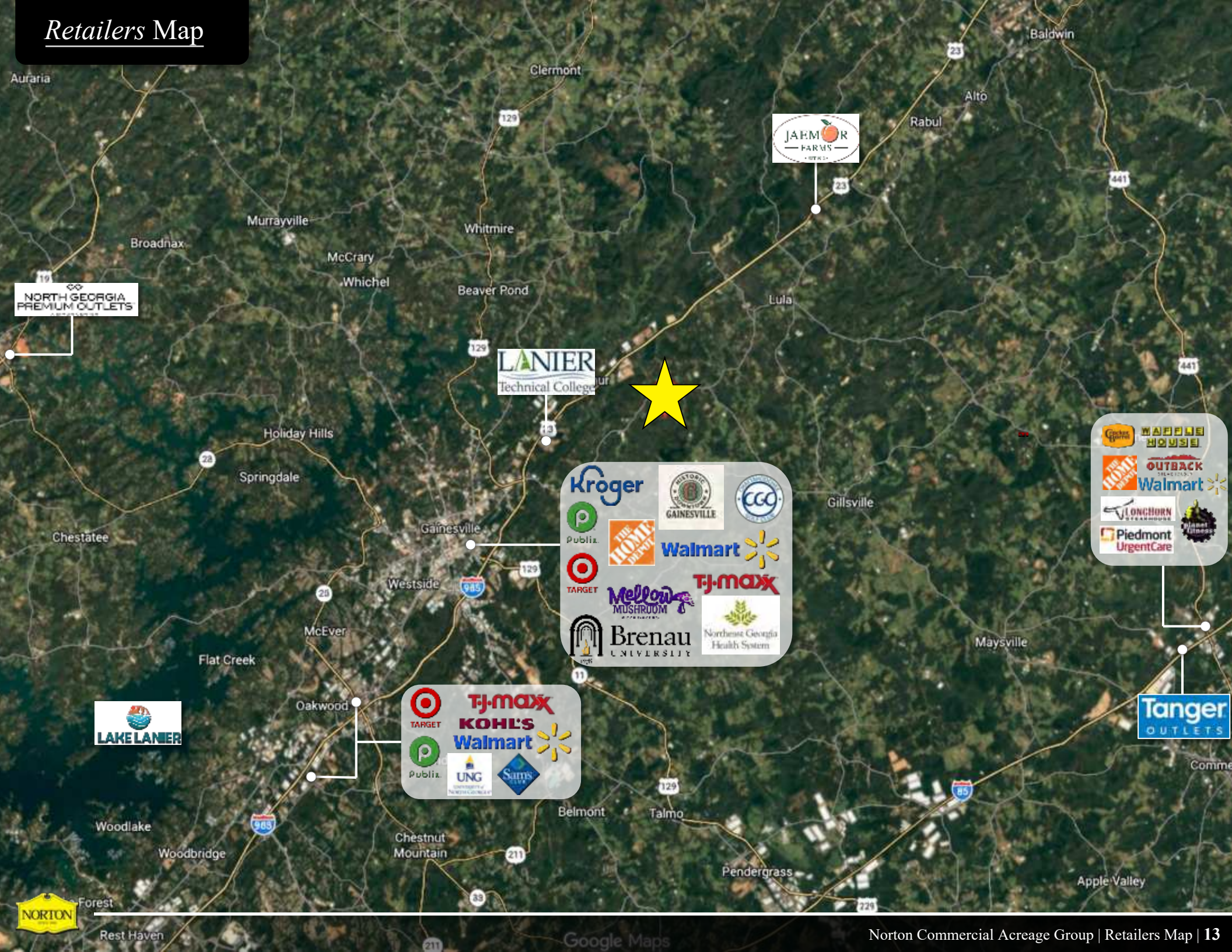


36,331
5-MILE
POPULATION

\$110,848
AVG. HH
INCOME
(5-MILES)



Retailers Map



NORTH GEORGIA
PREMIUM OUTLETS

JAEMOR
FARMS

LANIER
Technical College

Kroger

Publix

Target

Walmart

TJ-maxx

Mellow Mushroom

Brenau University

Northeast Georgia Health System

Historic City of Gainesville

CCC

LAKE LANIER

Target

TJ-maxx

Kohl's

Walmart

Publix

UNG

Sams Club

Waffle House

Outback

Walmart

Longhorn Steakhouse

Piedmont Urgent Care

Tanger
OUTLETS



Demographics

Executive Summary | 4057 Hyde Mill Rd, Gainesville, Georgia, 30507 | Rings: 3, 5, 10 mile radii

	3 miles	5 miles	10 miles
Mortgage Income			
2025 Percent of Income for Mortgage	28.8%	27.2%	31.5%
Median Household Income			
2025 Median Household Income	\$77,536	\$82,501	\$71,647
2030 Median Household Income	\$92,135	\$97,240	\$82,337
2025-2030 Annual Rate	3.51%	3.34%	2.82%
Average Household Income			
2025 Average Household Income	\$94,252	\$103,544	\$97,283
2030 Average Household Income	\$105,239	\$115,227	\$108,517
Per Capita Income			
2025 Per Capita Income	\$35,342	\$37,537	\$33,278
2030 Per Capita Income	\$39,762	\$42,012	\$37,260
2025-2030 Annual Rate	2.38%	2.28%	2.29%
Income Equality			
2025 Gini Index	40.4	41.4	45.5
Socioeconomic Status			
2025 Socioeconomic Status Index	47.9	47.3	41.2
Housing Unit Summary			
Housing Affordability Index	81	86	75
2010 Total Housing Units	1,872	5,870	36,612
2010 Owner Occupied Hus (%)	72.9%	71.2%	60.5%
2010 Renter Occupied Hus (%)	27.1%	28.8%	39.5%
2010 Vacant Housing Units (%)	8.4%	10.3%	11.7%
2020 Housing Units	1,855	6,238	38,294
2020 Owner Occupied HUs (%)	74.4%	69.8%	59.3%
2020 Renter Occupied HUs (%)	25.6%	30.2%	40.7%
Vacant Housing Units	9.3%	11.6%	7.9%
2025 Housing Units	1,835	6,625	40,361
Owner Occupied Housing Units	76.6%	69.1%	59.3%
Renter Occupied Housing Units	23.4%	30.9%	39.4%
Vacant Housing Units	7.5%	10.4%	7.8%
2030 Total Housing Units	1,850	7,258	43,748
2030 Owner Occupied Housing Units	1,300	4,426	25,092
2030 Renter Occupied Housing Units	368	2,027	14,962
2030 Vacant Housing Units	182	805	3,694

Source: Esri forecasts for 2025 and 2030, U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary

4057 Hyde Mill Rd, Gainesville, Georgia, 30507



Rings: 3, 5, 10 mile radii

	3 miles	5 miles	10 miles
Population			
2010 Population	4,640	14,276	100,034
2020 Population	4,583	15,109	104,737
2025 Population	4,498	16,103	109,155
2030 Population	4,380	17,389	117,063
2010-2020 Annual Rate	-0.14%	0.57%	0.46%
2020-2025 Annual Rate	0.36%	1.22%	0.79%
2025-2030 Annual Rate	-0.53%	1.55%	1.41%
Age			
2025 Median Age	42.5	40.4	35.1
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	76.8%	69.3%	54.2%
Black Alone	4.4%	7.7%	9.4%
American Indian Alone	0.3%	0.6%	1.1%
Asian Alone	1.0%	1.3%	1.7%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	8.4%	11.3%	21.0%
Two or More Races	9.1%	9.8%	12.6%
Hispanic Origin	16.4%	21.4%	38.0%
Diversity Index	56.0	66.3	80.8
Households			
2010 Total Households	1,715	5,265	32,317
2020 Total Households	1,707	5,522	35,259
2025 Total Households	1,690	5,938	37,196
2030 Total Households	1,668	6,453	40,054
2010-2020 Annual Rate	-0.05%	0.48%	0.88%
2020-2025 Annual Rate	-0.10%	1.39%	1.02%
2025-2030 Annual Rate	-0.36%	1.68%	1.49%
2025 Average Household Size	2.61	2.65	2.87
Wealth Index	73	83	81

Source: Esri forecasts for 2025 and 2030, U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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