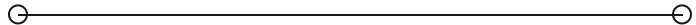


**SALE**

# 433 Historic Hwy 441

**433 U.S. 441 BUSINESS**

Demorest, GA 30535



**PRESENTED BY:**

**KAREN BASTON**

O: 770.861.8006

karen.baston@svn.com

GA #323369

075 074

075 060

075 059

E GARDENS

075 063

075 064

075 071A

N 441 HISTORIC HWY

075 066

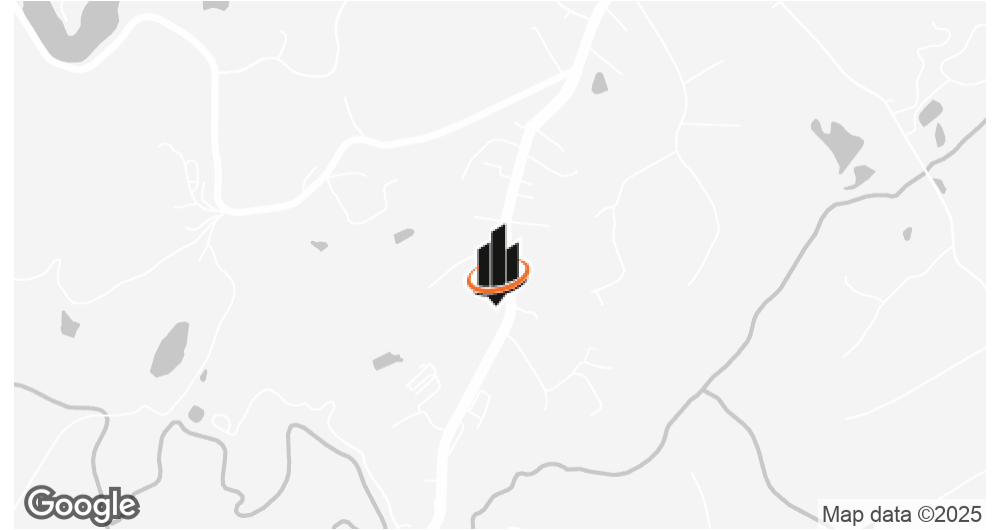
075 067

077 127

SPENGLER DR



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$399,000
<b>LOT SIZE:</b>	1.95 Acres

## PROPERTY DESCRIPTION

1.95 acres of unimproved land ready for development. Either medical or complimentary retail options for the medical community. Curb cut in place. Within shadow of NGMC-Habersham hospital campus and surrounded by many other medical offices.

## PROPERTY HIGHLIGHTS

- - Zoned HI
- - Proximity to NGMC Habersham hospital for added convenience
- - Clear site with previous structures removed
- - Ready for immediate development
- - Potential for various retail or office uses

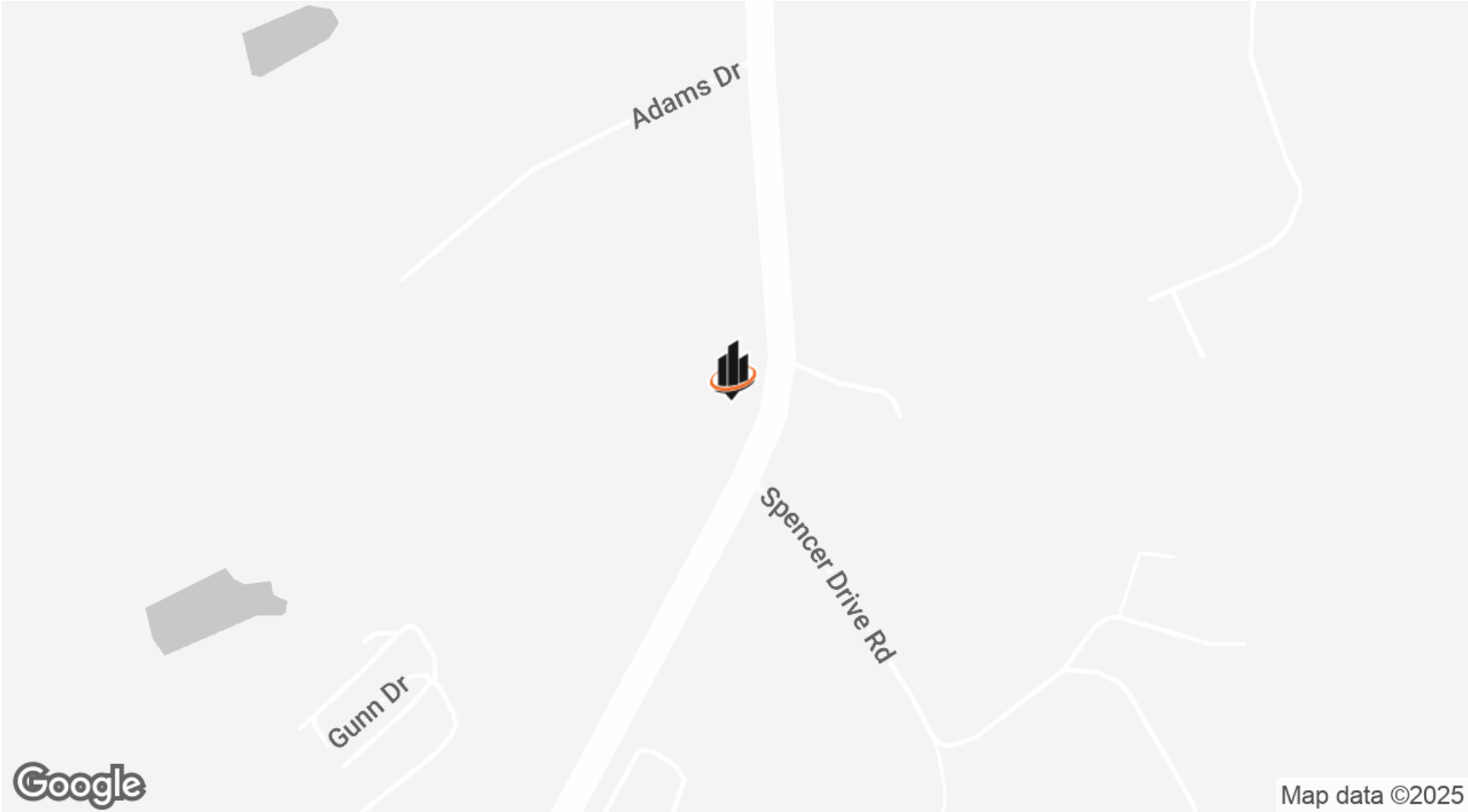
### KAREN BASTON

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karen.baston@svn.com

GA #323369

**LOCATION MAP**



**KAREN BASTON**  
O: 770.861.8006  
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EXHIBIT "A"

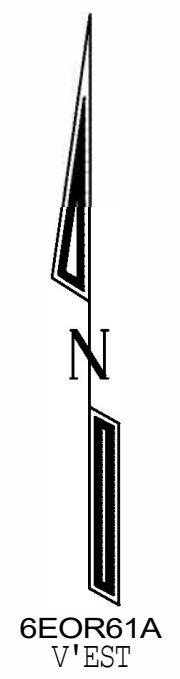
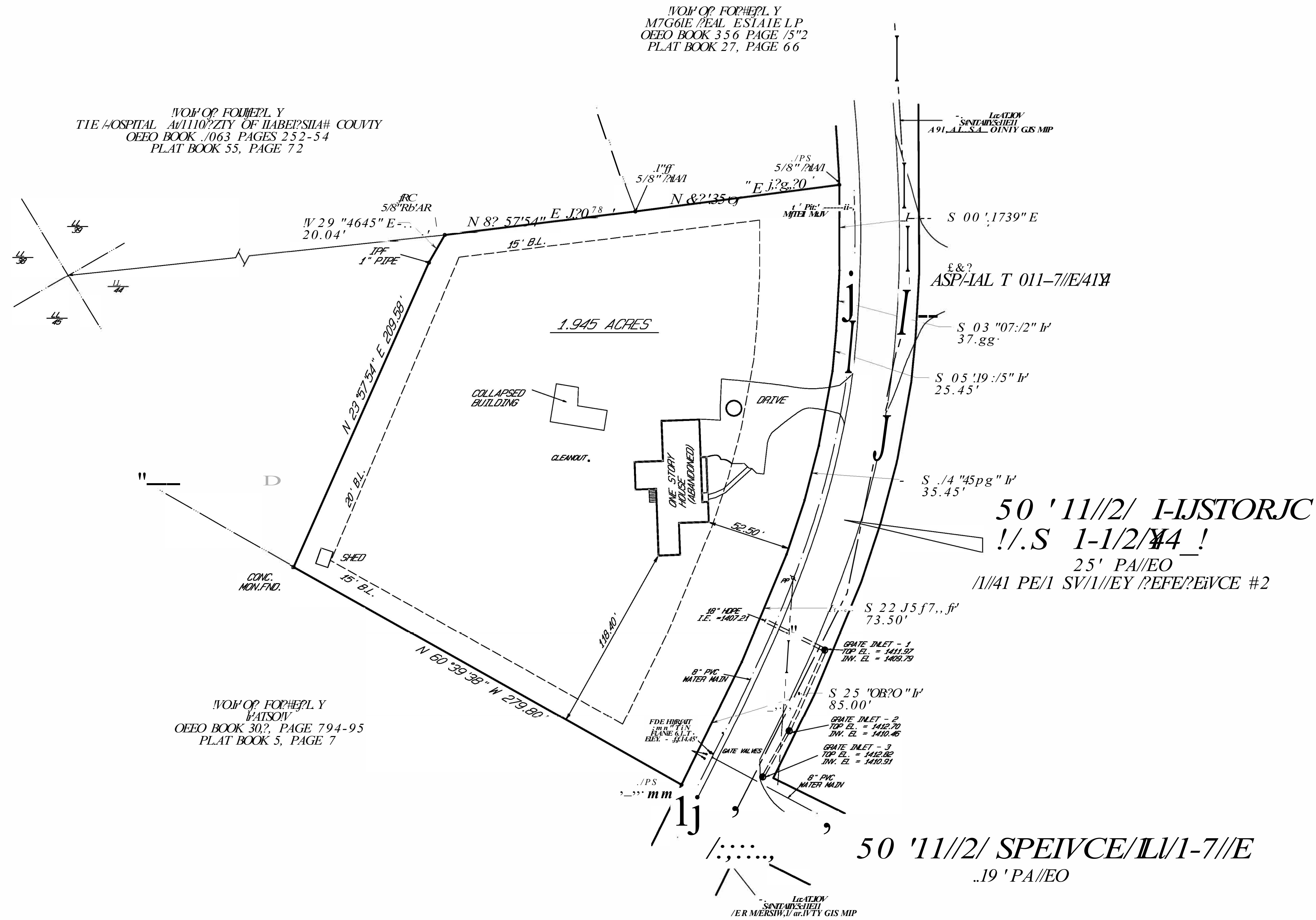
LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- BL = BUILDING LINE
- CL = CENTERLINE
- PL = PROPERTY LINE
- LLL = LAND LOT LINE
- R/W = RIGHT OF WAY
- MH = MANHOLE
- WM = WATER METER
- DE = DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- CB = CATCH BASIN
- CD = CROSS DRAIN
- HW = HEAD WALL

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTES:

1. HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NA83).
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE REFERENCED COUNTY CLERK OF SUPERIOR COURT'S OFFICE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
5. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
6. THIS SURVEY COMPLIES WITH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-87 AS AMENDED BY HOUSE BILL HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.



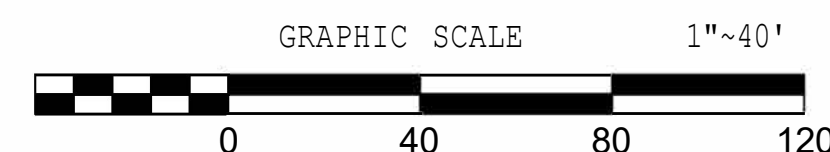
**GRESHAM**  
 PLANNING & DEVELOPMENT, INC.  
 P.O. BOX 2255  
 CLARKESVILLE, GEORGIA 30523  
 706-754-9844  
 FAX 706-754-7145

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 LA

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

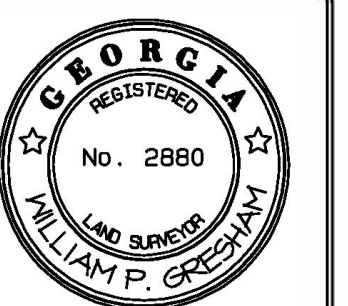
*William P. Gresham*  
 WILLIAM P. GRESHAM GA RLS #2880



LOTS 3,4,5 AVO5  
 BLOCK?  
 SPEIVCEPESTATE  
 PLAT BOOK L PAGE ? 40  
 f 945 ACRES

REVISION

NO.	DATE	DESCRIPTION



DATE: APR 28, 2023  
 SCALE: 1" = 40'  
 JOB NO: 2304a5-c5

rn rn  
 RJS GRESHAM

## ADVISOR BIO 1



### KAREN BASTON

Senior Advisor / Medical Specialist

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Direct: **770.861.8006** | Cell: **770.861.8006**

GA #323369 // SC #129157

### 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

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