



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
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Property Information

Reduced to \$75,000



- ◆ **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 W/ GEORGIA, THE PART IS A CORRECT
 REPRESENTATION OF THE LAND SURFACE &
 HAS BEEN PREPARED IN CONFORMANCE WITH THE
 SURVEYING AND RECORDING ACTS OF 1912.

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

THE SURVEY HAS NOT BEEN MADE FROM THE
 ORIGINAL RECORDS BUT FROM THE BEST
 AVAILABLE RECORDS AND THE SURVEYOR
 HAS NOT BEEN ADVISED OF ANY
 CHANGES IN THE RECORDS SINCE
 THE SURVEY WAS MADE.

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 THE SURVEY WAS MADE.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN
 THE CITY OF GAINESVILLE, FLORIDA, AND IS
 SUBJECT TO THE CITY'S ZONING ORDINANCES.
 THE SURVEYOR HAS BEEN ADVISED OF THE
 CITY'S ZONING ORDINANCES AND HAS
 CONFORMED THEREWITH.

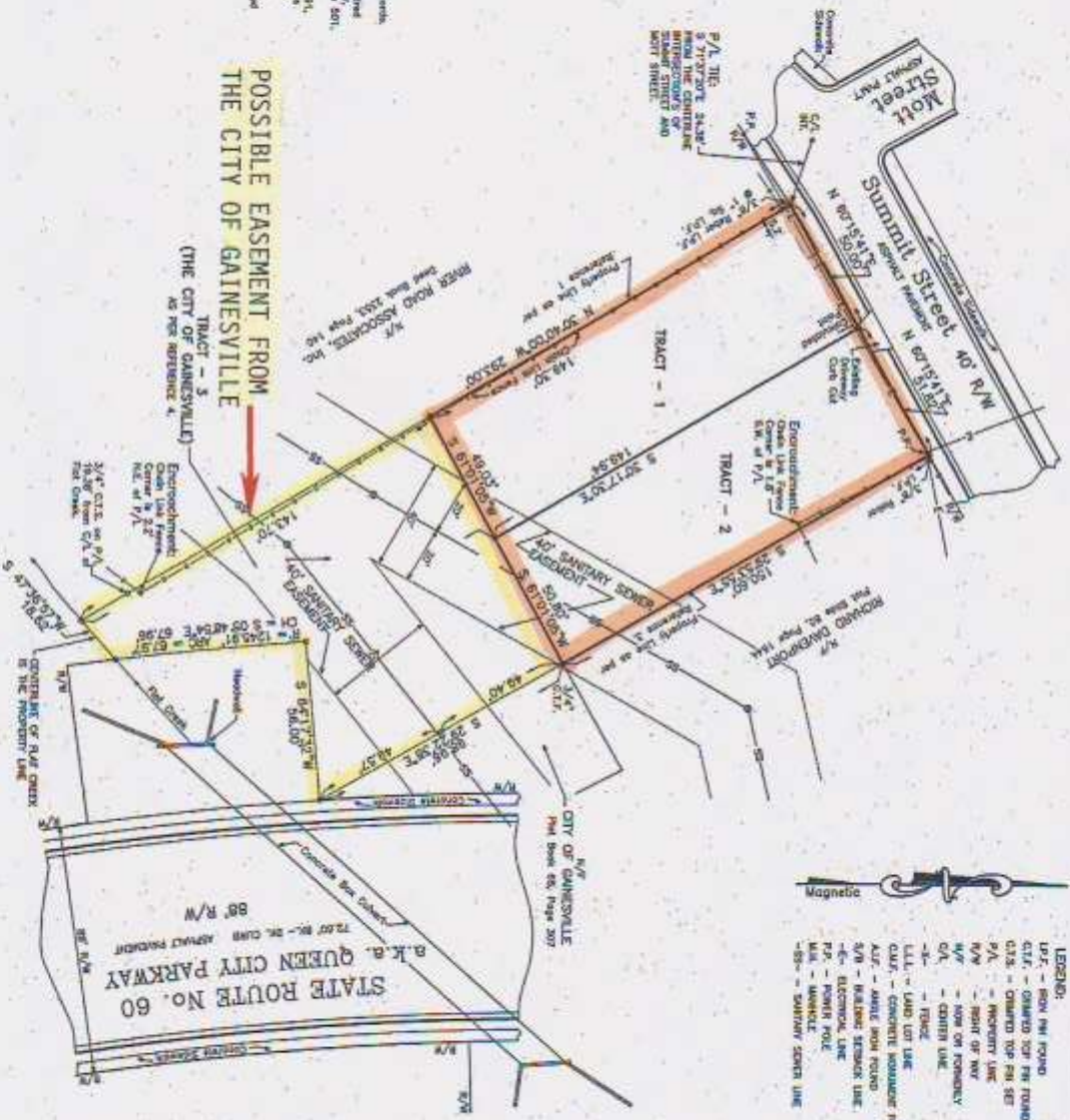
UNLESS SHOWN OTHERWISE, ALL DISTANCES
 ARE IN FEET AND DECIMALS THEREOF.
 THE SURVEYOR HAS BEEN ADVISED OF THE
 CITY'S ZONING ORDINANCES AND HAS
 CONFORMED THEREWITH.

REFERENCES:

- 1 - Limited Survey of the Property of the City of Georgia
 by the State Surveyor, dated March 15, 1900, and
 recorded in Deed Book 2551, Page 140, Hall County Deed Records.
- 2 - Survey of the Property of the City of Georgia, dated
 March 15, 1900, by the State Surveyor, and recorded in
 Deed Book 2551, Page 140, Hall County Deed Records.
- 3 - Plat of Survey for Richard S. Jones, dated September 15, 1914,
 by the State Surveyor, and recorded in Deed Book 857,
 Page 501, Hall County Deed Records.
- 4 - Survey of the Property of the City of Gainesville,
 Florida, by the State Surveyor, dated September 15, 1914,
 and recorded in Deed Book 857, Page 501, Hall County
 Deed Records.

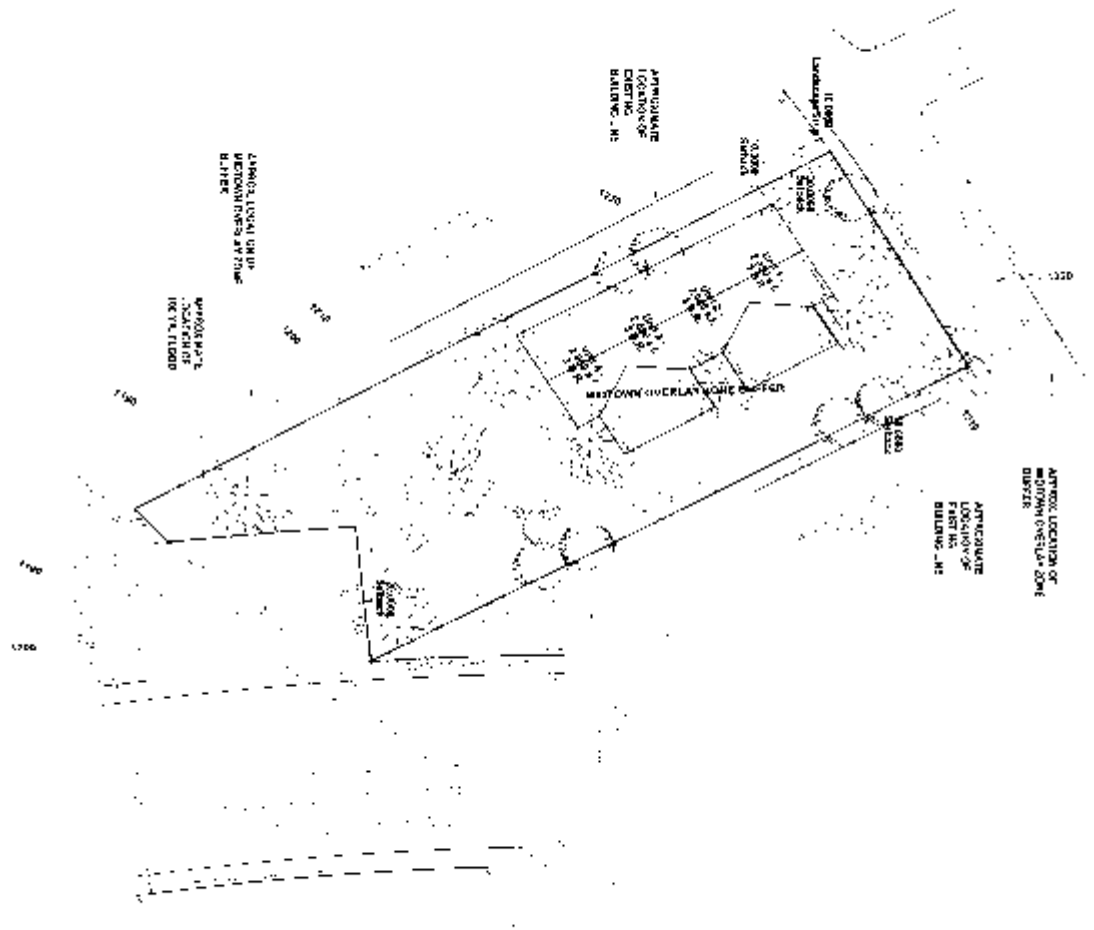
ROBERT HOWARD
TONY McGUIRE

LAND LOT - 153, 9th LAND DISTRICT
 HALL COUNTY, GEORGIA
 SCALE: 1" = 20'
 SURVEY DATE: 9 - 10 - 1988
 REVISION 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) 533-4442
 JN, 99 - 231.01

#3 TOWN HOMES



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

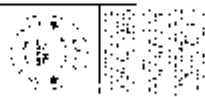
Parking:
 Requirement: 2 per unit, plus 0.2 per unit for guests = 8.8
 Actual: 12
 Handicap: 1
 Bicycle: 2
 10' parking setback for front parking
Landscaping:
 Street trees required every 40' frontage
 Landscape strips shall be planted with small trees, shrubs, and groundcovers

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



RSF	RSF
RSF	RSF
WZNS	WZNS
05110	05110
1.1.2A	1.1.2A

Concept Three - Town Homes
McGuire - Summit Street
 111 161 9th District
 Gainesville, Georgia



Rick Freeland Landscape Architects
 3529 Old (Rocky) Mill Road, Gainesville, Georgia 30506
 Phone: (770) 697-1575 Fax: (770) 532-3667

