



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR SALE - 12.21 acres

**Potential-Institutional
Commercial- Residential
Development potential**



8422 Pendergrass Rd., Hoschton, GA 30548

**[Click Here for
Drone Video](#)**

Marketed By:

Don Grimsley

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Property Information

\$185,000 / ac

\$2,258,850



- ◆ Beautiful property located in the fast growing Jackson County, within the city limits of Hoschton
- ◆ Approximately 925 feet of road frontage on (2) roads
- ◆ Sewer / water / natural gas on-site
- ◆ Currently zoned Ag rezone to R1 - R4— **Potential rezoning uses:** Commercial, Planned Residential Development, Mixed use – commercial and residential, Office-Retail, Retail on the bottom with Residential up top, Senior Care, Restaurants, Institutional uses such as School, Day Care, Church, etc.
- ◆ Walking distance to West Jackson Elementary & post office
- ◆ Multiple housing developments & commercial are under construction, with more near by coming soon
- ◆ Just North of Cresswind Twin Lake 55+ development -1,300 ac with 1,300 homes & commercial at full build-out

[Home Builders in Atlanta | Cresswind Georgia at Twin Lakes \(kolterhomes.com\)](http://kolterhomes.com)

- ◆ House and all structures are sold "as is"







ZONING MAP

Hoschton, Georgia

Date of Adoption: January 4th, 2016
Effective Date: January 4th, 2016
Date of Last Amendment:

This is to certify that this is the Official Zoning Map of the Hoschton, Georgia referred to in Section 4.2 of the Zoning Ordinance of Hoschton, Georgia.

Mayor, City of Hoschton City Clerk, City of Hoschton

Zoning District Legend

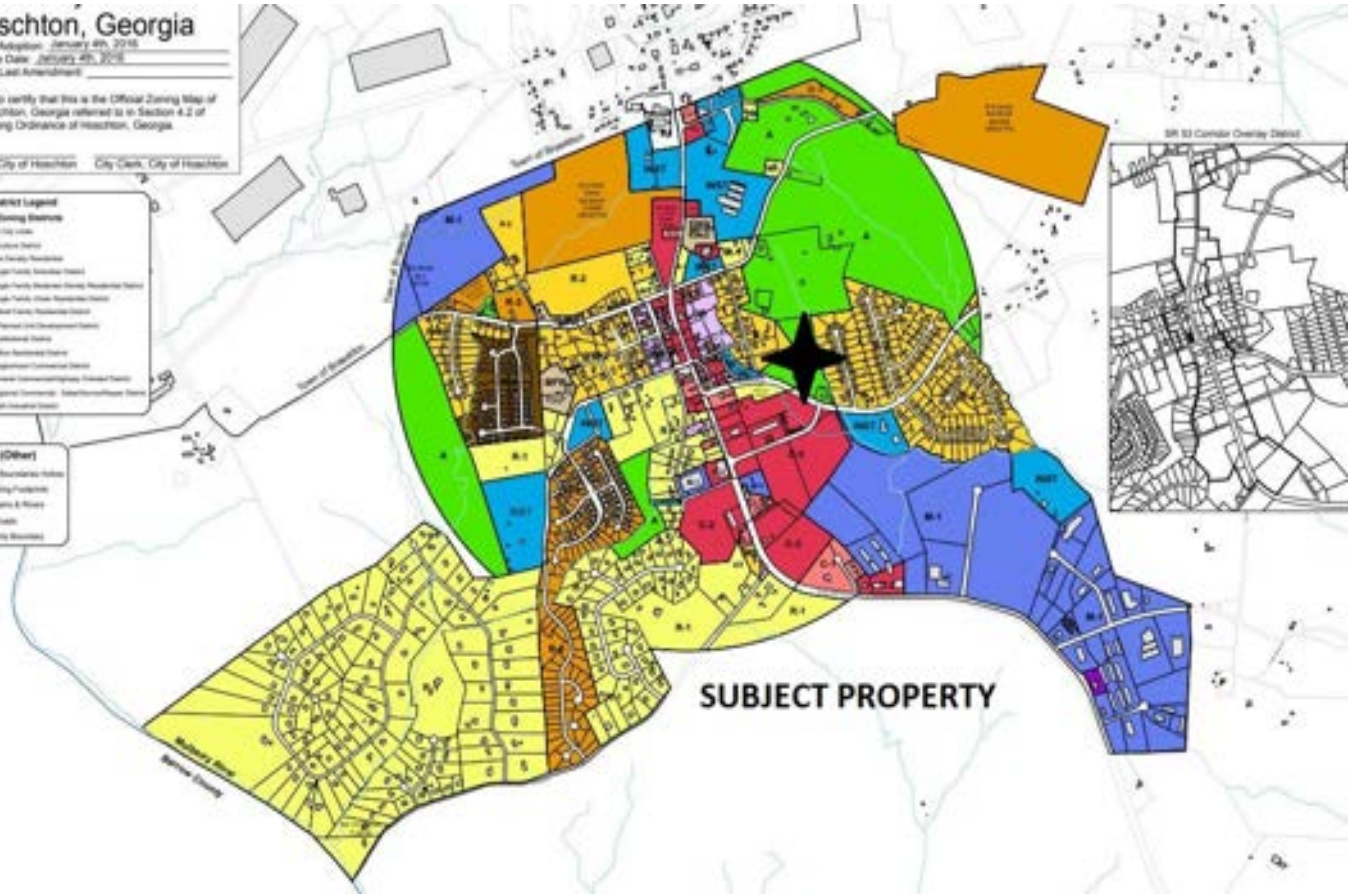
Hoschton Zoning Districts

Legend City Codes

- AG - Agriculture District
- LD - Low Density Residential
- MD - Medium Density Residential District
- RD - Single-Family Residential District
- SD - Single-Family Single-Story Residential District
- UD - Single-Family Urban Residential District
- PD - Planned Unit Development District
- CD - Community Development District
- OD - Office Residential District
- HD - High Density Residential District
- CD - Commercial District
- LD - Light Industrial District

Legend (Other)

- City Boundary Lines
- Building Footprints
- Streets & Roads
- Water Features
- County Boundaries



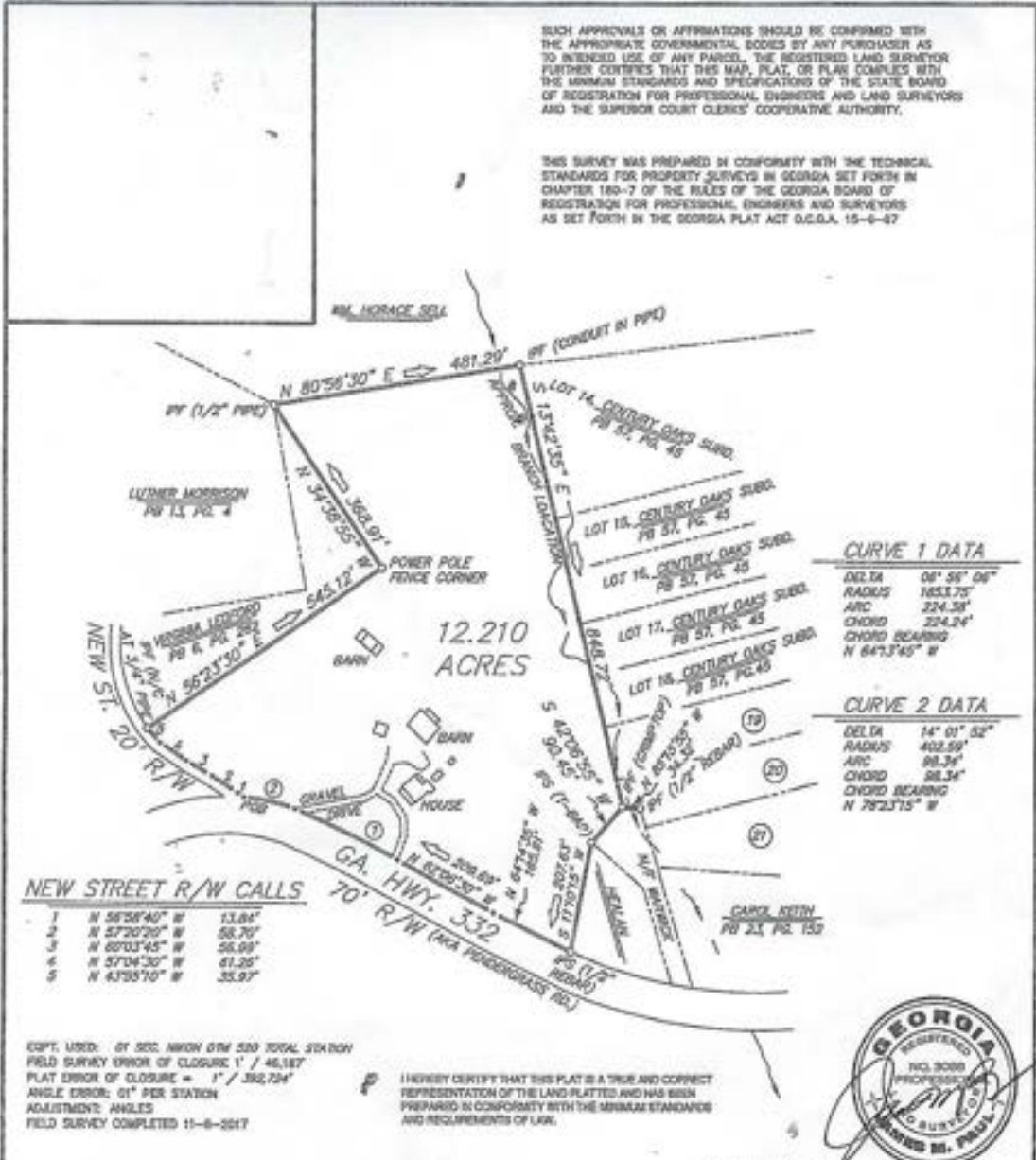
**This property is 1.7 miles
from Cresswind at Twin Lakes**



- ◆ This development began in 2020 with an expected build-out within 8—10 years
- ◆ It is comprised of 1,300 acres with a 50 acre lake
- ◆ At build-out it will have 1,300 homes
- ◆ It currently has a 1—1 1/2 year wait list for lots
- ◆ A development of this size will generate commercial/retail/restaurant growth for years to come.
- ◆ **What will you build?**

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAN, OR PLAN COMPLES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87



CURVE 1 DATA

DELTA	08° 58' 06"
RADIUS	1653.75'
ARC	324.38'
CHORD	324.34'
CHORD BEARING	N 64° 3' 45" W

CURVE 2 DATA

DELTA	14° 01' 52"
RADIUS	402.59'
ARC	98.34'
CHORD	98.34'
CHORD BEARING	N 78° 23' 75" W

NEW STREET R/W CALLS

1	N 56° 58' 40" W	13.84'
2	N 57° 20' 20" W	58.70'
3	N 60° 03' 45" W	56.98'
4	N 57° 04' 30" W	61.35'
5	N 47° 55' 10" W	35.97'

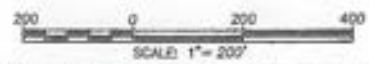
EQPT. USED: 01 SEC. NIKON DTM 580 TOTAL STATION
 FIELD SURVEY ERROR OF CLOSURE 1" / 46,187'
 PLAT ERROR OF CLOSURE = 1" / 394,754'
 ANGLE ERROR: 01" PER STATION
 ADJUSTMENT: ANGLES
 FIELD SURVEY COMPLETED 11-8-2017

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



"Pursuant to the zoning ordinance, subdivisions and land development ordinance, and all requirements of approval of the City of Roschton having been fulfilled, this final plat was given final approval by the City of Roschton Zoning Administrator and it is entitled to be recorded in the Clerk's Office Indian County Superior Court."

Signature, Zoning Administrator _____ Date _____



PROPERTY ADDRESS:
 8422 PENDERGRASS RD,
 ROSCHTON, GA. 30548
 TAX PARCEL #120 017

NOTE: SURVEY IS SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT OF WAY'S.

REF: SURVEY BY HORACE DURANGO FOR HORACE J. HEALAN, MAY 11, 1962
 SURVEY BY G.S. PITMAN FOR W. ROSS SMITH, DECEMBER 31, 1913
 OUR PLAT FOR JO NAN WARWICK, NOVEMBER 7, 2017
 OUR PLAT FOR JO NAN WARWICK, NOVEMBER 23, 2017

- IPS = T-BAR
- o = TRAVERSE POINT
- POB = POINT OF BEGINNING
- N/C = NAIL IN CAP
- R/W = RIGHT OF WAY
- C/L = CENTERLINE
- R.R. SPIKE = RAILROAD SPIKE SET

SURVEY FOR				IPS-IRON PIN SET SP-IRON PIN FOUND O/S-OFFSET	
JO NAN WARWICK				LOCATION MAP	
COUNTY: JACKSON	CITY: ROSCHTON	DAIR: 1407	STATE: GEORGIA		
DATE: NOVEMBER 16, 2017	SCALE: 1" = 200'	DR. BY: JL	DR. NO.		
SURVEY BY:		FIELD BOOK:	DISK 120 (BRICK-0)		
JAMES M. PAUL				BRICK-JO-NAN	
REGISTERED LAND SURVEYOR				BRICK-JO-NAN-SEWER	
CRAWFORD, GEORGIA				BRICK-JO-NAN-12	
(PHONE) 708-783-5125, OR 706-743-5125					

Demographic Summary Report

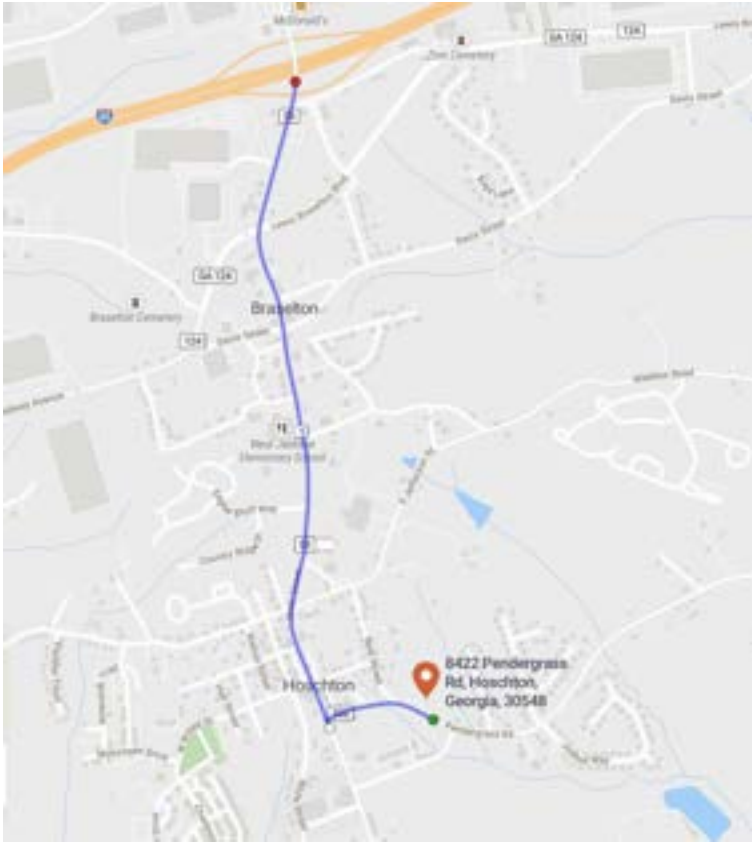
12+ acres for development - downtown Hoschton

8422 Pendergrass Rd, Hoschton, GA 30548

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,577	15,375	50,286
2024 Estimate	2,782	12,134	41,170
2020 Census	2,198	10,126	35,493
Growth 2024 - 2029	28.58%	26.71%	22.14%
Growth 2020 - 2024	26.57%	19.83%	15.99%
2024 Population by Hispanic Origin	317	1,497	4,535
2024 Population	2,782	12,134	41,170
White	2,208 79.37%	9,280 76.48%	31,691 76.98%
Black	130 4.67%	679 5.60%	2,417 5.87%
Am. Indian & Alaskan	0 0.00%	3 0.02%	42 0.10%
Asian	64 2.30%	398 3.28%	1,506 3.66%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	380 13.66%	1,774 14.62%	5,514 13.39%
U.S. Armed Forces	23	38	49
Households			
2029 Projection	1,240	5,159	16,782
2024 Estimate	976	4,116	13,846
2020 Census	785	3,476	12,015
Growth 2024 - 2029	27.05%	25.34%	21.20%
Growth 2020 - 2024	24.33%	18.41%	15.24%
Owner Occupied	795 81.45%	3,510 85.28%	12,053 87.05%
Renter Occupied	181 18.55%	606 14.72%	1,793 12.95%
2024 Households by HH Income	976	4,118	13,846
Income: <\$25,000	122 12.50%	420 10.20%	1,309 9.45%
Income: \$25,000 - \$50,000	188 19.26%	676 16.42%	1,842 13.30%
Income: \$50,000 - \$75,000	202 20.70%	623 15.13%	2,179 15.74%
Income: \$75,000 - \$100,000	97 9.94%	562 13.65%	1,625 11.74%
Income: \$100,000 - \$125,000	60 6.15%	503 12.21%	1,690 12.21%
Income: \$125,000 - \$150,000	105 10.76%	342 8.31%	1,435 10.36%
Income: \$150,000 - \$200,000	92 9.43%	491 11.92%	1,932 13.95%
Income: \$200,000+	110 11.27%	501 12.17%	1,834 13.25%
2024 Avg Household Income	\$103,791	\$112,556	\$119,769
2024 Med Household Income	\$72,119	\$90,124	\$99,507



**Travel North on I-85
and exit # 129 / Hwy
53. Take a right. Left on
Pendergrass Rd, (Hwy
332). Property will be
on the left.**

**Property is 1.8 miles
from I-85.**

