



Commercial
Services

**NEXT TO NEW DAIRY QUEEN
ON I-985/365 in
HABERSHAM COUNTY
HUGE REDUCTION!!!**



***\$244,000 for 4.96 acres
(\$49,795/acre)...
unheard of price for
land at this location!!**

***Owner financing with \$190,000 down, 5.5% interest,
15-year amortization, 3-year balloon.**

LOCATION: High-visibility corner of I-985/365 & Wilbanks in Habersham Co.

TOTAL FRONTAGE: More than 1,000 feet on I-985/365

TRAFFIC: 16,470+ cars daily (2010)

ZONING: Highway Business/Liberal Commercial

BENEFITS: All utilities provided on site (sewer, city water, natural gas),
3-phase power, double road frontage, excess dirt available



INCLUDES:

- 500' decel lane in front of sites
- Easements/cross easements at DQ and Exxon along with access road
- Commercial zoning
- Sign easement at corner
- New survey and topo
- Clean Phase 1 & 2 Environmentals
- **DQ serves 700+ customers/daily, \$1 million+gross/annually**

Contact: Brent Hoffman, 770.533.6721, Brent@BrentHoffman.com, www.BrentHoffman.com
Don Grimsley, 706.968.9000, DGrimsley@prudentialgeorgia.com
Prudential Georgia Realty 351 Jesse Jewell Parkway, Gainesville, GA 30501 770.536.3007

**Anderson Village
Retail and Office**

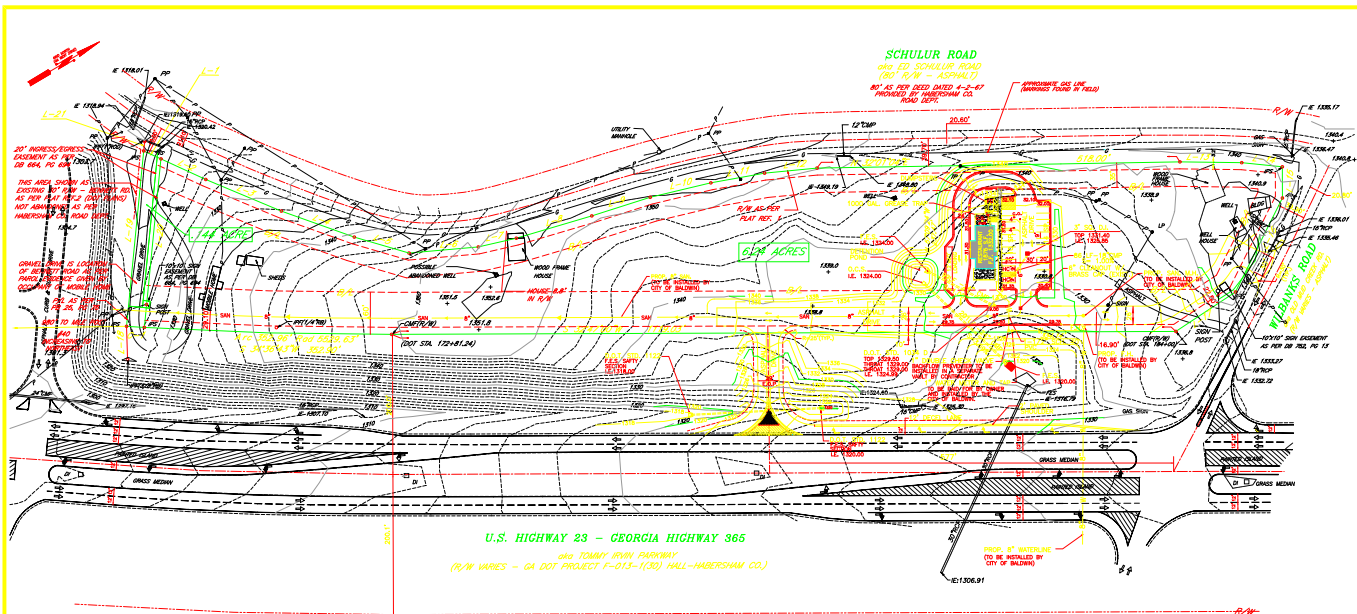
**Printing
Co.**



**Ga Hwy
365**

Wilbanks Road





PLAT REFERENCES:

1) SURVEY FOR LINDA F. SIMMONS PREPARED BY MAX LEWELLEN DATED 11-18-87 AND RECORDED IN PLAT BOOK 26, PAGE 76.
 2) DEVELOPMENT OF PROPOSED HIGHWAY ROUTE OF WAY MAP FOR PROJECT F-191-1200 HALL-HABERSHAM CO. DATED MAY 16, 1976 AND LAST REVISED 3-19-82 (SHEET 26).

FIELD NOTES:

ACCORDING TO FIRM CONVEYANCE FIRM NUMBER 120408 0110 B DATED APRIL 3, 1991 FOR HABERSHAM COUNTY, GEORGIA, THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTES:

- THIS PLAN HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ACQUIRED AND CONVEYED HEREON. ALL OTHER PARTIES ARE SUPERSEDED BY THIS PLAN AS TO THE LIMITED SCOPE OF RELIANCE UPON THIS PLAN BY THIRD PARTIES.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY THOSE USED AND/OR NECESSARY TO THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH (GEORGIA WEST ZONE) OBTAINED BY GPS SPOTS SOLUTIONS.
- TOPOGRAPHY SHOWN ON FIELD RURAL ELEVATIONS ARE BASED ON U.S.G.S. DATUM OBTAINED BY GPS SPOTS SOLUTIONS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ABOVE GROUND RECORDS. THESE UTILITIES, L.I.C. BOSS, BURNING THE BELL, LOGGING, EXISTING ON THE FACT THAT OTHER UTILITIES MAY EXIST IN THE AREA SHOWN HEREON, UTILITIES SHOULD BE MARKED PRIOR TO ANY CONSTRUCTION ON SITE.

BOUNDARY TABLE

1-11	8' 0.000000'	268.80'
1-12	8' 0.000000'	268.80'
1-13	8' 0.000000'	268.80'
1-14	8' 0.000000'	268.80'
1-15	8' 0.000000'	268.80'
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1-99	8' 0.000000'	268.80'
1-100	8' 0.000000'	268.80'



DEVELOPMENT INFORMATION:

OWNER/DEVELOPER:
 MR. DON GRIMSLEY
 P.O. #115
 CORNELIA, GEORGIA 30031

24-HR CONTACT: MR. DON GRIMSLEY (OWNER)
 (770) 968-9000

BUILDING SETBACKS:
 FRONT-60' FROM R/W OF GA HWY. 345
 FRONT-30' FROM R/W OF WILKINS RD.
 FRONT-30' FROM R/W OF SCHULER RD.

ZONING: H
 TOTAL SITE = 7.399 AC.
 LAND LOT 165 = 10TH DISTRICT
 HABERSHAM COUNTY, GEORGIA

PARKING REQUIREMENTS (RESTAURANT)

1-	SPACE PER 100 S.F. GROSS FLOOR AREA
100-	S.F. / 1,000 S.F. GROSS FLOOR AREA
10-	STANDARD SPACES REQUIRED
1-	HANDICAP SPACES REQUIRED
24-	STANDARD SPACES SHOWN
2-	HANDICAP SPACES SHOWN

LEGEND	
1-	EXISTING BUILDING
2-	EXISTING DRIVE
3-	EXISTING SIDEWALK
4-	EXISTING UTILITY
5-	EXISTING FENCE
6-	EXISTING CURB
7-	EXISTING DRIVE
8-	EXISTING SIDEWALK
9-	EXISTING UTILITY
10-	EXISTING FENCE
11-	EXISTING CURB
12-	EXISTING DRIVE
13-	EXISTING SIDEWALK
14-	EXISTING UTILITY
15-	EXISTING FENCE
16-	EXISTING CURB
17-	EXISTING DRIVE
18-	EXISTING SIDEWALK
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27-	EXISTING DRIVE
28-	EXISTING SIDEWALK
29-	EXISTING UTILITY
30-	EXISTING FENCE
31-	EXISTING CURB
32-	EXISTING DRIVE
33-	EXISTING SIDEWALK
34-	EXISTING UTILITY
35-	EXISTING FENCE
36-	EXISTING CURB
37-	EXISTING DRIVE
38-	EXISTING SIDEWALK
39-	EXISTING UTILITY
40-	EXISTING FENCE
41-	EXISTING CURB
42-	EXISTING DRIVE
43-	EXISTING SIDEWALK
44-	EXISTING UTILITY
45-	EXISTING FENCE
46-	EXISTING CURB
47-	EXISTING DRIVE
48-	EXISTING SIDEWALK
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72-	EXISTING DRIVE
73-	EXISTING SIDEWALK
74-	EXISTING UTILITY
75-	EXISTING FENCE
76-	EXISTING CURB
77-	EXISTING DRIVE
78-	EXISTING SIDEWALK
79-	EXISTING UTILITY
80-	EXISTING FENCE
81-	EXISTING CURB
82-	EXISTING DRIVE
83-	EXISTING SIDEWALK
84-	EXISTING UTILITY
85-	EXISTING FENCE
86-	EXISTING CURB
87-	EXISTING DRIVE
88-	EXISTING SIDEWALK
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91-	EXISTING CURB
92-	EXISTING DRIVE
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95-	EXISTING FENCE
96-	EXISTING CURB
97-	EXISTING DRIVE
98-	EXISTING SIDEWALK
99-	EXISTING UTILITY
100-	EXISTING FENCE

CIVIL DESIGN SITE PLANNING PROJECT DEVELOPMENT
 5330 CHEERFUL TRAIL
 GAINESVILLE, GA 30506
 PHONE 770-537-6747
 FAX 770-537-6747

James D. Baxley
 Design Consultants

OVERALL SITE PLAN FOR
 DON GRIMSLEY

Vertical Scale
 1" = 4'-0"

Horizontal Scale
 1" = 60'

Sheet
 2 of 6

Date
 10-20-2006

Job Number
 08C-111

AND REVISIONS (DATE)