



CANDLER

REAL ESTATE

2252 Jesse Jewell Parkway Northeast | Gainesville, GA 30507

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Retail Land For Sale

2252 Jesse Jewell Parkway Northeast, Gainesville, GA 30507



Property Description

Uncover the exceptional qualities of this prime property situated in the thriving Gainesville area. Zoned G-B, this sought-after site presents a versatile opportunity for prospective office and retail investors/users. Its strategic location amplifies its appeal, offering a favorable setting for businesses and potential tenants. This property's zoning and positioning make it ideally suited for the development of retail and office uses, catering to the area's growing business community. Don't miss the chance to capitalize on this prime investment, perfectly positioned for success in the heart of Gainesville, GA.

Property Highlights

- Zoned G-B
- Strategic location in Gainesville area
- 100 yards from I-985 Exit 24

Offering Summary

Sale Price:	\$500,000
Lot Size:	0.77 Acres
Building Size:	

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	54	146	448
Total Population	147	404	1,269
Average HH Income	\$63,013	\$73,064	\$83,410

Presented By:

Lee Hemmer, CCIM, SIOR
770.988.6383
Principal/Managing Broker
lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Retail Land For Sale

2252 Jesse Jewell Parkway Northeast, Gainesville, GA 30507



Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Retail Land For Sale

2252 Jesse Jewell Parkway Northeast, Gainesville, GA 30507

PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD DAMAGE MAP OF HALL COUNTY, GA PANEL NO. 130466 0183 E DATE: MARCH 21, 2000

USED FOR MEASUREMENT: S 303.

ON THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & PREPARED IN CONFORMITY WITH THE USUARY AND REQUIREMENTS OF LAW.

0.83 ACRES

DATA UPON WHICH THIS PLAT IS BASED IS A CLOSURE PRECISION OF ONE FOOT PER ANGLE POINT, JUSTIFIED USING LEAST SQUARES ADJUSTMENT BY: M.A. & C.B. F.B. L.L.

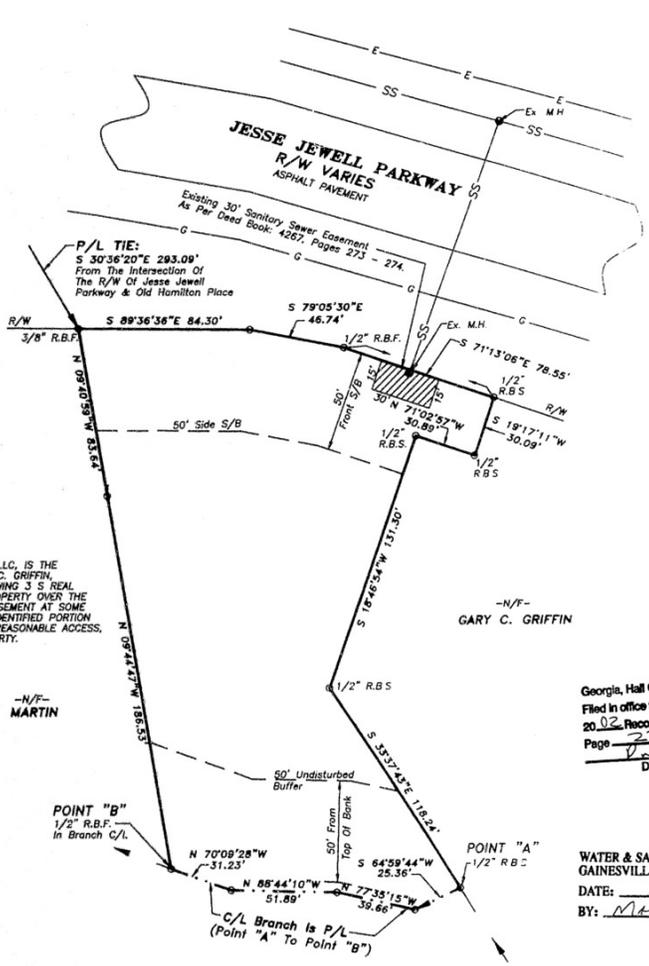
AS BEEN CALCULATED AND WAS FOUND TO BE WITHIN ONE FOOT PER ANGLE POINT.

THIS PLAT WAS NOT PREPARED FROM THE TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

zoning: G-B (GENERAL BUSINESS)

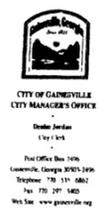
REFERENCE:
THIS PLAT IS BASED ON INFORMATION FROM A SURVEY AND PLAT PREPARED BY TOM & ASSOCIATES FOR MARION E. LESLIE W. THOMAS DATED 5-22-1987 AND A PLAT FOR 3 S REAL ESTATE, LLC DATED OCTOBER 6, 2002.

ASSESSMENT REFERENCE:
OF THIS PROPERTY, 3 S REAL ESTATE, LLC, IS THE GRANTEE IN AN EASEMENT AGREEMENT FROM GARY C. GRIFFIN, THE NEIGHBORING TRACT OF LAND, ALLOWING 3 S REAL ESTATE, LLC, INGRESS, AND EGRESS TO THIS PROPERTY OVER THE GRIFFIN TRACT. GRANTEE MAY CONFINE THE EASEMENT AT SOME POINT TO A DESIGNATED AND SPECIFICALLY IDENTIFIED PORTION OF THE EASEMENT CONTAINING TO ALLOW REASONABLE ACCESS, AND EGRESS FOR GRANTEE TO THE PROPERTY.



LEGEND:

I.P.F.	- IRON PIN FOUND	C.R.	- CABLE RISER
C.T.F.	- CRIMPED TOP PIN FOUND	T.R.	- TELEPHONE RISER
R.B.F.	- REBAR FOUND	C.B.	- CATCH BASIN
O.T.F.	- OPEN TOP FOUND	P.B.	- POWER BOX
A.I.F.	- ANGLE IRON FOUND	W.M.	- WATER METER
C.M.F.	- CONCRETE MONUMENT FOUND	P.P.	- POWER POLE
C.T.S.	- CRIMPED TOP PIN SET	S.P.	- SERVICE POLE
P/L	- PROPERTY LINE	W.V.	- WATER VALVE
R/W	- RIGHT OF WAY	-X-	- FENCE
N/F	- NOW OR FORMERLY	-O-	- CHAIN LINK FENCE
C/L	- CENTER LINE	-E-	- ELECTRICAL LINE
S/B	- SETBACK	-W-	- WATER LINE
L.L.L.	- LAND LOT LINE	S.S.E.	- SANITARY SEWER EASEMENT
C.M.P.	- CORRUGATED METAL PIPE	M.H.	- MANHOLE
R.C.P.	- REINFORCED CONCRETE PIPE	-SS-	- SANITARY SEWER LINE



October 29, 2002
Mr. Gary Griffin
3114 Lake North Trail
Gainesville, GA 30506
Dear Mr. Griffin:

The Gainesville City Council, at its October 28, 2002 Council Meeting, approved your request to name and zone a 2.0196 acre tract located on the South Side of Jesse Jewell Parkway, 2536 feet east of Old Hamilton Place (A/G/A 2236 Jesse Jewell Parkway NE), with the zoning classification of General Business (G-B) with the following conditions:

1. A copy of the existing approved plan must be submitted to the Public Works Engineering Department to be reviewed for conformance to City standards.
2. All proposed buildings shall meet the Limestone Corridor development standards as required by the Unified Land Development Code.
3. A fifty-foot (50') wide undisturbed buffer, measured from the top of the creek bank, shall be provided along the existing creek located near the southerly property line.
4. Outdoor lighting used in this development, be it for recreational, security or general purpose, shall be of non-spill design and placed in a manner so as to minimize direct visibility by adjoining or adjacent properties.

The Council's official action is duly noted in the minutes. The adoption of Ordinances 2002-55 and 2002-56 documents the Council's action (see attached).

You may contact the Planning Department at (770)531-6899 if you have any questions. Also, feel free to contact me if I may be of additional service.
Cordally,
Denise O. Jordan
City Clerk
DOJ:dkr
cc: Planning
Jerry Pringle
Public Works
Attachment

Georgia, Hall County, Clerk Superior Court
Filed in office this 19 day of November
20 02. Recorded in slide 722
Page 231A
BY: DWIGHT S. WOOD, Clerk

WATER & SANITARY SEWER SERVICE AVAILABLE
GAINESVILLE PUBLIC UTILITIES DEPARTMENT
DATE: 11-12-2002
BY: Lee Hemmer

BY SURVEY FOR:
REAL ESTATE, LLC
IN:
GAINESVILLE G.M.D. (411)
CITY OF GAINESVILLE
COUNTY, GEORGIA
1"=40' PLAT DATE: OCTOBER 8, 2002
SURVEY DATE: AUGUST 22, 2002
SCALE - FEET

STATE WATERS BUFFER:
A 50' FOOT UNDISTURBED VEGETATIVE BUFFER, WILL BE LEFT AND MAINTAINED. BUFFER TO BE MEASURED FROM THE TOP EDGE OF THE WATERS BANK

RECORDING PERMIT
By: [Signature] 11/30/02
GAINESVILLE PLANNING COMMISSION

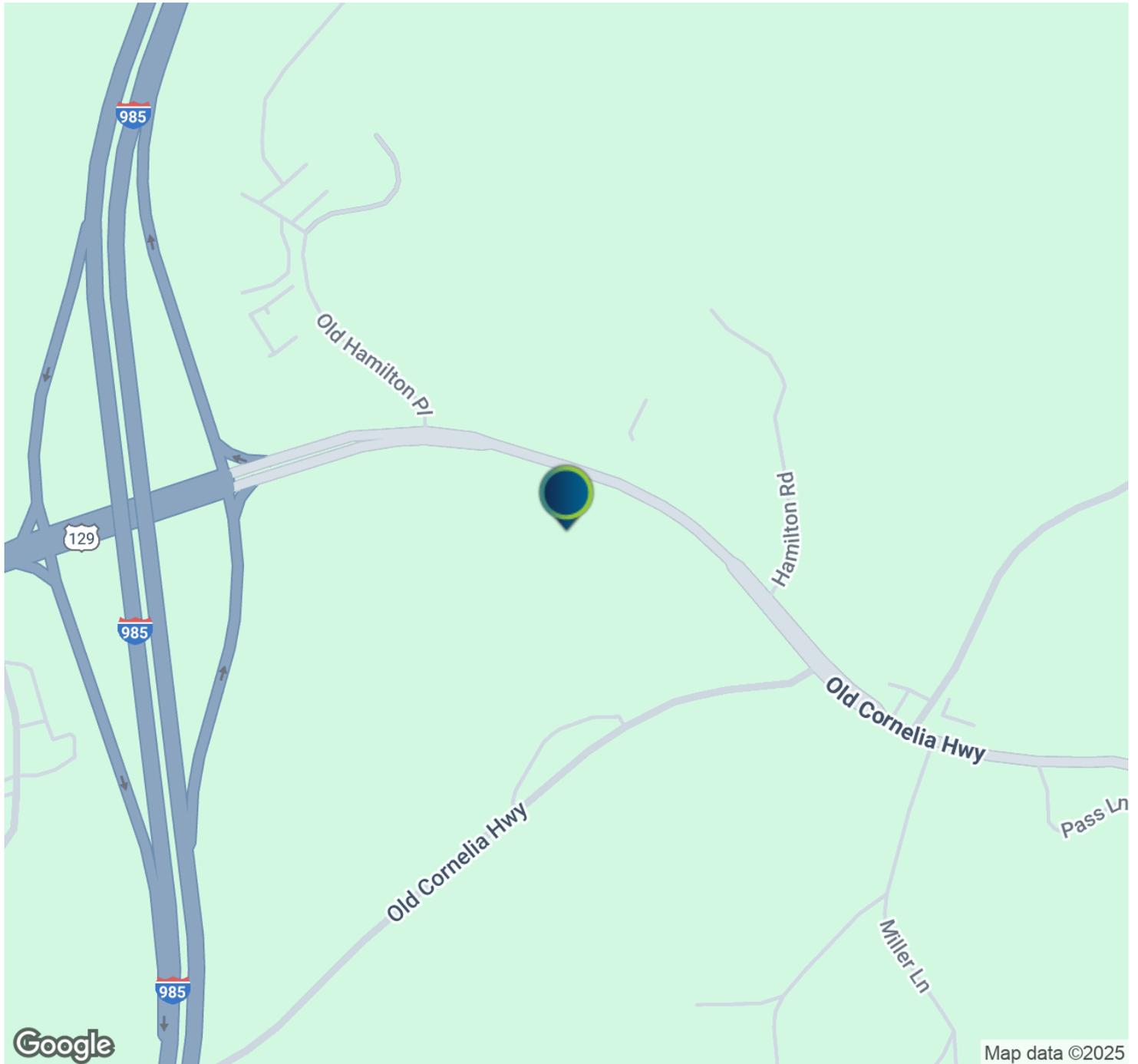


Presented By:
Lee Hemmer, CCIM, SIOR
770.988.6383
Principal/Managing Broker
lee@candler.com

CANDLER
135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Retail Land For Sale

2252 Jesse Jewell Parkway Northeast, Gainesville, GA 30507



Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

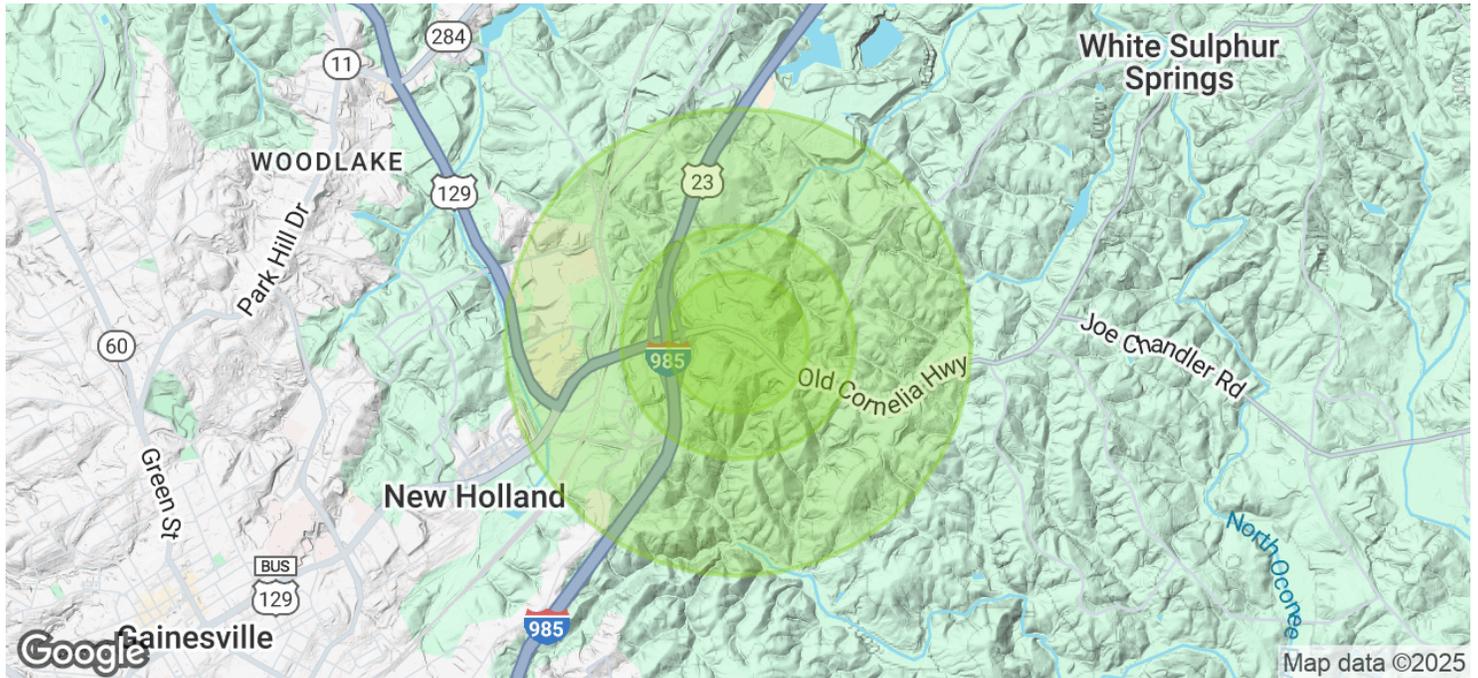
lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Retail Land For Sale

2252 Jesse Jewell Parkway Northeast, Gainesville, GA 30507



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	147	404	1,269
Average Age	44	43	42
Average Age (Male)	41	40	39
Average Age (Female)	47	46	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	54	146	448
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$63,013	\$73,064	\$83,410
Average House Value	\$316,461	\$352,091	\$389,187

Demographics data derived from AlphaMap

Presented By:

Lee Hemmer, CCIM, SIOR
770.988.6383
Principal/Managing Broker
lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com