

# Riverbrook Development

3740 PRICE RD, GAINESVILLE, GA 30506  
82.26+/- ACRE MIXED-USE OPPORTUNITY



## OFFERING SUMMARY

<b>Description:</b>	Asking Price:
<b>Outparcels B &amp; C</b>	\$475,000 Per Parcel
<b>Outparcels D, F, And E</b>	\$599,000 Per Parcel
<b>Outparcels G &amp; H</b>	\$770,000 Per Parcel
<b>Apartment Land (220 Units)</b>	\$12,000 Per Unit

<b>Interior Commercial Land</b>	Negotiable
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<b>Price / Acre:</b>	Negotiable
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<b>Lot Size:</b>	82.26 Acres
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<b>Traffic Count:</b>	26,630
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## PROPERTY OVERVIEW

This is Hall County's next major Mixed Use project. Located in North Hall County, this site is equidistant from major employment zones in Downtown Gainesville and the region's largest concentration of retail along GA 400. Riverbrooke is planned to maximize the 60 acre commercial portion of the property for Retail, Restaurants and Anchors. The Multifamily component consist of 22 acres hosting 220 units in a smart design.

This site has unmatched equity in onsite and offsite improvements. Over a million dollars invested in GDOT and grading improvements. The property has an interior road throughout the property as well as two (2) full access curb cuts (one with approved traffic signal) and two right in right out access curb cuts. This site is positioned to accommodate highly visible brands on the out parcels. Fast Casual and Quick Service Restaurant sites are shovel ready.

The Riverbrooke Property is one of the few sites that could blend multiple uses with walkable residential. A rare find in North Georgia, this property is the next domino to fall.

## LOCATION OVERVIEW

Hall County boasts three of best selling Subdivisions in the State. Greater Hall Chamber Economic Development Council indicates 18 new and expanding firms will add nearly 800 new jobs and \$163 million in new capital investment to Hall County and Gainesville this year.

Population growth has been steady at about 1.6% per year, but is expected to rise 2017 and accelerate. A large part of that is because of 3,500 new jobs added between November of 2015 and November of 2016. That is almost a 4% growth in the Gainesville-Hall County metro job market.

JOBS. ENTITLEMENTS. EQUITY. OPPORTUNITY. RIVERBROOK.

### For More Information:

**Norton Commercial** 434 Green Street Gainesville, GA 30501 [nortoncommercial.com](http://nortoncommercial.com)

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**Matt McCord**

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# NORTON



ADDITIONAL PHOTOS

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The Northeast Georgia Health System (NGHS) is the largest employer in Hall County with more than 7,400 employees. While the main campus is located in downtown Gainesville, its reach extends to several satellite campuses, including one just 7 miles from Riverbrooke. NGHS has been named Georgia's #1 hospital for two straight years and is consistently in the top 10% of healthcare providers in the nation for stroke, cancer, and surgical care nationally (Carechex, 2016). NGHS has opened the new River Place Hospital, the state's first new medical center in 20 years; the hospital has already filled 780 employment positions and served as a catalyst for additional medical and office space in the surrounding area.

Downtown Gainesville is centered on a "city green" that serves the Town Center. The charming Downtown Square has "Main Street USA" designation and offers boutique dining and shopping opportunities, as well as nearly two dozen city parks encompassing more than 450 acres.



Lake Lanier is the largest man-made lake east of the Mississippi and encompasses 38,000 acres with 692 miles of shoreline. As one of the most popular lakes in the southeast, Lake Lanier boasts a \$5 billion economic impact on the area and draws 10 million visitors annually. In addition to attractions like Lake Lanier Islands Resort and Water Park, Lake Lanier offers numerous recreational activities, including camping, fishing, boating, and golfing.

Lanier Technical College's new \$100 million state-of-the-art campus sits on 95 acres along I-985 and will be open for enrollment in 2018. The campus will include 335,000 sqft of teaching space and provide technical and adult education to 5,000 students when at capacity.



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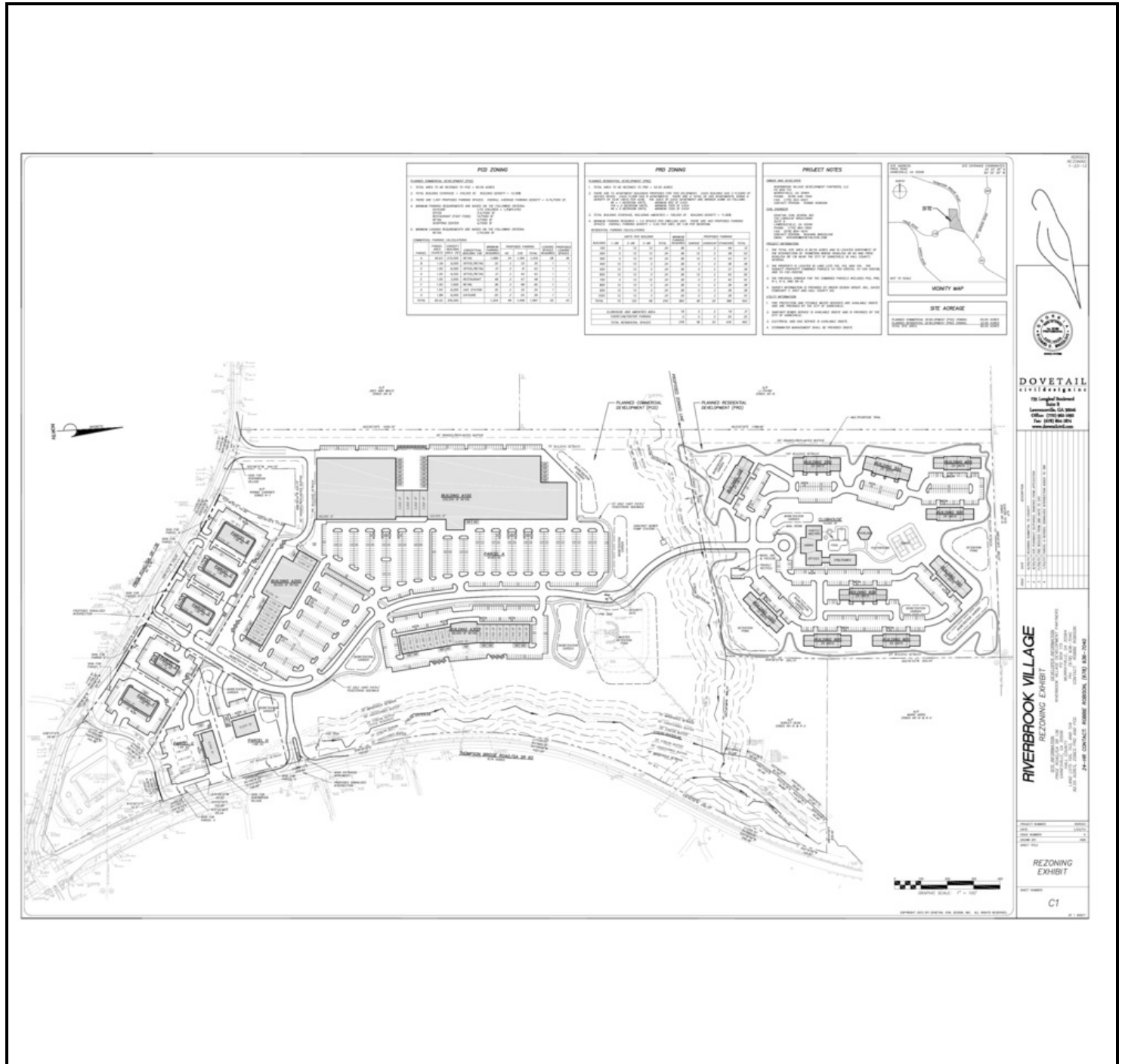
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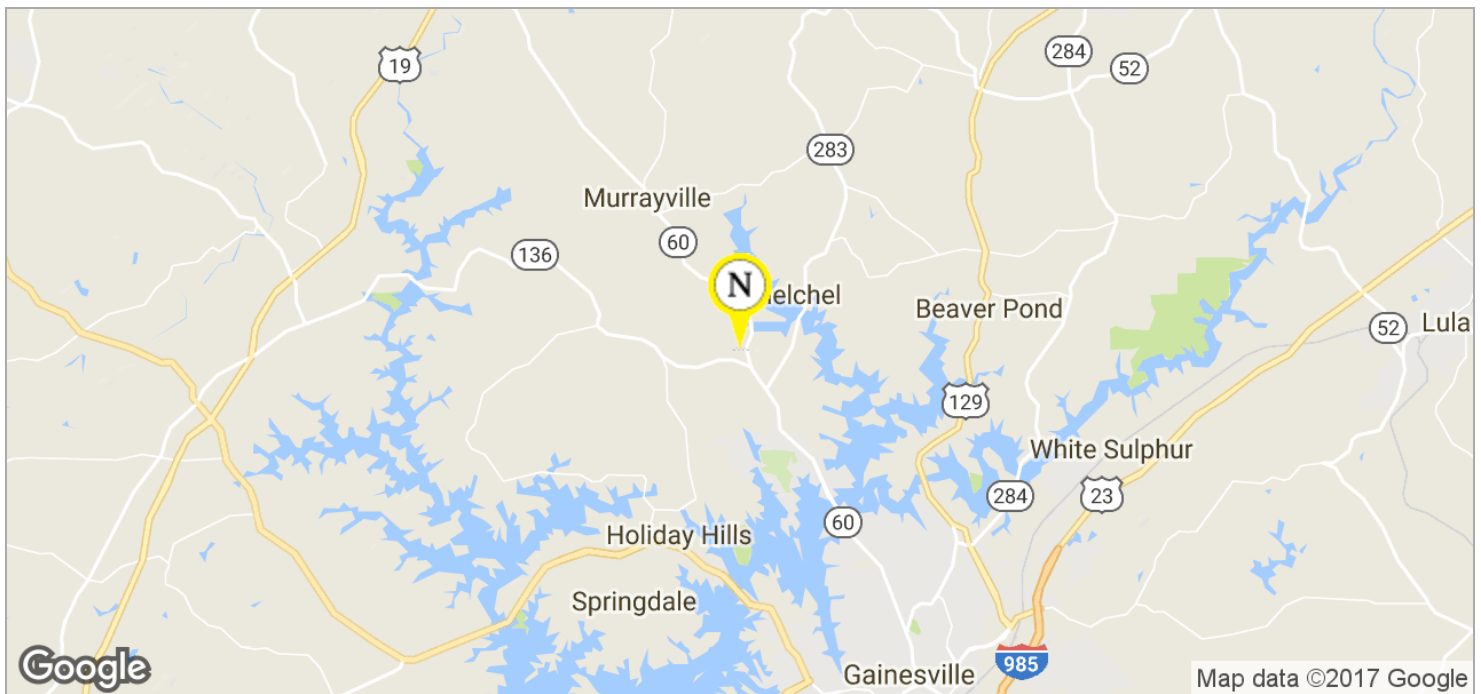
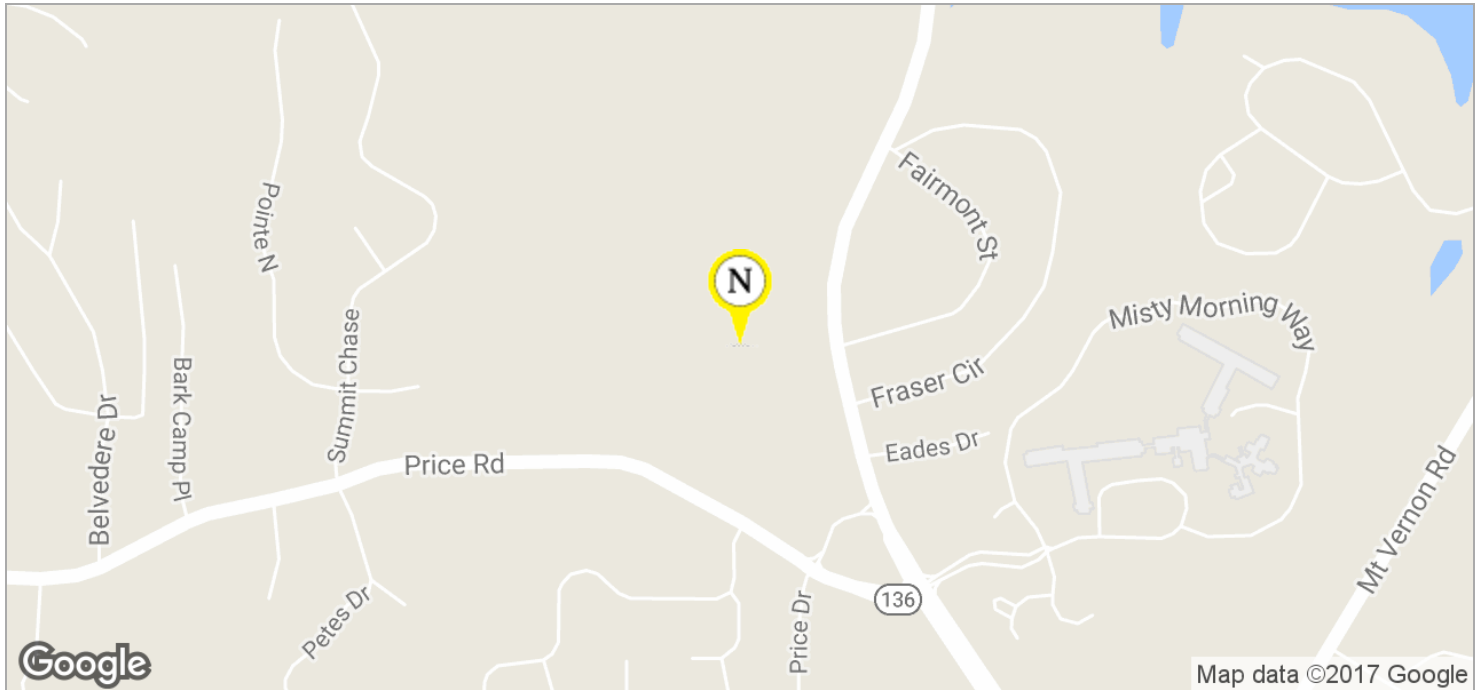
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