

COREPROPERTIES

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

GEORGIA PROPERTIES  
COMMERCIAL

Specializing in land, mixed use and residential to commercial, we are always looking to expand our offerings to meet the criteria of our clients growing needs.

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# CORE PROPERTIES COMMERCIAL SERVICES with Berkshire Hathaway HomeServices Georgia Properties

Our Commercial Real Estate Specialists offer a full suite of commercial real estate services for office, retail, industrial, land, developments, farms, equestrian, estate properties, auctions, multi-family, specialty/religious, investment properties and more.

For over 50 years, our Commercial Specialists have been serving the unique needs of our commercial clients. Our team also has the resources of over 1,500 local associates to help find more buyers for our listings. We work closely with developers from our New Homes Services team and affluent investors from our Corporate Relocation and Luxury Collection Specialists.



# Featured - Incredible 9.96 Acre Corner property on Georgia Highway 365

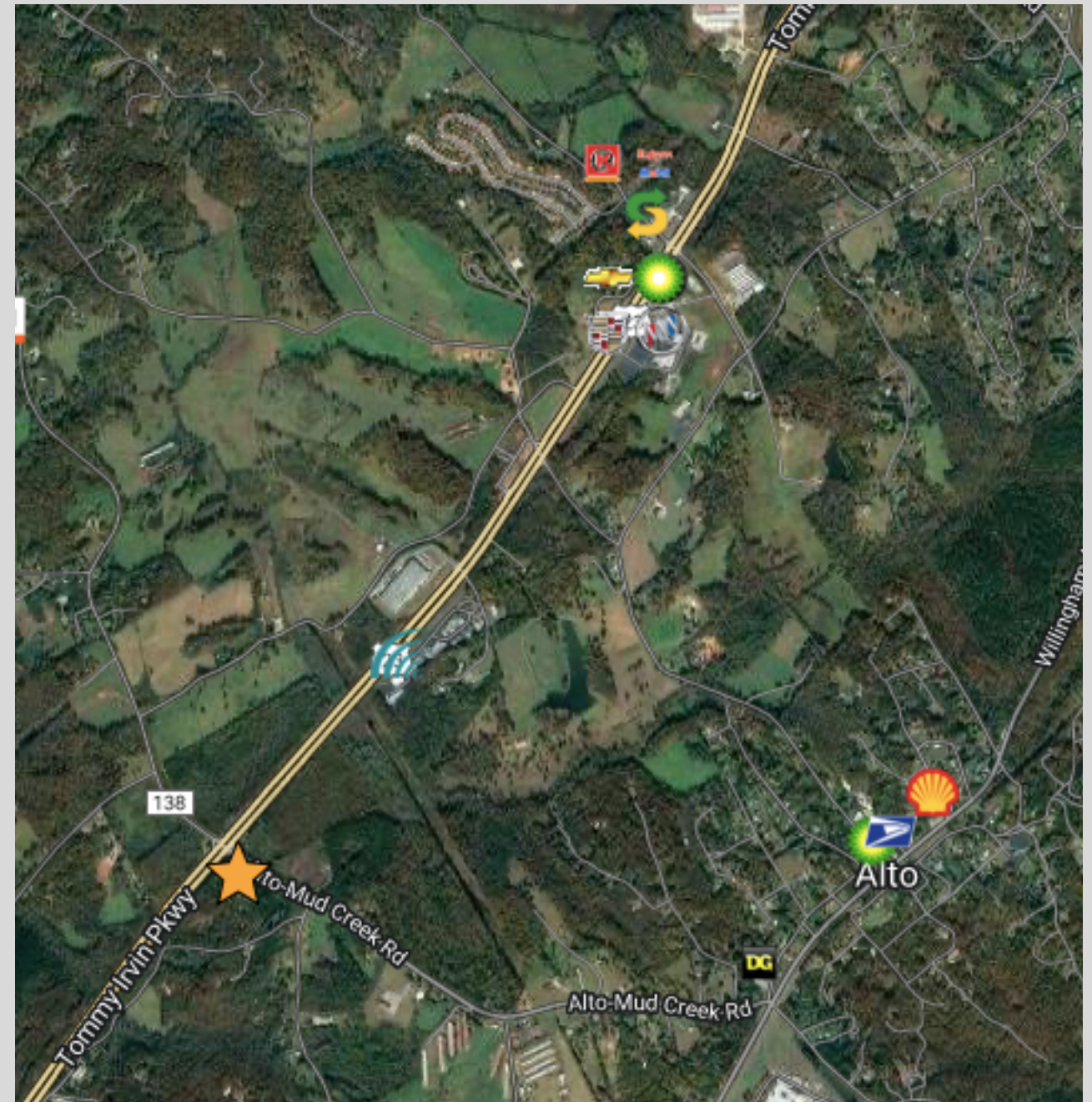
CORNER OF ALTO MUD CREEK RD AND GA HWY 365

DECEL LANE ON BOTH NORTH AND SOUTH BOND LANES

9.96 ACRES



Located in Habersham County is this incredible **9.96 Acre** Corner property with incredible visibility. Features a **dual decel turning lane intersection** on both north and south bound Georgia Highway 365 at Alto Mud Creek Road. Development opportunity with two road frontages. 271 feet of highly visible frontage on GA Hwy 365 and 849 feet on Alto Mud Creek Road. **Traffic count 28,300** on GA Hwy 365 (2022 - AADT). Zoned LI. Anderson Village Plaza and Lindsay Building 1.1 miles away, Dairy Queen, new home development, and Hayes Chevrolet 1.5 Miles away. Topography is gentle. 800sf home on the property along with a storage shed. The home could be fixed up and used for an office if needed and it will be not be shown. **Water and Sewer Available.** Located 10 minutes from the Chattahoochee National Forest. Under 15 minutes to I-985 and easy access to Atlanta. Approximately 20 minutes from Gainesville and Georgia Mountains starting approximately 30 minutes north.



[Download now](#)  
Link to Zoning Page 41



**+/- 9.96 ACRES**

**ALTO-MUD CREEK RD.**

**HWY-365**



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**Decel Lane  
on both  
North and  
South  
Bound 365**



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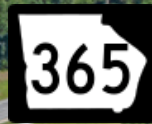
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849 Ft on Alto Mud  
Creek Rd



271 Ft on Hwy 365



Traffic Count  
28,300

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Located 10 minutes from the Chattahoochee National Forest. Under 15 minutes to I-985 and easy access to Atlanta. Approximately 20 minutes from Gainesville and Georgia Mountains starting approximately 30 minutes north.

### Chattahoochee-Oconee National Forests

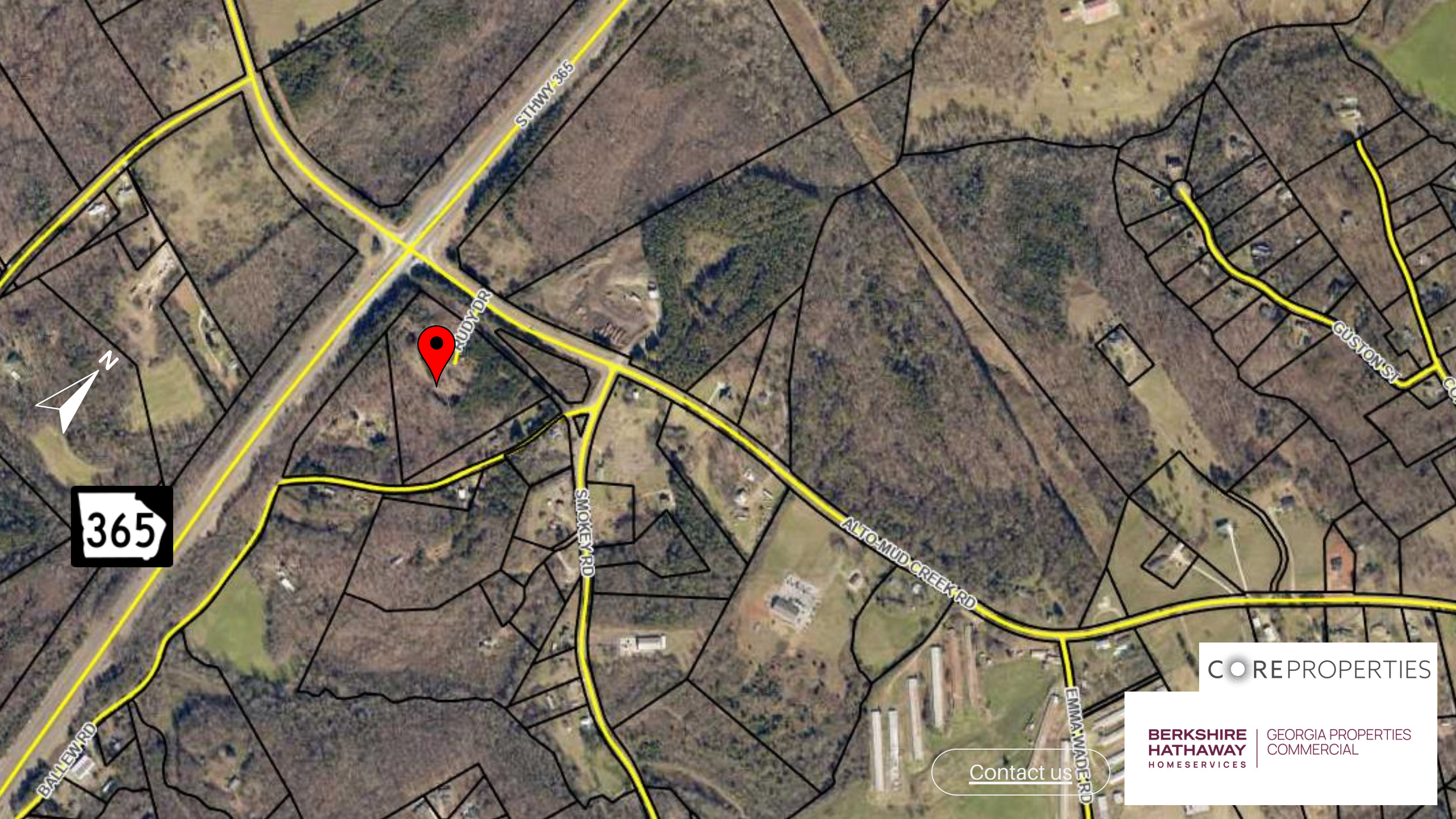


### Oconee National Forest

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HWY 365

RUDY DR

SMOKEY RD

ALTO-MUD CREEK RD

EMMA MADE RD

GUSTON ST

BAILEY RD



365

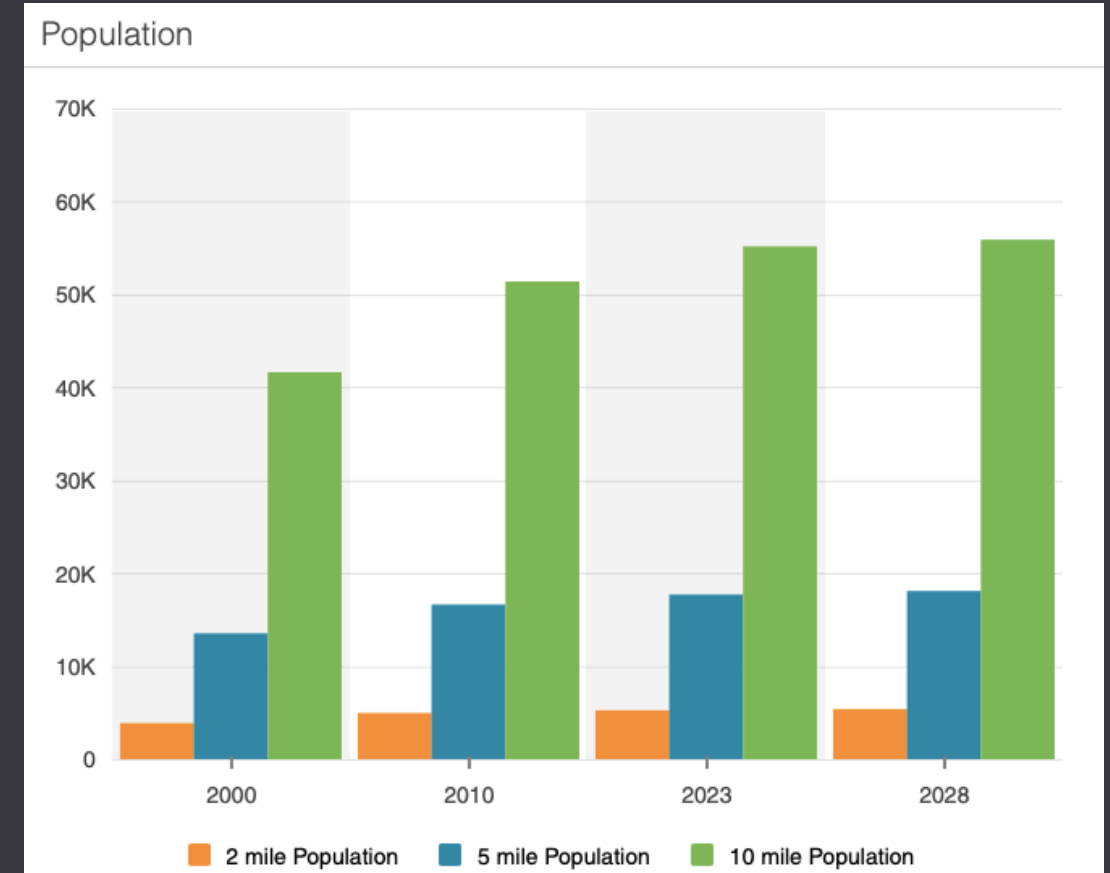
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# Population

	2 mile	5 mile	10 mile
2010 Population	4,959	16,629	51,364
2023 Population	5,249	17,698	55,137
2028 Population Projection	5,377	18,079	55,865
Annual Growth 2010-2023	0.5%	0.5%	0.6%
Annual Growth 2023-2028	0.5%	0.4%	0.3%
Median Age	39.6	37.9	39.4
Bachelor's Degree or Higher	12%	12%	15%
U.S. Armed Forces	2	30	64



55,137

10 mile

17,698

5 mile

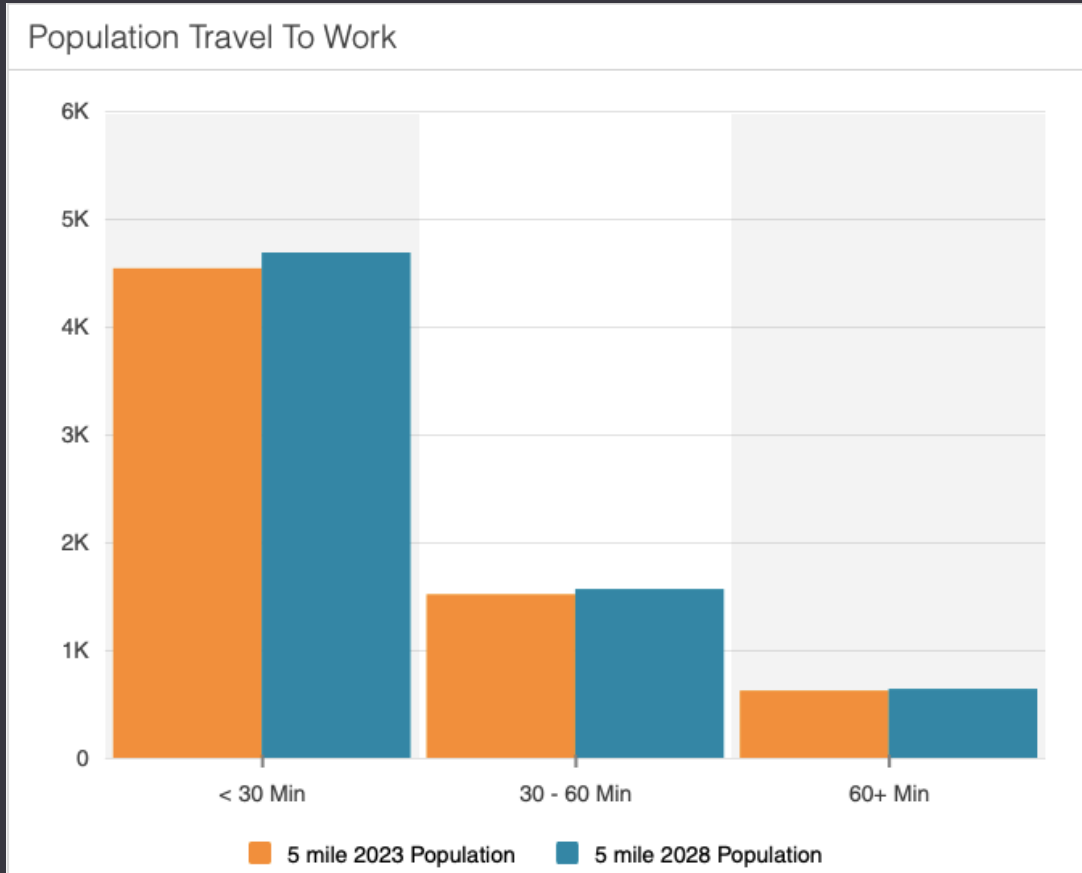
5,249

2 mile

.6%

Projected Growth in 5 years

# Travel and Household



Households

	2 mile	5 mile	10 mile
2010 Households	1,310	5,276	18,118
2023 Households	1,420	5,662	19,463
2028 Household Projection	1,459	5,783	19,705
Annual Growth 2010-2023	0.2%	0.1%	0.1%
Annual Growth 2023-2028	0.6%	0.4%	0.2%
Owner Occupied Households	1,162	4,008	14,503
Renter Occupied Households	297	1,775	5,201
Avg Household Size	2.8	2.8	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$45.4M	\$163.9M	\$596.2M

19,463

10 Mile Households

5,662

5 Mile Households

1,420

2 Mile Households

19,750

2028 Projected Households

# Your **CO**RE partners

You can find our exclusively marketed listings on CoStar, Loopnet, Crexi, MLS, and shared web sites including [corepropertiesga.com](http://corepropertiesga.com).



**Christina Brooks**  
**352.216.1361**



**Joey Abercrombie**  
**678.316.9922**

## PROFILE

Our network of commercial sales professionals offers clients the expertise of a locally owned and operated company combined with a world-class brand that stands for strength, integrity and trust.

### Unquestioned Financial Strength

Berkshire Hathaway HomeServices is among the few companies entrusted with the Berkshire Hathaway name, an enterprise worth more than \$200 billion dollars today.

### Among The Most Respected Companies Worldwide.

Our namesake, Berkshire Hathaway, was named the No. 1 company in Barron's annual ranking of the world's 100 most respected companies. This speaks to a commitment to business ethics and integrity over all else, as is consistently demonstrated by its chairman, Warren Buffett.

### United Strengths

The company is built on the proven operational excellence, demonstrated integrity, and the reputation of Berkshire Hathaway - among the world's most admired companies, according to Fortune's Rankings.

Simply put, our network of commercial sales professionals share the strength of a solid universal business reputation that's great for business.

470.228.0846  
WWW.COREPROPERTIESGA.COM

**A POWER HOUSE REALTY GROUP SPECIALIZING IN  
RESIDENTIAL, LAND, AND COMMERCIAL REAL ESTATE.**

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### Business Hours

Monday to Friday  
9:00 am to 6:00 pm

Saturday  
9:00 am to 12 noon

Sunday by  
appointment only.

### Get Social

