

# Cedar Creek



Offered for \$ 9,999 / Acre



+/- 262 Acres | 3911 Reservoir Drive | Hall County, GA | 30507

Incredible opportunity to own a large acreage tract close to Gainesville, Hwy 365/I-985 and Northeast Georgia Medical Center. This tract was originally in 4 parcels slated to be the last phases of the Stone Creek at the Reservoir community. It was originally 4 tracts set to have about 145 additional lots and was sold to the current owner who recently recombined it into one large parcel. Reservoir Drive is a paved road bisecting the property running to a cul-de-sac and then becomes gravel running down to the reservoir. All utilities, excluding sewer, are available with hydrants in place on the paved portion as well as the gravel portion. This property is nicely wooded with some steep to hilly terrain creating incredible views around the property. There are two creeks flowing into the Cedar Creek Reservoir and surrounded by hardwoods. This tract would be a great place for a large estate home allowing the owner all the convenience of the city but the feel of the country. It is also a great investment as it can be developed now or in the future. It is currently zoned R-1 and leased for hunting. Consider the many possibilities of one of the last large acreage properties available in Hall County. Located 1 mile from East Hall High School. Call Mark Costello to view. 706-207-5850

**Mark Costello**

Listing Broker

1551 Jennings Mill Rd. Suite 1400A

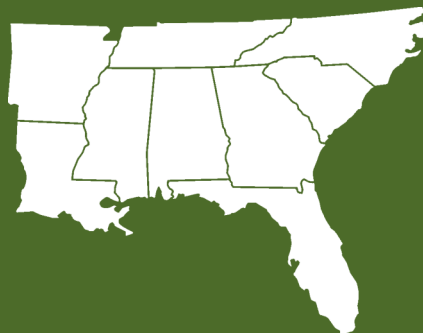
Phone: 706.549.5050

Mobile: 706.207.5850

Fax: 706.549.8909

Email:

[mcostello@southernlandexchange.com](mailto:mcostello@southernlandexchange.com)



**Southern  
Land Exchange**