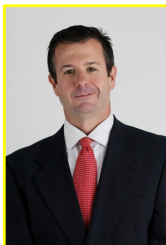


Downtown Gainesville Development Opportunity

132 Shallowford Rd. Gainesville, GA 30504

FOR SALE – COMMERCIAL OPPORTUNITY



Will Cobb

SVP / Partner / Associate Broker
(770) 654-7791

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Tyler Grabau

Sales Associate
(770) 549-2861

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FOR SALE

132 Shallowford Rd. Gainesville

Development Opportunity



Property Summary

- Asking Price: \$970,000
- 0.88 +/- acres parcel
- Zoned: R-1
- Utilities: Water, Sewer, and Electrical
- Potential Use: Commercial, Dense Residential
- 1.7 +/- miles from Gainesville Square
- 1 +/- mile from GHS
- 2 +/- miles from I-985

Property Overview

This Prime Site – located in the heart of Gainesville’s vibrant downtown district, this property offers immediate access to a wealth of amenities and attractions. Positioned within one of the nation’s fastest-growing metropolitan areas, it stands to benefit from rapid population growth, rising demand for urban conveniences, and a thriving local economy.



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