



Prudential Georgia Realty

BrentHoffman.com

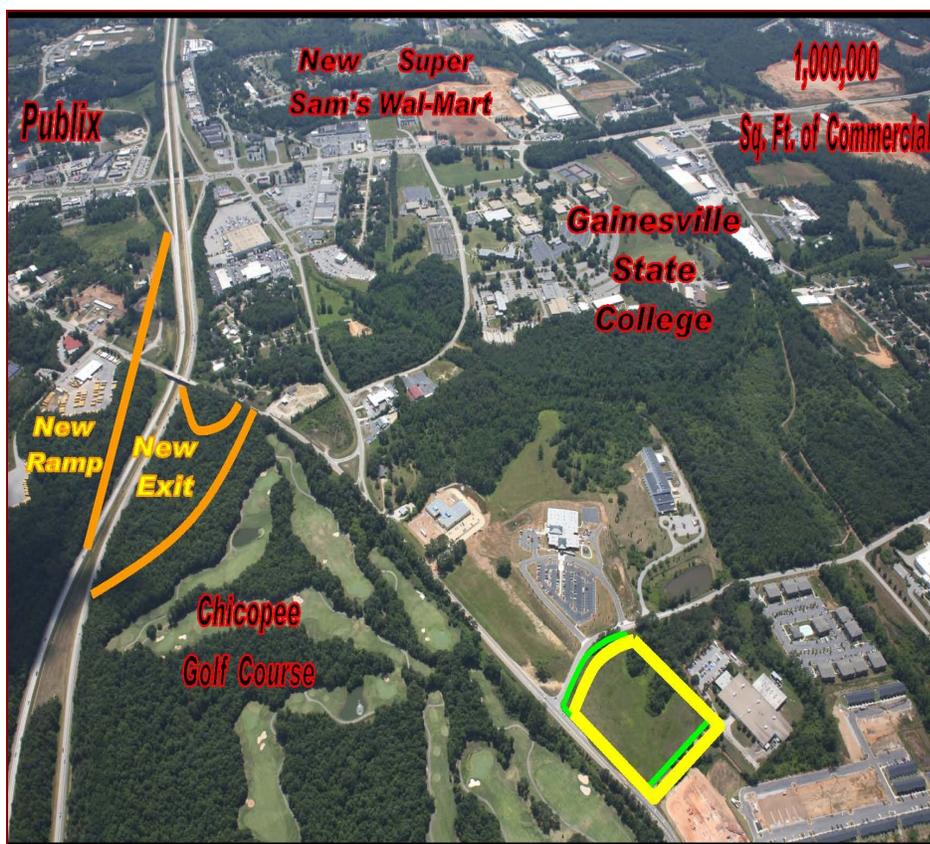
"When You Want It Sold"

Commercial Real Estate Services

7.38± ACRES ON ATLANTA HIGHWAY GAINESVILLE, GEORGIA

Corner of Atlanta Highway and Tumbling Creek

**REDUCED
AGAIN TO
~~\$664,000!~~
\$442,800!!
(\$60,000/AC)
FOR QUICK SALE!**



- ◆ **1,183.75 ft. Road Frontage**
- ◆ **Highest & Best Use:
Highway Business
Retail
Office
Strip Shopping Center**
- ◆ **All Utilities Available**
- ◆ **Raw Land**
- ◆ **Zone Agricultural-Residential III (AR-111)**



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More info and video at www.BrentHoffman.com

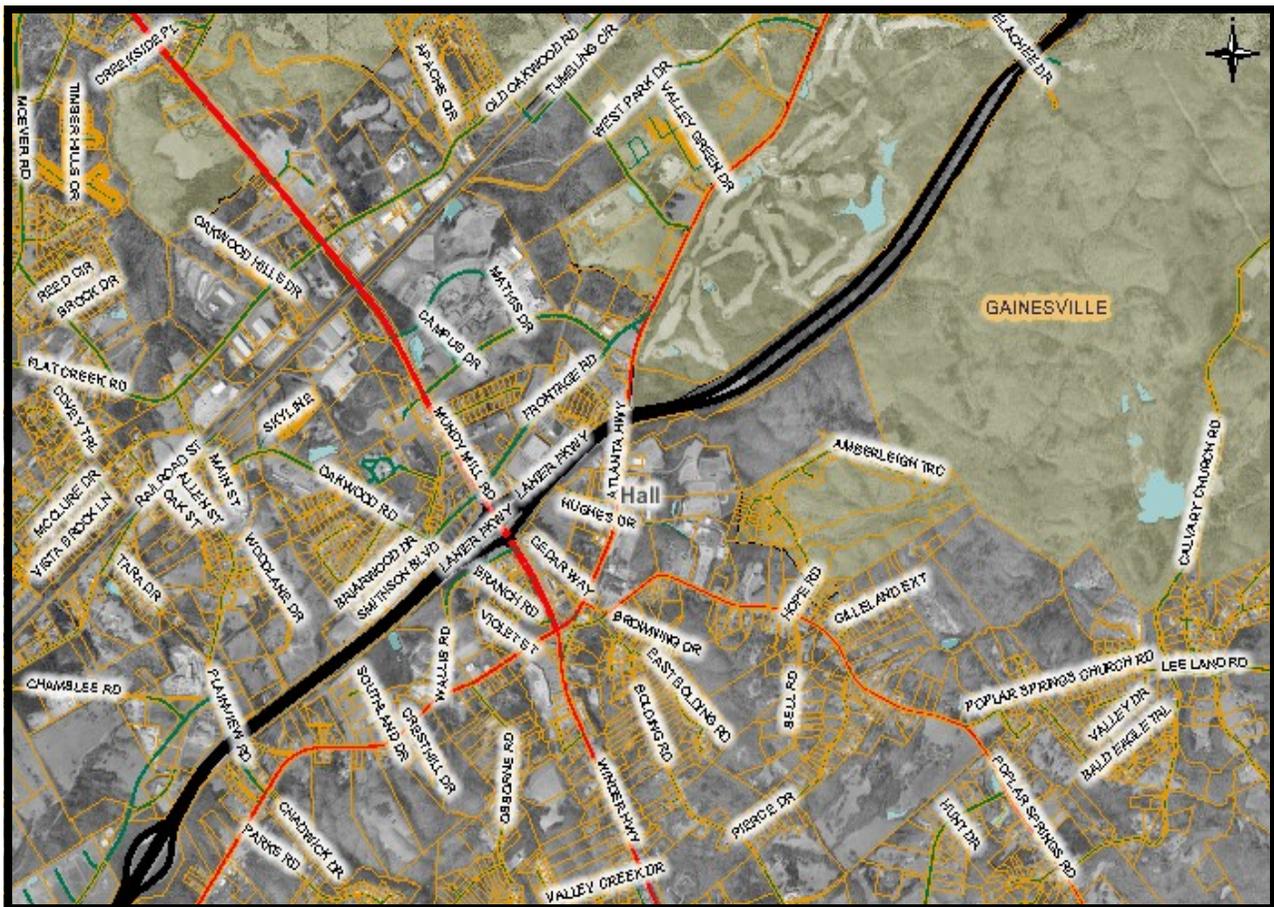
Prudential Georgia Realty 770-533-6721

PROPERTY HIGHLIGHTS

This site is located at the corner of Atlanta Highway and Tumbling Creek Road in Gainesville, Georgia. It is across the street from the Chicopee Golf Course and near Gainesville State College and Lanier Tech. Atlanta Highway is the major non-Interstate option from Gainesville to the southern end of Hall County. Tumbling Creek Road runs from Atlanta Highway into Oakwood. The subject property can be annexed into the city limits of Gainesville and has all utilities.

The site is generally square with 550+/- feet of road frontage along Atlanta Highway and an approximate 450+/- foot depth along Tumbling Creek. The Lanier Career Academy (Hall County School System) and the new Department of Labor are located across Tumbling Creek from the subject. Atlanta Highway had a traffic count of 15,040 cars per day in 2005 (the latest D.O.T. information available).

After meeting with Russell McMurry at the D. O. T., it was determined that the site will be granted one curb cut on Tumbling Creek and at least two along Atlanta Highway.



POSSIBLE DEVELOPMENT OPPORTUNITIES

The area's demographics (shown on tab 5) as well as the nearby commercial growth support either an office or retail use. With good topography and all utilities, endless commercial or multi-use opportunities exist.

The property is likely too prime for industrial or residential use unless it is part of a multi-use plan and high density. The corner lot double road frontage along with the shape of the property support a highest and best use of commercial development.

For Questions, Ideas, etc., call Brent Hoffman with Prudential Georgia Realty at 770-533-6721.



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LAND PHOTOGRAPH

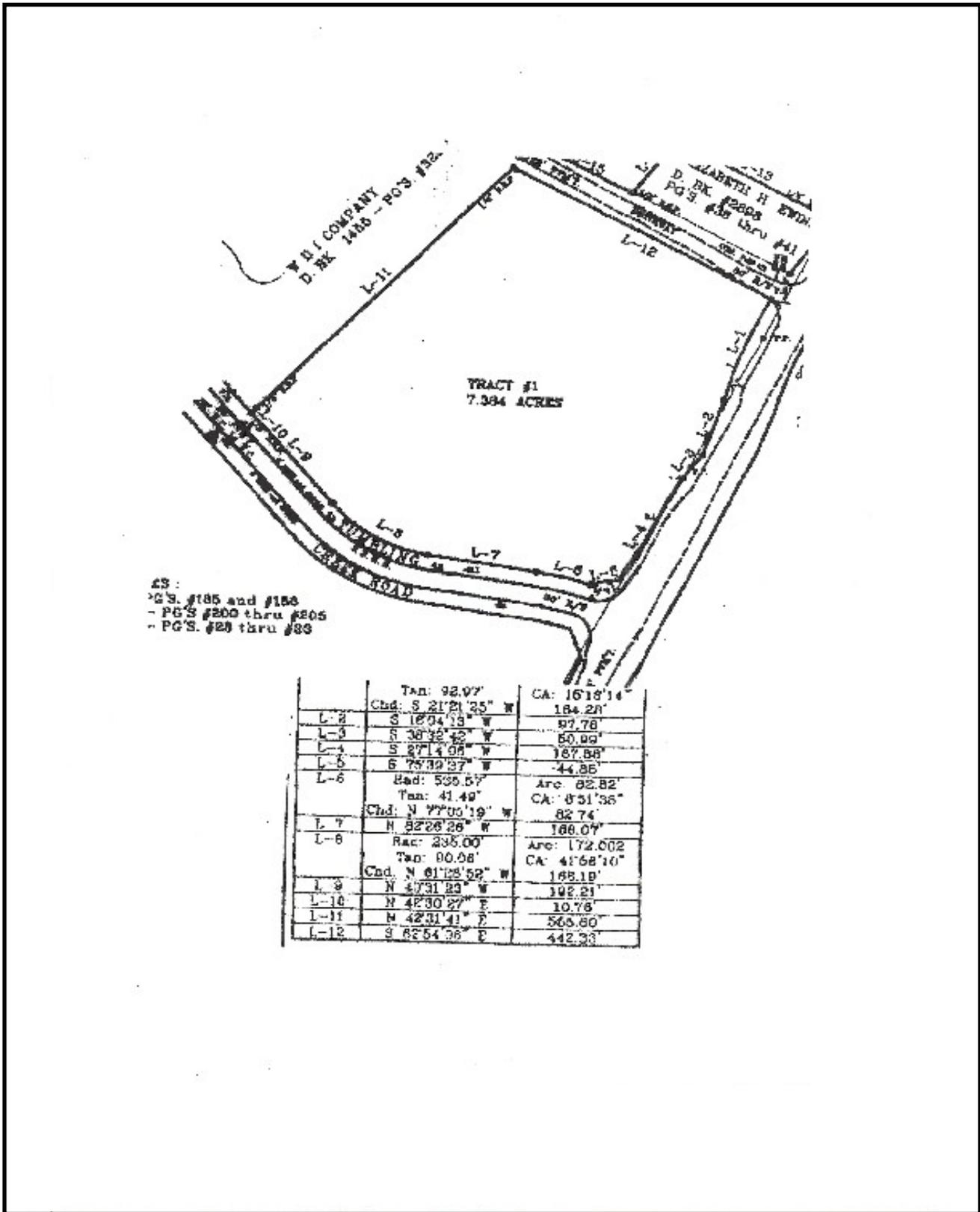


Topography—As shown above, the property lays well and has good developable topography. The front half of the property is mostly level (shown above). From the back half of the property to the rear property line, the property drops gradually with a total variance from high to low of 14 feet over ~300 feet. So, topography should not be an issue for a potential development.

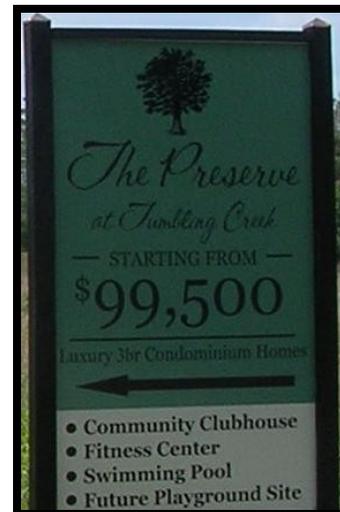
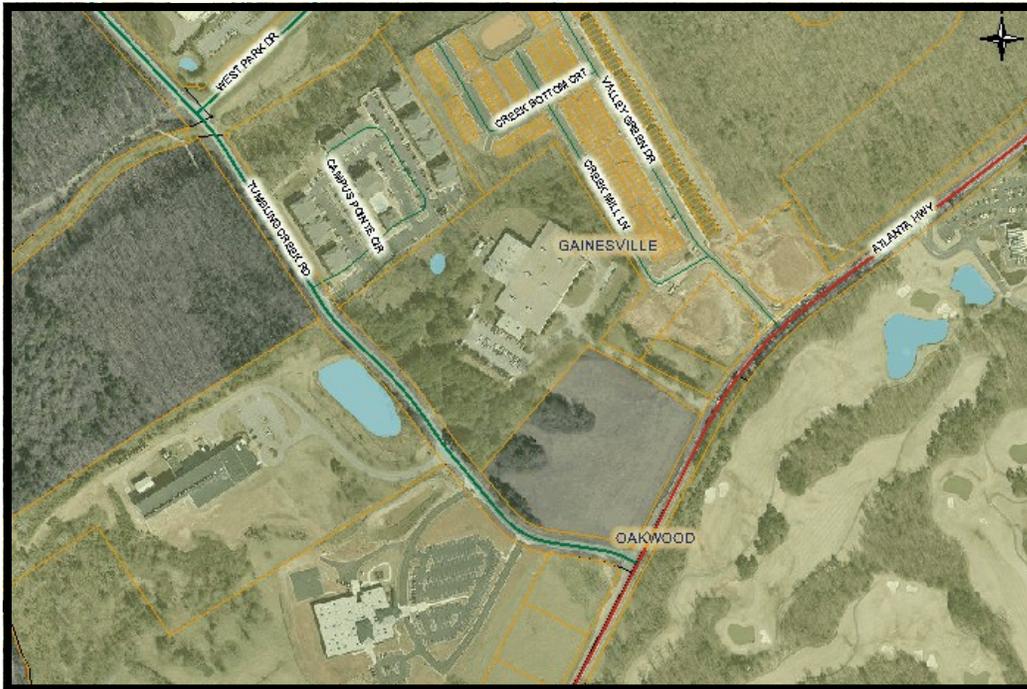
Sewer—The sewer connection is actually in the back of the property rather than on Atlanta Highway (which may be expected). So, from a sewer cost standpoint, the slight gradient will likely be helpful to the overall development cost because that the sewer will likely gravity flow to the connection point.



SURVEY



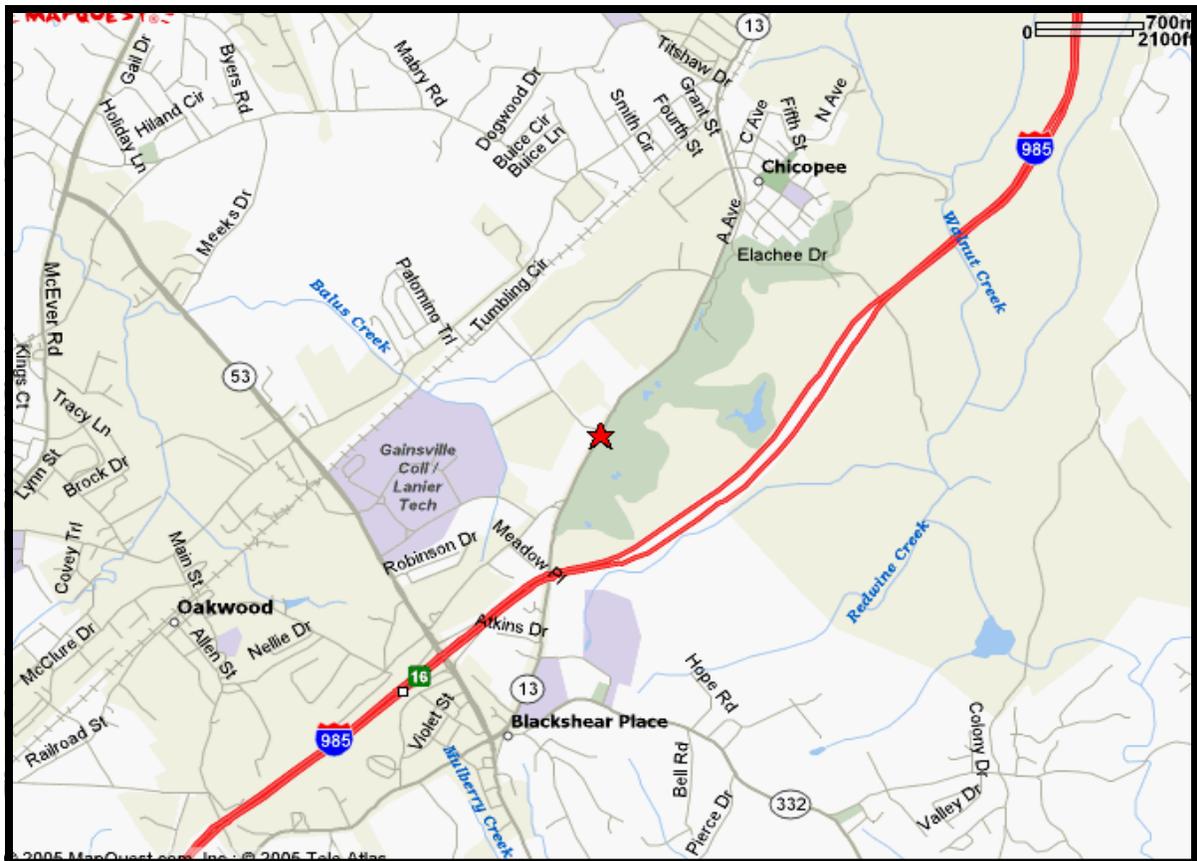
Campus Pointe Update



Campus Pointe—120 unit apartment complex completed this year. This project is .2 miles behind the subject and recently sold to a developer who is going to convert them to condominiums. The picture above is representative of the all-brick complex. The new condos will be called The Preserve at Tumbling Creek. This is mentioned because of the project's proximity to the subject.



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