



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

Prime redevelopment opportunity

High Visibility High Traffic 2.79 acres on Jesse Jewell, Gainesville

**JUST REDUCED \$200,000
OWNER WANTS SOLD**

Now \$1,150,000.00

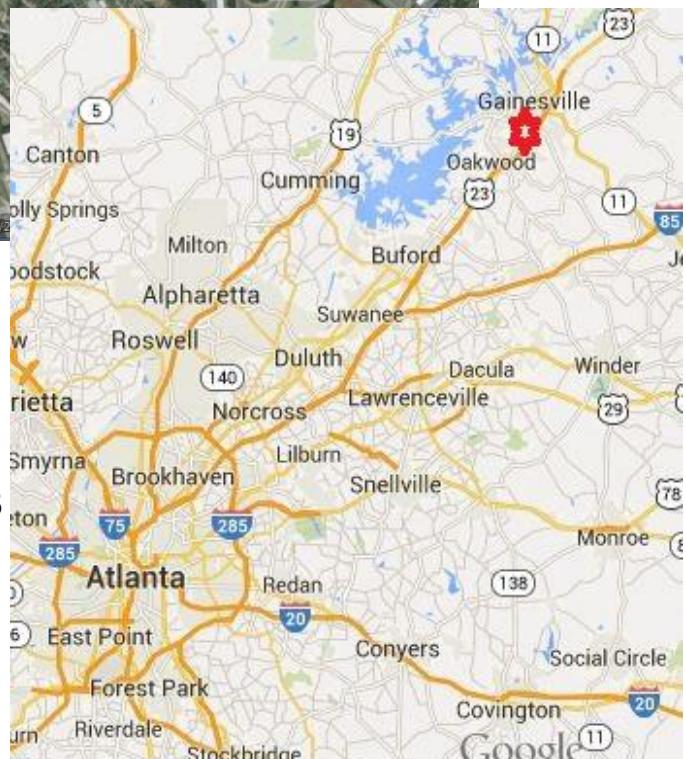
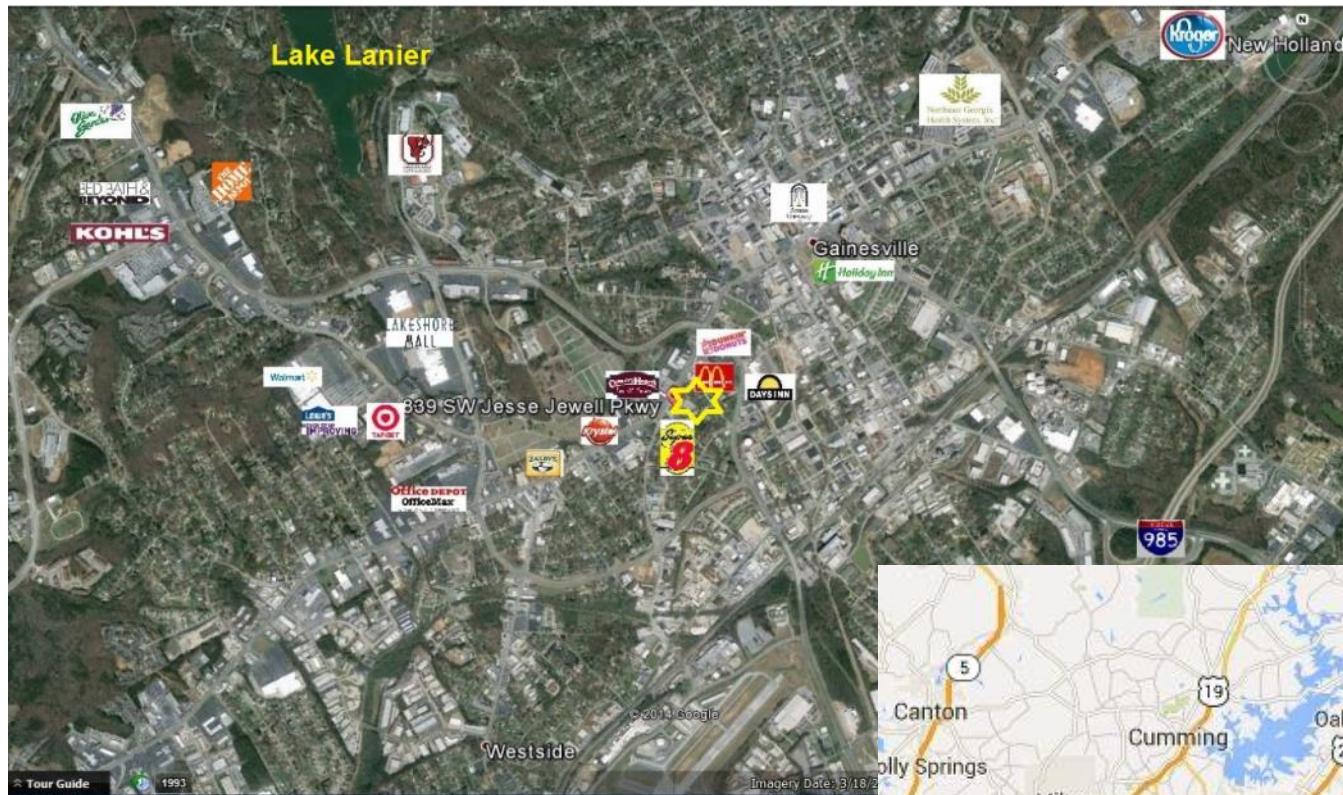


839 Jesse Jewell Parkway, SW Gainesville, GA 30501

- ◆ Great central retail location
- ◆ Zoned GB - possible uses - retail, office, hotel, restaurants, automotive....
- ◆ SEE ATTACHED hotel, retail, restaurant concept plan (Owner approved hotel)
- ◆ Billboard lease/income
- ◆ Daily traffic count 36,392 (Co-Star)
- ◆ Owner will divide property
- ◆ All utilities, level site, 3 street access
- ◆ [WHY GAINESVILLE ? VIDEO](#)
- ◆ Clean phase 1 & 2 environmental

More info and video at www.BrentHoffman.com

BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721



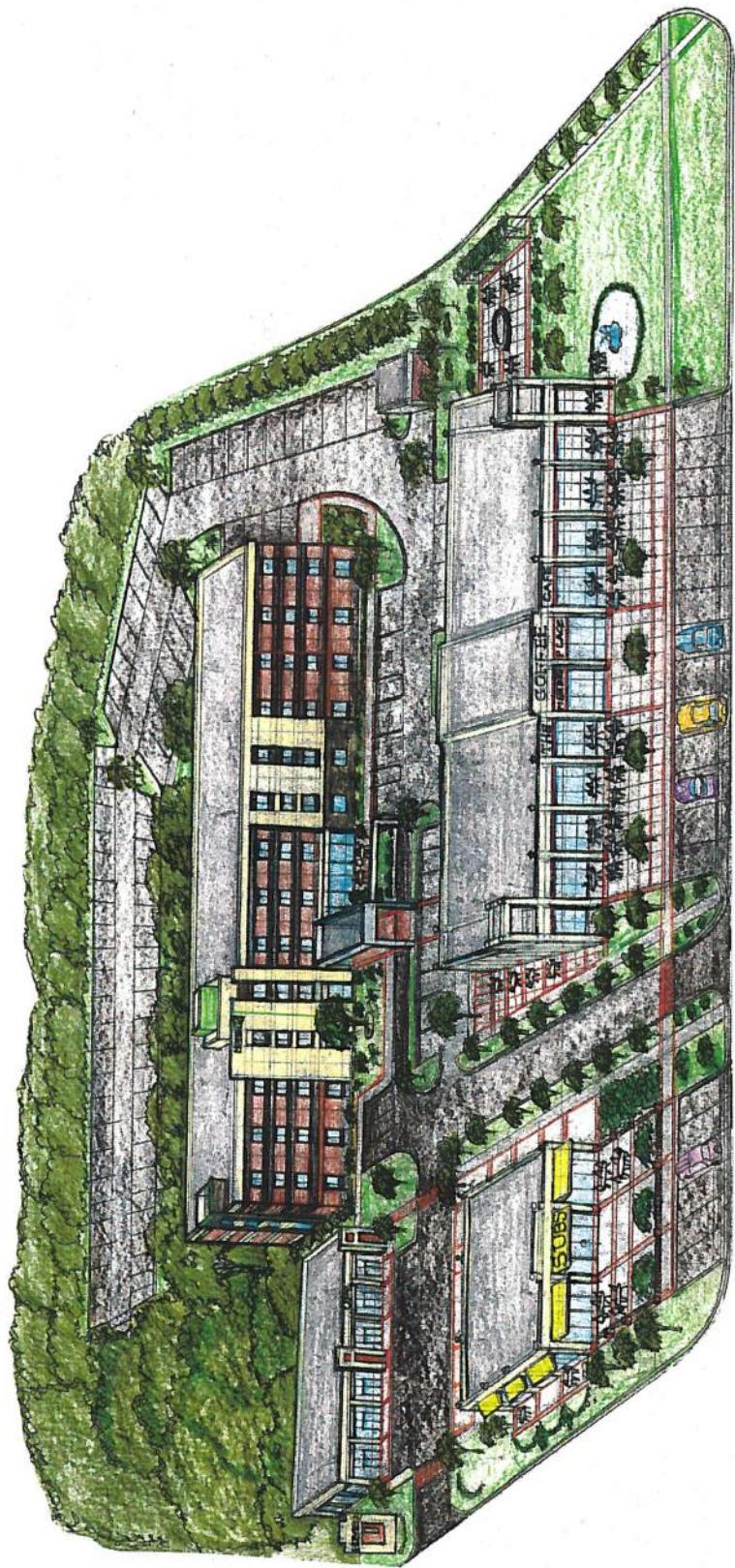
Directions: From Atlanta –North on I-985 to exit 20, GA-60/Candler Road.

Left at bottom of ramp towards Gainesville for 1.8 miles. Left on Jesse Jewell Parkway, SW for .02 miles, property on left.

Gainesville is a great place to work, live, & play!

- ◆ The Gainesville-Hall County **Metropolitan Statistical Area (MSA)** is among the top 50 fastest growing metros in the U.S. Total population is just under 200,000 with a daytime population in Gainesville, the county seat, exceeding 100,000 people.
- ◆ Gainesville-Hall County is a **business hub** that leads the region in trade, medicine, education, industry, retail, recreation and cultural pursuits.
- ◆ If the time is right to open or expand your business, Gainesville-Hall County is an ideal location. Our stable community, skilled workforce and unmatched quality of life is waiting with unlimited potential, just ask other Gainesville business owners.
- ◆ Gainesville-Hall County, Georgia maintains a stable business tax environment and offers attractive incentives to new and existing businesses to encourage the creation of new jobs and investment.
- ◆ **New retail includes: Academy Sports, Hobby Lobby, Chipotle Grill, Cook Out.....**

K|P|S



HOME 2
PROJECT ALBONA

NOTES:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN .45916 FEET, AND AN ANGLULAR ERROR OF .05 SECONDS PER ANGLE AND WAS ADJUSTED USING A LEAST SQUARE ADJUSTMENT. EQUIPMENT USED WAS A NIKON NPL-352.

THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN .106450 FEET.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES SHOWN HEREON, AND IS NOT INTENDED FOR ANY OTHER THIRD PARTY.

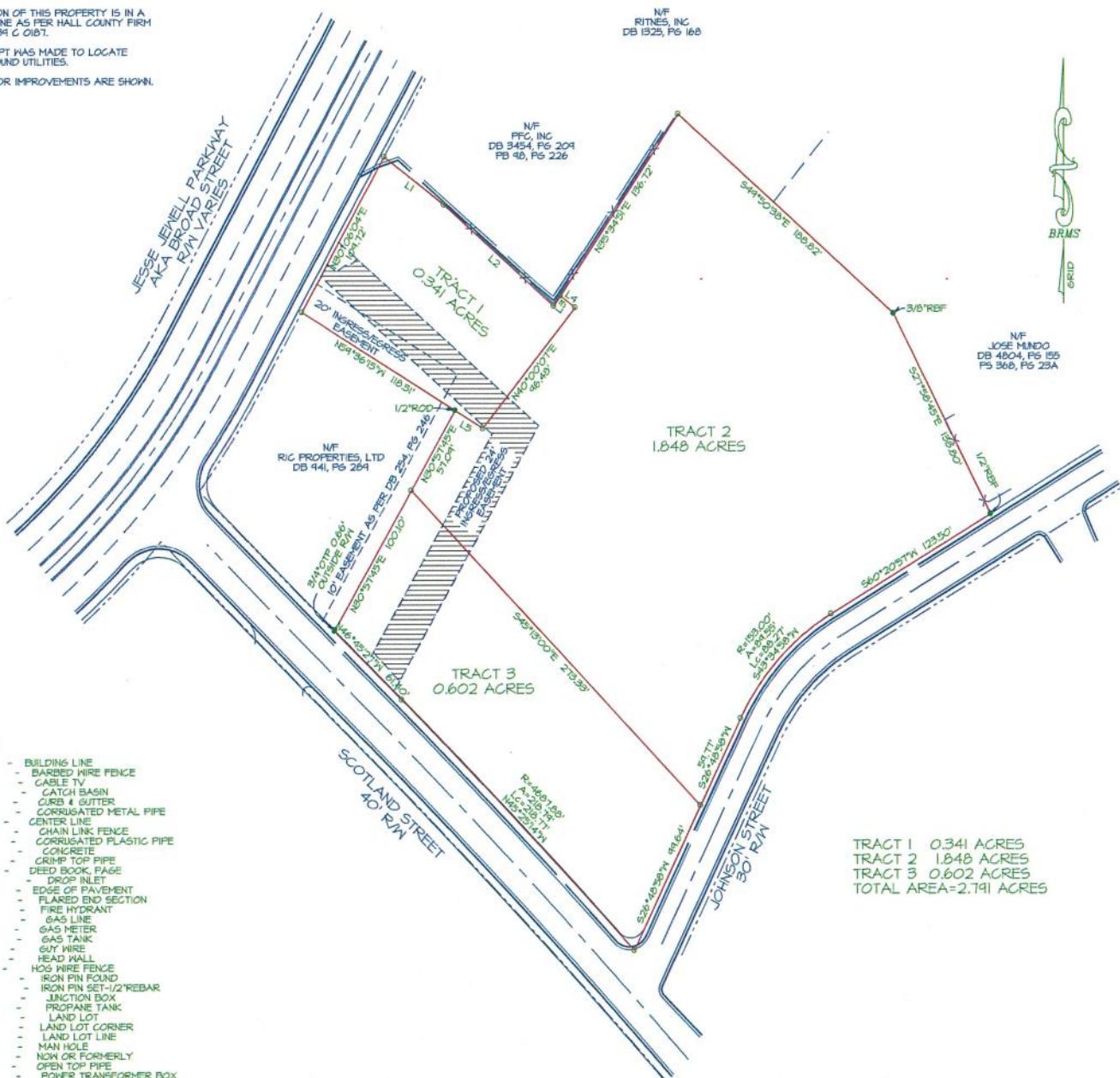
THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY, BUFFERS, AND EASEMENTS SHOWN OR NOT SHOWN.

NO PORTION OF THIS PROPERTY IS IN A FLOOD ZONE AS PER HALL COUNTY FIRM PANEL 13134 C 0187.

NO ATTEMPT HAS MADE TO LOCATE UNDERGROUND UTILITIES.

NO INTERIOR IMPROVEMENTS ARE SHOWN.

LINE	BEARING	DISTANCE
L1	N52°51'34"E	44.47'
L2	S44°57'14"E	46.16'
L3	N55°54'51"E	7.60'
L4	S54°25'04"E	12.16'
L5	N54°36'15"W	21.64'



LEGEND

- BUILDING LINE
- BARBED WIRE FENCE
- CABLE TV
- CATCH BASIN
- CURB & GUTTER
- COATED METAL PIPE
- CENTER LINE
- CHAIN LINK FENCE
- CORRUGATED PLASTIC PIPE
- CONCRETE
- DRAIN TIE PIPE
- DREDGE ROCK PAGE
- DROP INLET
- EDGE OF PAVEMENT
- FLARED END SECTION
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GAS TANK
- GUY WIRE
- HEAD WALL
- HOG FENCE
- IRON PIN FOUND
- IRON PIN SET-1/2" REBAR
- JUNCTION BOX
- PROPANE TANK
- LAND LOT
- LAND LOT CORNER
- LAND LOT LINE
- MAN HOLE
- NAIL OR FORMERLY
- OPEN TOWER
- OVERHEAD TRANSFORMER BOX
- OVER HEAD POLE
- PROPERTY LINE
- POWER POLE
- POWER & TELEPHONE POLE
- REINFORCED CONCRETE
- ROCK CORNER FOUND
- REINFORCED CONCRETE PIPE
- RIGHT-OF-WAY
- SQUARE FEET
- SANITARY SEWER
- SANITARY SEWER EASEMENT
- SEPTIC TANK
- TELEPHONE PEDALSTAL
- OVER HEAD TELEPHONE
- TELEPHONE GELCH MARK
- TELEPHONE POLE
- WATER LINE
- WOOD FENCE
- WATER FAUCET
- WATER METER
- WATER VALVE
- UNDERGROUND TELEPHONE
- UNDERGROUND POWER

REFERENCES:

- QUIT CLAIM DEED BETWEEN RANJIT K. PATEL, GRANTOR AND HUM, LLC, GRANTEE DATED SEPTEMBER 28, 2005 RECORDED IN DEED BOOK 5462, PAGE 542-543.
- CONSTRUCTION PLANS FOR BROAD STREET FROM GADOT, PROJ. # F 012-(5) DATED 1/14/83.

GRAPHIC SCALE 1"=50'



DATE: 10/15/07	ISSUE
SCALE: HORIZ. 1" = 50' VERT.	NO. DATE BY APPR.
SURVEYED: JAH/CE	1 REVISED INTO THREE TRACTS 4/17/08 JAH JAH
DRAWN: JAH	
CHECKED: JAH	
APPROVED: JAH	

SURVEY FOR

HUM, LLC

LOCATED IN THE
CITY OF GAINESVILLE,
HALL COUNTY, GEORGIA

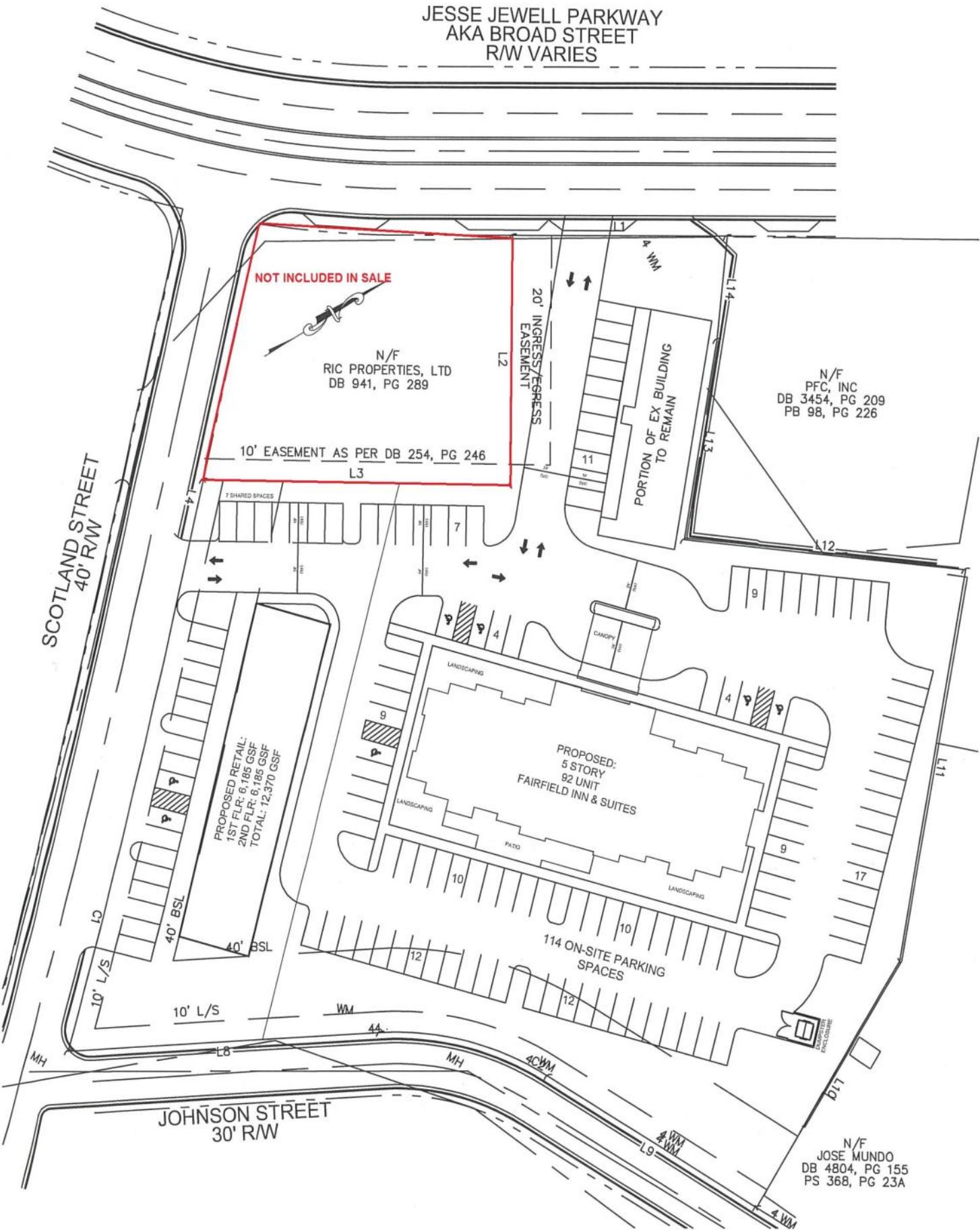
Blue Ridge Mountain
Surveying, Inc.

19 Nautical Point
Blairsville, Ga 30512
706-745-7061



Proposed site plan for a 5 story hotel, a 2 story retail center, and restaurant

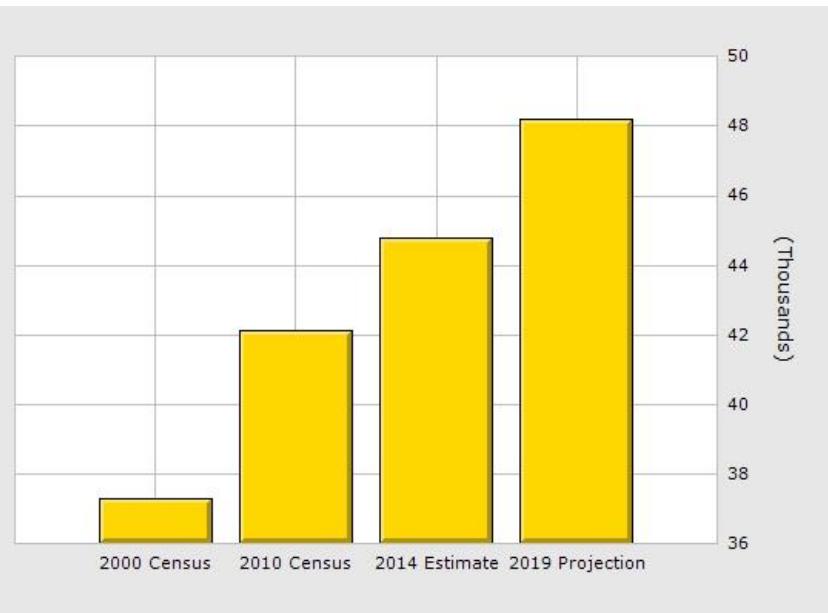
JESSE JEWELL PARKWAY
AKA BROAD STREET
R/W VARIES



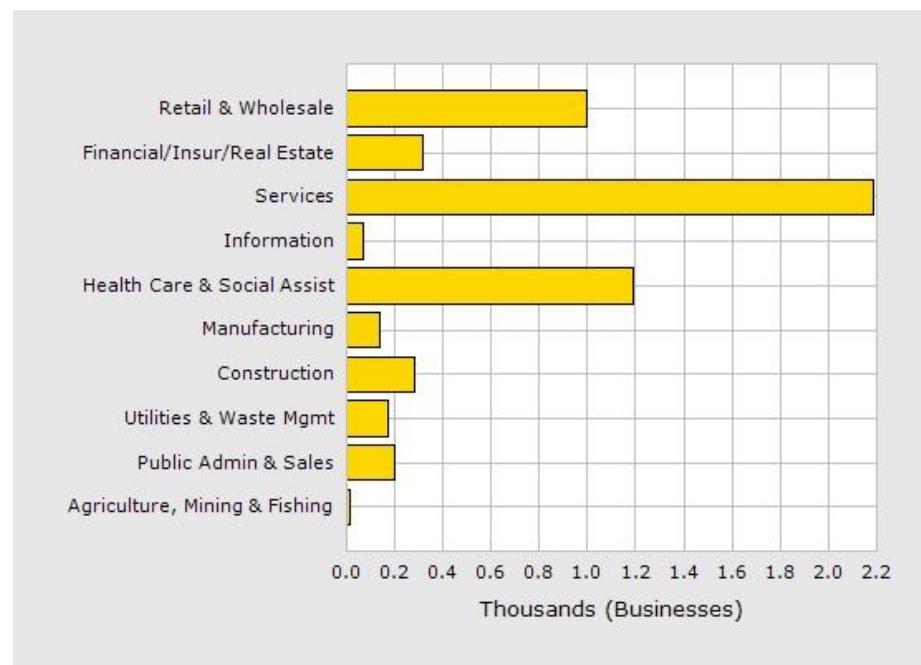
TOPO AND CURRENT SITE PLAN

JESSE JEWELL PARKWAY
AKA BROAD STREET
R/W VARIES

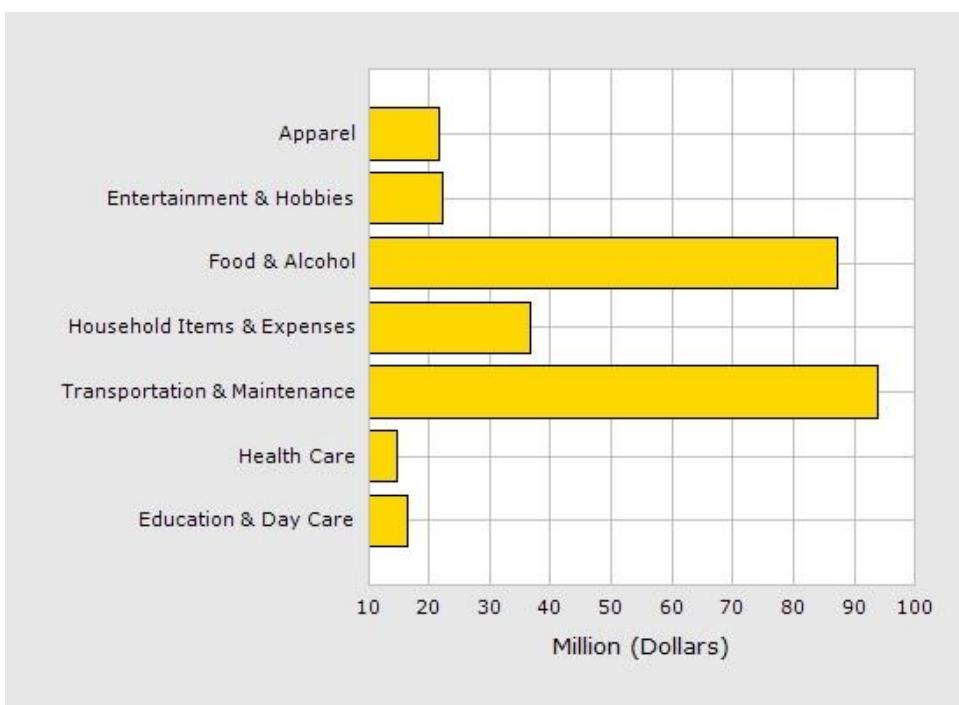




Population within a 3 mile radius



Businesses within a 3 mile radius



Spending within a 3 mile radius