



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

Prime lighted corner

Re-development opportunity
2.1+/- acre corner—Superior visibility
Closed church—could be???
Auto related, restaurant, retail center,
storage, medical office building

DRONE VIDEO AT: <https://tour.getmytour.com/2150664>



2023 Memorial Park Dr. @ Browns Bridge Rd, Gainesville GA 30504

Marketed By:

Brent Hoffman

Berkshire Hathaway Home Services GA Properties
500 Jesse Jewell Pkwy., SE Suite 300
Gainesville, GA 30501
Direct- 770-533-6721
Office – 770-536-3007
Brent@BrentHoffman
www.BrentHoffman.com



Property Information

\$1,299,000

2.1+/- corner property

Browns Bridge Road at Memorial Park Dr & Old Flowery Branch



- ◆ Zoned Commercial—City of Gainesville
- ◆ Topo—literally flat
- ◆ 3 road frontages with 30,000 daily traffic count (2022 GADOT)

2023 CoStar Report	1 Mile	3 Miles	5 Miles
POPULATION:	6,892	42,360	82,545
HOUSEHOLDS:	1892	13,158	27,057
INCOME:	\$54,895	\$73,852	\$81,418

<https://www.brenthoffman.com/listings/l0153.html>

WHY GAINESVILLE??

Excerpts from the
Gainesville Hall Co Chamber of Commerce
ECONOMIC DEVELOPMENT REPORT 2023

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 base for business and industry. Gainesville-Hall County is home to world-class healthcare and more than 330 manufacturing and processing facilities and 60 international company locations, representing 21 foreign countries.

REDEVELOPMENT Gainesville's Downtown is a central business district for 40,000 city residents and an estimated 150,000 commuters who work and shop in town.

- Gainesville Renaissance, a mixed-use development located on the Fourth Side of the Square in Downtown Gainesville, is filling with new tenants.

- The City of Gainesville's new, 410-space parking deck located adjacent to the Hall County Library in Downtown Gainesville provides parking north of the square within walking distance to restaurants, the library, and the Greenway.

- A seven-story, 130-room Courtyard by Marriott hotel is under construction for Downtown Gainesville as the centerpiece of The National. The four-building development will also include convention and meeting space, apartments, an outdoor plaza and dining areas.

- Downtown Gainesville Redevelopment Tools include Federal Opportunity Zone, Tax Allocation District, USDA Business and Industry Loans, New Market Tax Credits and Historic Preservation Tax Credits.

BUSINESS For 2022, 15 new and expanding firms added 1,400 new jobs and \$700 million in capital investment to Gainesville-Hall County. Since 2015, 149 new and expanding businesses have announced 8,400 jobs and \$2.4 billion in new capital investment.

- The 2022 Milken Institute Report named the Gainesville-Hall County Metro Area as the Top Small Metro Area in Georgia and #8 in the Nation for Best-Performing Small Metros.

- Georgia has earned the #1 ranking for its business environment for an unprecedented nine years in a row, and during that time, Gainesville-Hall County has been the top job producing Metropolitan Area in the state. In 2021, Site Selection Magazine named Gainesville-Hall County one of the Top Small Metros in the Nation for job creation and investment. Similarly, Forbes Magazine has rated Gainesville-Hall County as one of the "Best Small Places for Business & Careers" for the last eight years.

POPULATION & HOUSING More than 1,200 new residential units are under development within a short walk of Gainesville's Downtown Square and the City's Midtown Greenway.

- Gainesville-Hall County's population grew by 13.8% from 2010-2020 and the City of Gainesville's population grew by 25% during the same period. The population of Gainesville-Hall County is estimated at more than 214,745 in 2023 and is expected to grow to 245,000 by 2030. *The U.S. Census Bureau has identified Gainesville-Hall County MSA among the fastest growing metropolitan areas in the United States.*

- In 2022, Hall County governments issued 1,505 new, single-family home permits. Gainesville processed 164 permits, Oakwood processed 267 and Flowery Branch processed 109. Unincorporated Hall County issued 801 permits and Lula processed 41 permits.

- *Where to Retire* magazine selected Gainesville-Hall County as a top retirement destination in the sixth edition of "America's 100 Best Places to Retire," a comprehensive guidebook of the country's most appealing retirement towns. In addition, Gainesville-Hall County was listed as one of ten "Best Lake Towns."



All materials furnished is from sources deemed reliable, but information has not been verified and is subject to errors or omissions

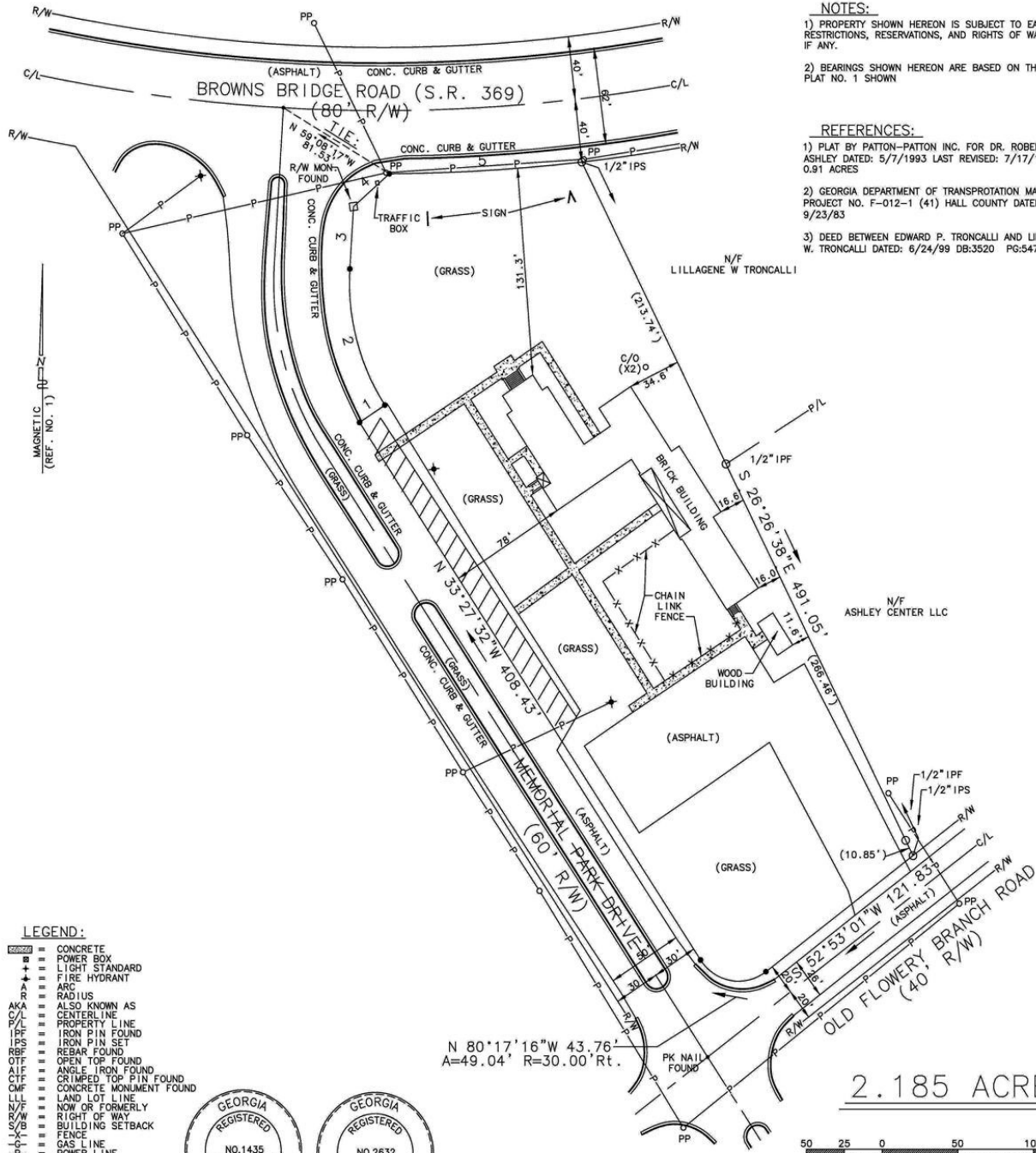


"THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE."
 "IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW"

"I HAVE CONSULTED THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13139C0188F, DATED SEPTEMBER 29, 2006 LOCATED IN HALL COUNTY, GEORGIA AND IN MY OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA."

FIELD SURVEY ERROR OF CLOSURE 1:24.616
 ANGULAR ERROR PER ANGLE POINT 00'00".05"
 INSTRUMENT USED TOPCON GPT 2005
 ADJUSTED BY LEAST SQUARES
 PLAT ERROR OF CLOSURE 1:136.640

1	N 56°32'28" E	20.00'
2	N 14°59'02" W	89.35'
R=140.99' Rt.		A=90.92'
3	N 03°29'28" E	39.59'
4	N 48°43'50" E	31.54'
5	N 86°40'16" E	127.30'
R=1185.92' Lt.		A=127.36'



NOTES:

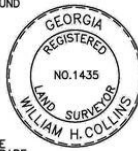
- 1) PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE REFERENCED PLAT NO. 1 SHOWN

REFERENCES:

- 1) PLAT BY PATTON-PATTON INC. FOR DR. ROBERT ASHLEY DATED: 5/7/1993 LAST REVISED: 7/17/1995 0.91 ACRES
- 2) GEORGIA DEPARTMENT OF TRANSPORTATION MAP PROJECT NO. F-012-1 (41) HALL COUNTY DATED: 9/23/83
- 3) DEED BETWEEN EDWARD P. TRONCALLI AND LILLAGENE W. TRONCALLI DATED: 6/24/99 DB:3520 PG:547-549

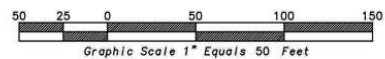
LEGEND:

- CONCRETE
- POWER BOX
- LIGHT STANDARD
- FIRE HYDRANT
- ARC
- RADIUS
- AKA ALSO KNOWN AS
- C/L CENTERLINE
- P/L PROPERTY LINE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- RBF REBAR FOUND
- OTF OPEN TOP FOUND
- AIF ANGLE IRON FOUND
- CTF CRIMPED TOP PIN FOUND
- CMF CONCRETE MONUMENT FOUND
- LLL LAND LOT LINE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- S/B BUILDING SETBACK
- X- FENCE
- G- GAS LINE
- P- POWER LINE
- PP- POWER POLE
- T- TELEPHONE LINE
- W- WATER LINE
- WM- WATER METER
- WV- WATER VALVE
- CMF CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- C/O CLEAN OUT
- S- SANITARY SEWER
- MAN HOLE
- DE DROP INLET
- DRA DRAINAGE EASEMENT
- DF DRAINAGE FLOW
- DS DRAINAGE SWALE
- 100- CONTOUR ELEVATION
- 100x00 ELEVATION AT "x"

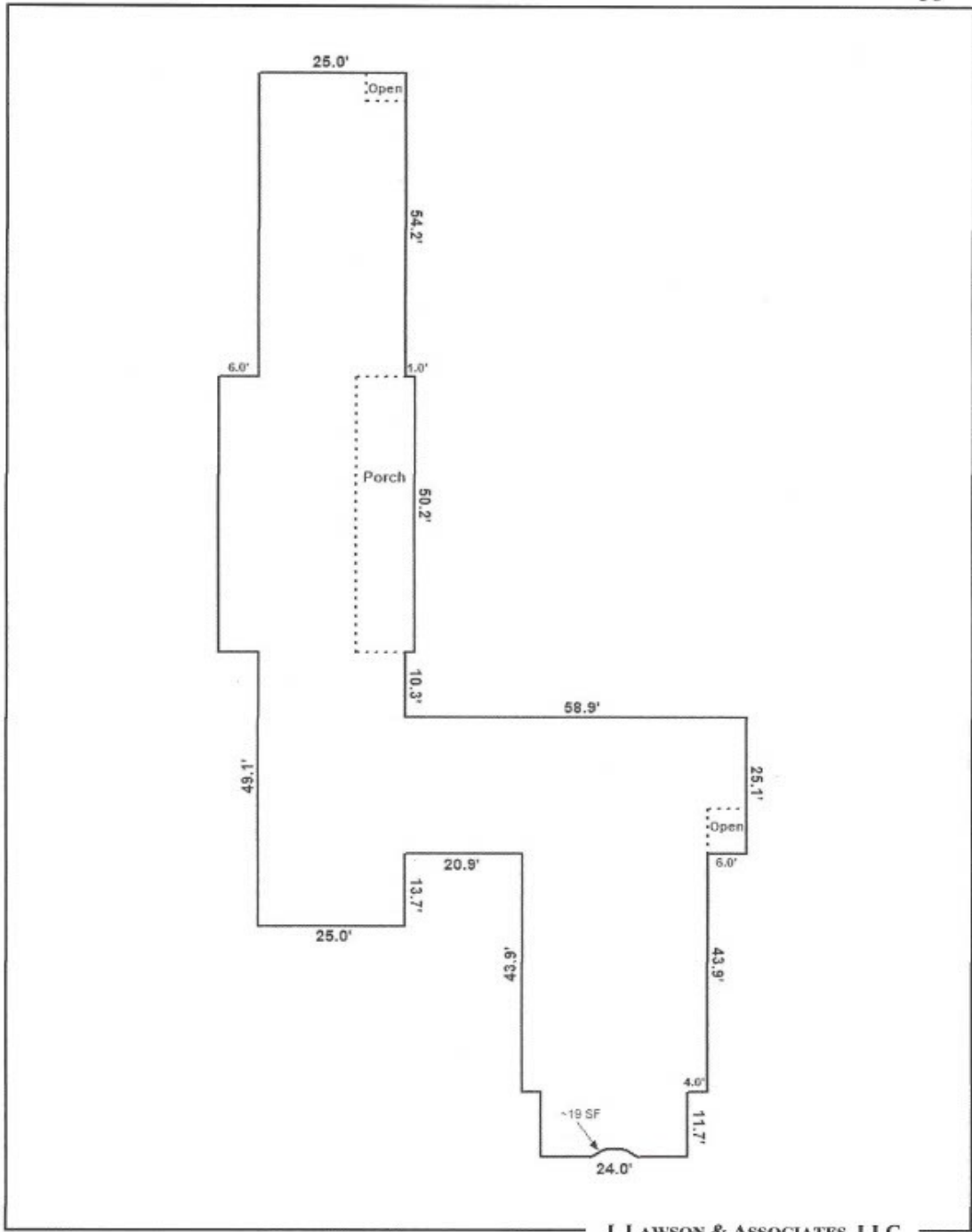


N 80°17'16"W 43.76'
 A=49.04' R=30.00' Rt.

2.185 ACRES



PREPARED BY: FARLEY-COLLINS-WHIDDEN ASSOC. P.O. BOX 731 770-532-1001 1856 THOMPSON BRIDGE ROAD, SUITE # 11 GAINESVILLE, GA. 30501	DATE: 5/29/08 JOB # C2825 SCALE: 1"=50'	SURVEY FOR: TRINITY PRESBYTERIAN CHURCH LOCATION: CITY OF GAINESVILLE LAND LOT 7 - 8th DISTRICT HALL COUNTY, GEORGIA
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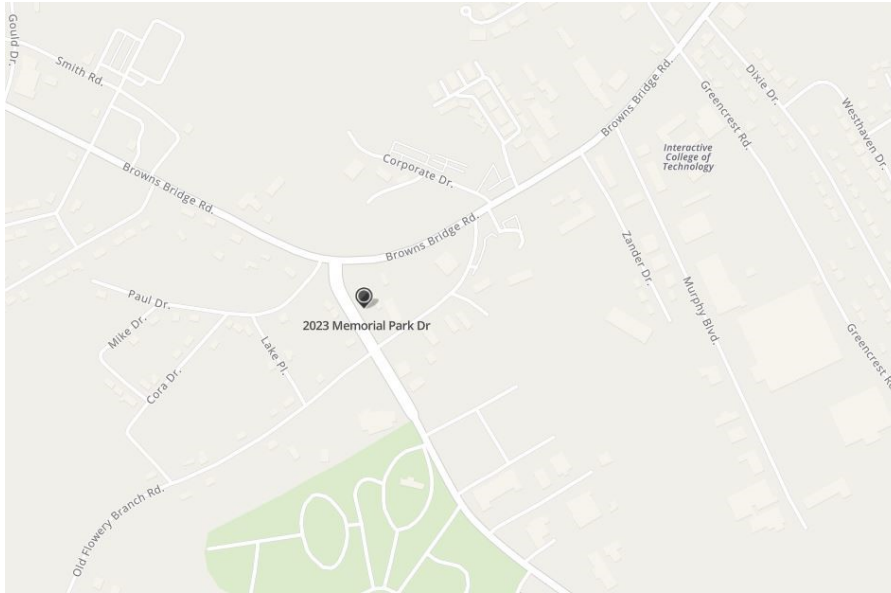


BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

Location Map

Take I-985 North to exit 20 Queen City Pkwy/ Hwy 60 towards Gainesville, approx. 2 miles. Left onto Jesse Jewell Pkwy at light, approx. 2.5 miles. Road becomes Browns Bridge Rd. Property will be on the left at corner of Memorial Park Drive



Convenient to
Gainesville, **Lake Lanier**,
I-985 and GA 400/US 19

