



For Sale:
5366, 5374 & 5378 Thompson Mill Road Hoschton, GA
30548

Offered @ \$989,900

APPROX 4.36 ACRES, 3 PARCELS, ZONED SUBURBAN SHOPPING, DOUBLE ROAD FRONTAGE THOMPSON MILL & FRIENDSHIP. HIGH GROWTH RETAIL, MEDICAL, AND HIGH-DENSITY RESIDENTIAL. IMMEDIATE AREA INCLUDES NEWEST NORTHEAST GA MEDICAL CENTER BRASELTON CAMPUS, BIG BOX GROCERY, & RETAIL, MEDICAL COMPLEXES, HIGH END 55+ COMMUNITIES, LUXURY RESIDENTIAL COMMUNITIES AND GOLF COURSES, CHATEAU ELAN WINERY AND CLOSE ACCESS TO BOTH I-985 AND I-85. THE BEST GROWTH AREA IN HALL COUNTY! MORE PHOTOS AND INFORMATION AT: PorterWilliamsTeam.bhhsgeorgia.com/PCH8718166

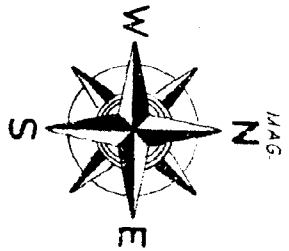
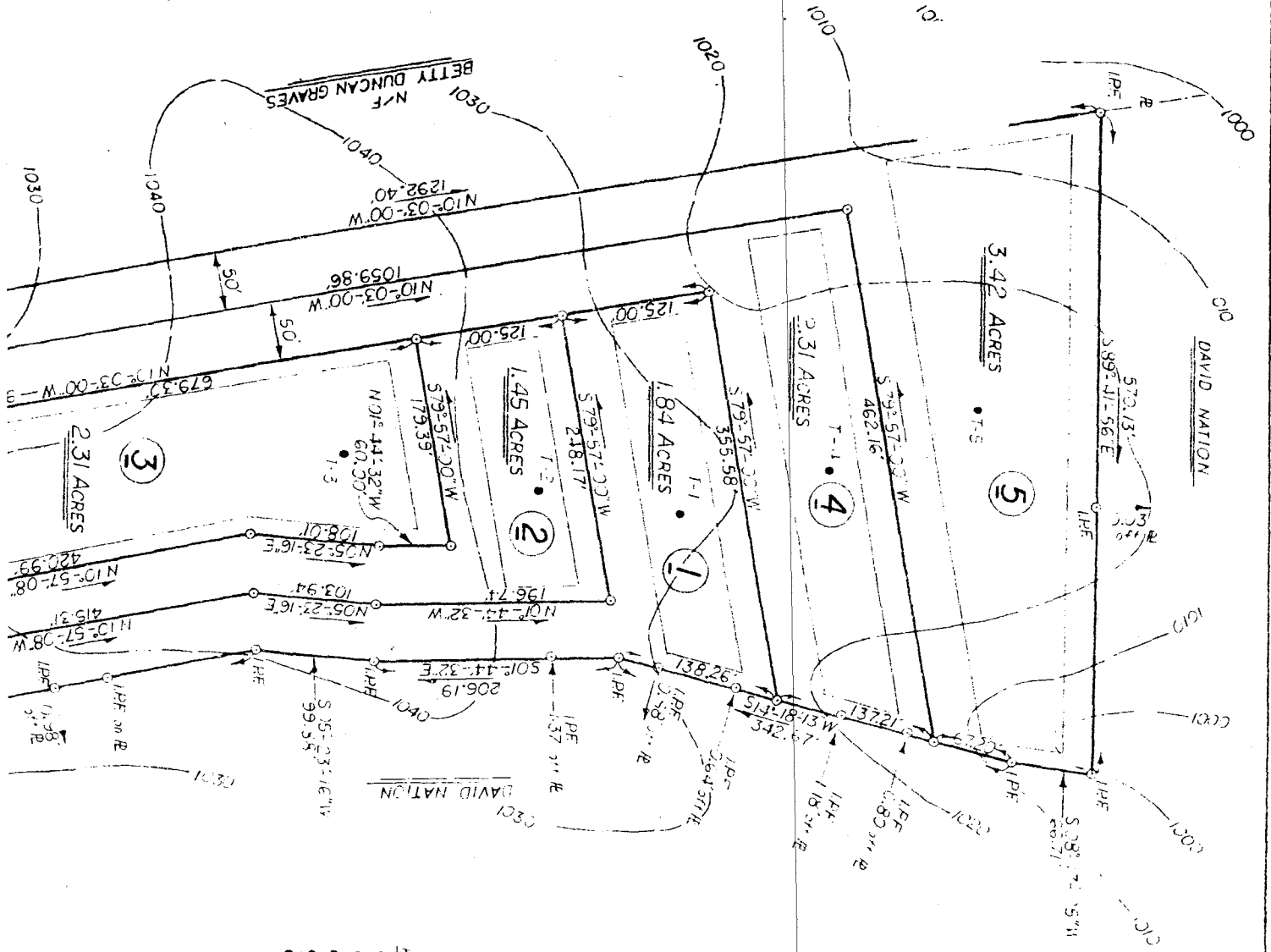
Professionally Marketed By:



Porter Williams Team, Real Estate Professionals in Residential - Lake - Land - Commercial - Investment - Development.
(678) 769-5960
theteam@porterwilliamsteam.com
PorterWilliamsTeam.com

Gainesville Office
500 Jesse Jewell Parkway SE
Suite 300
Gainesville, GA 30501

BERKSHIRE HATHAWAY | Georgia Properties
HomeServices



LEGEND:
 I/P - IRON PIN FOUND
 I/P S - IRON PIN SET
 R/W - RIGHT-OF-WAY
 P - PROPERTY LINE
 C - CENTER LINE
 P/P - POWER POLE

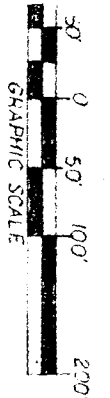
PERCOLATION DATA:
 • T-1: 1/4" MIN. / 1/4" INCH
 • T-2: 1/4" MIN. / 1/4" INCH
 • T-3: 1/4" MIN. / 1/4" INCH
 • T-4: 1/4" MIN. / 1/4" INCH
 • T-5: 1/4" MIN. / 1/4" INCH

53,011.0
 20°00'06"
 COMPASS
 TOPCON G.T.S.-2
 C.P.
 L.L.



669-809

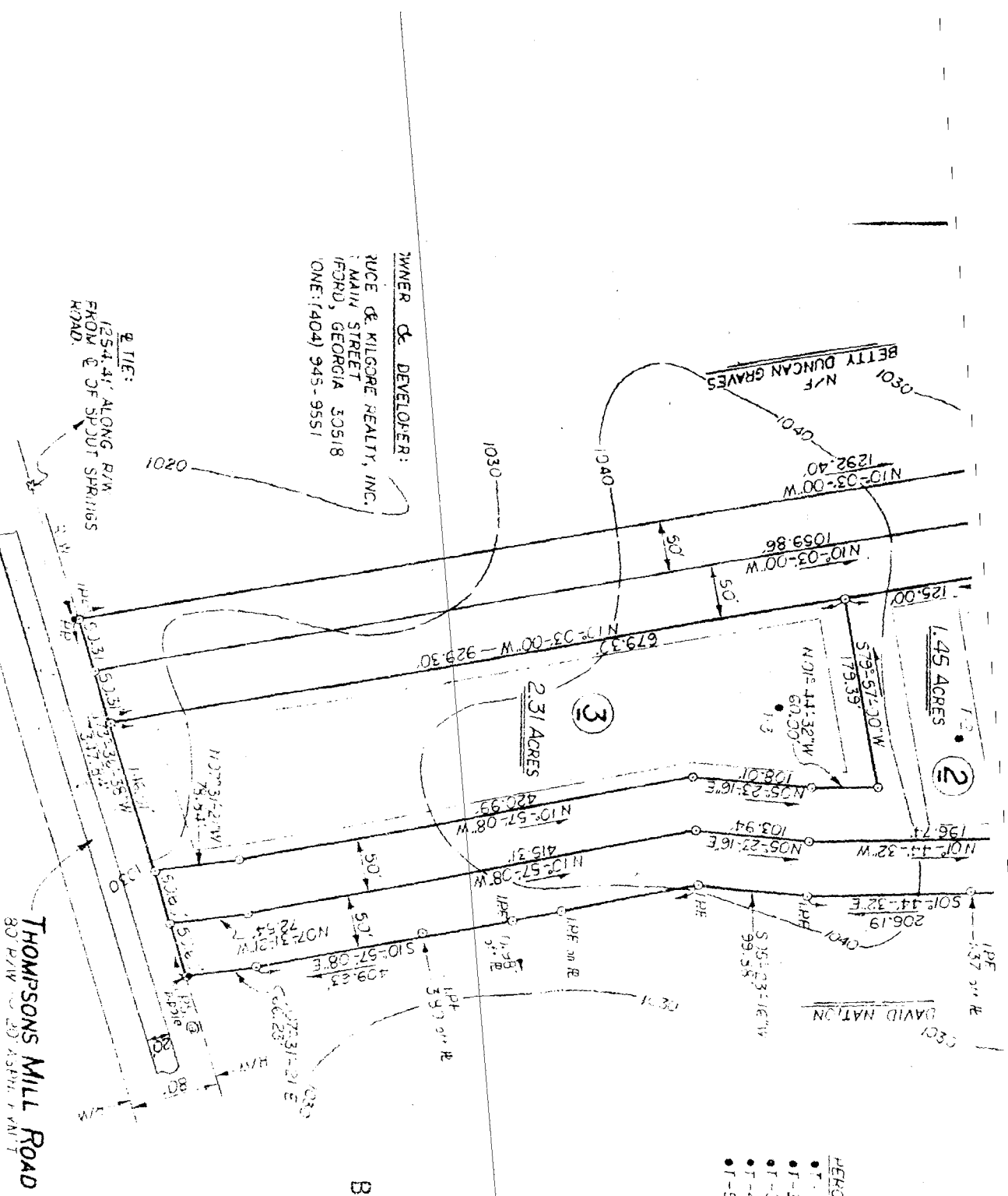
dated January 5, 1990



PREPARED BY:
PATTON - PATTON INC.
 REGISTERED GEORGIA LAND SURVEYOR
 637 SHALLOWFORD ROAD
 GAINESVILLE, GEORGIA
 (404) 532-6482



CLINCHEN
 HALL
 SCALE: 1" = 40'



RECORDING PERMIT
 1/9/90
 BY *[Signature]*
 HALL COUNTY PLANNING COMMISSION

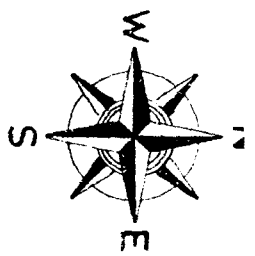
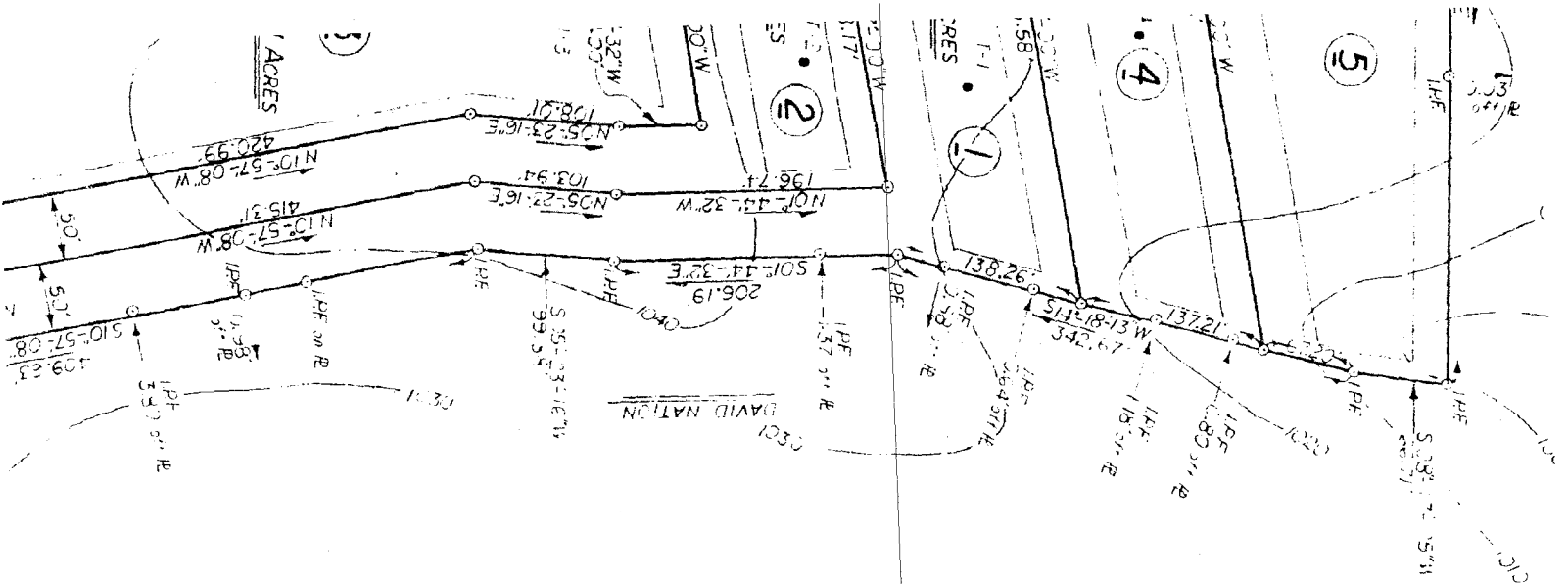
2 - ZONING
 10 - SOIL T
 6 - G.S. 2 - SLOBER
 6 - G.W. 2 - SLOPES
 H&S - 1



069-809

1 - SE	40
2 - 25	25
3 - 15	15
4 - 10	10
5 - 5	5
6 - 2.5	2.5
7 - 1.25	1.25
8 - 0.625	0.625
9 - 0.3125	0.3125
10 - 0.15625	0.15625
11 - 0.078125	0.078125
12 - 0.0390625	0.0390625
13 - 0.01953125	0.01953125
14 - 0.009765625	0.009765625
15 - 0.0048828125	0.0048828125
16 - 0.00244140625	0.00244140625
17 - 0.001220703125	0.001220703125
18 - 0.0006103515625	0.0006103515625
19 - 0.00030517578125	0.00030517578125
20 - 0.000152587890625	0.000152587890625

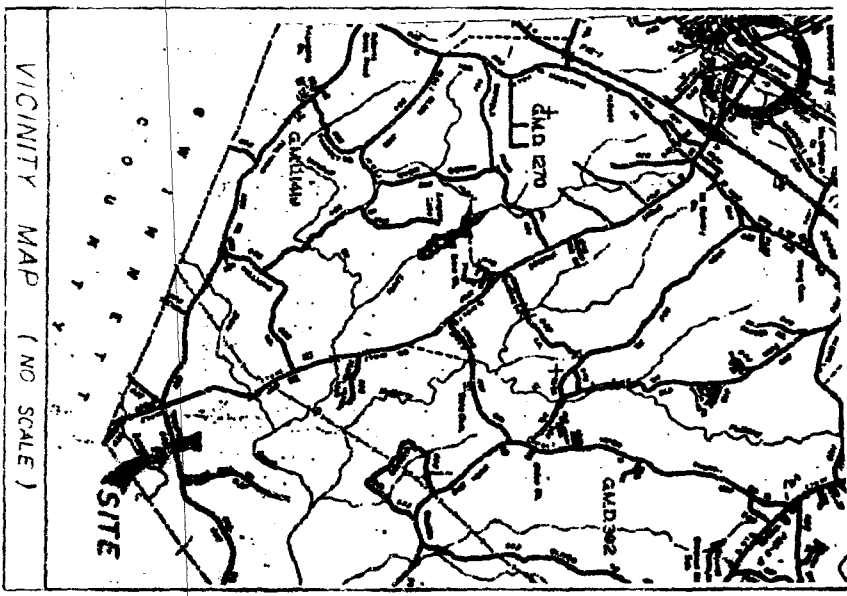
COMPASS
 TOPCON G.T.S.-2
 CR
 VIC



- LEGEND:**
- ⊙ I.R.F. - IRON PIN FOUND
 - ⊙ I.R.S. - IRON PIN SET
 - R/W - RIGHT-OF-WAY
 - P - PROPERTY LINE
 - ⊕ - CENTER LINE
 - ⊕ - POWER POLE

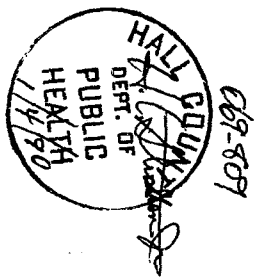
53.211.0
 00°00'06\"/>

- PERCOLATION DATA:**
- T-1: 1/4\"/>



VICINITY MAP (NO SCALE)

- NOTES:**
- 1 - SET BACKS:
 - 4.0' FROM R/W OR FRONT
 - 2.5' FROM REAR
 - 1.5' FROM SIDE
 - 2 - CONTOURS WERE TAKEN FROM U.S. CORPS OF ENGINEERS TOPOGRAPHIC SURVEY MAP ENLARGEMENT.
 - 3 - THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER COMMUNITY PANEL NO. 130466 0145 NOV. 2, 1983
 - 4 - TOTAL AREA: 11.33 ACRES
 - 5 - TOTAL NUMBER OF LOTS: 5
 - 6 - MINIMUM LOT SIZE: 1.45 ACRES
 - 7 - NO NITRIFICATION FIELD LINES WITHIN A 100' RADIUS OF EXISTING WELL.
 - 8 - WATER SUPPLY: EACH LOT TO BE SERVICED WITH AN INDIVIDUAL WELL.
 - 9 - ZONING: AR-4
 - 10 - SOIL TYPES:
 - GW-C-SWANNETT CLAY LOAM, 6 TO 10 PERCENT SLOPES, ERODED.
 - GW-F-SWANNETT CLAY LOAM, 10 TO 15 PERCENT SLOPES, ERODED.



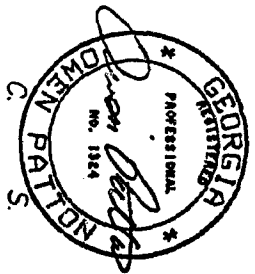
RECORDING PERMIT

BY *[Signature]*
 HALL COUNTY PLANNING COMMISSION



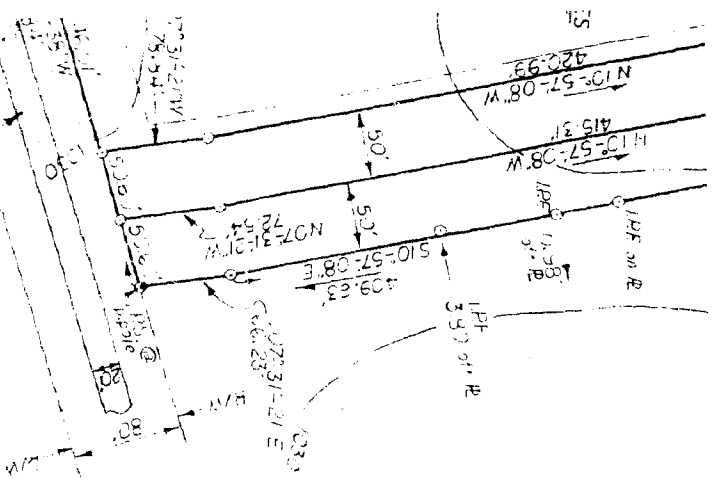
RECORDING PERMIT

By *C. Kilgore*
HALL COUNTY PLANNING COMMISSION



PREPARED BY:
PATTON - PATTON INC.
REGISTERED GEORGIA LAND SURVEYOR
537 SHALLOWFORD ROAD
GAINESVILLE, GEORGIA
(404) 532-6492

THOMPSONS MILL ROAD
30' R/W 20' ASPHALT PAV'T



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- 5 - TOTAL NUMBER OF LOTS: 5
- 6 - MINIMUM LOT SIZE: 1.45 ACRES
- 7 - NO NITRIFICATION FIELD LINES WITHIN A 100' RADIUS OF EXISTING WELL.
- 8 - WATER SUPPLY: EACH LOT TO BE SERVICED WITH AN INDIVIDUAL WELL.
- 9 - ZONING: AR-4
- 10 - SOIL TYPES:
GwC2 - GWINNETT CLAY LOAM, 6 TO 10 PERCENT SLOPES, ERODED.
GwE4 - GWINNETT CLAY LOAM, 10 TO 25 PERCENT SLOPES, ERODED.
H4B - HAMMASSEE LOAM, 2 TO 6 PERCENT SLOPES

SURVEY FOR:

KILGORE & BRUCE

LOCATED IN:
CLINCHEM G.M.D. - 392
HALL COUNTY, GEORGIA
SCALE: 1"=100' DATE: 12-28-1989
JN. 89-693

Dwight A. Wood Clerk

SR 347 CONST. CL OODINATE DATA
 STA. 370+00 N1495085 E2385591
 STA. 385+00 N1495228 E2387082

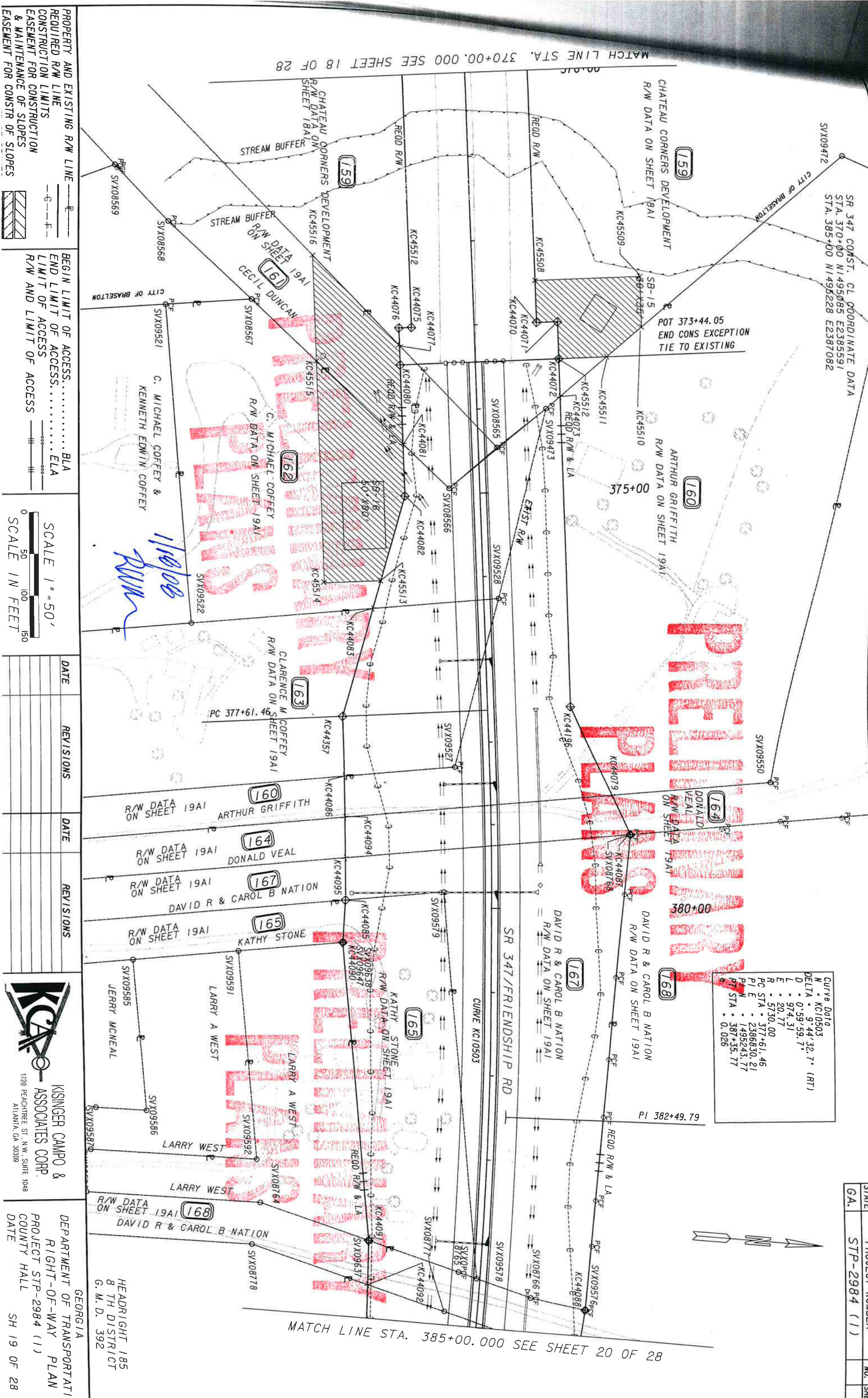
Curve Data

M	KC10503
DELTA	9°44'32.7" (RT)
D	0.59'59.7"
L	974.31
E	20.77
R	5730.00
PC STA	377+61.46
PI E	2386830.21
PN	1495243.77
PT STA	387+35.77
	0.026



MATCH LINE STA. 370+00.000 SEE SHEET 18 OF 28

MATCH LINE STA. 385+00.000 SEE SHEET 20 OF 28



PROPERTY AND EXISTING R/W LINE
 REQUIRED R/W LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTRUCTION
 & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTR OF SLOPES

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 LIMIT OF ACCESS
 R/W AND LIMIT OF ACCESS

SCALE 1" = 50'
 SCALE IN FEET

DATE	REVISIONS	DATE	REVISIONS



GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY PLAN
 PROJECT STP-2984 (1)
 COUNTY HALL
 DATE SH 19 OF 28

STATE	PROJECT NUMBER	SHEET TOTAL
GA.	STP-2984 (1)	NO. SHEET