



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

38,200 cars per day

Re-development opportunity

.94 acre corner—Superior visibility

Former C-Store /Carwash

Tanks & canopy have been removed

Owner will finance

Possible assemblage with (2) additional lots for a
TOTAL of 1.38 acres

CANNOT BE USED AS A C-STORE/STATION



506 Jesse Jewell Pkwy., Gainesville GA

Marketed By:

Brent Hoffman

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Property Information

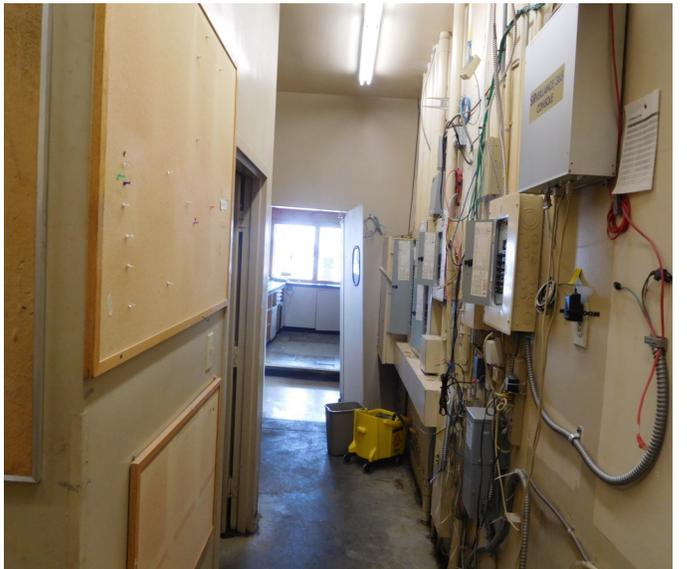
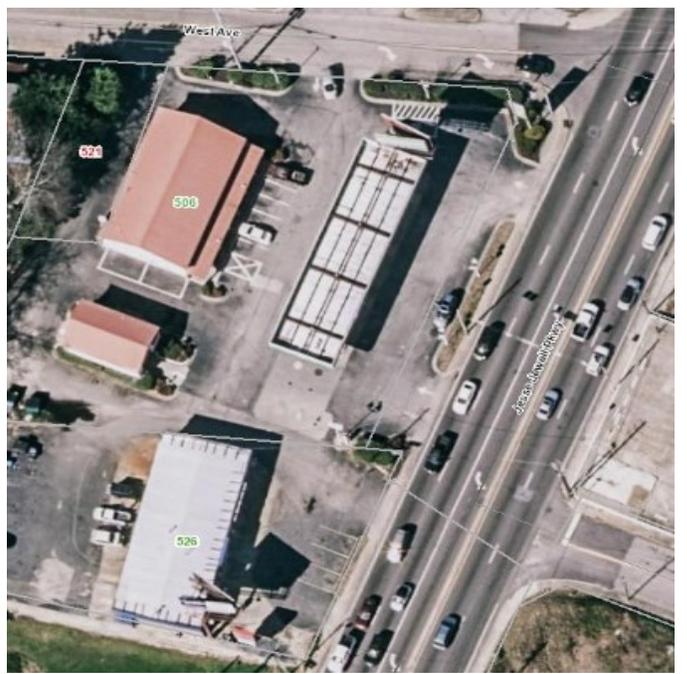
**\$899,000 (.94 Lot/building) or
\$1,225,491 for ALL (3) Lots**



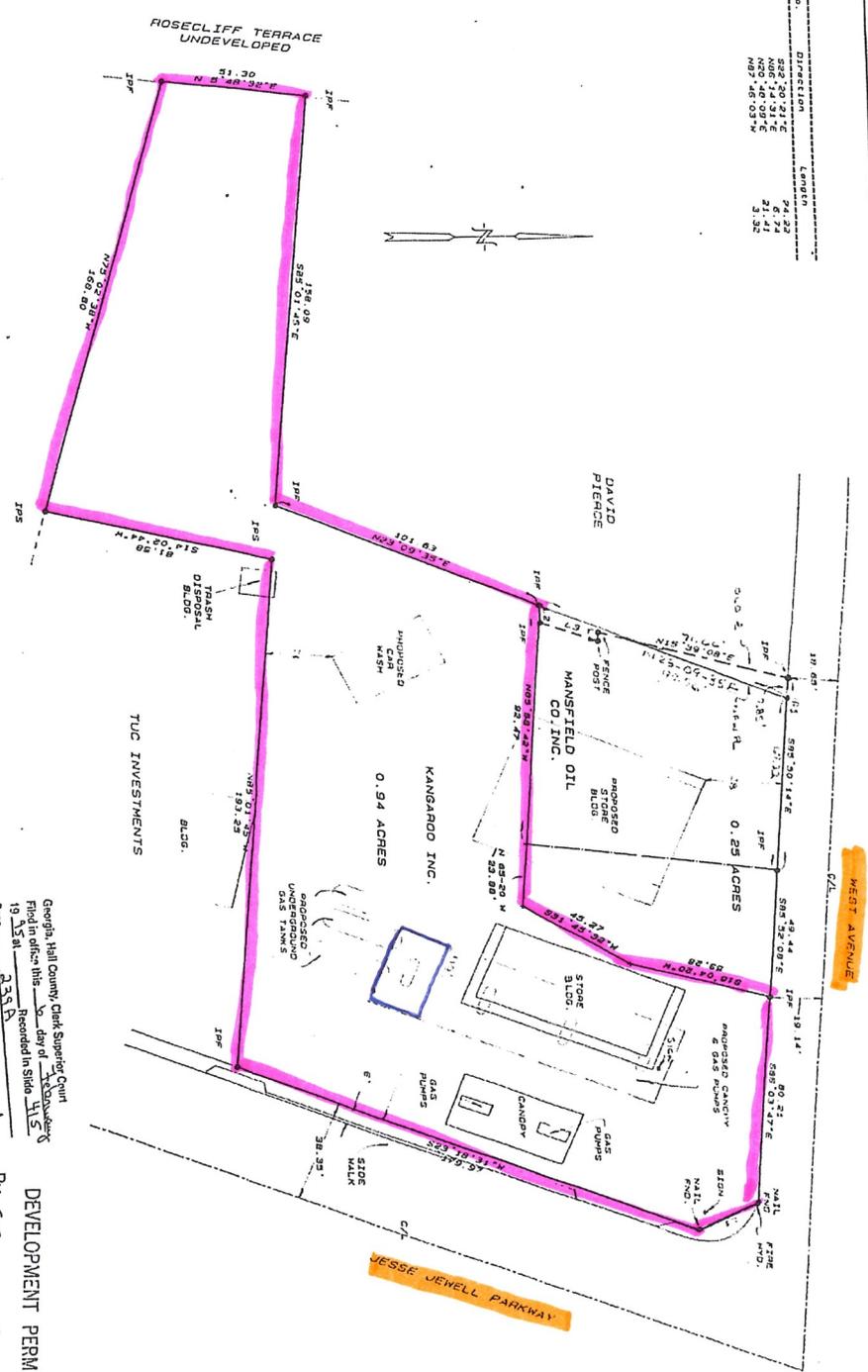
- ◆ High visibility in Mid-Town on Jesse Jewell Pkwy
- ◆ .94 acres with 1,900+/- s.f. store with 800 s.f. car wash
- ◆ 38,200 cars a day is the traffic count in front of this building
- ◆ Great local citizen and government support for the new Mid-Town development plans.
Restaurant? Shopping?

- ◆ **2 BIG developments**—Click for article
- ◆ **Federal Opportunity Zone**—Click for info
- ◆ **Billboard Lease**—\$2,953 per year
- ◆ **Owner financing terms:**
15% down, good credit, 20 year amortization, 5 year note, No prepayment penalty, 7.9% interest Personal guarantee
- ◆ Adjacent .36 & .08 ac lot also available for a total of 1.38 acres

<https://www.brenthoffman.com/listings/l0108.html>



No.	Direction	Length
1	S82°20'21"E	74.22
2	N86°14'31"E	21.41
3	N07°46'03"W	3.32



THIS PROPERTY IS SUBJECT TO ANY OR ALL EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR RECORDS.

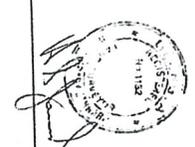
PLAT FOR
KANGAROO INC.
 CITY OF GAINESVILLE
 HALL COUNTY, GEORGIA
 MAY/18/1994
 SCALE: 1"=30'

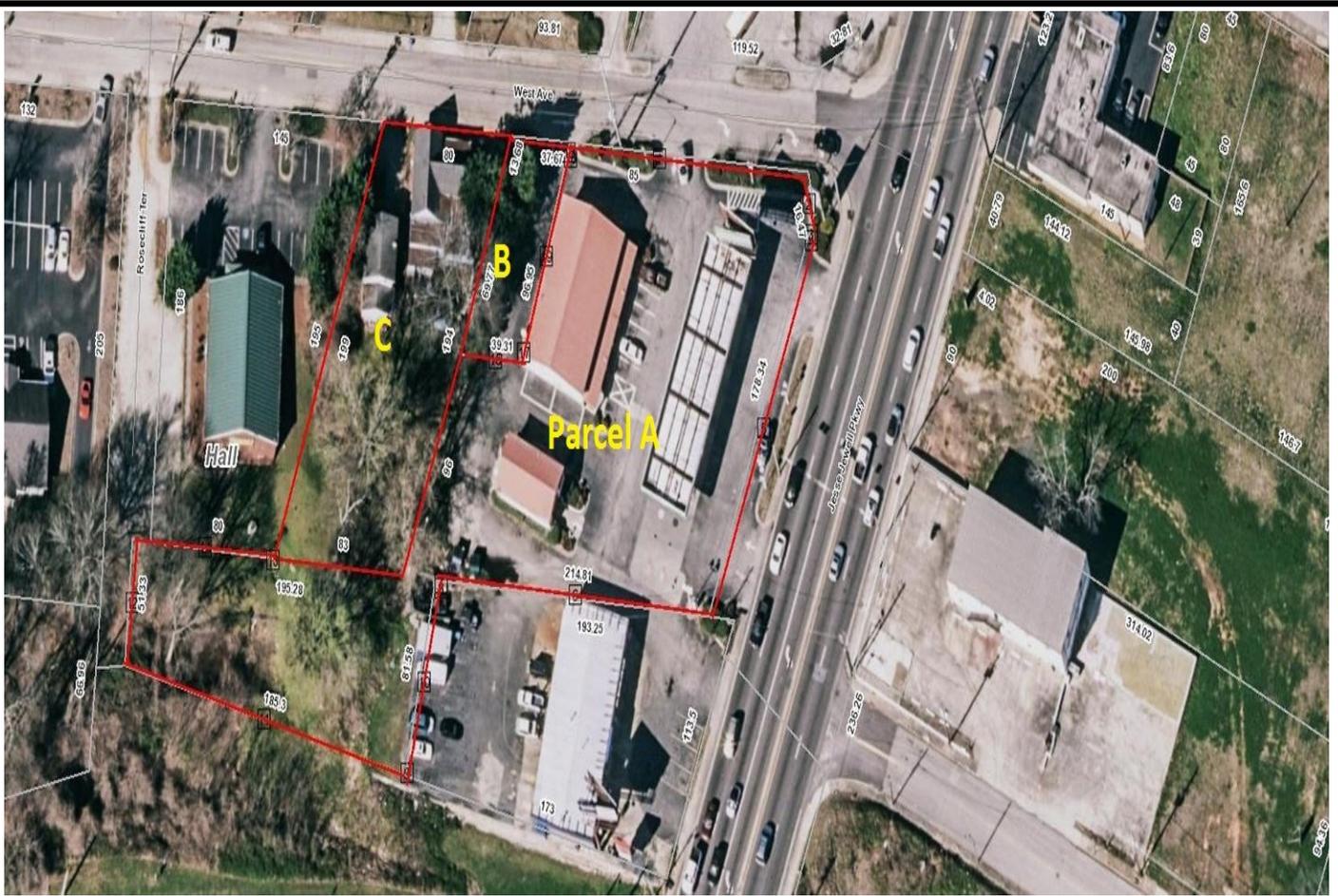
REVISED JAN/20/1995 TO SHOW MANSFIELD OIL CO., INC.
 REVISED FEB-3-1995
 REVISED OCT-1-1994 PROJECTIVE EXCHANGE

Georgia, Hall County, Clerk Superior Court
 Filed in office this 19 day of May 19 1994
 Pipe 235 D
 DWIGHT S. WOOD, Clerk

DEVELOPMENT PERMIT
 BY Shirley A. Grier
 GAINESVILLE PLANNING COMMISSION

THE PARCEL(S) Mansfield et al
 SHOWN ON THIS PLAT IS NOT APPROVED AS A
 STORAGE BUILDING LOTS, THE PARCEL(S)
 IS/ARE COMBINED WITH THE ADJACENT
 PROPERTY SHOWN AS BELONGING TO
Kangaroo Inc





Possible Assemblage:

Parcel A - .94 acre lot with building 506 Jesse Jewell \$899,000

Parcel B - .36 acre lot with (2) rental homes 529 West Ave \$250,000

Parcel C - .08 lot at 521 West Ave. Provides an additional rear entrance \$76,491

TOTAL of 1.38 acres for \$1,225,491

SUBJECT PROPERTY



Property Demographics

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	12,345	44,278	75,143
2024 Population:	13,639	47,406	80,754
Pop Growth 2019-2024:	10.48%	7.00%	7.47%
Average Age:	30.30	33.10	35.10
Households			
2019 Total Households:	3,685	13,562	23,980
HH Growth 2019-2024:	10.01%	6.84%	7.35%
Median Household Income:	\$34,999	\$41,712	\$46,619

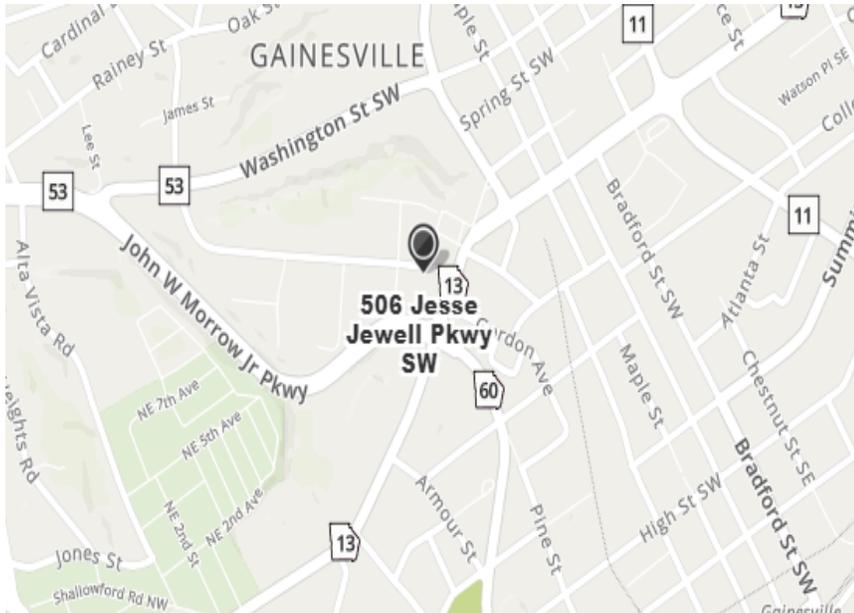
Source: CoStar 2019



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Location Map



Take I-985 North to exit 20 Queen City Pkwy/ Hwy 60 towards Gainesville, approx. 2 miles. Right onto Jesse Jewell Pkwy at light. Property will be on the left.

Convenient to Gainesville,
Lake Lanier, GA 400/US 19

