



## Tract 8B & Tract 5/6

Gateway Ln, Bethlehem, GA 30620



**Wayne Bartlett, CCIM**

Progressive Realty LLC

665 Exchange Cir, Suite 100, Bethlehem, GA 30620

[wayneb118@gmail.com](mailto:wayneb118@gmail.com)

(770) 307-6466



## Tract 8B & Tract 5/6

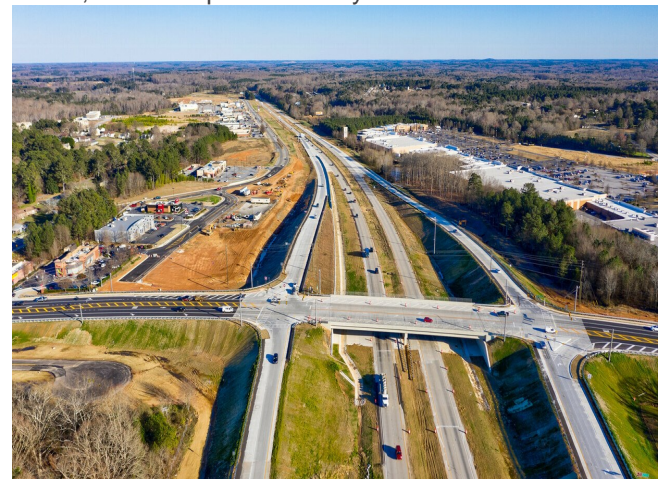
\$1,324,000

Boundary line surveys available upon request. See marketing plan for site locations and acreage sizes. All remaining tracts have all utilities in place, including central off-site detention. No GDOT work required for curb cuts. Zoning is B-2, City of Winder which allows most all retail, office, and restaurant offices, including drive-thru lanes. Located in the center of Barrow County...

The Gateway at University Parkway is the home of The Varsity, Panda, Wendy's, AMC Theater, Longhorn Steakhouse, Holiday Inn Express, Sprint, UPS Store, Moe's, Taco Bell and many other retailers, restaurants and office tenants! It's the premier retail mixed use project in Barrow County! 395 New Apartment/Townhome units are now under construction!

Ask...

- The new GDOT road-improvement limited access project is now complete!
- The Gateway project has seen tremendous growth over the past 5 years, with many new retailers and restaurants coming to the project in 2021 to 2023
- The Gateway's neighbors include Target, Publix, Old Navy, Bath & Body Works, Ulta, Belk, Michael's, Pet Smart, Home Depot and many others.



Price: \$1,324,000

Property Type: Land

Property Subtype: Commercial

Proposed Use: Commercial

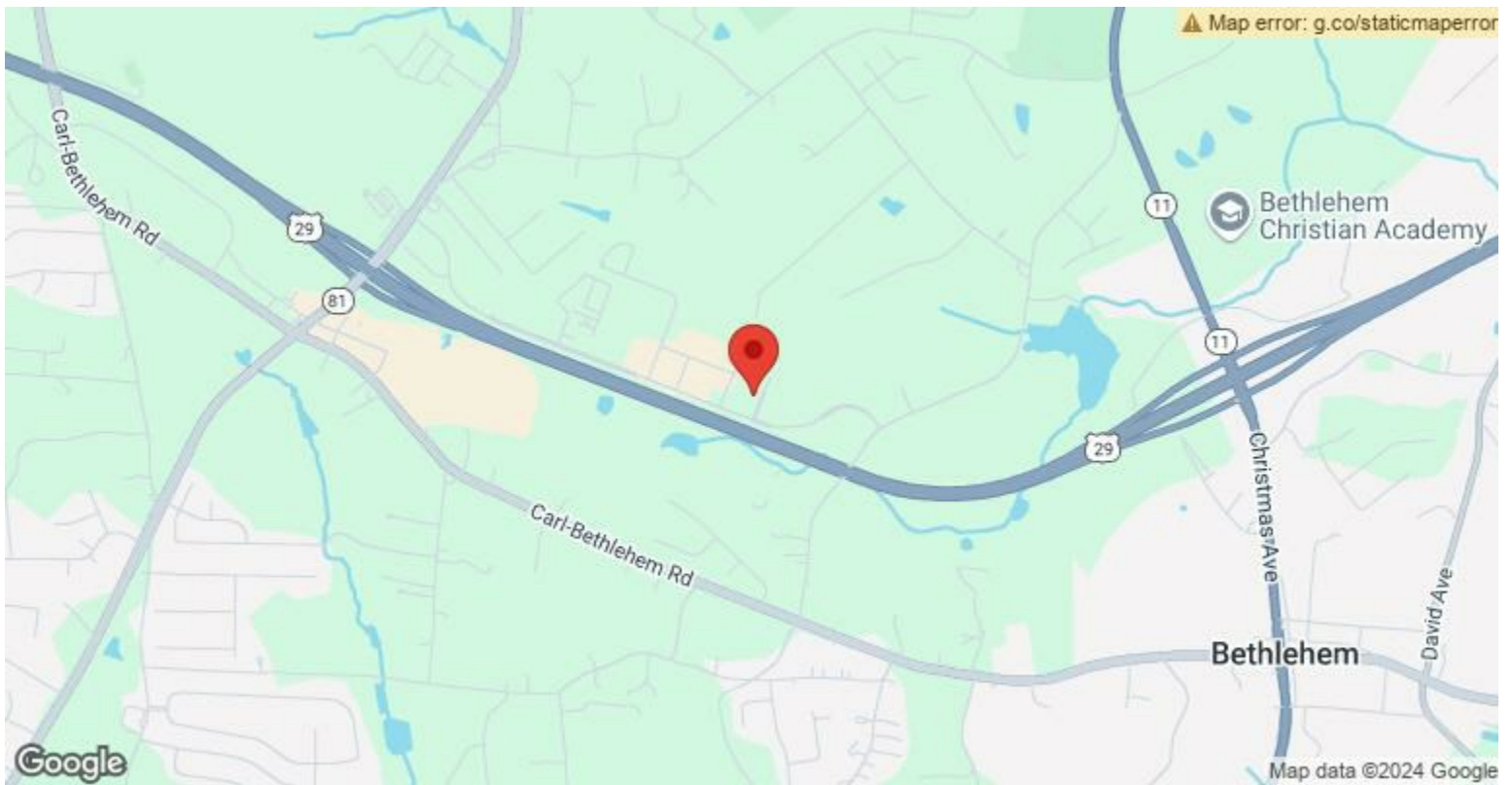
Sale Type: Owner User

Total Lot Size: 1.79 AC

No. Lots: 2

Zoning Description: B2 (City of Winder)

APN / Parcel ID: WN16-020V



## Gateway Ln, Bethlehem, GA 30620

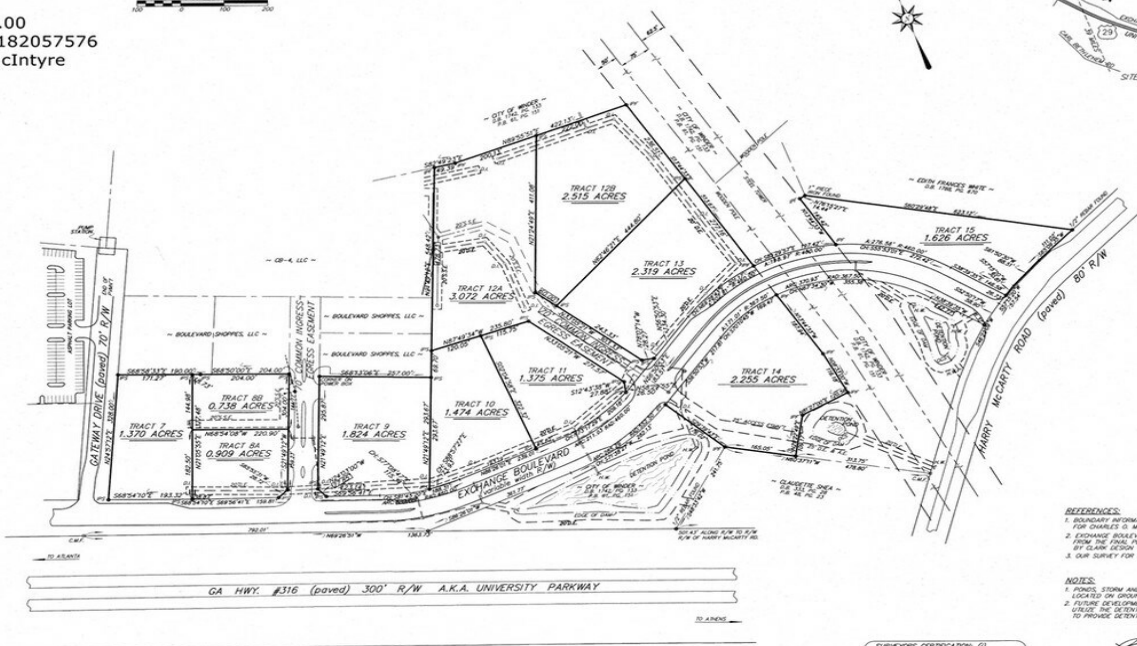
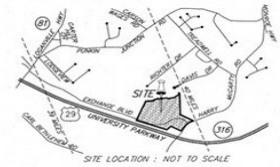
Boundary line surveys available upon request. See marketing plan for site locations and acreage sizes. All remaining tracts have all utilities in place, including central off-site detention. No GDOT work required for curb cuts. Zoning is B-2, City of Winder which allows most all retail, office, and restaurant offices, including drive-thru lanes. Located in the center of Barrow County at Hwy. 316 (University Parkway) and Hwy. 81. Great exposure and visibility to Hwy. 316. Questions? Contact Wayne Bartlett at 770-307-6466

# Property Photos



# Property Photos

eFiled & eRecorded  
 DATE: 5/18/2018  
 TIME: 8:43 AM  
 PLAT BOOK: 64  
 PAGE: 00242  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 3182057576  
 CLERK: Regina B. McIntyre  
 Barrow County, GA



**LEGEND**  
 1. CENTERLINE  
 2. RIGHT-OF-WAY  
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A TYPICAL TOTAL STATION  
 WAS USED TO OBTAIN THE DATA FOR THIS SURVEY.  
 THE DATA WAS CHECKED BY THE SURVEYOR AND FOUND TO BE ACCURATE.  
 THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF GEORGIA.  
 THE SURVEY HAS BEEN REVIEWED BY THE CLERK AND FOUND TO BE ACCURATE.  
 THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF GEORGIA.

**SURVEYOR'S CERTIFICATION (I)**  
 I, *William D. Dunham*, a duly Licensed Professional Surveyor in the State of Georgia, do hereby certify that I am the author of this survey and that the same was made by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Georgia.  
 5-19-18  
 W. D. DUNHAM  
 PROFESSIONAL SURVEYOR  
 STATE OF GEORGIA

**REFERENCES:**  
 1. BOUNDARY INFORMATION TAKEN FROM OUR SURVEY FOR CHARLES D. MADDOX, JR., DATED 01/17/1998.  
 2. EXCHANGE AGREEMENT FOR INFORMATION TAKEN FROM THE FINAL PLAT OF THE GATEWAY DRIVE TWO BY CLARENCE GEORGE GUNDS, DATED 06/26/2008.  
 3. OUR SURVEY FOR BOULEVARD SHOPPES, LLC, DATED 02/21/2017.

**NOTES:**  
 1. POND, STORM AND SANITARY SEWER WERE LOCATED ON GROUND WITH ELEVATION SYSTEM.  
 2. FUTURE DEVELOPMENT OF TRACTS 14&15, RIGHTS TO SELECT THE RETENTION FUNDING METHOD WERE DESIGNATED TO PROVIDE DETENTION FOR THOSE TRACTS.

*Barry Egan*  
 BARRY EGAN, PLANNING DEPT.  
 APPROVED

SURVEY FOR		STATE OF GEORGIA	
<b>BOULEVARD SHOPPES, LLC</b>			
DTD:	040	COUNTY:	BARROW
INDEX:	279	SCALE:	1"=100'
DATE: 5/18/2018			
BY: W. T. DUNHAM AND ASSOCIATES, L.L.C.			

142 141