



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR SALE

**1.69 ac Development opportunity
with potential of up to 3.12 acres
Downtown Gainesville
NEXT TO NEW QUIKTRIP**



Federal Opportunity Zone

Mid-Town TAD



535 Gordon Ave., Gainesville, GA

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
www.BrentHoffman.com





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Property Information

1.69 ac \$1,125,000



- ◆ **Just off Jesse Jewell Pkwy & Queen City Parkway**
- ◆ **Opportunity Zone**
[Click here for Gainesville's Federal Opportunity information](#)
- ◆ **Midtown Overlay District**
[Non-residential property development standards](#)
- ◆ **TAD Boundary Map**
[Midtown Tax Allocation District](#)

- ◆ **Zoned General Business**
- ◆ **High visibility 37,200+ cars daily (2016 GA DOT) at nearby lighted Intersection** 
- ◆ **3 sided road frontage w/ 790+ feet**
- ◆ **High growth area projected at 10+%**
- ◆ **Call me for additional information**
770-533-6721

Property Webpage <https://www.brenthoffman.com/listings/l0082.html>

Gainesville is POPPING !!

The 6.8-acre site at the end of the pedestrian bridge would become home to 220 apartments and 10,000 square feet of retail space, according to plans submitted by Terwilliger Pappas. (see City View Lot site)

The second phase of the project will put 180 apartments and 5,000 square feet of retail space at the 4-acre site where the Hall County Jail once sat at the intersection of Main and Parker streets. (see Midtown City block)

Read full article at:

<https://www.gainesvilletimes.com/news/city-announce-developers-land-end-pedestrian-bridge/>



Potential Assemblage



Property Demographics

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	12,345	44,278	75,143
2024 Population:	13,639	47,406	80,754
Pop Growth 2019-2024:	10.48%	7.00%	7.47%
Average Age:	30.30	33.10	35.10
Households			
2019 Total Households:	3,685	13,562	23,980
HH Growth 2019-2024:	10.01%	6.84%	7.35%
Median Household Income:	\$34,999	\$41,712	\$46,619

Source: CoStar 2019

Walking distance to Gainesville Square and the new mixed use projects being developed. Across the street from Brenau University's Downtown Center



*THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

*IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

*I HAVE CONSULTED THE F.I.B.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 1313602187F DATED 8/29/2008 AND IN MY OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA.

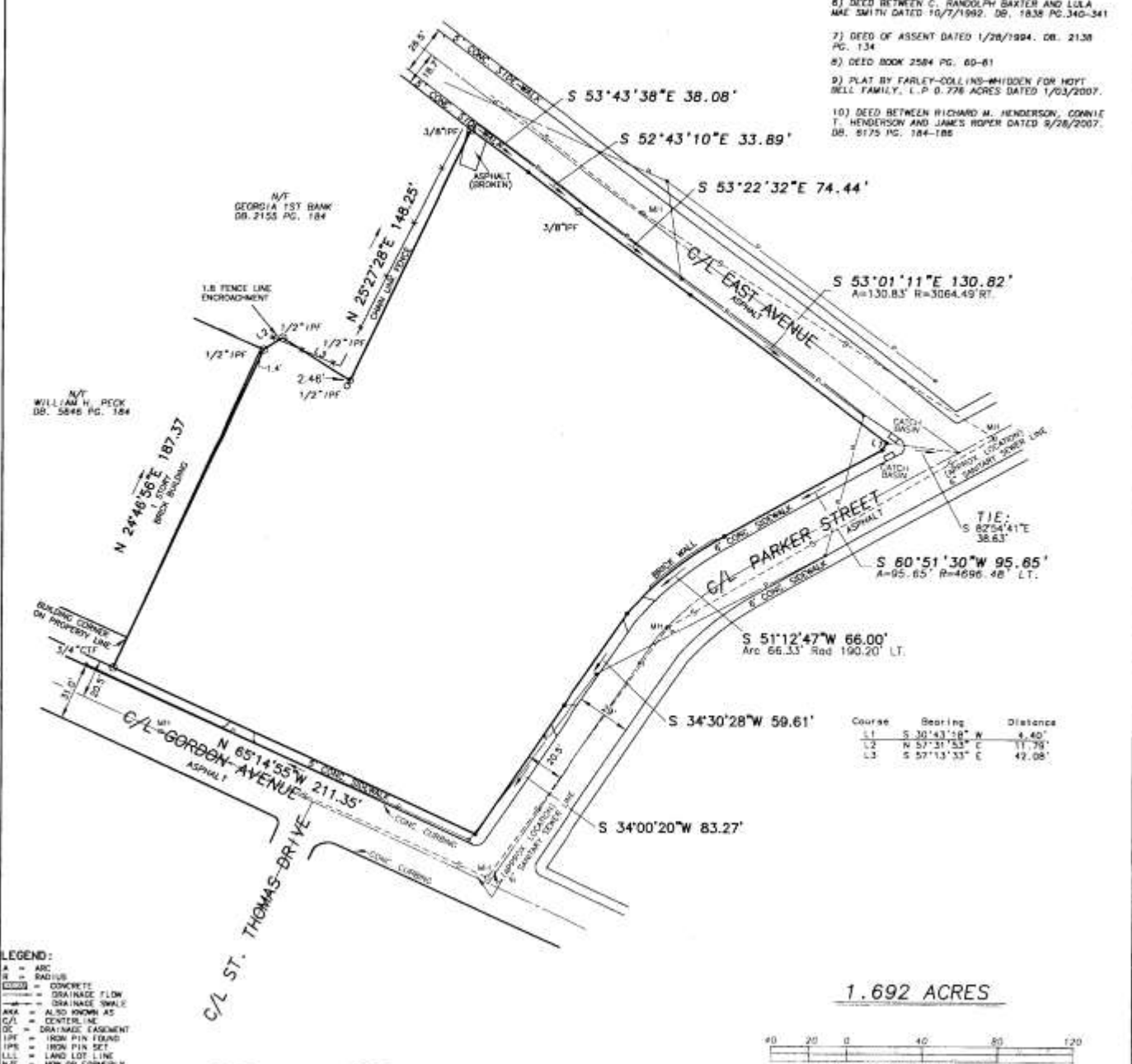
NOTES:

- 1) PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE WHICH BEARS S 25°27'28"W AS SHOWN ON THE REFERENCED PLAT NO. 1.

FIELD SURVEY ERROR OF CLOSURE	1:18635
ANGULAR ERROR PER ANGLE POINT	00'00"02"
INSTRUMENT USED	TOPCON DPT 3003
ADJUSTED BY	LEAST SQUARES
PLAT ERROR OF CLOSURE	1:144701

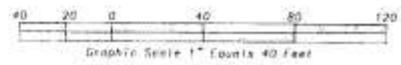
REFERENCES:

- 1) PLAT BY HENRY GRADY JARRARD GRIS FOR GEORGIA FIRST BANK DATED 3/9/1894 AND REVISED 8/22/1906.
- 2) DEED BETWEEN SAMUEL L. OLIVER AND JAMES R. SHELTON DATED 12/7/1981 AND RECORDED IN DB. 282 PG. 987-988.
- 3) BOUNDARY LINE AGREEMENT BETWEEN GEORGIA FIRST BANK AND JAMES R. SHELTON RECORDED IN DB. 2933 PG. 259.
- 4) PLAT BY FARLEY-COLLINS-WHIDDEN FOR BRANCH BANKING & TRUST COMPANY D. 267 ACRES DATED 8/23/2003.
- 5) PLAT BY HENRY GRADY JARRARD FOR RANDOLPH BAXTER DATED 7/8/1987.
- 6) DEED BETWEEN C. RANDOLPH BAXTER AND LOLA MAE SMITH DATED 10/7/1992. DB. 1838 PG. 340-341.
- 7) DEED OF ASSENT DATED 1/28/1994. DB. 2138 PG. 134.
- 8) DEED BOOK 2584 PG. 60-61.
- 9) PLAT BY FARLEY-COLLINS-WHIDDEN FOR HOYT BELL FAMILY, L.P. 0.778 ACRES DATED 1/03/2007.
- 10) DEED BETWEEN RICHARD M. HENDERSON, CONNIE T. HENDERSON AND JAMES WOPEN DATED 8/28/2007. DB. 3175 PG. 184-185.



Course	Bearing	Distance
L1	S 30°43'58\" W	4.40'
L2	N 57°31'33\" E	11.79'
L3	S 57°13'33\" E	49.08'

1.692 ACRES



- LEGEND:**
- A = ARC
 - R = RAD IUS
 - CONC = CONCRETE
 - DFLOW = DRAINAGE FLOW
 - DSW = DRAINAGE SWALE
 - AKA = ALSO KNOWN AS
 - C/L = CENTER LINE
 - DC = DRAINAGE EASEMENT
 - IPF = IRON PIN FOUND
 - IPR = IRON PIN SET
 - LLL = LAND LOT LINE
 - N/T = NEW OR FORMERLY
 - N/W = RIGHT OF WAY
 - S = SANITARY SENCER
 - S/B = BUILDING SETBACK
 - F = FENCE
 - G = GAS LINE
 - P = POWER LINE
 - T = TELEPHONE LINE
 - W = WATER LINE
 - CIT = CRIMPED TOP PIN FOUND
 - CMF = CONCRETE MOUNT FOUND
 - 100 = CONTOUR ELEVATION
 - +100.00 = ELEVATION AT "A"
 - PS = POWER BOX
 - LS = LIGHT STANDARD
 - MH = MAN HOLE



PREPARED BY: FARLEY-COLLINS-WHIDDEN ASSOC. P.O. BOX 731 770-532-1001 1856 THOMPSON BRIDGE ROAD, SUITE # 11 GAINESVILLE, GA. 30501	DATE: 4/24/2008 JOB #: C2713 SCALE: 1"=40'	SURVEY FOR: ROBSON CROSSING, LLC. LOCATION: CITY OF GAINESVILLE HALL COUNTY, GEORGIA
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Location Map



North on I-985 to exit 20.
Left towards Gainesville
Queen City Pkwy 2.2
miles to Jesse Jewell
Pkwy . Make right Go to
2nd street and turn right
on East Ave. Property is
on the right.

Convenient to North
Georgia mountains and
the Atlanta market

