



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

**COMMERCIAL DIVISION**

**FOR SALE**

# Commercial / Duplex Lot Great Visibility and access

**Concept plans for office/retail, medical & town homes**



**745 Summit Street @ Queen City Parkway, Gainesville**

**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.com [www.BrentHoffman.com](http://www.BrentHoffman.com)



**Brent Hoffman**



**BERKSHIRE HATHAWAY**  
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COMMERCIAL DIVISION

# Property Information

**Aggressively Priced at  
\$85,000**



- ◆ **Super lot with great visibility - 34,000+ cars daily on Queen City and easy I-985 access at exit 20**
- ◆ **Directly across from Gainesville police and fire headquarters**
- ◆ **Currently zoned R-2 - will sell subject to rezone, if needed**
- ◆ **100' frontage on Summit and 150' of depth deeded and another 143' plus for parking & storage on a 50 year easement**
- ◆ **Sewer / water on property**
- ◆ **Numerous concept plans attached - Office/Retail, Medical & Town Homes**

More pictures and information at: <https://www.brenthoffman.com/listings/10087.html>

**NOTES:**  
 EXAMINEE USED FOR UNDERSTANDING  
 TRACTS CITE 201.

IN WRITING, THE PART IS A CORRECT  
 REPRESENTATION OF THE LAND SURVEY &  
 HAS BEEN PREPARED IN CONFORMANCE WITH THE  
 RULES AND REGULATIONS AND REQUIREMENTS OF LAW.

TRACT - 1: 0.17 ACRES  
 AREA: TRACT - 2: 0.18 ACRES  
 TRACT - 3: 0.23 ACRES

THE SURVEY HAS NOT BEEN MADE FROM THE  
 ORIGINAL RECORDS AND THEREFORE THE  
 AREA REPRESENTED BY THIS SURVEY  
 MAY BE DIFFERENT FROM THAT WHICH  
 WOULD BE DERIVED.

THE SURVEY HAS BEEN MADE FROM THE  
 BEST AVAILABLE RECORDS AND THE  
 AREA REPRESENTED BY THIS SURVEY  
 IS AS NEAR AS POSSIBLE TO THE  
 ORIGINAL RECORDS AND THEREFORE THE  
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 WOULD BE DERIVED.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN  
 THE 11,000-SQ. FT. ZONING DISTRICT OF THE CITY OF  
 GAINESVILLE, FLORIDA, AND IS SUBJECT TO THE  
 ZONING ORDINANCES OF SAID CITY.

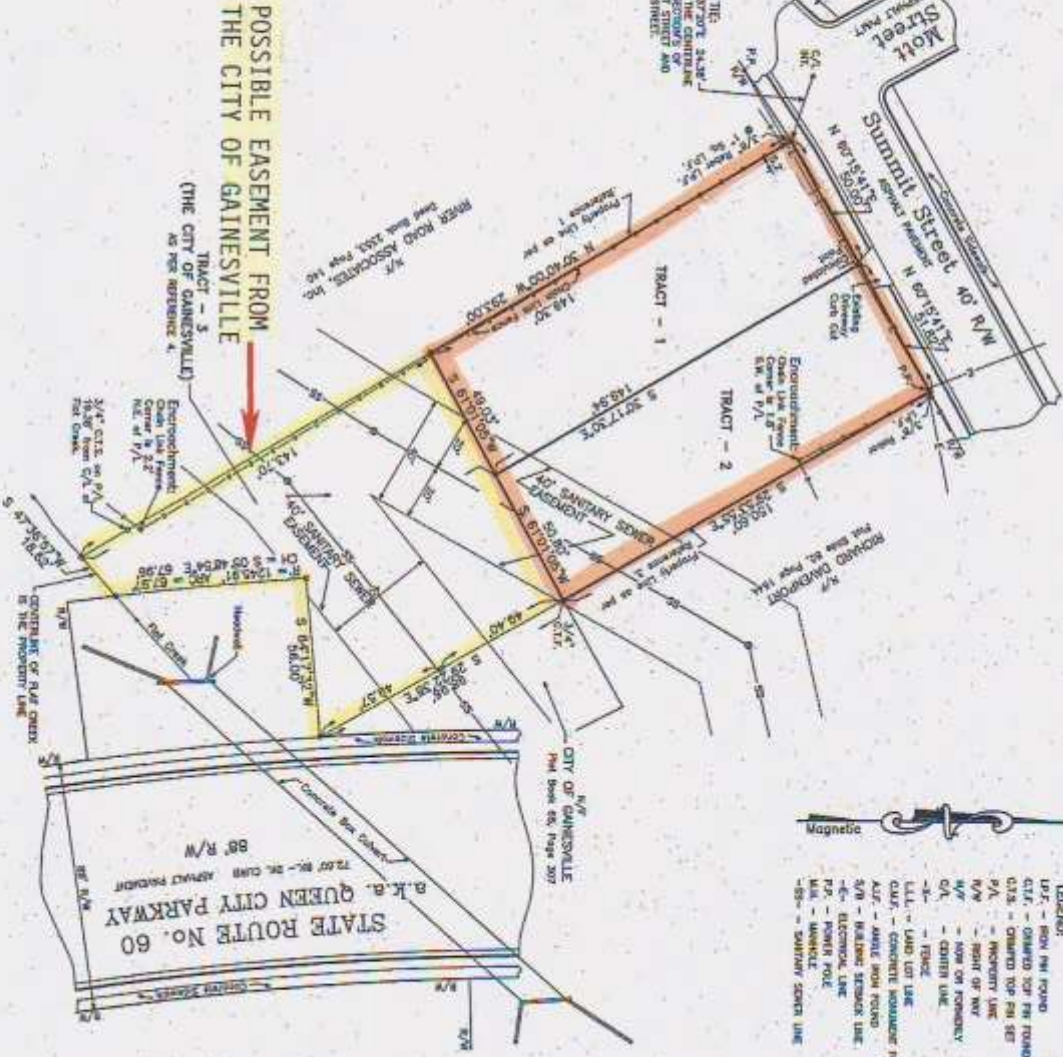
UNLESS SHOWN OTHERWISE, ALL DISTANCES  
 ARE IN FEET AND DECIMALS THEREOF.  
 ALL DISTANCES ARE TO BE MEASURED  
 ALONG THE CENTER LINE OF THE  
 ROAD OR RAILROAD UNLESS OTHERWISE  
 SPECIFIED.

**REFERENCES:**

- 1 - Limited Survey Deed from Fred, Individual Deed of Georgia to Shaw First Associates, Inc., dated March 19, 1920, and recorded in Deed Book 2253, Page 340, Hall County Deed Records.
- 2 - Survey Deed from Donald C. James to Donald C. James, Alfred C. Oak, Helen M. Auer, Dora M. Oak, and John C. Stanley, dated August 16, 1925, and recorded in Deed Book 857, Page 501, Hall County Deed Records.
- 3 - Plat of survey for Richard Swanson, dated September 15, 1931, by Donald McKee Associates, Inc., and recorded in Plat Book 154, Page 154, Hall County Plat Records.
- 4 - Survey Deed from Donald C. James to the City of Gainesville, dated August 15, 1931, and recorded in Deed Book 872, Page 214, Hall County Deed Records.

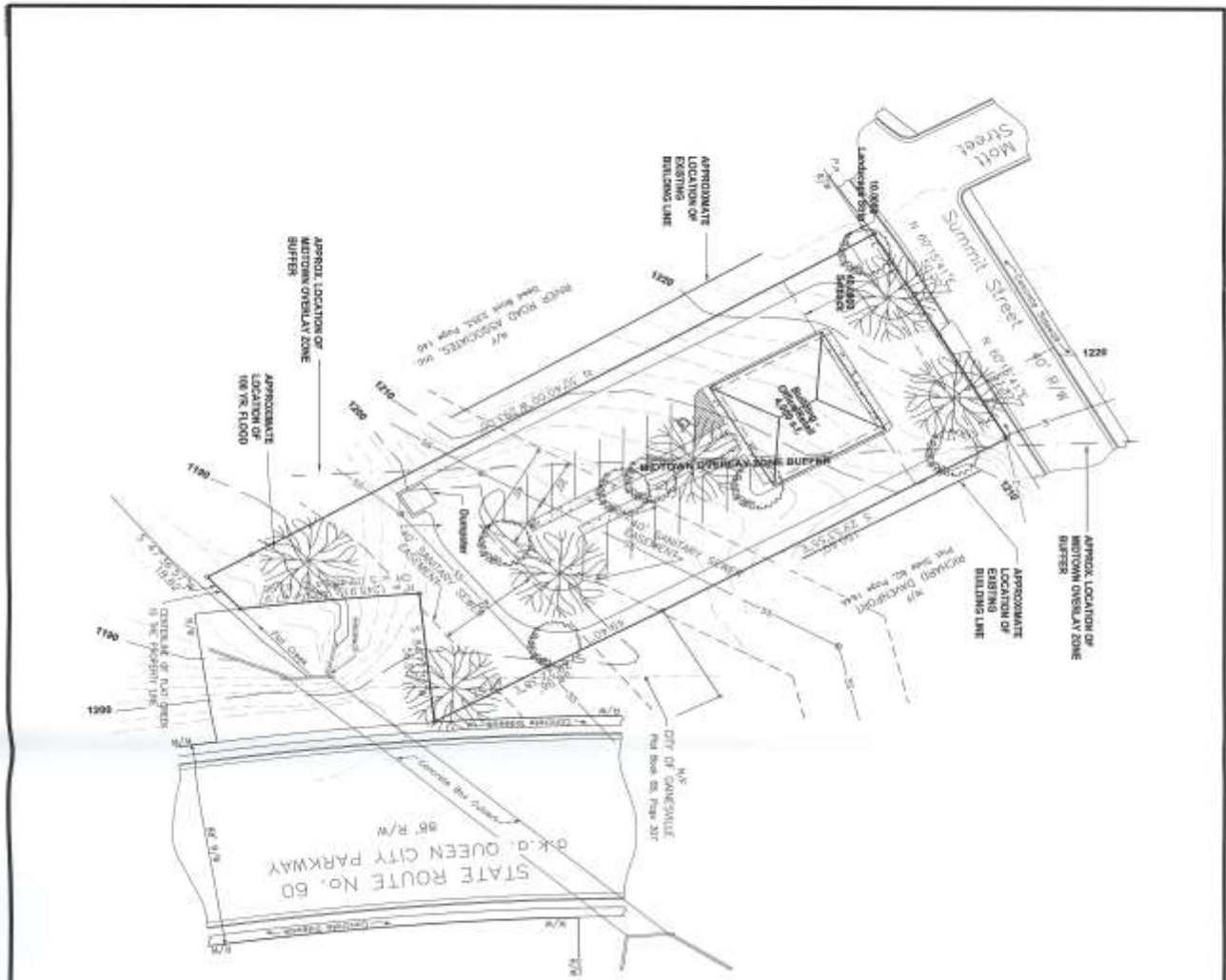
**GRANTOR:**  
**ROBERT HOWARD**  
 -OR-  
**TONY McGUIRE**  
 (REV. DEED BOOK 4430, PAGES 222 - 224)

**LAND LOT - 153, 9th LAND DISTRICT**  
**HALL COUNTY, GEORGIA**  
**SCALE: 1" = 20'** SURVEY DATE: 5 - 10 - 1988  
**RENGED PLAT DATE: 02 - 01 - 2006 (TO SHOW TRACT - 3)**  
**GRAPHIC SCALE - FEET**



**PATTON - BOYER INC.**  
 Registered Design Land Surveyors  
 808 ATLANTA HIGHWAY  
 Gainesville, GA, 32601  
 Phone (770) 533 - 8482  
 JN, 99 - 231.01

# OFFICE RETAIL PLANS



## CONCEPTUAL PLAN

### DEVELOPMENT INFORMATION

Area: 0.58 Ac.  
 Zoning: General Business (GB)  
 Overlay District: Midtown  
 Setbacks:  
 Front: 40'  
 Side: 0'  
 Rear: 0'  
 Impervious Cover:  
 Maximum Allowed: 75%  
 Actual: 60%  
 Building:  
 Use: Office/Retail  
 Area: 4,000 sq. ft.  
 Stories: 2  
 Parking:  
 Required: 1 per 300 s.f. = 13  
 Actual: 15  
 Handicap: 1  
 Bicycle: 2  
 10' parking setback for front parking  
 Landscaping:  
 Street trees required every 40' frontage  
 Landscape strips shall be planted with small trees, shrubs, and groundcovers

**OWNER: TONY MCGUIRE**  
**PHONE: (404) 925-8994**

**BRENT HOFFMAN**  
 SENIOR PROJECT MANAGER  
 COMMERCIAL & ENVIRONMENTAL  
 "White Fox Mill II 566"  
 320 West Economy Street  
 Gainesville, GA 30606  
 Property Mgr: www.brenthoffman.com



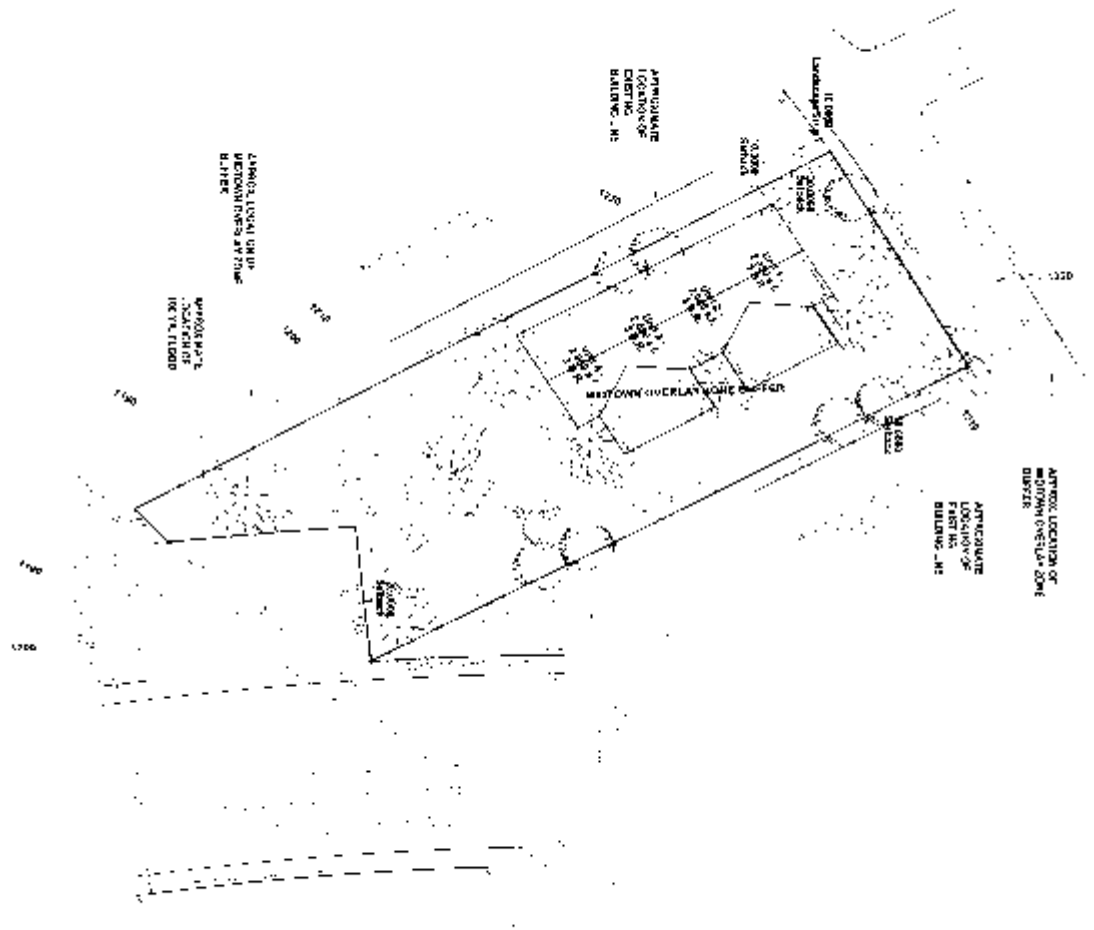
**Concept One - Office/Retail**  
**McGuire - Summit Street**  
 L.L. 153 9th District  
 Gainesville, Georgia



**Rick Freeland Landscape Architects**  
 3522 Old Duckett Mill Road Gainesville, Georgia 30606  
 Phone: (978) 897-1578 Fax: (770) 532-7647



# #3 TOWN HOMES



APPROXIMATE LOCATION OF PROPOSED BUILDING - #1

APPROXIMATE LOCATION OF PROPOSED BUILDING - #2

APPROXIMATE LOCATION OF PROPOSED BUILDING - #3

APPROXIMATE LOCATION OF PROPOSED BUILDING - #4

APPROXIMATE LOCATION OF PROPOSED BUILDING - #5

## CONCEPTUAL PLAN

### DEVELOPMENT INFORMATION

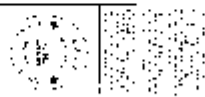
Acre: 0.58 Ac.  
 Zoning: PUD (R-II underlying)  
 Overlay District: Midtown  
 Setbacks:  
 Front: 30'  
 Side: 10'  
 Rear: 20'  
 Impervious Cover:  
 Maximum Allowed: 75%  
 Actual: 48%  
 Building:  
 Use: Residential Attached (Town Homes)  
 Unit Area: 2,090 sq. ft.  
 Building Area: 8,320 sq. ft.  
 Stories: 2  
 Parking:  
 Requirement: 2 per unit, plus 0.2 per unit for guests = 8.8  
 Actual: 12  
 Handicap: 1  
 Bicycle: 2  
 10' parking setback for front parking  
 Landscaping:  
 Street trees required every 40' frontage  
 Landscape strips shall be planted with small trees, shrubs, and groundcovers

OWNER: TOWY MCGUIRE  
PHONE: (404) 925-9994



RSF	RSF
RSF	RSF
WZNS	WZNS
05110	05110
1.5 2A	1.5 2A

**Concept Three - Town Homes**  
**McGuire - Summit Street**  
 11161 9th District  
 Gannville, Recgov



**Rick Freeland Landscape Architects**  
 3529 Old (Rocky) Mill Road Gainsville, Georgia 30606  
 Phone: (816) 697-1575 Fax: (770) 532-3667

