



SALE

Damon Gause Pkwy

DAMON GAUSE PKWY

Jefferson, GA 30549

PRESENTED BY:

KAREN BASTON

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GA #323369

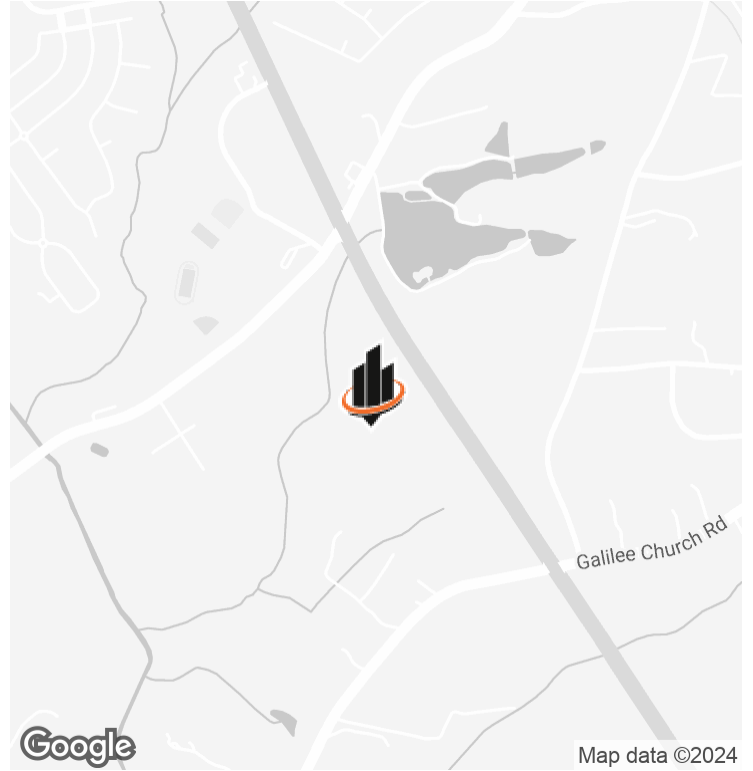
GEORGE HOKAYEM, CCIM

O: 770.531.9992

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$12,000,000
LOT SIZE:	72 Acres

PROPERTY DESCRIPTION

Approximately 72 assembled acres in fast growing Jefferson, GA. Property can be purchase in total or divided. Situated between Gainesville and Athens on busy State Hwy 129. Positioned to incorporate retail, medical and office. All utilities available to the Property.

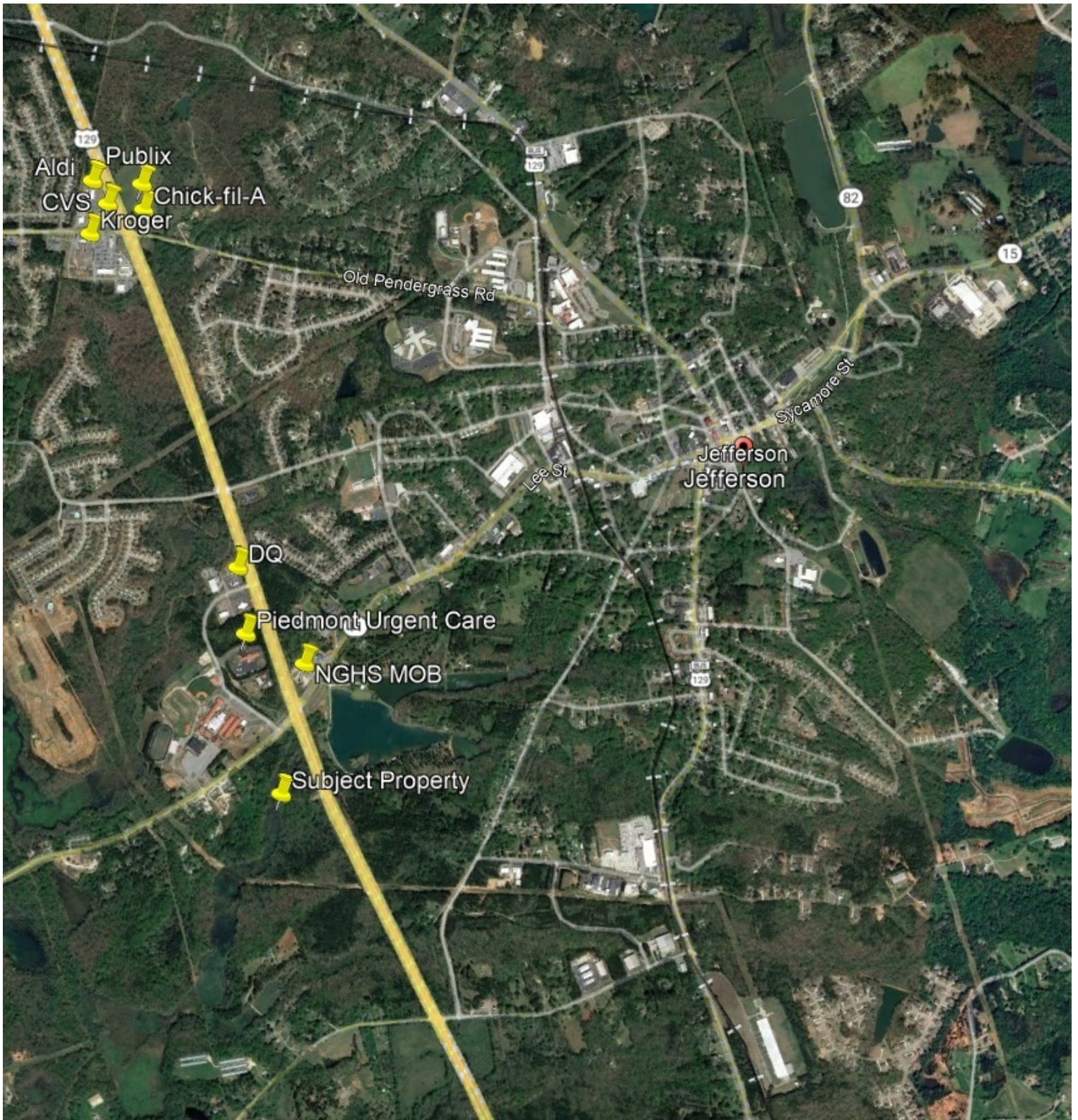
PROPERTY HIGHLIGHTS

- Prime 72-acre parcel
- Easy access to Interstate 85
- Proximity to Kroger and Publix developments
- Located on heavily traveled State Hwy 129
- Ideal for retail, medical, and educational facilities
- Positioned in a growing residential and retail market
- Zoned for commercial use
- Strategic location in the Jefferson area

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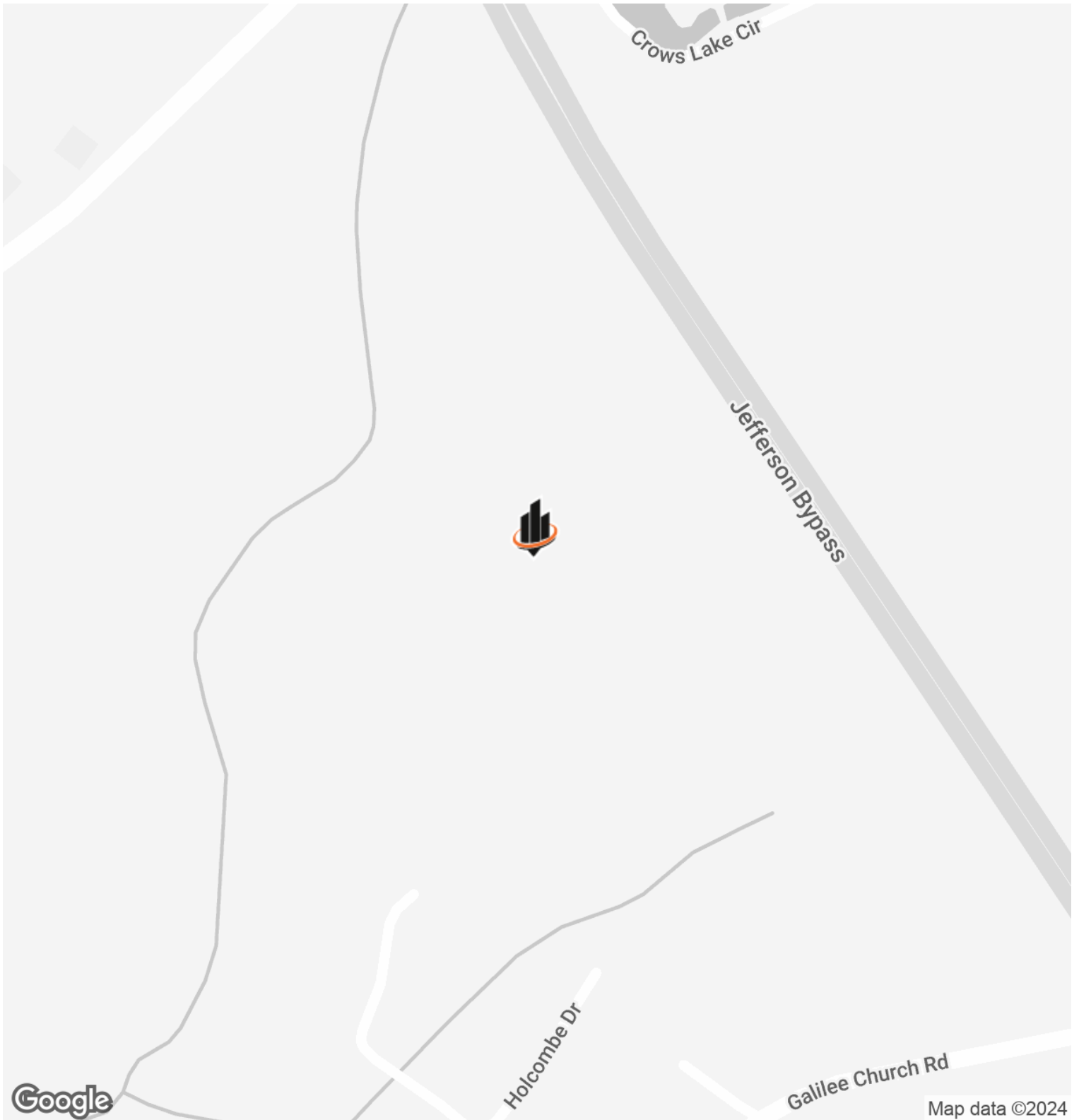
ADDITIONAL PHOTOS



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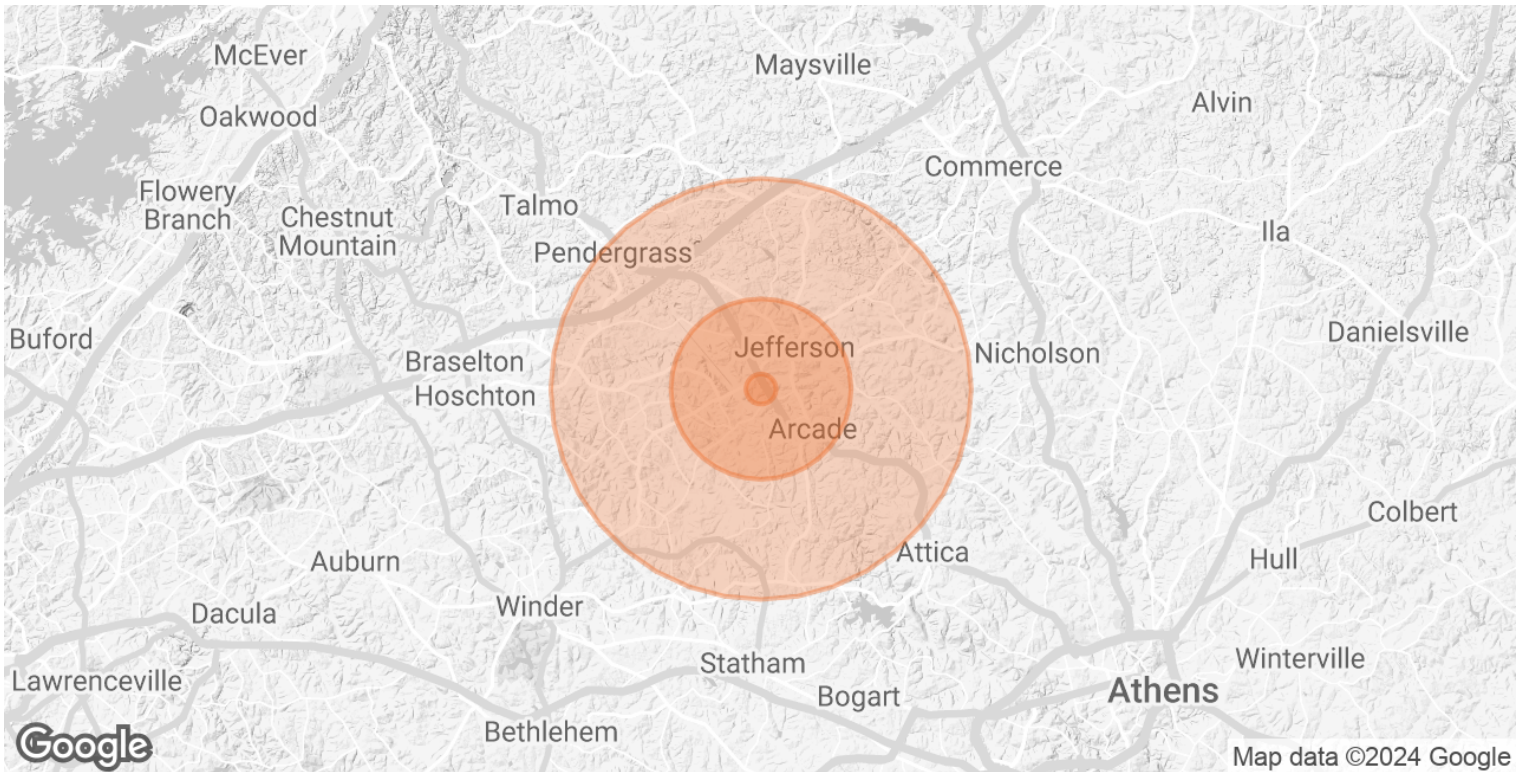
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	3 MILES	7 MILES
TOTAL POPULATION	102	16,931	50,020
AVERAGE AGE	39	37	38
AVERAGE AGE (MALE)	36	36	37
AVERAGE AGE (FEMALE)	42	38	39
HOUSEHOLDS & INCOME	0.5 MILES	3 MILES	7 MILES
TOTAL HOUSEHOLDS	39	5,561	16,660
# OF PERSONS PER HH	2.6	3	3
AVERAGE HH INCOME	\$117,007	\$109,040	\$106,828
AVERAGE HOUSE VALUE	\$406,405	\$437,931	\$421,024

Demographics data derived from AlphaMap

KAREN BASTON **GEORGE HOKAYEM, CCIM**
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ADVISOR BIO 1



KAREN BASTON

Senior Advisor / Medical Specialist

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PROFESSIONAL BACKGROUND

Karen Baston serves as an Associate Broker and senior advisor for SVN/Hokayem Commercial Real Estate, specializing in the sale and leasing of medical office and medical property in Northeast Georgia. She has earned the designation of Certified Office Specialist within SVN nationally.

Prior to joining SVN Baston served as a principal for kbMedical, LLC, a practice management and consulting company, providing management oversight and specific consulting services within the healthcare sector. The areas Baston focused on include: strategic planning, operations, business development, marketing, and start-up. Previously, Baston served as chief operating officer for a multispecialty medical practice in Gainesville, Georgia. Baston's responsibilities included overseeing all clinical and ancillary department operations within the clinic. Prior to her position with the Clinic, she was affiliated with a national practice management company that provided emergency medicine and anesthesia services to hospitals. Baston's role was in the areas of business development, mergers and acquisitions, and operations throughout the country. Her experience in many areas of business facilitated her involvement in several business roundtables for executives in the northeast Georgia area.

As a specialist in the industry's healthcare sector, Baston is a registered nurse, and a former certified trauma nurse specialist. Additionally, Baston is a member of the CREW, Director on the Foundation Board of the Northeast Georgia Health System, Past President of North Hall Community Education Foundation, as well as other Board positions within the Community. In her spare time, she enjoys spending time with her two children and husband, as well as playing golf, riding her two horses, fishing, and watching Georgia football.

EDUCATION

University of Georgia; BSN from Brenau University- Summa Cum Laude.

MEMBERSHIPS

Trustee Northeast Georgia Health System Foundation, CREW, Greater Hall Chamber of Commerce

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Managing Director

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PROFESSIONAL BACKGROUND

George A. Hokayem, CCIM serves as managing director for SVN/Hokayem Commercial Real Estate specializing in the sale of office, retail and health care properties throughout the Gainesville, Georgia region. With more than 31 years of experience, Hokayem has completed numerous transactions valued in excess of \$75 million.

Hokayem established Hokayem Commercial Real Estate in 1996 which became SVN/Hokayem Commercial Real Estate in 2003. He is the owner of Hokayem School of Real Estate, which issues continuing education units for commercial real estate agents licensed in the state of Georgia.

Additionally, Hokayem has been a guest speaker and/or trainer for Coldwell Banker, Athens Board of Realtors, Georgia Association of Realtors, Georgia CCIM Chapter and Gainesville Estate Planning Seminar. He is also a member of International Council of Shopping Centers (ICSC), the Urban Land Institute (ULI) and is a Certified Commercial Investment Member (CCIM).

Married with four children, Hokayem holds a Masters in Real Estate/Business Management from the University of Georgia and has completed post-graduate work in Accounting from the University of Georgia.

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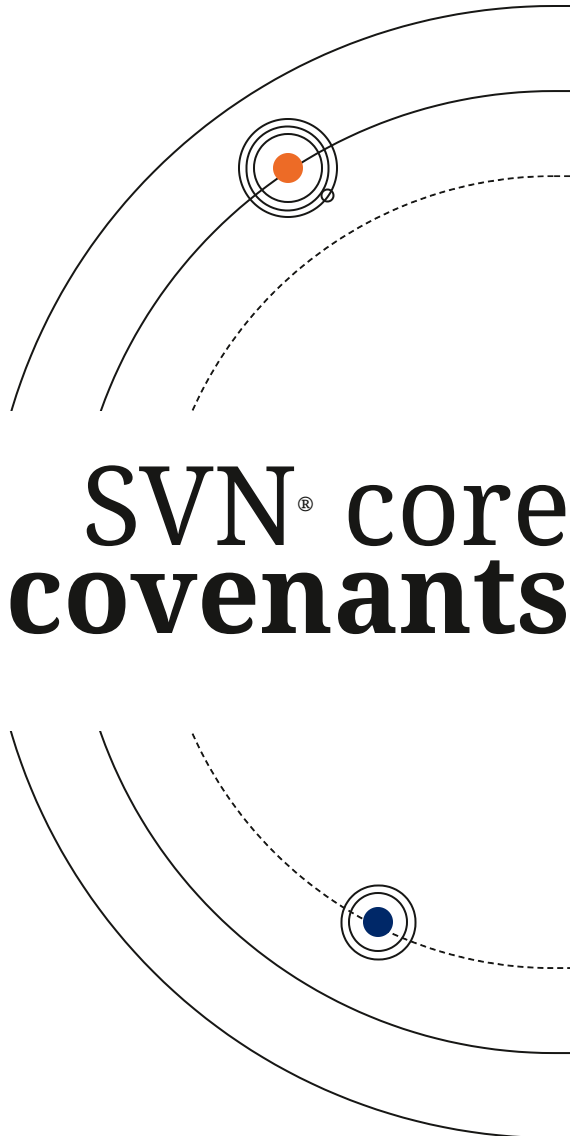
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SVN CORE COVENANTS

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:



- 1** Create amazing value with my clients, colleagues and communities.
- 2** Cooperate proactively and place my clients' best interests above my own.
- 3** Include, respect and support all members of the commercial real estate industry.
- 4** Honor my commitments.
- 5** Personify and uphold the SVN brand.
- 6** Resolve conflicts quickly, positively and effectively.
- 7** Take personal responsibility for achieving my own potential.
- 8** Excel in my market area and specialty.
- 9** Focus on the positive and the possible.
- 10** Nurture my career while valuing the importance of family, health and community.

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