



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR SALE

Signalized Corner
2 development lots (1.29 ac)
Oakwood, Hall County



4405 Mundy Mill Rd and 4310 Holiday Dr., Oakwood

Marketed By:

Brent Hoffman

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Brent Hoffman



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Property Information

Reduced to \$379,000



- ◆ Opportunities for—office, retail, investment
- ◆ Fast growing South Hall County
- ◆ Exploding retail corridor
- ◆ 2 lots—one is zoned C-1 and the other R-1. **Will sell subject to rezoning**
- ◆ 2 rental homes leased at \$800 each monthly
- ◆ **High traffic / lighted intersection**
- ◆ Across from CVS & Associated Credit Union
- ◆ Mundy Mill daily count of 22,100 & McEver 27,900 (2017 AADT)
- ◆ Approx. 2 miles to UNG
- ◆ Easy access to I-985 at exit 16/17

More info and video at: <http://www.brenthoffman.com/listings/I0305.html>



**Across from CVS
at corner**

**Chevron on
opposite corner**



**Associated Credit
Union across the street**



Property dimensions showing structures

Topo map



Utility lines—sewer just across the street

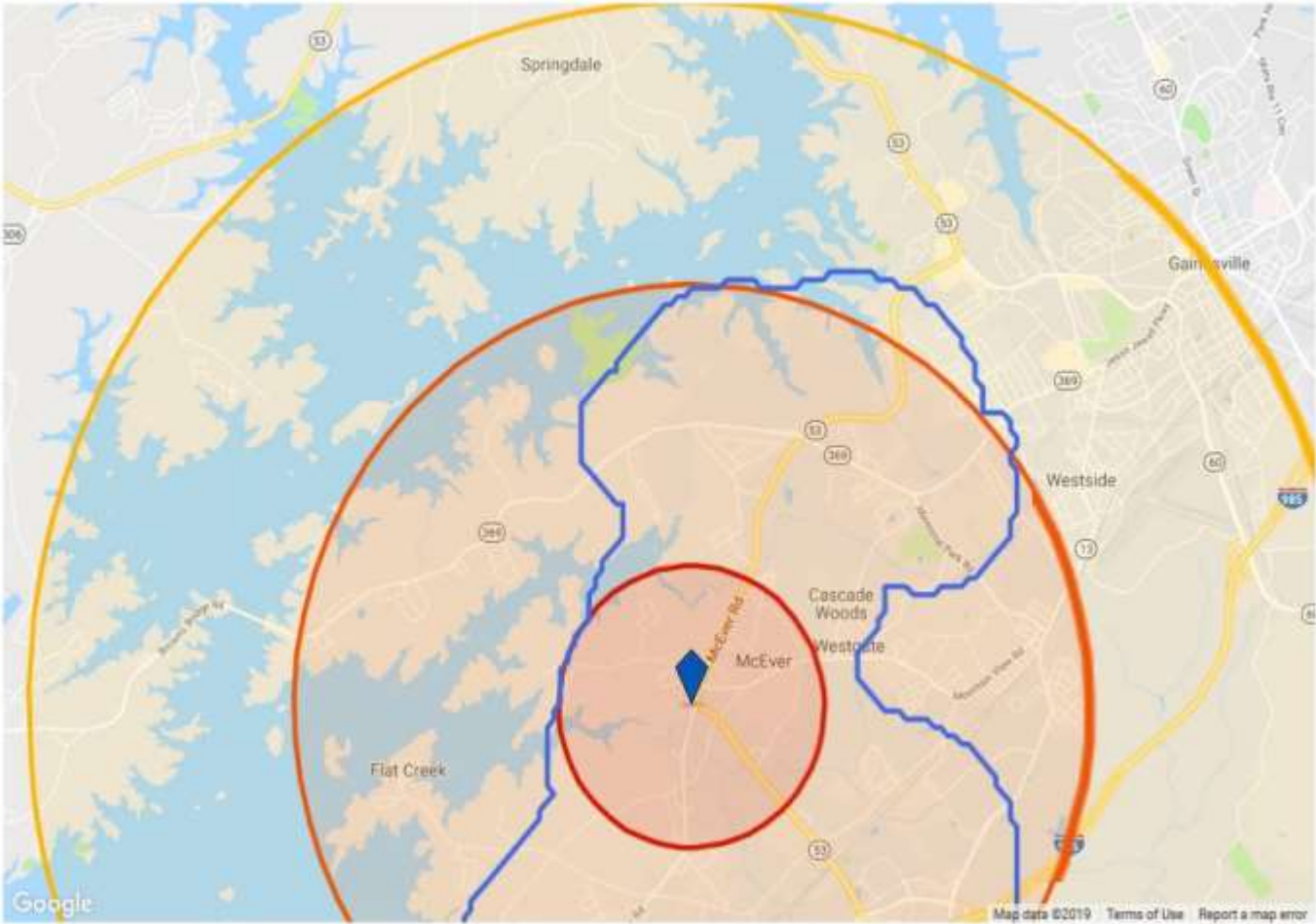


Area Demographics

Population	1 Mile	3 Mile	5 Mile
Total Population:	5,238	28,315	68,084
2024 Population:	5,760	30,268	73,181
Average Age:	37.4	34.3	34.6
Households			
2019 Total Households:	1,834	9,107	22,241
Average Household Income:	67,885	64,653	67,467
Total Consumer Spending	\$46 M	\$220.61 M	\$547.51 M

TRADE AREAS

1 mile
3 mile
5 mile
15 min drive



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



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Location Map

Retail Site

Oakwood, GA

**Corner of Mundy Mill Road &
McEver Road, Oakwood GA**



Convenient to the Atlanta market & Northeast Georgia.

North on I-85 to N on I-985. Exit 16/17 Oakwood—Mundy Mill Rd. Left at ramp towards Oakwood. Go 2.66 miles to McEver Rd. Property is on the Southeast corner.