



## 3.85 +/- Acres For Sale

### OFFERING SUMMARY

Sale Price:	\$750,000.00
Total Size:	3.85 +/- Acres
Zoning:	O-1
Zoning Description:	Office Institutional
Current Use:	Undeveloped

### FOR INFORMATION

**LEANNE RICHARDSON**  
Associate Broker

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135 Maple Street, NW  
Gainesville, GA 30501

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## PROPERTY HIGHLIGHTS

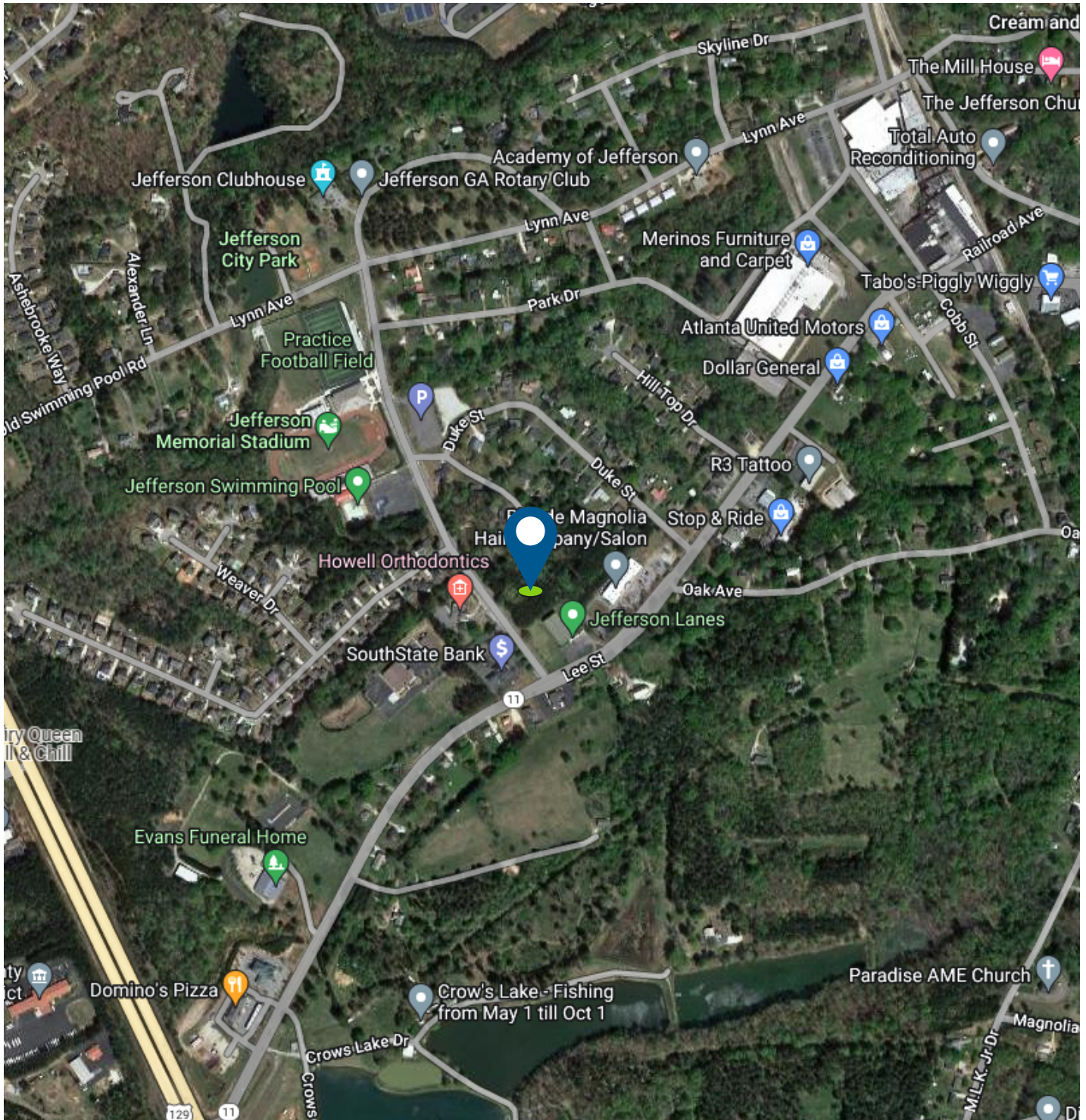
- Excellent location for retail or office development
- Approximately 325' of frontage on Memorial Drive off heavily traveled Winder Highway / Lee Street
- High Industrial growth area along the 129 Bypass corridor (Damon Gause Parkway)
- All utilities, including sewage, serve property
- Conveniently located to downtown Jefferson and minutes from Gainesville, Athens, and I85
- 1/2 mile from NGHS Urgent Care Jefferson







## MAP LOCATION





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REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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