



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR SALE

12.21 acres

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



DRONE VIDEO



8422 Pendergrass Rd., Hoschton, GA 30548

Marketed By:

Brent Hoffman

Berkshire Hathaway Home Services GA Properties
500 Jesse Jewell Pkwy., SE Suite 300, Gainesville, GA 30501
Direct- 770-533-6721
Office – 770-536-3007
Brent@BrentHoffman.com www.BrentHoffman.com



Brent Hoffman



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

Property Information

\$150,000 / ac

\$1,831,500



- ◆ 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 onsite
- ◆ 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
- ◆ See potential property zoning information on webpage below
- ◆ 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 \(kolterhomes.com\)](https://www.kolterhomes.com)

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

More info and video at: [8422 Pendergrass Road \(brenthoffman.com\)](https://www.brenthoffman.com)



All materials furnished is from sources deemed reliable, but information has not been verified and is subject to errors or omissions



All materials furnished is from sources deemed reliable, but information has not been verified and is subject to errors or omissions

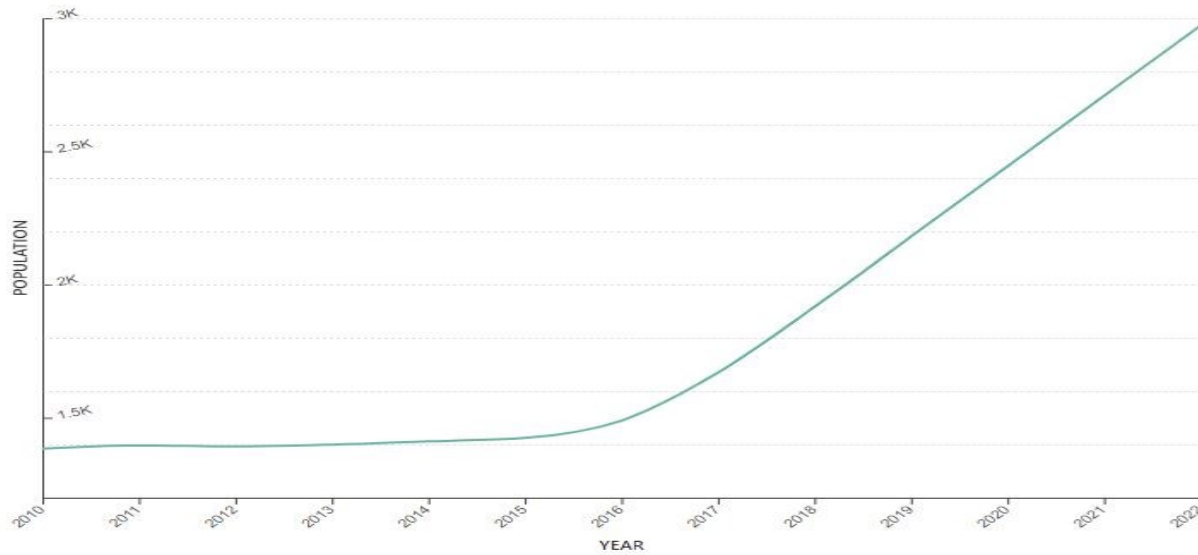


Hoschton is currently growing at a rate of 10.80% annually and its population has increased by 96.66% since the most recent census

Hoschton, Georgia Population 2022

Hoschton, Georgia Population 2022

2,972



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.

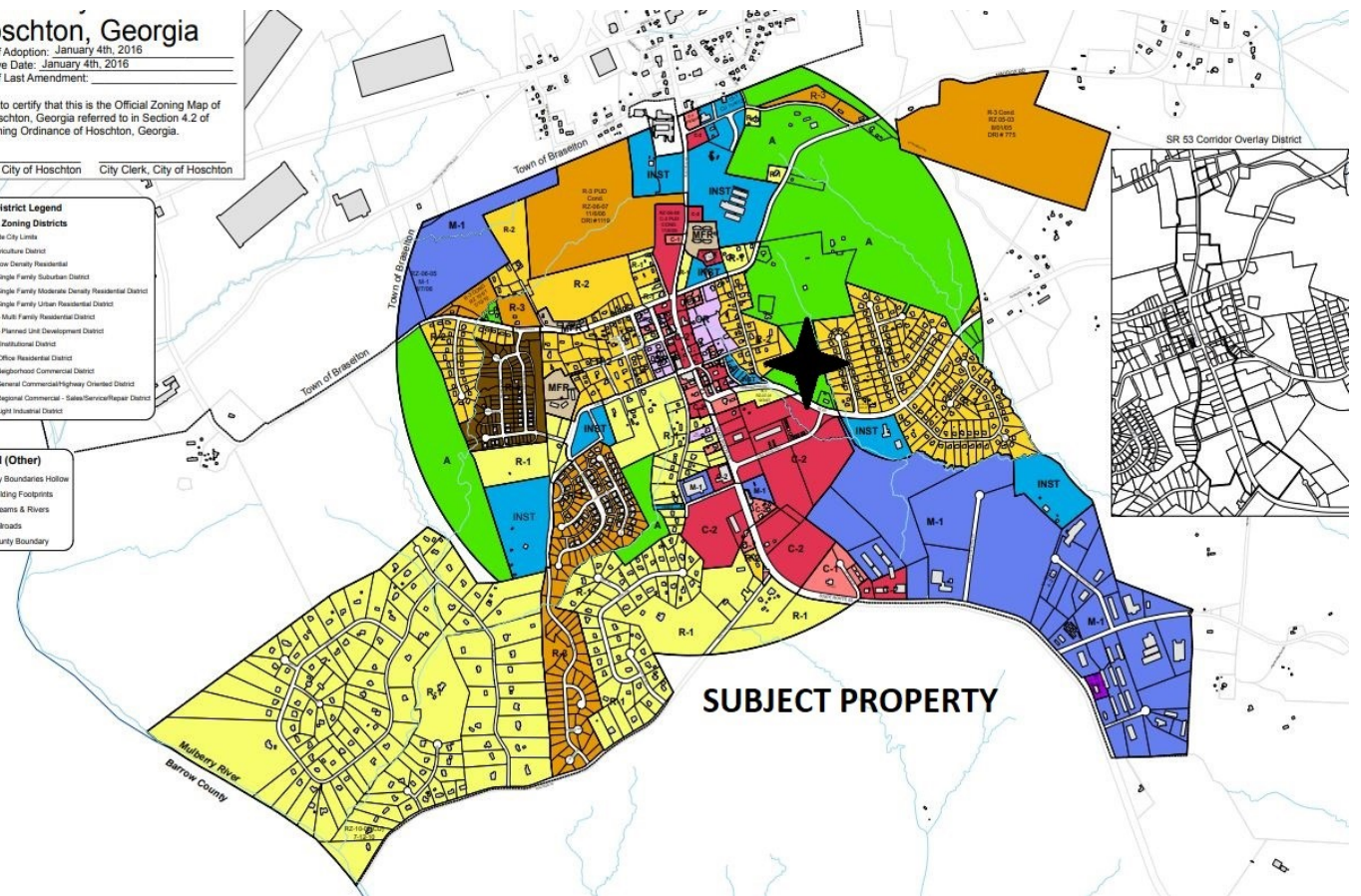
Mayor, City of Hoschton City Clerk, City of Hoschton

Zoning District Legend

- Hoschton Zoning Districts**
- Outside City Limits
 - A - Agriculture District
 - R1 - Low Density Residential
 - R2 - Single Family Suburban District
 - R3 - Single Family Moderate Density Residential District
 - R4 - Single Family Urban Residential District
 - MFR - Multi Family Residential District
 - PUD - Planned Unit Development District
 - INST - Institutional District
 - CR - Office Residential District
 - C1 - Neighborhood Commercial District
 - C2 - General Commercial/Highway Oriented District
 - C3 - Regional Commercial - Sales/Service/Repair District
 - M1 - Light Industrial District

Legend (Other)

- City Boundaries Hollow
- Building Footprints
- Streams & Rivers
- Railroads
- County Boundary



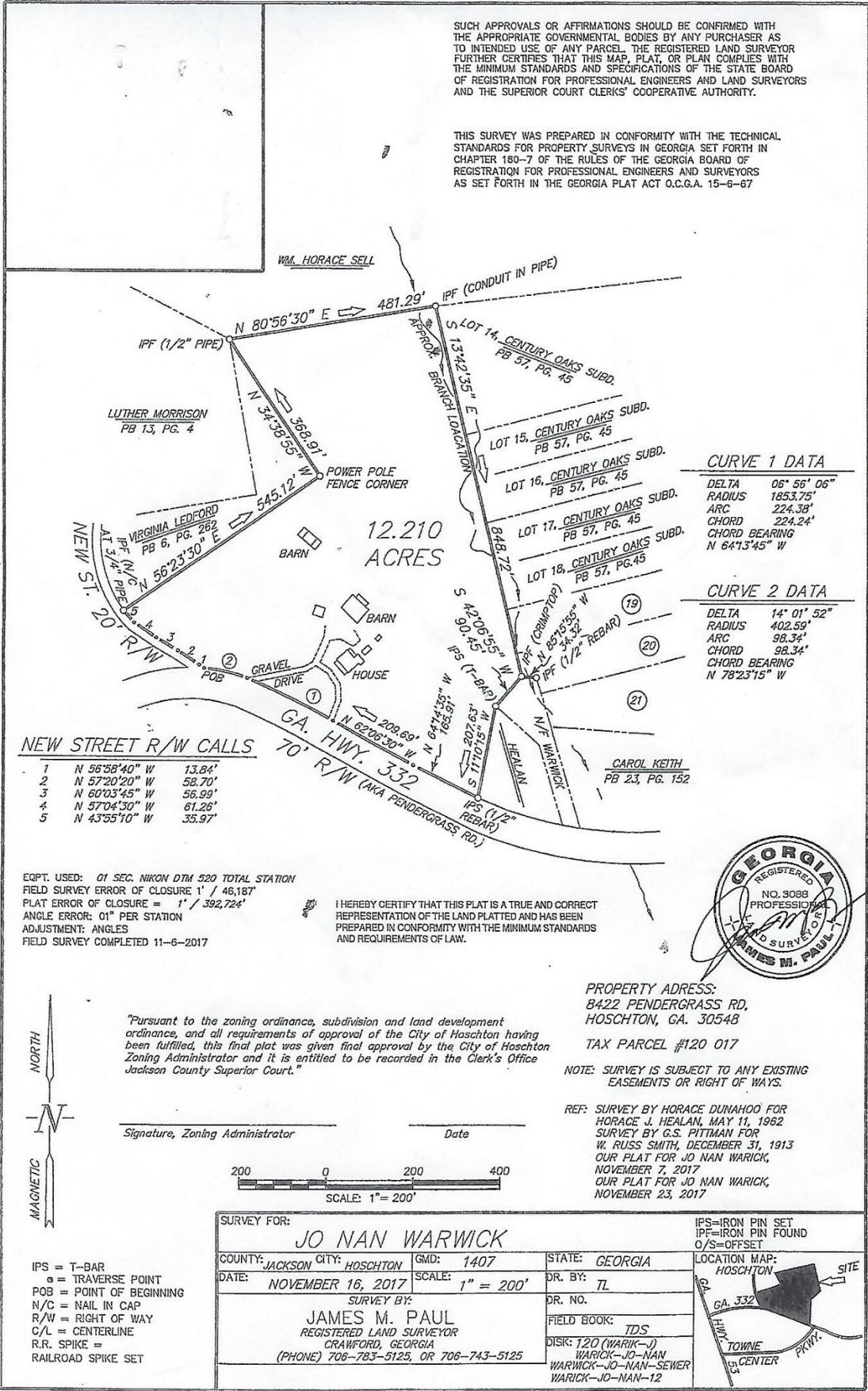
This property is 1.7 miles from Cresswinds at Twin Lakes



- ◆ 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 COMPLIES 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. 15-6-67



CURVE 1 DATA

DELTA	06° 56' 06"
RADIUS	185.375'
ARC	224.38'
CHORD	224.24'
CHORD BEARING	N 64°13'45" W

CURVE 2 DATA

DELTA	14° 01' 52"
RADIUS	402.59'
ARC	98.34'
CHORD	98.34'
CHORD BEARING	N 78°23'15" 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	56.99'
4	N 57°04'30" W	61.26'
5	N 43°55'10" W	35.97'

EQPT. USED: 01 SEC NIKON DTM 520 TOTAL STATION
 FIELD SURVEY ERROR OF CLOSURE 1' / 46,187'
 PLAT ERROR OF CLOSURE = 1' / 392,724'
 ANGLE ERROR: 01" PER STATION
 ADJUSTMENT: ANGLES
 FIELD SURVEY COMPLETED 11-6-2017

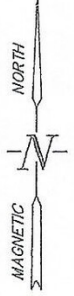
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



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

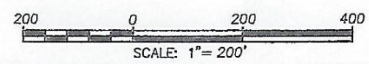
NOTE: SURVEY IS SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT OF WAYS.

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



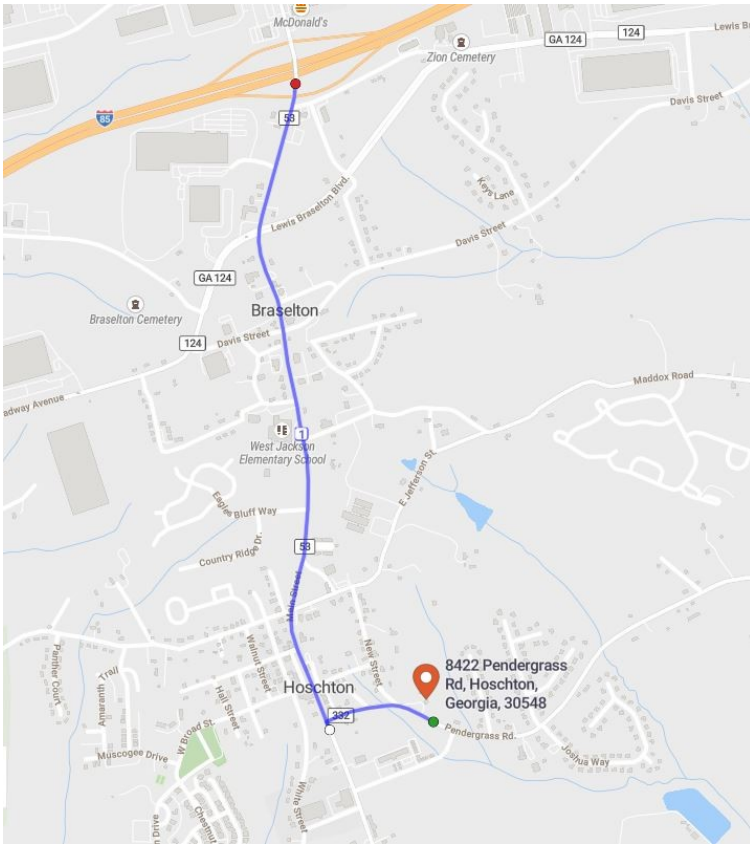
"Pursuant to the zoning ordinance, subdivision and land development ordinance, and all requirements of approval of the City of Hoschton having been fulfilled, this final plat was given final approval by the City of Hoschton Zoning Administrator and it is entitled to be recorded in the Clerk's Office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

Signature, Zoning Administrator _____ Date _____



- 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: JO NAN WARWICK			
COUNTY: JACKSON	CITY: HOSCHTON	GMD: 1407	STATE: GEORGIA
DATE: NOVEMBER 16, 2017	SCALE: 1" = 200'	DR. BY: TL	DR. NO.:
SURVEY BY: JAMES M. PAUL REGISTERED LAND SURVEYOR CRAWFORD, GEORGIA (PHONE) 706-783-5125, OR 706-743-5125		FIELD BOOK: TDS	DISK: T20 (WARWICK-J) WARWICK-JO-NAN WARWICK-JO-NAN-SEWER WARWICK-JO-NAN-12
IPS=IRON PIN SET IPF=IRON PIN FOUND O/S=OFFSET		LOCATION MAP: HOSCHTON GA. 332 TOWNE CENTER PRWI.	



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

Convenient to Atlanta off I-85

