



## Oakwood Commercial/Industrial Land

### Offering Summary

Lot Size:	2.5 to 13.34 Acres Available
Price / Acre:	Contact Broker

- Located near heavily traveled Highway 53, which offers restaurants, retail and offices
- Adjacent to Oakwood Elementary School
- Less than 2 miles to I-985, 0.6 miles to University of North Georgia (Gainesville Campus), 8.5 miles to Northeast Georgia Medical Center and 60 miles to Hartsfield-Jackson Atlanta International Airport
- Adjoining 10.5 acres also available

### Get more information

**Frank N. Simpson, CCIM SIOR**

Principal, Managing Director

D 770 532 9911

[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)



Land For Sale

3638 Thurmon Tanner Parkway



**AVISON  
YOUNG**

**Frank N. Simpson, CCIM SIOR**  
Principal, Managing Director  
D 770 532 9911  
[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

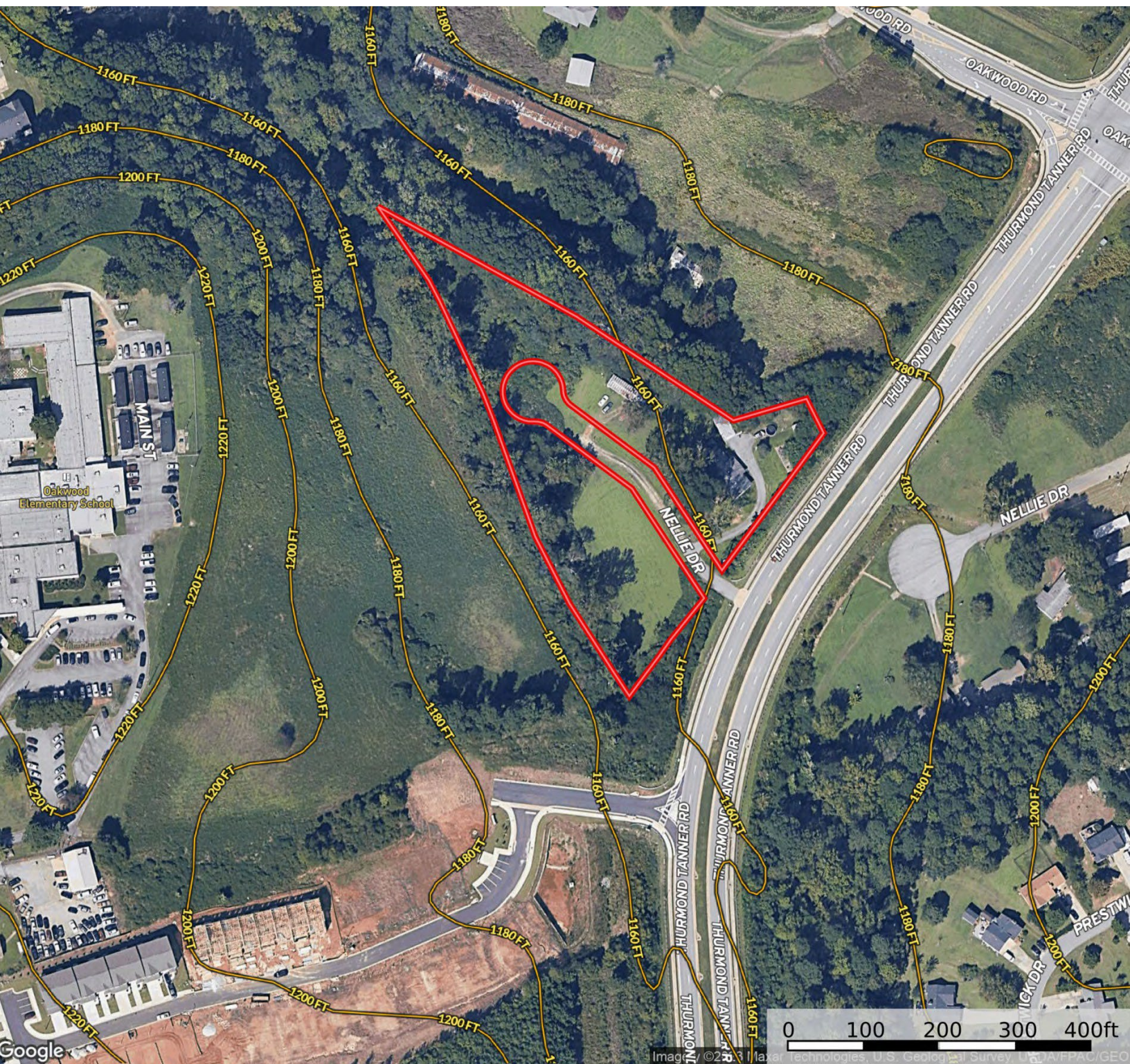
© 2024. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



# Topography Map

3638 Thurmon Tanner Parkway



**AVISON  
YOUNG**

**Frank N. Simpson, CCIM SIOR**  
Principal, Managing Director  
D 770 532 9911  
[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



## Land for sale

3638 Thurmon Tanner Parkway



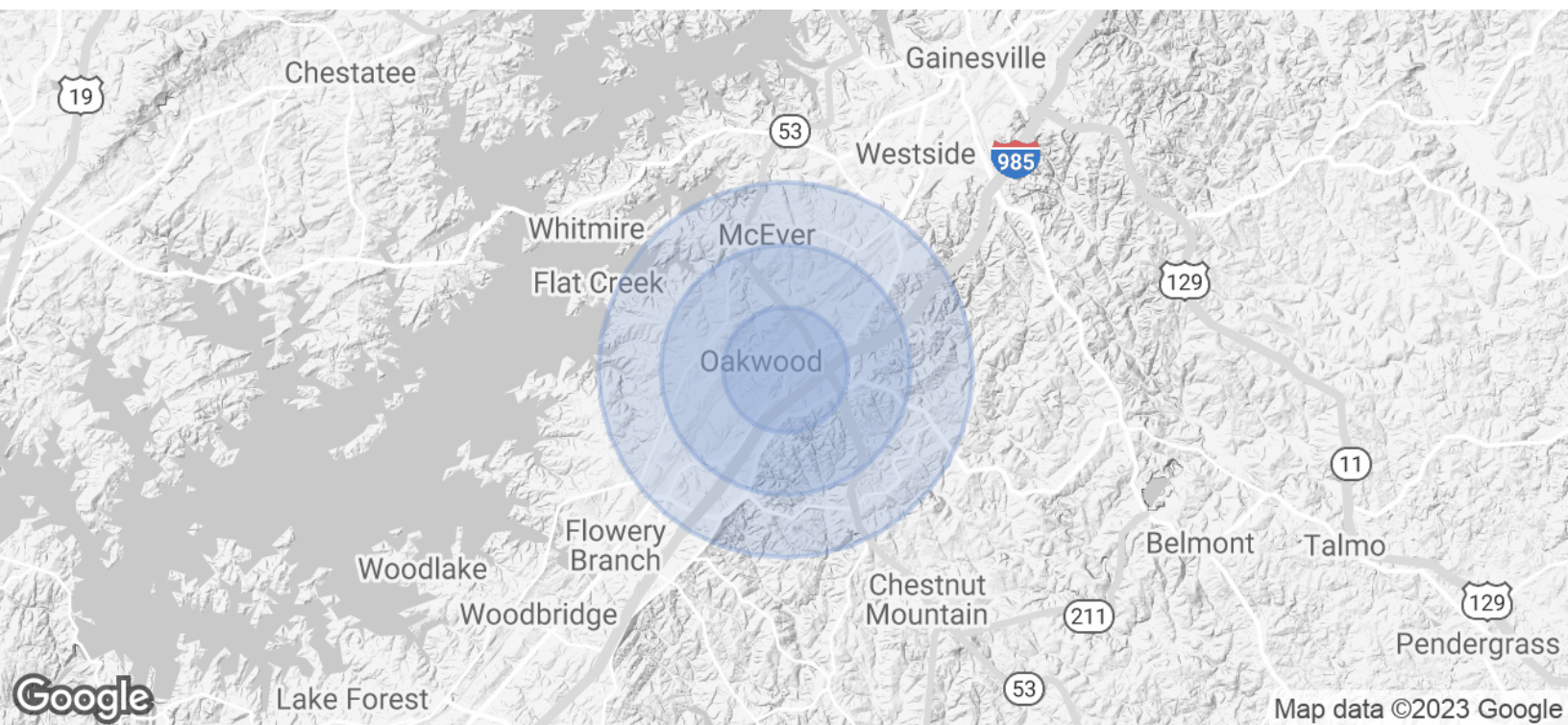
**AVISON  
YOUNG**

**Frank N. Simpson, CCIM SIOR**  
Principal, Managing Director  
D 770 532 9911  
[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Population	1 Mile	2 Miles	3 Miles
Total Population	2,935	11,907	25,508
Average Age	31.8	33.6	34.1
Average Age (Male)	30.6	32.1	32.2
Average Age (Female)	32.5	35.9	37.9

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,035	4,277	8,775
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$57,712	\$74,629	\$76,328
Average House Value	\$183,538	\$189,652	\$206,329

\* Demographic data derived from 2020 ACS - US Census



**Frank N. Simpson, CCIM SIOR**  
Principal, Managing Director  
D 770 532 9911  
[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)





# Let's talk.

**Frank N. Simpson, CCIM SIOR**

Principal, Managing Director

D 770 532 9911

[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)

Avison Young - Gainesville  
425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2023. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

---

**AVISON  
YOUNG**

---