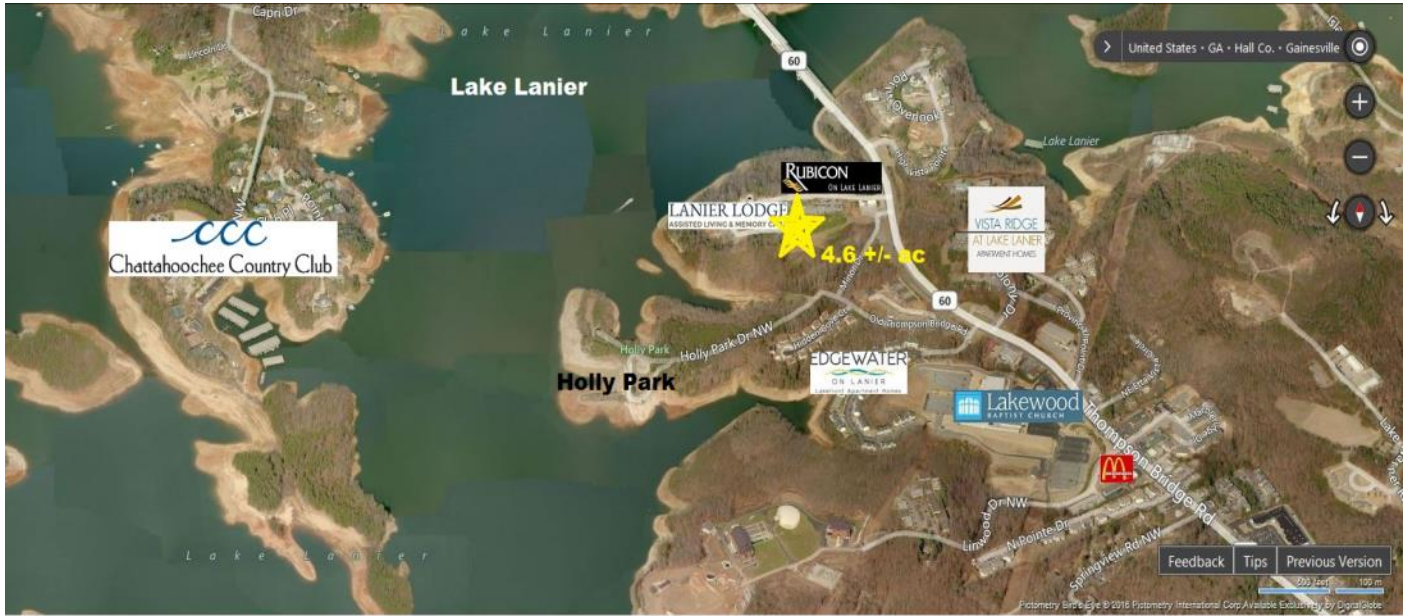




Development Opportunity 4.6 +/- ac

Zoned for 44 townhome units

\$605,000 (\$13,700 per unit)



Thompson Bridge at Minor Dr., Gainesville

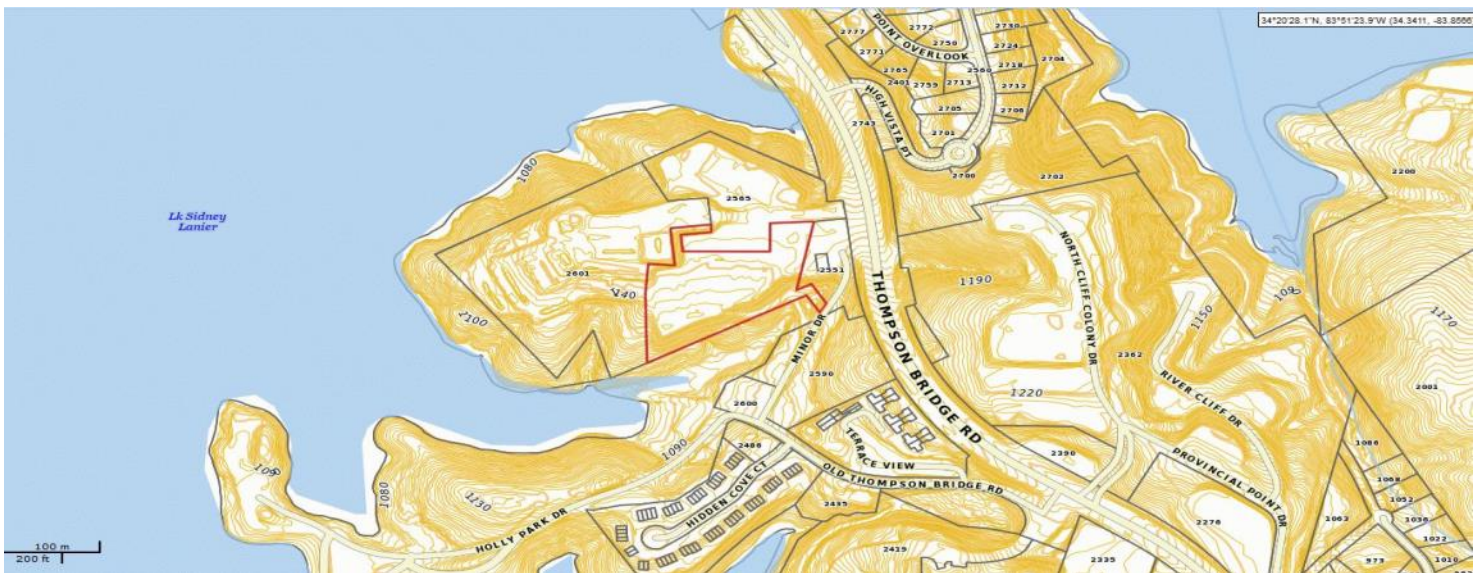
- ◆ Nearby apartments, office buildings, senior living, and Lake Lanier park
- ◆ Approved plan for 1,600+ s.f. townhome development included
- ◆ City of Gainesville || All utilities on site
- ◆ 31,000 daily traffic count on Thompson Bridge Road
- ◆ Holly Park offers beach, boat ramp, and picnic pavilions
- ◆ Reciprocal rd access & shared parking (94 +/-) spaces agreements are in place
- ◆ **44 unit approved site plan**
- ◆ *Can apply for higher density with a PUD zoning request*
- ◆ Perfect topo for a parking deck

More info and video at: <http://www.brenthoffman.com/listings/l0311.html>

Berkshire Hathaway Georgia Properties **770-533-6721 (Direct)** 770-536-3007 (Office)
200 W. Academy St., NW Gainesville, Ga 30501



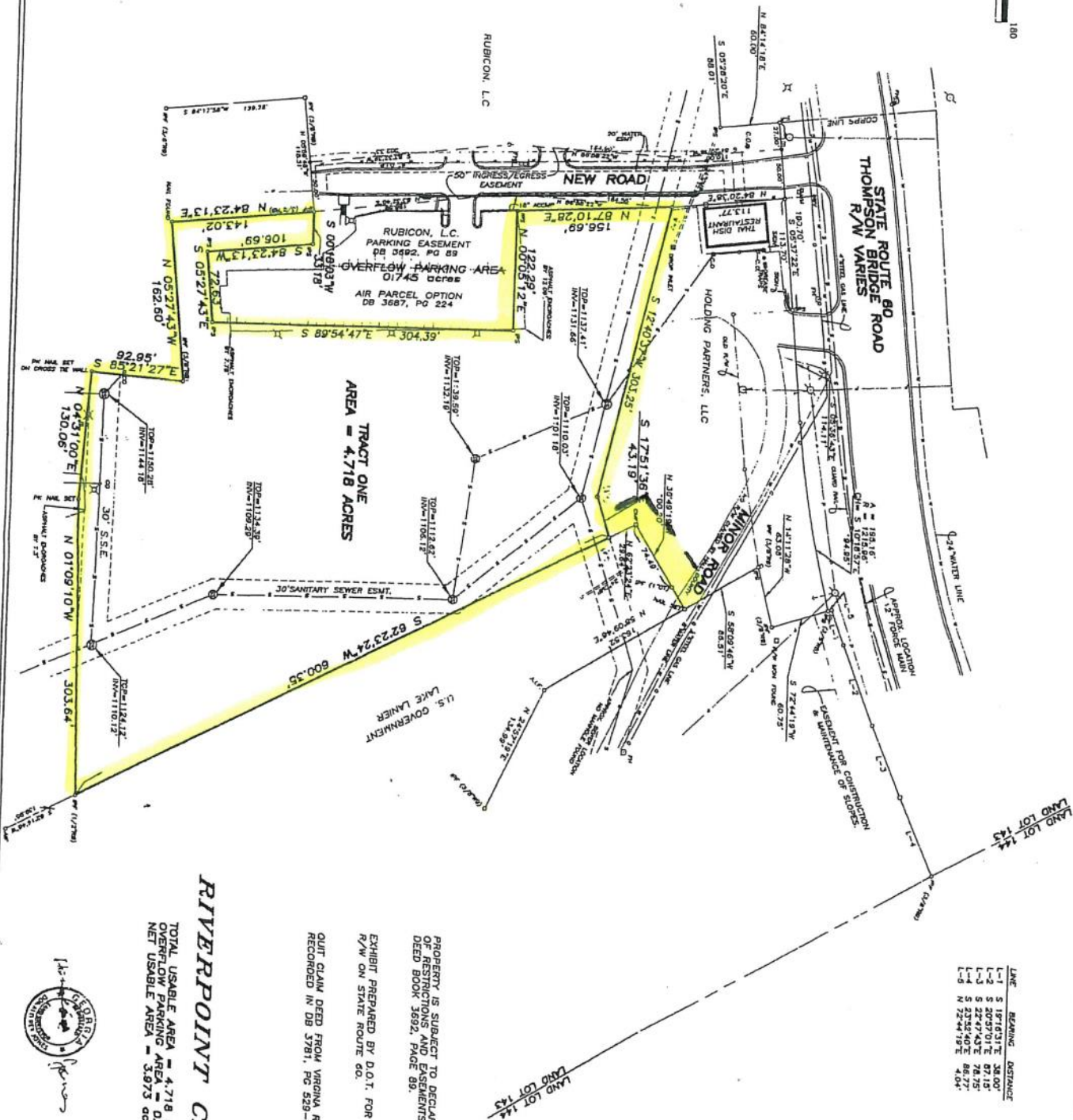
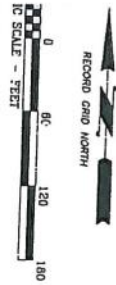
4.6 +/- ac on Minor Road



Topo



City of Gainesville utilities



LINE	BEARING	DISTANCE
L-1	S 19°16'31"E	35.00'
L-2	S 20°57'01"E	87.15'
L-3	S 22°47'43"E	78.75'
L-4	S 23°52'40"E	86.77'
L-5	N 72°44'19"E	4.04'

RIVERPOINT CENTER

TOTAL USABLE AREA = 4.718 ac.
 OVERFLOW PARKING AREA = 0.745 ac.
 NET USABLE AREA = 3.973 ac.

PROPERTY IS SUBJECT TO DECLARATIONS OF RESTRICTIONS AND EASEMENTS IN DEED BOOK 3692, PAGE 89.

EXHIBIT PREPARED BY D.O.T. FOR SURPLUS R/W ON STATE ROUTE 90.

QUIT CLAIM DEED FROM VIRGINIA ROGER RECORDED IN DB 3781, PG 529-30.

REVISOR 7-03-02: SPLIT PARCEL FOR ZONING
 REVISOR 6-26-01: UPDATED SURVEY

HOLDING PARTNERS, L.L.C.
 LAND LOT 143 - 9TH DISTRICT
 CITY OF GAINESVILLE - HALL COUNTY, GEORGIA

Moreland Altobelli Associates, Inc.
 Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
 380 Downey Boulevard NE
 Gainesville, Georgia 30501
 PHONE (770) 532-4021 FAX (770) 532-4023



SURVEY FOR:	1
SHEET	1
OF	1
DATE	11-22-00
DESIGNED BY	DAI
CHECKED BY	DAI
DATE	11-22-00
SCALE	AS SHOWN
TITLE	TRACT ONE

4.60 ACRES

200 PINE, BROADVIEW, INC.
11111-11111-11111

ZONED R-1

(RESIDENTIAL)

OWNER/DEVELOPER

200 PINE, BROADVIEW, INC.
11111-11111-11111

24-HOUR CONTACT

MR. DAVID BROWN
PHONE 770-553-7900

LINE	BEARING	DISTANCE
1-1	S 18°18'11"E	38.00'
1-2	S 88°13'11"E	31.11'
1-3	S 22°47'11"E	21.25'
1-4	S 82°33'40"E	66.77'
1-5	N 77°44'19"E	4.00'

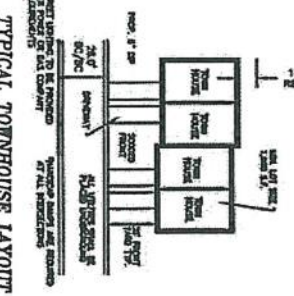
NOTES:
1. THE PROPERTY IS NOT ADJACENT TO ANY
EXISTING HIGHWAY OR STATE ROUTE.
2. THE PROPERTY IS NOT ADJACENT TO ANY
EXISTING AIRPORT OR AIRFIELD.
3. THE PROPERTY IS NOT ADJACENT TO ANY
EXISTING RAILROAD OR RAILROAD RIGHT-OF-WAY.



GENERAL NOTES

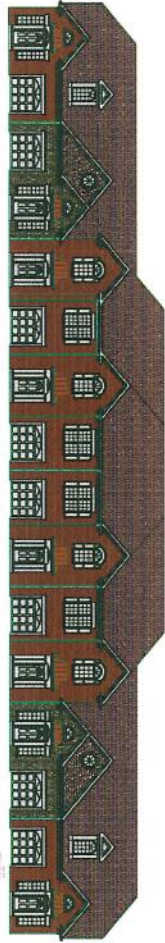
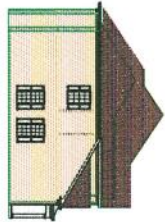
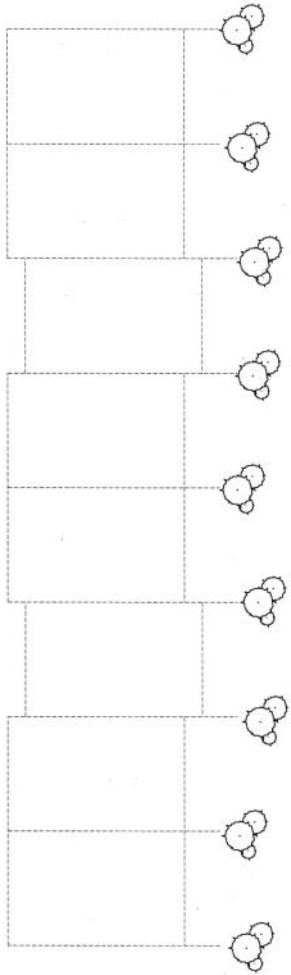
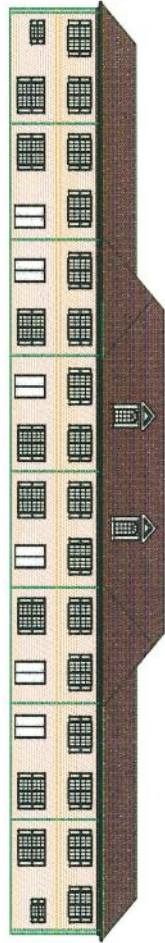
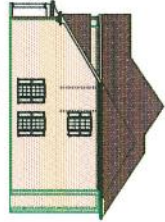
1. NOTIFY CITY OF GAINESVILLE 24 HOURS PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION.
2. ALL CONSTRUCTION TO CONFORM WITH CITY STANDARDS AND SPECIFICATIONS.
3. PARKING REQUIREMENTS: 2 SPACES / EACH DWELLING UNIT. REQUIRED = 44 DWELLING UNITS = 88 SPACES.
4. PARKING PROVIDER: 44 DWELLING UNITS = 88 SPACES.
5. NO OUTDOOR STORAGE.
6. NO SIGN, LIGHTING, ETC. TO BE USED ON THIS SITE.
7. ALL LOTTERY AREAS SHALL BE FENCED WITH THE CONCRETE POST AND RAIL FENCE AND AFTER THE FENCE HAS BEEN FENCED, A SIGN SHALL BE PLACED AT THE ENTRANCE TO THE LOTTERY AREA.
8. 220' FENCE SHALL BE PLACED WITHIN THE LOT AREA.
9. BUILDING HEIGHTS: 3 STORY MAXIMUM HEIGHT, 8' STORY MAXIMUM HEIGHT (MINUS 8' THRU 20' ONLY).
10. A FENCE SHALL BE PLACED WITHIN THE LOTTERY AREA.
11. A FENCE SHALL BE PLACED WITHIN THE LOTTERY AREA.
12. A FENCE SHALL BE PLACED WITHIN THE LOTTERY AREA.
13. A FENCE SHALL BE PLACED WITHIN THE LOTTERY AREA.
14. THERE ARE NO SIGN, LIGHTING, ETC. TO BE USED ON THIS SITE.
15. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE SPECIFICATIONS.
16. OUTDOOR LIGHTING SHALL BE USED IN THE LOTTERY AREA.
17. OUTDOOR LIGHTING SHALL BE USED IN THE LOTTERY AREA.
18. OUTDOOR LIGHTING SHALL BE USED IN THE LOTTERY AREA.
19. OUTDOOR LIGHTING SHALL BE USED IN THE LOTTERY AREA.
20. OUTDOOR LIGHTING SHALL BE USED IN THE LOTTERY AREA.

RUBICON, L.C.
ZONED: G-Bc



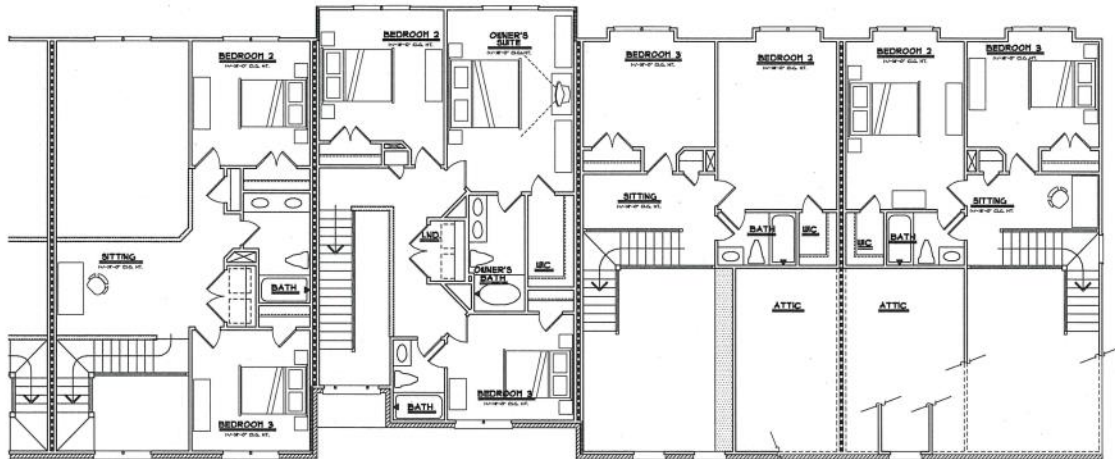
THE COVE AT RIVER POINTE
MAP #01-100-1-2 ZONED R-1
GAINESVILLE, BA 30601

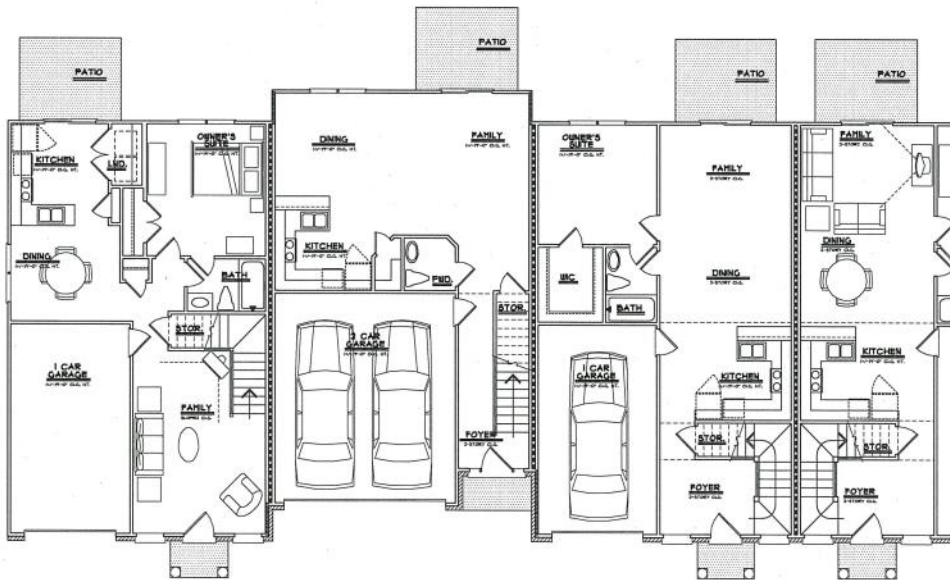
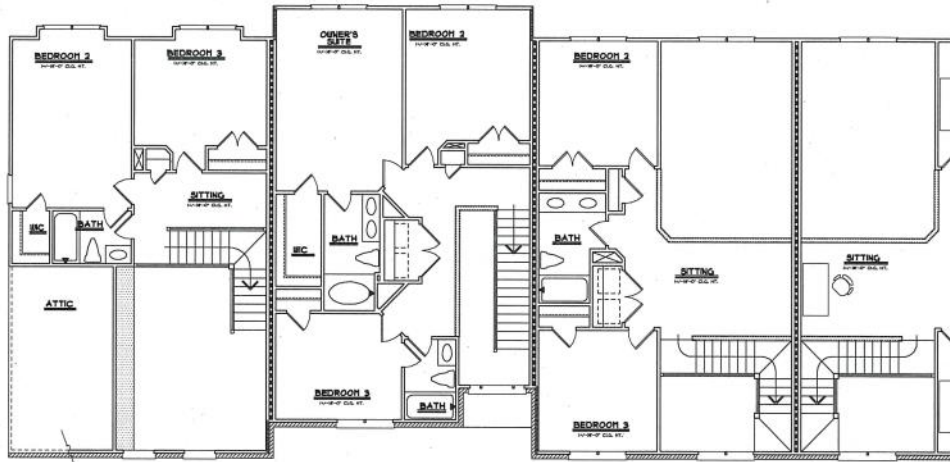
PLUMES PROTECTION CENTER, INC.
11111-11111-11111

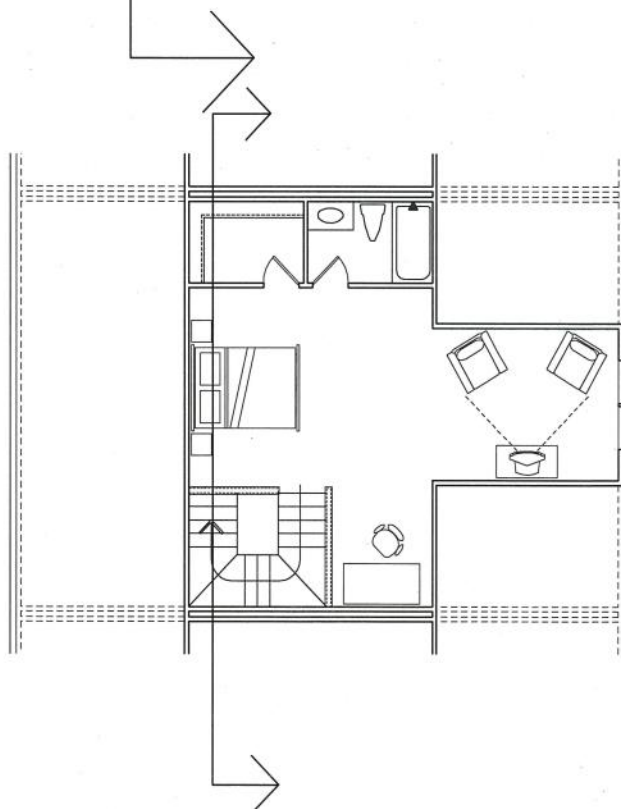
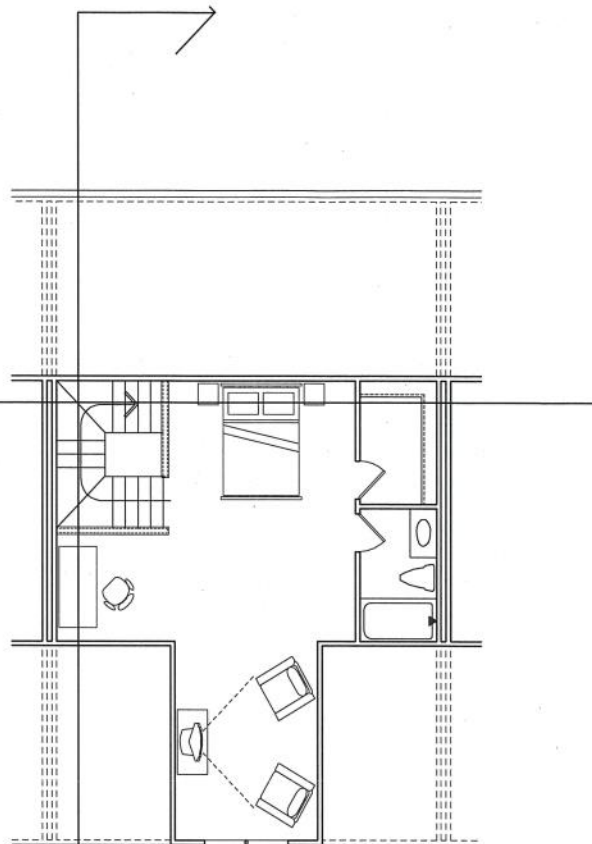
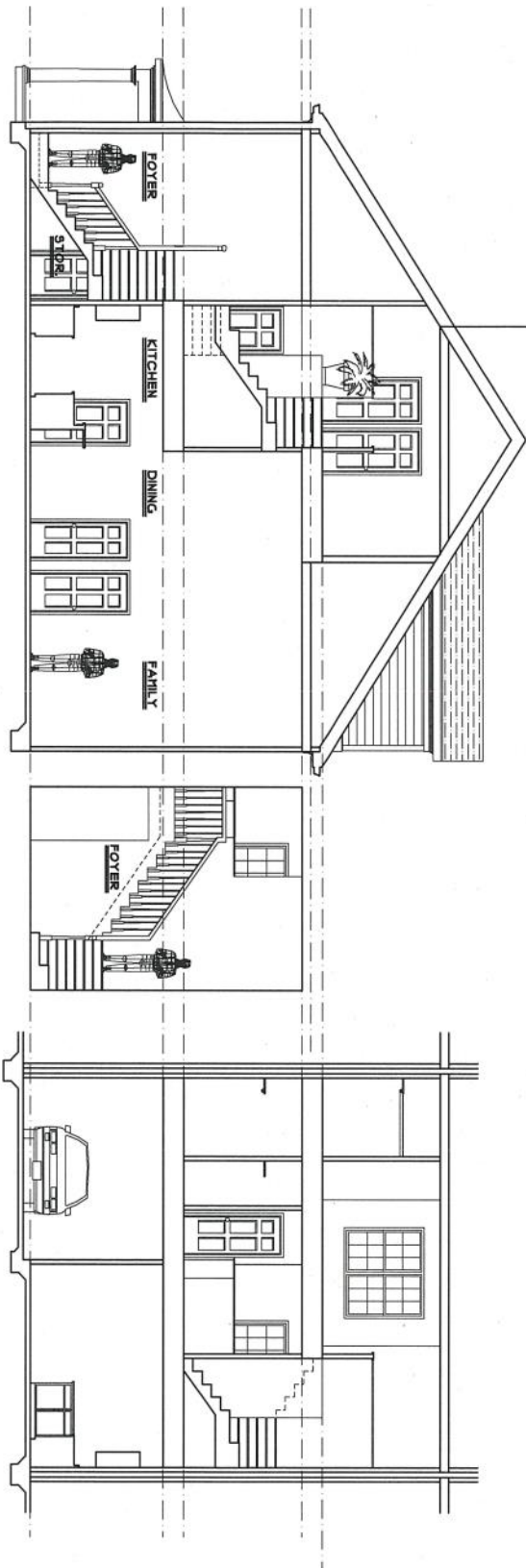


WALTON POND
LOCALITY, GEORGIA









WHY—GAINESVILLE-HALL COUNTY GEORGIA

A vibrant and growing, solid and diverse community located in the foothills of the Blue Ridge Mountains. Surrounded by beautiful Lake Sidney Lanier, the area offers an unparalleled quality of life and a sound economic future for business and industry. Gainesville-Hall County is home to 47 Fortune 500 firms, more than 300 manufacturing and processing concerns, and 45 international companies representing 19 foreign countries. Georgia's Governor Nathan Deal, and Lt. Governor Casey Cagle, both call Hall County home.

Lake Lanier is located in North Georgia, just 60 miles from the state capitol of Atlanta. The 692 miles of shoreline borders the following five counties: Hall, Forsyth, Dawson, Gwinnett and Lumpkin.

Lake Lanier opened in 1957 after construction was completed by the U.S. Army Corps of Engineers. The lake serves many important functions such as hydroelectricity, navigation, flood control, wildlife management and provides a water supply; however, you can find most natives to the area talking about the fishing, boating and parks that are home to the 38,000 acres of Lake Sidney Lanier. It's estimated that there are over seven million visitors to the lake annually, all of whom are exploring the beauty of the North Georgia region and the recreational opportunities available.

Business: In 2015, 24 new and expanded businesses in Gainesville-Hall County announced 1,100 jobs and committed \$320 million in capital investment.

Retail: Gainesville-Hall County has a primary trade area that serves over 500,000 people in Northeast Georgia and is the region's only major retail center.

Healthcare: Northeast Georgia Medical Center in Gainesville has ranked as Georgia's top heart hospital for 11 consecutive years. The new, 100-bed Northeast Georgia Medical Center Braselton opened in spring 2015 and serves the growing South Hall area.

Education: Lanier Technical College, named Georgia's Technical College of the Year 2014, is the fastest growing Technical College in Georgia. Brenau University and University of North Georgia also call Hall County home.

HALLmark 2015-20: The HALLmark Initiative seeks to secure high quality jobs, a stable and growing tax base, the protection of existing investments, and an unparalleled quality of life for Greater Hall County.