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Atlanta Land Group

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DEVELOPMENT OPPORTUNITY

Professional Pkwy

Gainesville, GA 30507

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PROPERTY OVERVIEW

- +/- 10 Total Acres
- Unincorporated Hall County - Zoned PUD
- +/- 5.7 Acre Pad Ready Office BTS Site
- +/- 3.7 Acre of Outparcel
- All Utilities Available
- Master Detention Pond in place
- Access at full median break
- +/- 685 Ft frontage on Queen City Pwky
- Interstate visibility and access
- Contiguous to ProCare Park Corporate Offices
- 3 Miles from Downtown Gainesville
- 23,300 (2020) ATD on GA Hwy 60
- 66,000 (2020) ATD on I-985

Offering Price - $350,000 per Acre

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OFFICE BTS SITE PLAN

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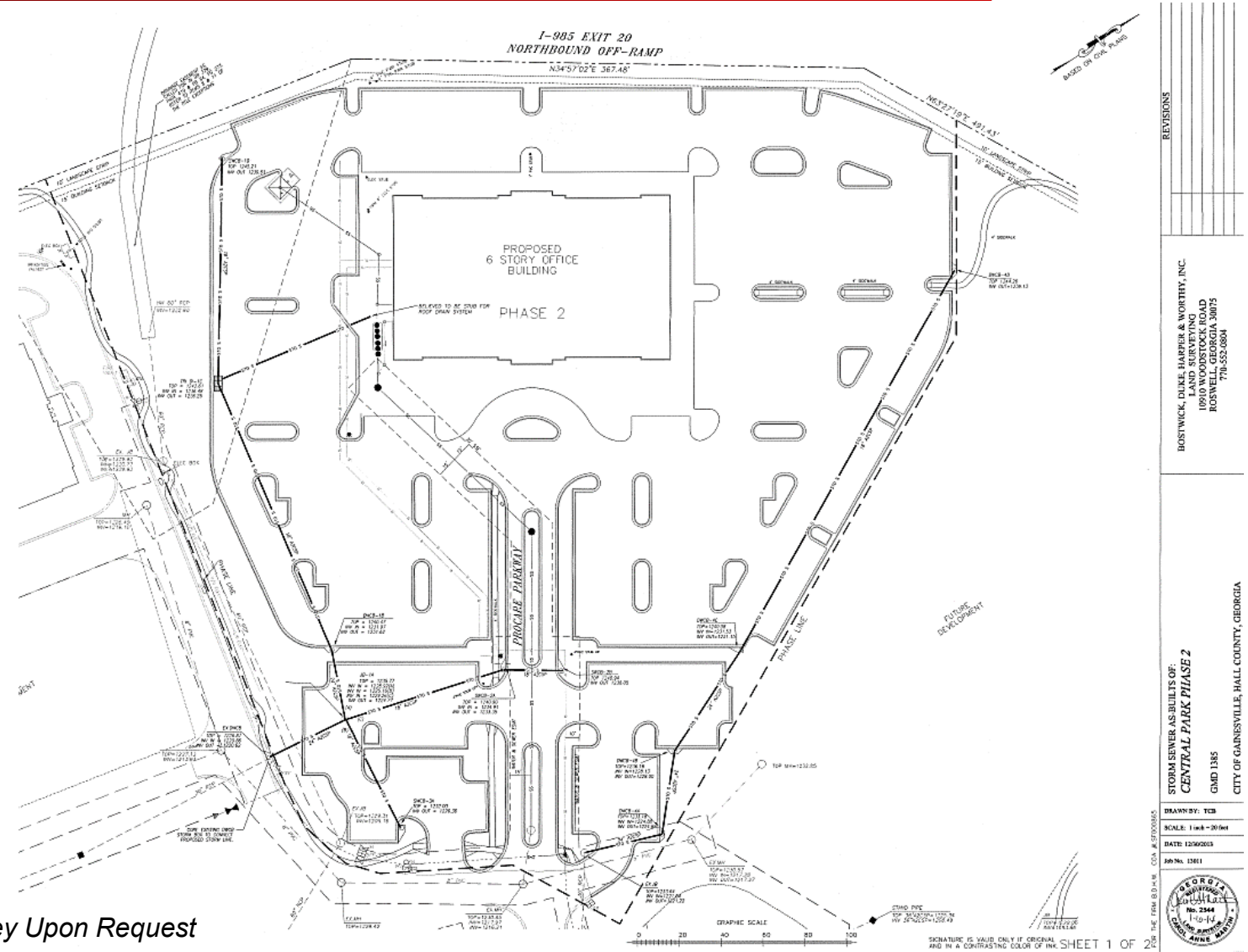

Full Survey Upon Request

OUT PARCEL SURVEY

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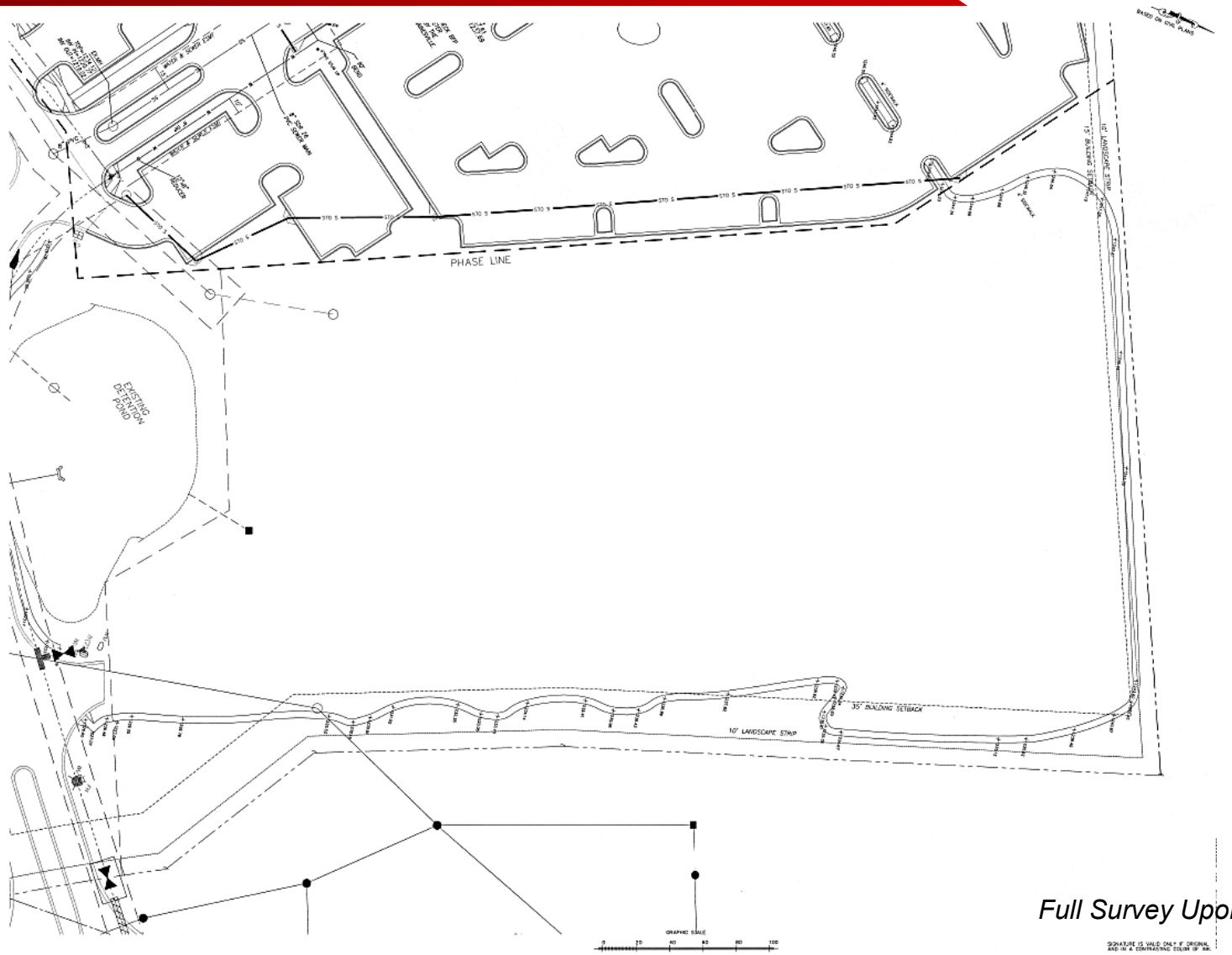

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TOPOGRAPHY

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SUBMARKET AERIAL

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DISTANCE MAP

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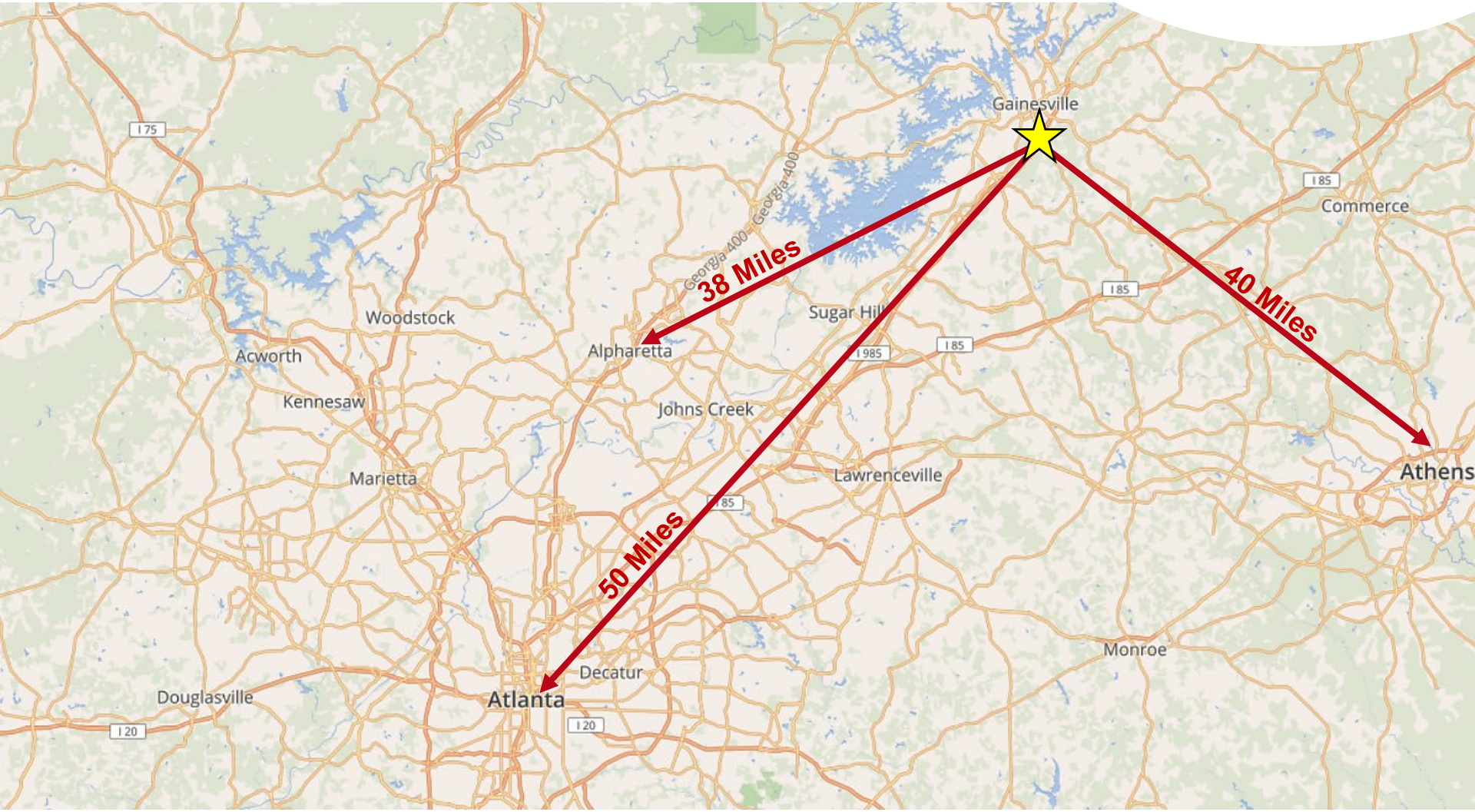
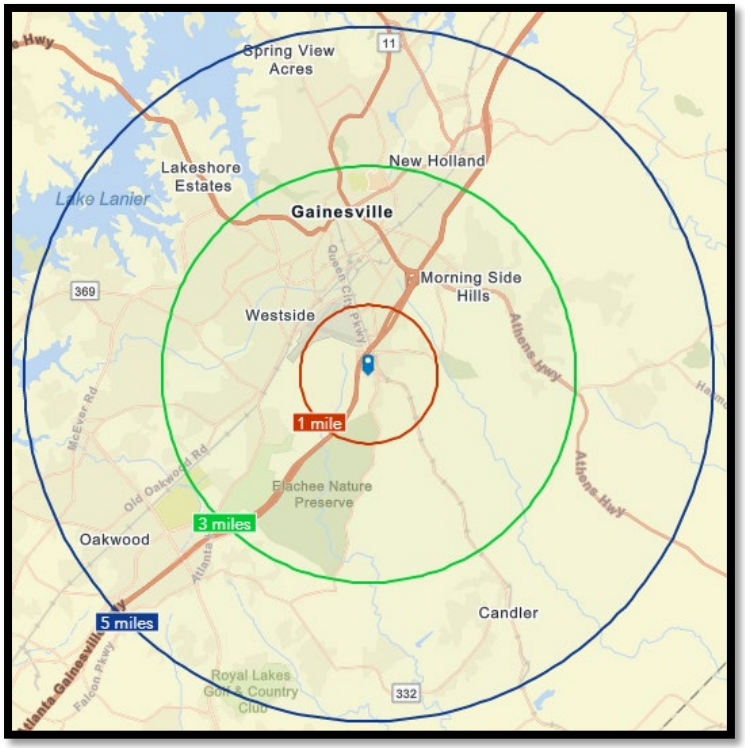
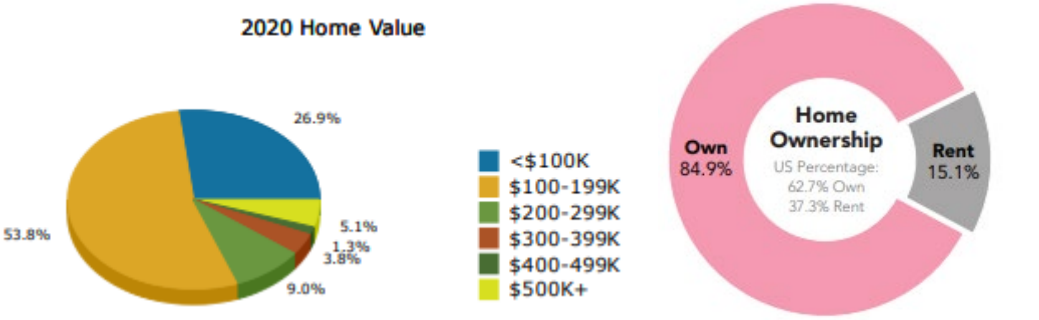
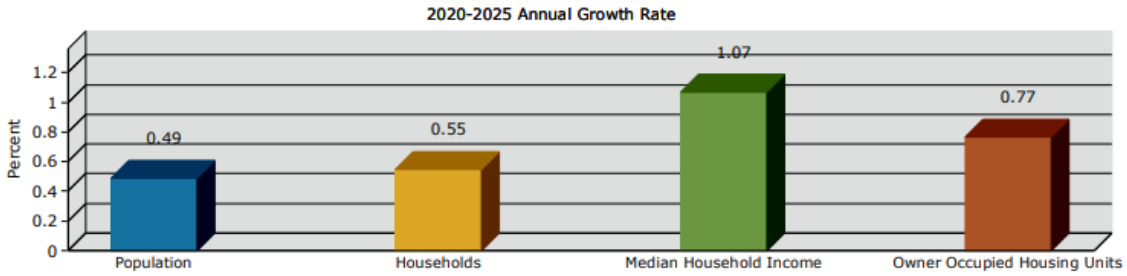


Demographics Esri 2020

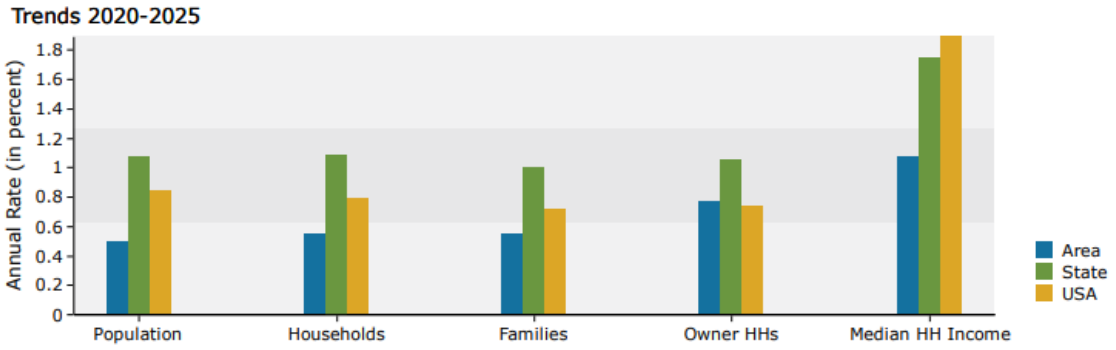
	Population	# of Households	Avg Household Income	Median Age
1 Mile	689	181	$46,820	27
1-3 Miles	34,295	8,878	$54,085	28
3-5 Miles	85,061	26,123	$69,962	31







1 mile



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