



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

29+/- acre corner Hwy 365/ I-985
Mountain View Drive
\$9,000 per acre / \$265,050.00



- ◆ **Tremendous visibility on SR 365**
- ◆ **22,570 traffic count !**
- ◆ **Zoned Highway Business**
- ◆ **City of Lula sewer & water on site**
- ◆ **Hwy 365 entrance / median cut**
- ◆ **Additional right in/out approved**
- ◆ **2,545 feet on Highway 365**
- ◆ **Approximately 800 ft. road frontage on Mountain View Parkway**
- ◆ **Incredible development expansion in area**
- ◆ **Site plan included for 17 lots**

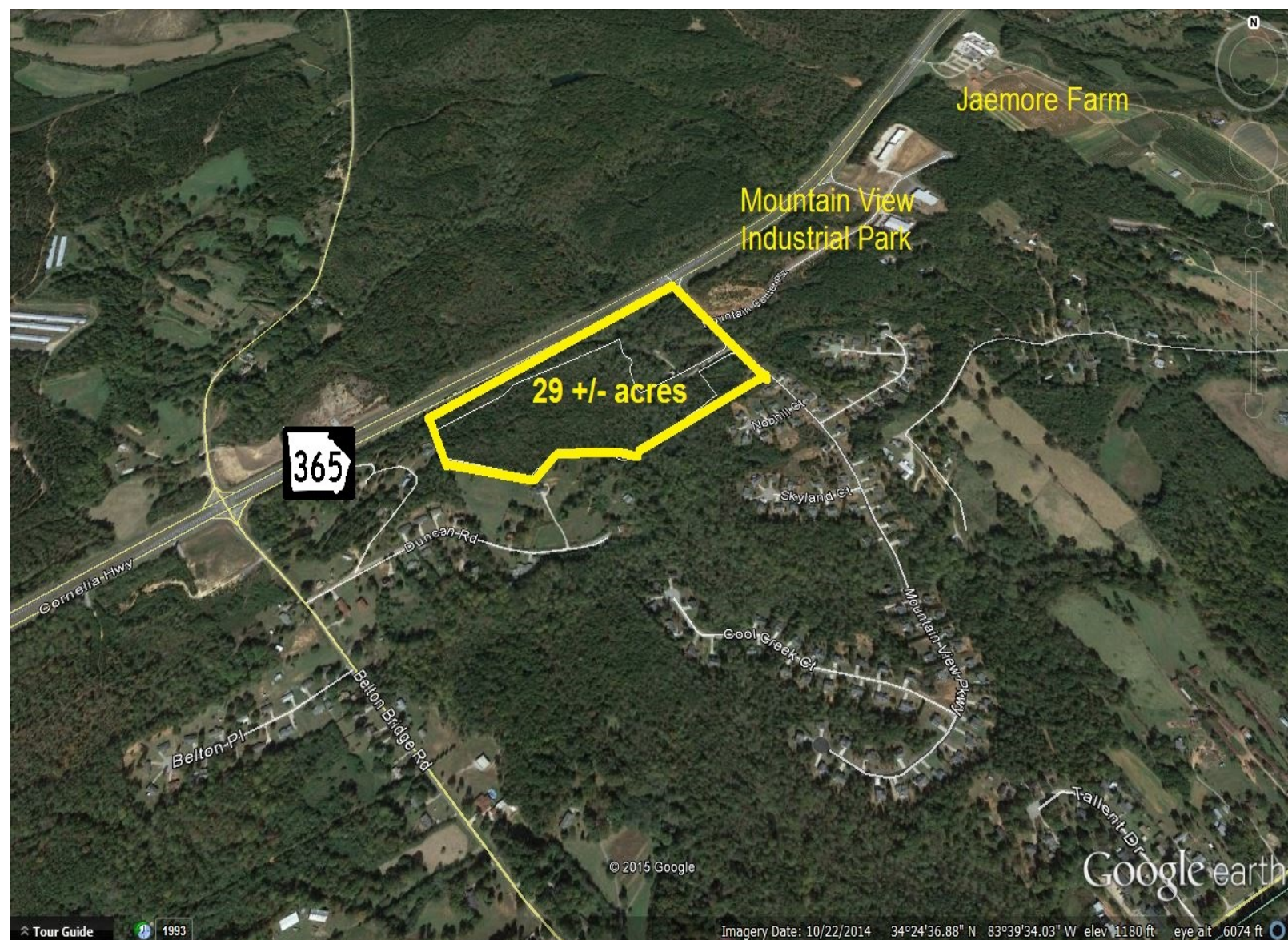
More info and video at www.BrentHoffman.com
BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721



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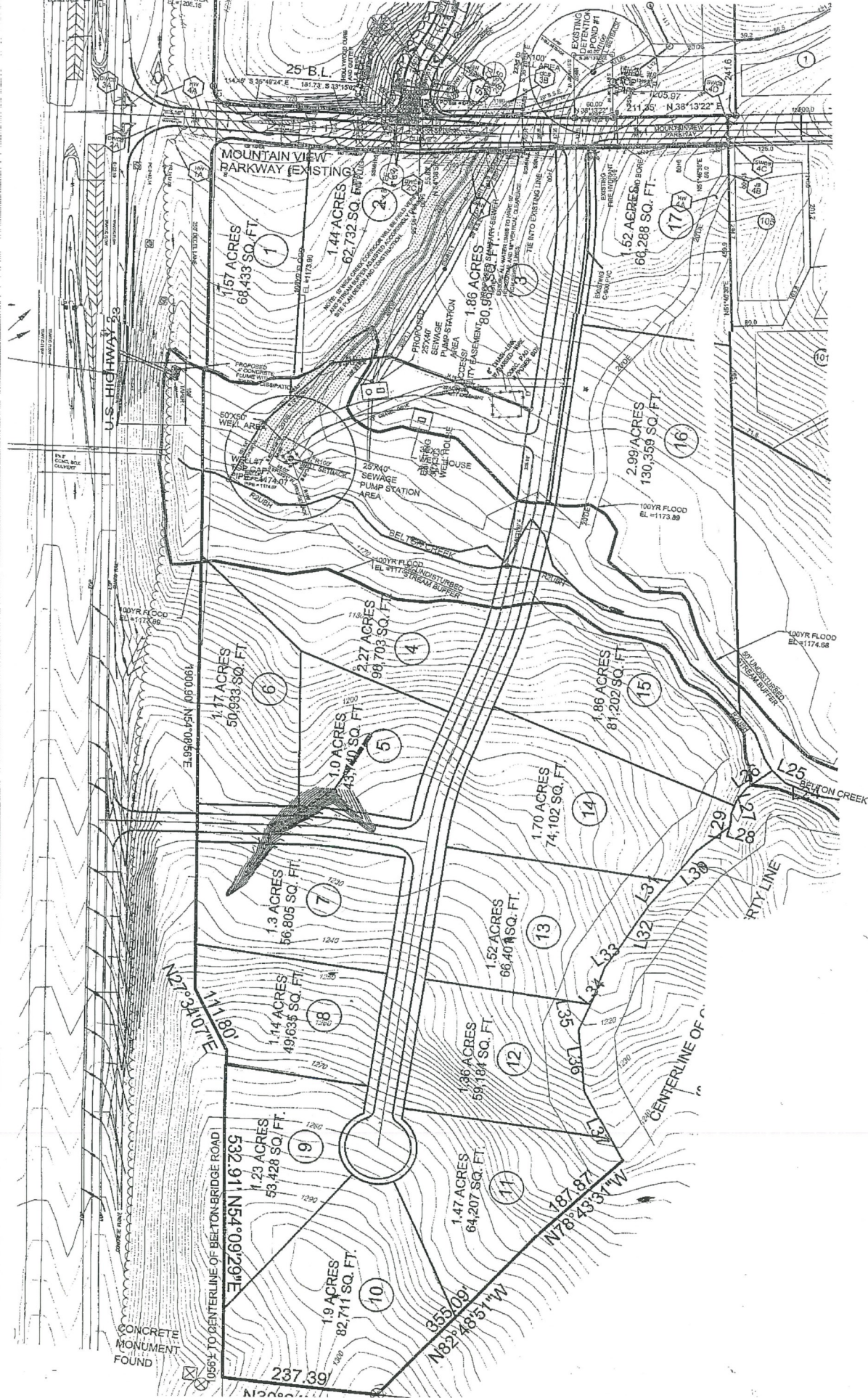


From Atlanta:

I-85 North to I-985 North (this highway turns into Hwy. 365 North of Gainesville). From exit 24 on I-985 in Gainesville, continue approximately 10 miles north to Mountain View Parkway on the right.

The Georgia Highway 365 corridor is exploding.

Over 6 million square feet of planned and zoned industrial and commercial building in in the works, just 10 miles from this property.



ARTICLE XIV

HB, HIGHWAY BUSINESS DISTRICT

Section 1401. Purpose and Intent.

The Highway Business District is intended to provide adequate space for various types of general business uses that serve residents on a community level rather than neighborhood level, including the retailing of major goods and services of large scale, automotive and other types of more intensive commercial activities and establishments that rely on highway-oriented, passerby traffic. Institutionalized residential facilities are considered compatible uses in this district.

Section 1402. Permitted Uses.

1. Any use permitted in the NS, Neighborhood Shopping Business District as enumerated in Section 1302 of these regulations, but not subject to any specified square footage limitations.
2. Accessory uses and structures normally incidental to permitted principal uses.
3. Automobile sales lots, new and/or used.
4. Commercial recreation facilities, enclosed only.
5. Contractor's establishments, building, electrical and plumbing.
6. Convalescent homes, nursing homes, group homes, rehabilitation centers, sanitariums and similar institutionalized residential facilities involving professional care and treatment.
7. Hospitals.
8. Mini-warehouses and mini-storage facilities, where no individual storage stall or compartment exceeds 500 square feet of total floor area.
9. Parking garages and parking lots.
10. Residence for caretaker or night watchman.
11. Restaurants, including drive-in and drive-through facilities.
12. Retail trade establishments, enclosed, and open air businesses.
13. Services, automotive, including service stations.
14. Services, lodging.
15. Services, miscellaneous.
16. Transportation, communications and utility facilities.
17. Warehousing and storage uses which occupy no more than 20,000 square feet of floor area.
18. Wholesale and wholesale distribution establishments which occupy no more than 20,000 square feet of floor area.

Section 1403. Conditional Uses.

1. Commercial recreation facilities, unenclosed.

Section 1404. Area, Height, Density and Placement Requirements.

As specified in Article XXI.