



Oakwood Commercial Land

Offering Summary

Lot Size:	10.84 Acres
Price / Acre:	Contact Broker

- Located near heavily traveled Highway 53, which offers restaurants, retail and offices
- Adjacent to Oakwood Elementary School
- Less than 2 miles to I-985, 0.6 miles to University of North Georgia (Gainesville Campus), 8.5 miles to Northeast Georgia Medical Center and 60 miles to Hartsfield-Jackson Atlanta International Airport
- Adjoining 2.5 Acres Also Available
- Water and Electricity on site. Sewer is +/- 100ft from the property line.

Get more information

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ALTA/NSPS LAND TITLE SURVEY

4300 OAKWOOD ROAD
OAKWOOD, HALL COUNTY, GEORGIA 30566

SITE INFORMATION

NF: RED PLUM PROPERTIES, LLC
4300 OAKWOOD ROAD, OAKWOOD, GEORGIA 30566
APN: 08045 001075, 08045 001147
493,611 ± SQUARE FEET, OR 11.332 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER GLW2301173, DATED MARCH 1, 2024 AT 08:00 AM.

SCHEDULE A DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN HALL COUNTY, GEORGIA, BEING ALL OF TRACT NO. 2 OF THE M. L. MONROE AND C. M. DUNCAN SUBDIVISION, AS SHOWN ON THE PLAT DATED NOVEMBER 10, 1927, RECORDED IN PLAT BOOK 2, PAGE 59, HALL COUNTY, GEORGIA PLAT RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION, BEING ALSO KNOWN AS 4300 OAKWOOD ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTIES BY THE HALL COUNTY, GEORGIA TAX ASSESSOR'S OFFICE, SAID PROPERTY IS CONVEYED TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

LESS AND EXCEPT AND SUBJECT TO THE RIGHT-OF-WAY FOR THURMON PARKWAY AND CERTAIN EASEMENT RIGHTS DESCRIBED IN DOCUMENT RECORDED IN DEED BOOK 6452, PAGES 23-36 OF THE HALL COUNTY, GEORGIA DEED RECORDS.

THIS IS THE SAME PROPERTY CONVEYED BY EXECUTORS ASSENT TO DEVISE FROM THE ESTATE OF MARY REED MARTIN TO CINDY MARTIN SIDHOM AND BEN HORACE MARTIN, JR. DATED JUNE 23, 2021, RECORDED IN DEED BOOK 8862, PAGE 507 OF THE HALL COUNTY, GEORGIA DEED RECORDS.

LESS AND EXCEPT THE FOLLOWING:
RIGHT OF WAY DEED TO HALL COUNTY, RECORDED AUGUST 17, 1955, IN DEED BOOK 154, PAGE 178, HALL COUNTY, GEORGIA RECORDS.

RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION, RECORDED MAY 30, 1989, IN DEED BOOK 1390, PAGE 133, HALL COUNTY, GEORGIA RECORDS.

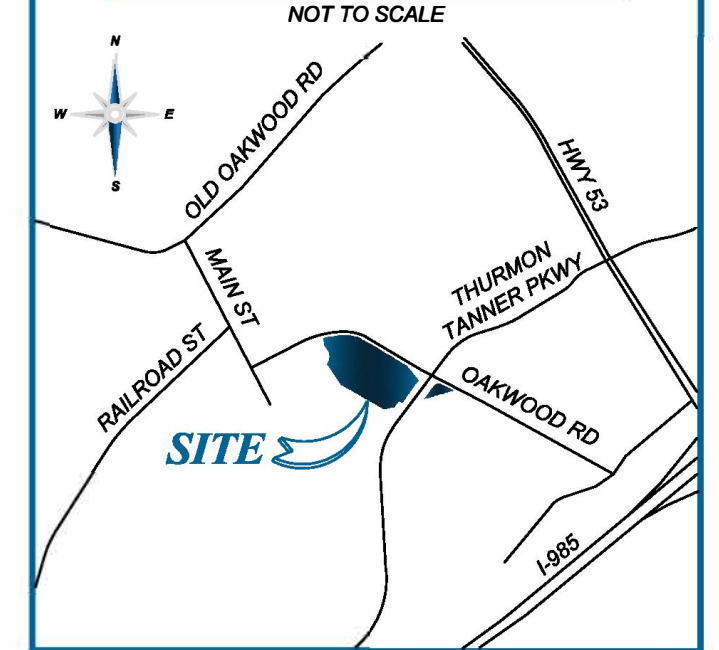
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	1160.02'	78.82'	78.60'	N 77°32'21" E	3°55'57"
C1(R)	1160.02'	78.46'	78.44'	N 77°34'48" E	3°52'31"
C2(M)	430.00'	32.72'	32.71'	N 81°45'09" E	4°21'34"
C2(R)	430.00'	32.72'	32.71'	N 81°41'32" E	4°21'36"
C3(M)	1251.31'	43.59'	43.59'	N 83°04'19" E	1°38'04"
C3(R)	1251.31'	43.22'	43.22'	N 83°11'23" E	1°38'44"
C4(M)	560.00'	264.30'	261.85'	N 71°49'18" W	27°02'29"
C4(R)	560.00'	264.27'	261.83'	N 71°44'57" W	—
C5(M)	1239.98'	116.14'	116.10'	N 60°50'04" W	5°21'59"
C5(R)	1239.98'	115.78'	115.73'	N 60°54'15" W	—

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 79°34'21" E	33.23'
L1(R)	N 79°31'04" E	33.23'
L2(M)	N 83°18'04" W	55.33'
L3(M)	N 36°31'15" E	77.07'
L3(R)	N 36°30'19" E	77.30'
L4(M)	S 53°29'07" E	35.04'
L4(R)	S 53°14'46" E	35.00'
L5(M)	N 41°41'29" E	78.65'
L5(R)	N 41°40'57" E	78.65'
L6(M)	N 44°56'37" W	39.52'
L6(R)	N 44°56'37" W	39.52'
L7(M)	N 40°47'30" W	24.87'
L7(R)	N 40°30'20" W	24.87'
L8(M)	N 32°02'32" W	44.84'
L8(R)	N 31°45'22" W	44.84'
L9(M)	N 34°38'33" W	63.36'
L9(R)	N 34°21'23" W	63.36'
L10(M)	N 38°38'56" W	31.73'
L10(R)	N 38°21'46" W	31.73'
L11(M)	N 26°09'51" W	50.09'
L11(R)	N 26°09'51" W	50.09'
L12(M)	N 08°53'42" E	39.00'
L12(R)	N 08°10'52" E	39.00'
L13(M)	N 16°18'29" W	57.99'
L13(R)	N 16°01'19" W	57.99'
L14(M)	N 05°17'42" W	49.50'
L14(R)	N 05°10'32" W	49.50'
L15(M)	N 20°20'40" W	53.05'
L15(R)	N 20°03'30" W	53.05'
L16(M)	N 02°17'55" W	55.96'
L16(R)	N 02°00'45" W	55.96'
L17(M)	N 07°45'44" W	30.04'
L17(R)	N 07°31'34" W	30.04'
L18(M)	N 07°48'44" W	6.07'
L18(R)	N 07°08'55" W	59.11'
L19(R)	S 87°08'23" W	59.11'

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS MARCH 19, 2024.
- THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00009129751634.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF OAKWOOD ROAD AND THURMON PARKWAY, WHICH ABUTS THE EAST CORNER OF THE NORTHWEST PORTION AND THE NORTH CORNER OF THE SOUTHEAST PORTION OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO OAKWOOD ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED GEORGIA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-11 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION HERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY. SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OF LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO OAKWOOD ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- PORTIONS OF THIS SURVEY WERE PERFORMED USING GPS EQUIPMENT. GPS EQUIPMENT USED: CARLSON BRO7 USING REAL-TIME KINEMATIC (RTK) METHODS RELATIVE TO THE TOPCON "TOPNET" VRS NETWORK. LOCATIONS GENERATED USING RTK VECTORS HAD A ROOT-MEAN SQUARE (RMS) OF NO MORE THAN 0.04' HORIZONTAL.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1/8" (0.125') FEET (NORTHWEST PORTION) AND 2/4" (0.50') FEET (SOUTHEAST PORTION).

SURVEYOR'S CERTIFICATE

TO: SMITH PACKETT MED COM LLC; CITY OF OAKWOOD; FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/19/2024.

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.

DATE OF PLAT OR MAP: 03/25/2024

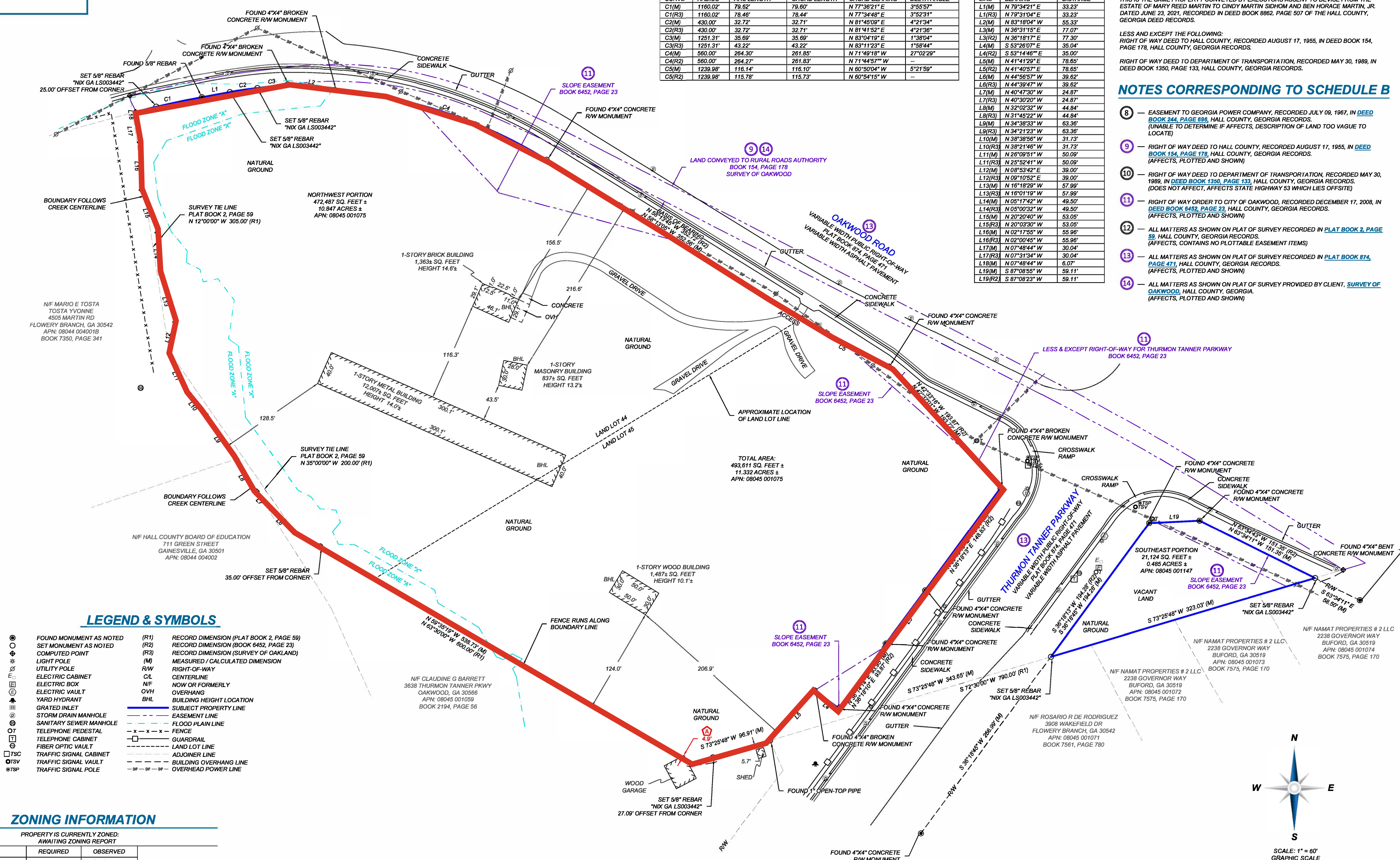
PRELIMINARY

DAVID A. NIX
REGISTERED LAND SURVEYOR NO. LS0203442
STATE OF GEORGIA
GEORGIA C.O.A. LSF001258

BLEW
Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
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WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-1443
SURVEY DRAWN BY: CW / 03/25/2024
SURVEY REVIEWED BY: AN
SHEET: 1 OF 1



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- LIGHT POLE
- UTILITY POLE
- ELECTRIC CABINET
- ELECTRIC BOX
- ELECTRIC VAULT
- YARD HYDRANT
- GRATED INLET
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE CABINET
- FIBER OPTIC VAULT
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL VAULT
- TRAFFIC SIGNAL POLE

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT.

ITEM	REQUIRED	OBSERVED
PERMITTED USE	AGRICULTURE	
MIN. SETBACKS FRONT	156.5'	
MIN. SETBACKS SIDE	206.9'	
MIN. SETBACKS REAR	124.0'	
MAX. BUILDING HEIGHT	14.6%	
MIN. LOT AREA	493,611 ± SQ. FT.	
MIN. LOT WIDTH	59.11'	
MAX. BLDG COVERAGE	3.17%	
PARKING REGULAR	0	
PARKING HANDICAP	0	
PARKING TOTAL	0	

PARKING INFORMATION

THERE WERE NO OBSERVED DESIGNATED STRIPED PARKING SPACES AT THE TIME OF THE SURVEY.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTHWEST RIGHT-OF-WAY OF OAKWOOD ROAD. THE BEARING IS DENOTED AS N 58°13'05" W PER GPS COORDINATE OBSERVATIONS GEORGIA STATE PLANE, WEST ZONE NAD83.
LATITUDE = 34°13'42.1264"
LONGITUDE = -83°32'41.0897"
CONVERGENCE ANGLE = 00°09'44.3999"

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "A" AND "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13139C0282G, WHICH BEARS AN EFFECTIVE DATE OF 4/4/2018 AND IS NOT 1/1 IN A SPECIAL FLOOD HAZARD AREA.

ZONE "A" - AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.

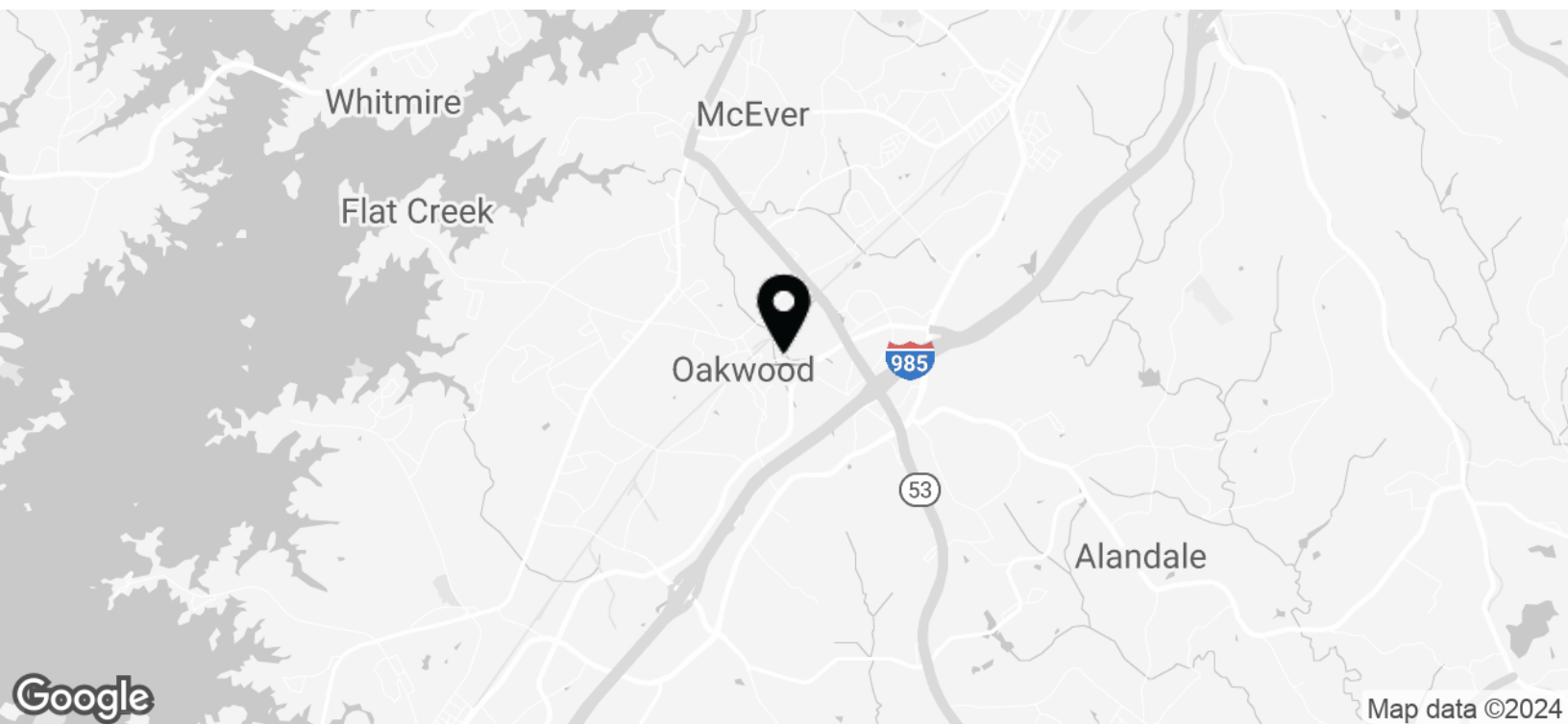
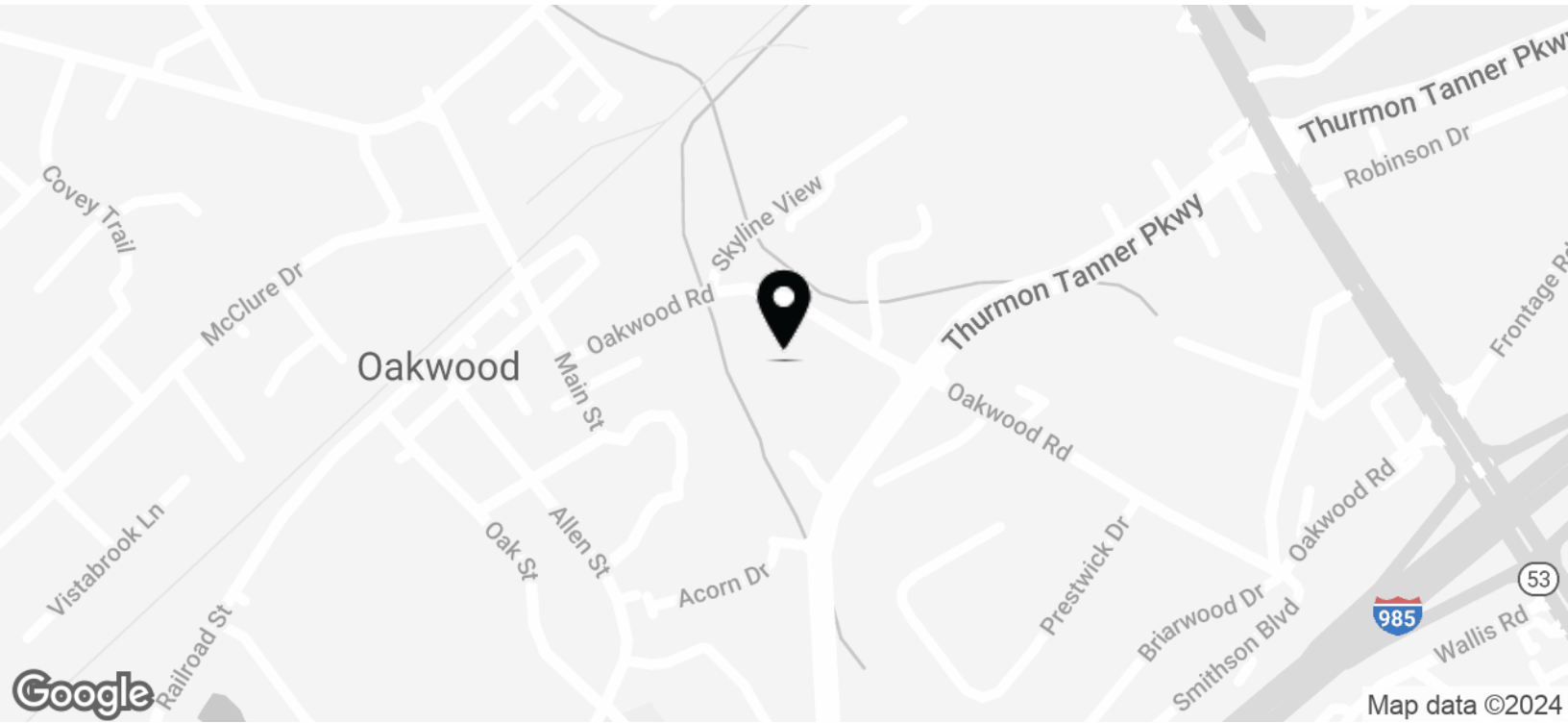
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

SIGNIFICANT OBSERVATIONS

ADJOINING GARAGE APPEARS TO EXTEND OVER BOUNDARY LINE BY AS MUCH AS 4.9'.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.



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Map data © 2022

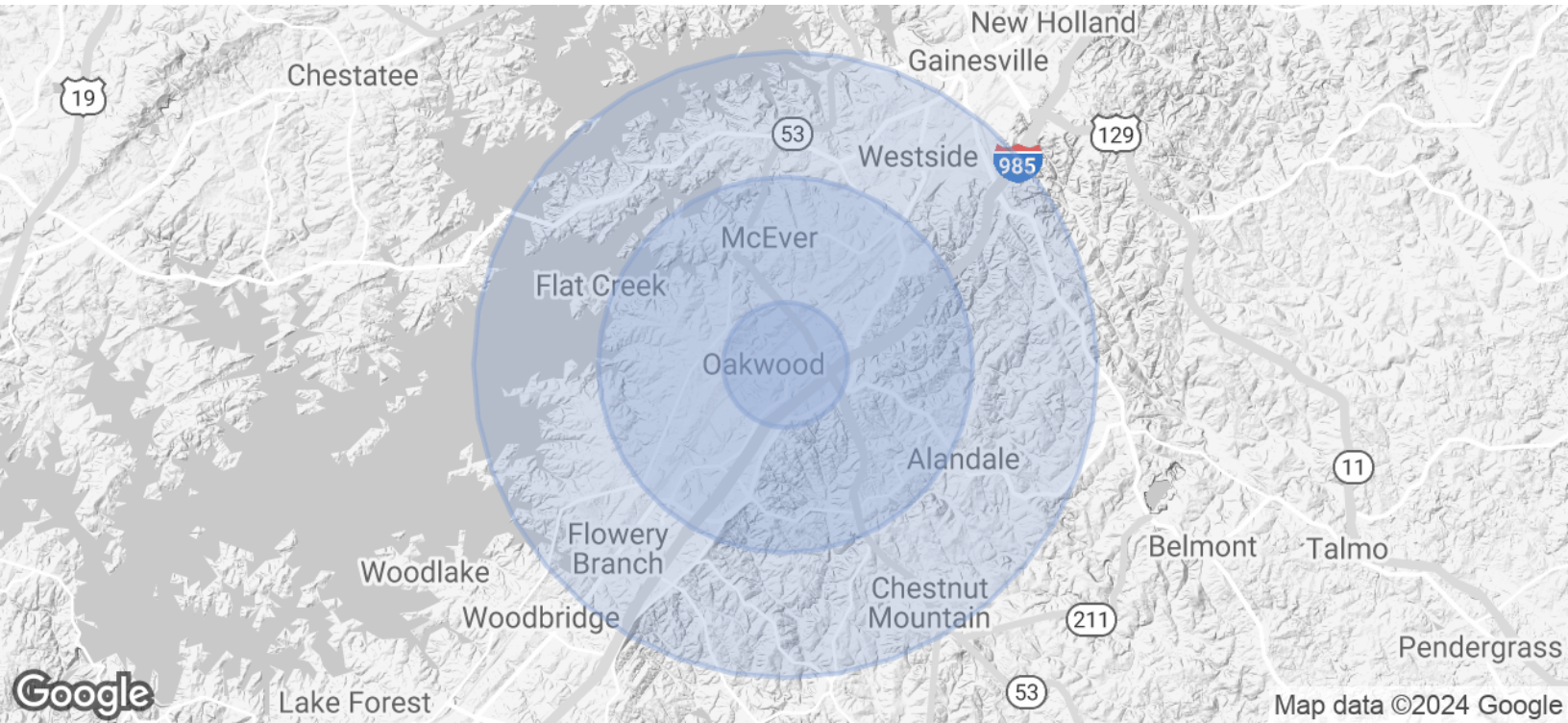


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Population	1 Mile	3 Miles	5 Miles
Total Population	2,965	25,726	68,467
Average Age	31.9	34.1	34.5
Average Age (Male)	30.8	32.3	33.1
Average Age (Female)	32.6	38.0	36.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,048	8,850	23,654
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$57,518	\$76,589	\$74,397
Average House Value	\$182,614	\$207,071	\$211,732

* Demographic data derived from 2020 ACS - US Census



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10.5 Acres

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