



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

**COMMERCIAL DIVISION**

# FOR SALE

**1.49 acre Pin Corner**

**NOT your typical lot—fully improved  
triple road frontage**

**Hwy 365 at Wilbanks Road**

**Adjacent to planned 580 unit subdivision  
and Dairy Queen**



**3399 Hwy 365, Baldwin, GA**

Marketed By:

**Brent Hoffman**

Berkshire Hathaway Home Services GA Properties  
500 Jesse Jewell Pkwy., SE Suite 300  
Gainesville, GA 30501  
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# Property Information

## Priced to sell!



Adjacent to Dairy Queen in North Georgia!

- ◆ 1.49 roughed graded acres
- ◆ Full survey—engineering
- ◆ All utilities—including sewer
- ◆ Cross Easements already paved
- ◆ Deed restricted against similar restaurants—[call me](#)

- ◆ Clean Phase I & II Environmental
- ◆ De-cel lane & sign easements in place
- ◆ Protective Covenants
- ◆ **2019 Daily traffic counts =28,600**
- ◆ Possible uses: Convenient store, retail, office.....

For a complete list of covenants/easements/engineering plans

Please visit <http://www.brenthoffman.com/listings/l0008.html>

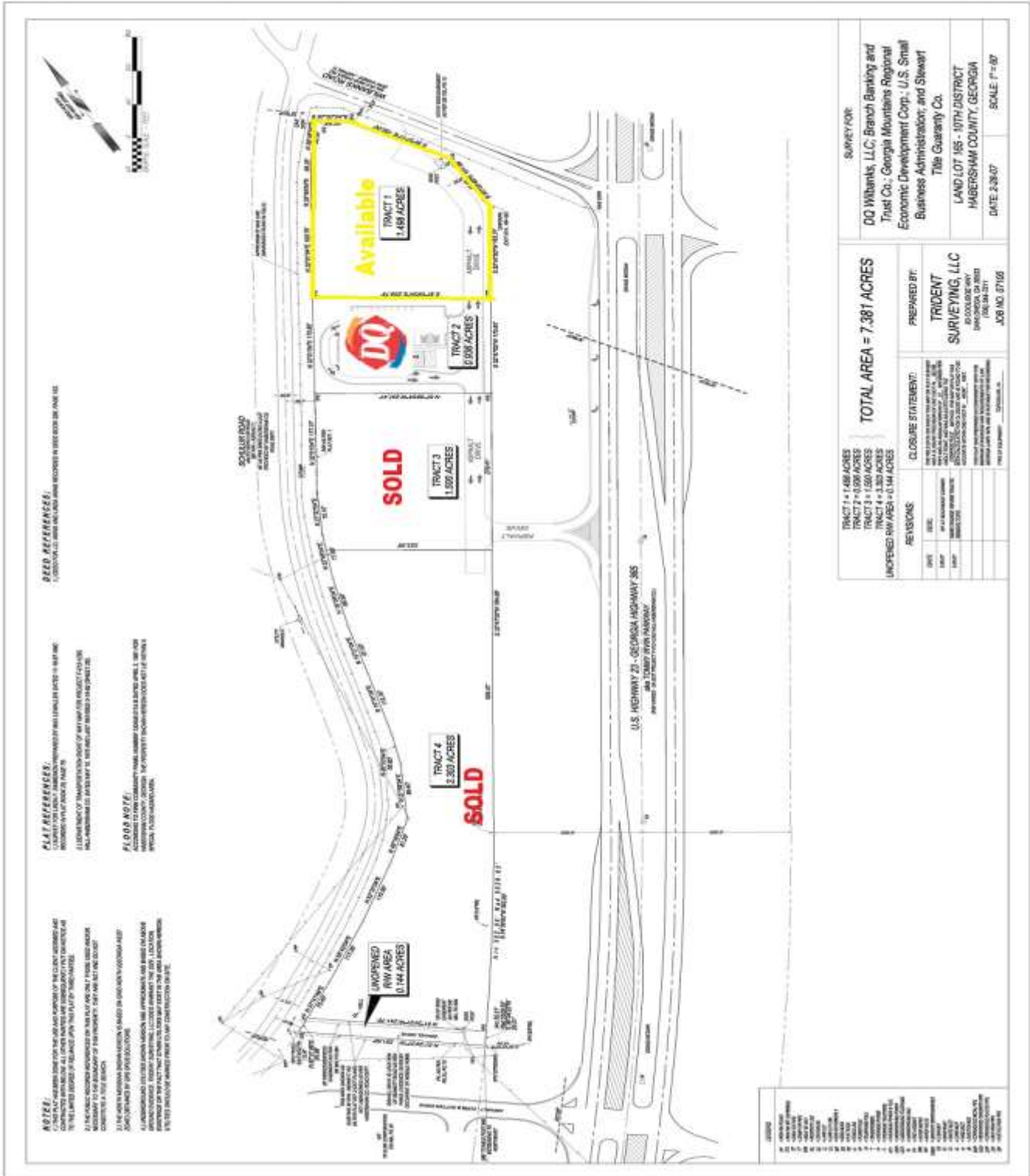




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# Property Plat

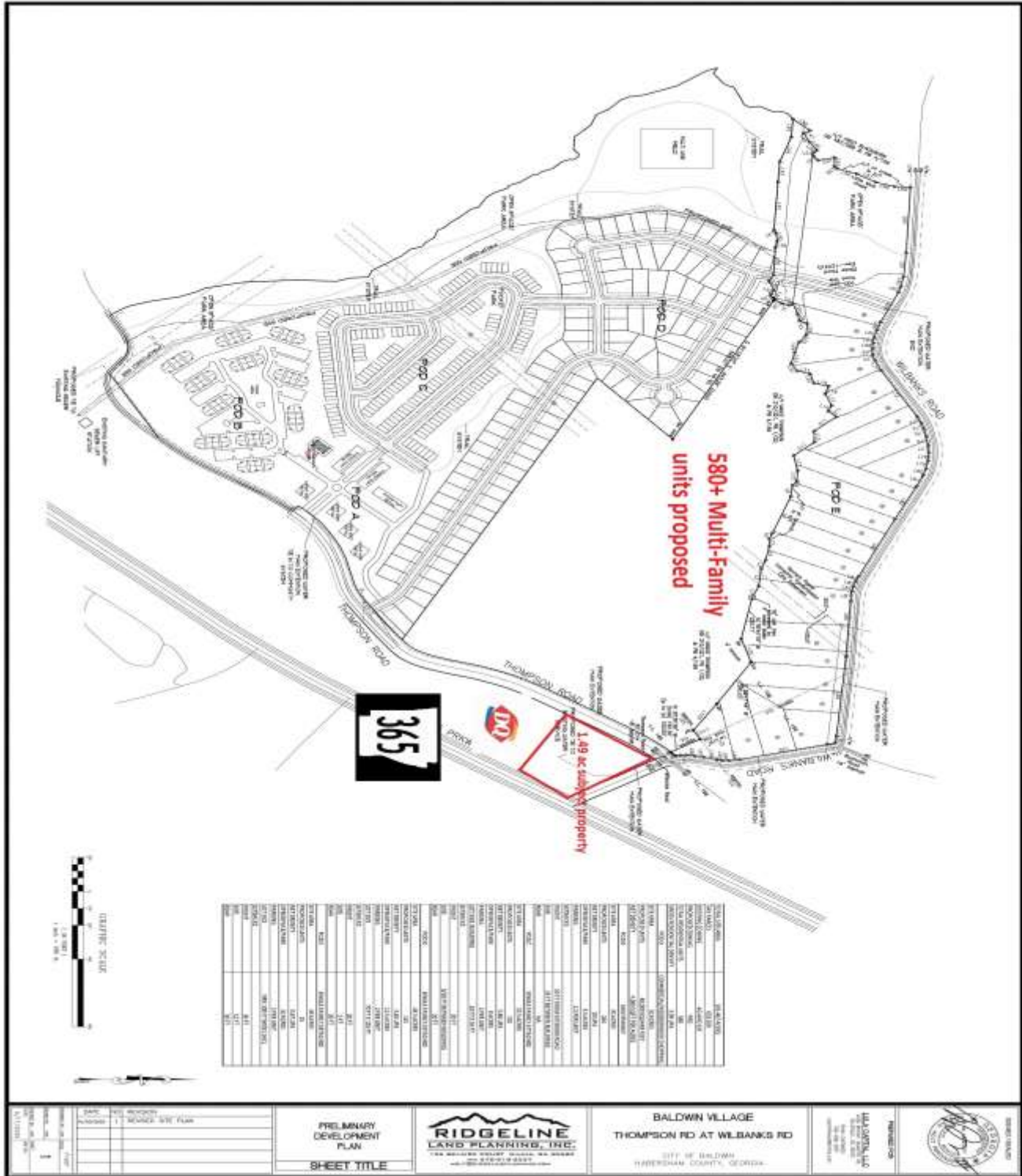




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# New 580+ unit mixed used subdivision



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

## Commercial Site

**Alto, GA**



Convenient to the Atlanta market & North Georgia mountains.

I-985 North. Road becomes GA Hwy 365. Proceed approximately 17 miles. Property at the corner of GA Hwy 365 and Wilbanks.