



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

COMMERCIAL DIVISION

**FOR SALE**  
**1.49 graded acres Pin Corner**  
**Hwy 365 at Wilbanks**  
**Habersham County**



**3399 Hwy 365, Alto**

Marketed By:

**Brent Hoffman**

Berkshire Hathaway Home Services GA Properties  
500 Jesse Jewell Pkwy., SE Suite 300  
Gainesville, GA 30501  
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## Property Information

Priced to sell!

**\$225,000**



**Adjacent to the #1 Dairy Queen in North Georgia!**

**Over \$1.3 million annually**

- ◆ 1.49 graded acres
- ◆ Full survey
- ◆ All utilities
- ◆ Cross Easements already paved

- ◆ Clean Phase I & II Environmental
- ◆ Decal land & Sign easements in
- ◆ Protective Covenants
- ◆ **2016 Daily traffic counts =26,300**

**For a complete list of Covenants and Restrictions**

**Please visit <http://www.brenthoffman.com/listings/l0008.html>**





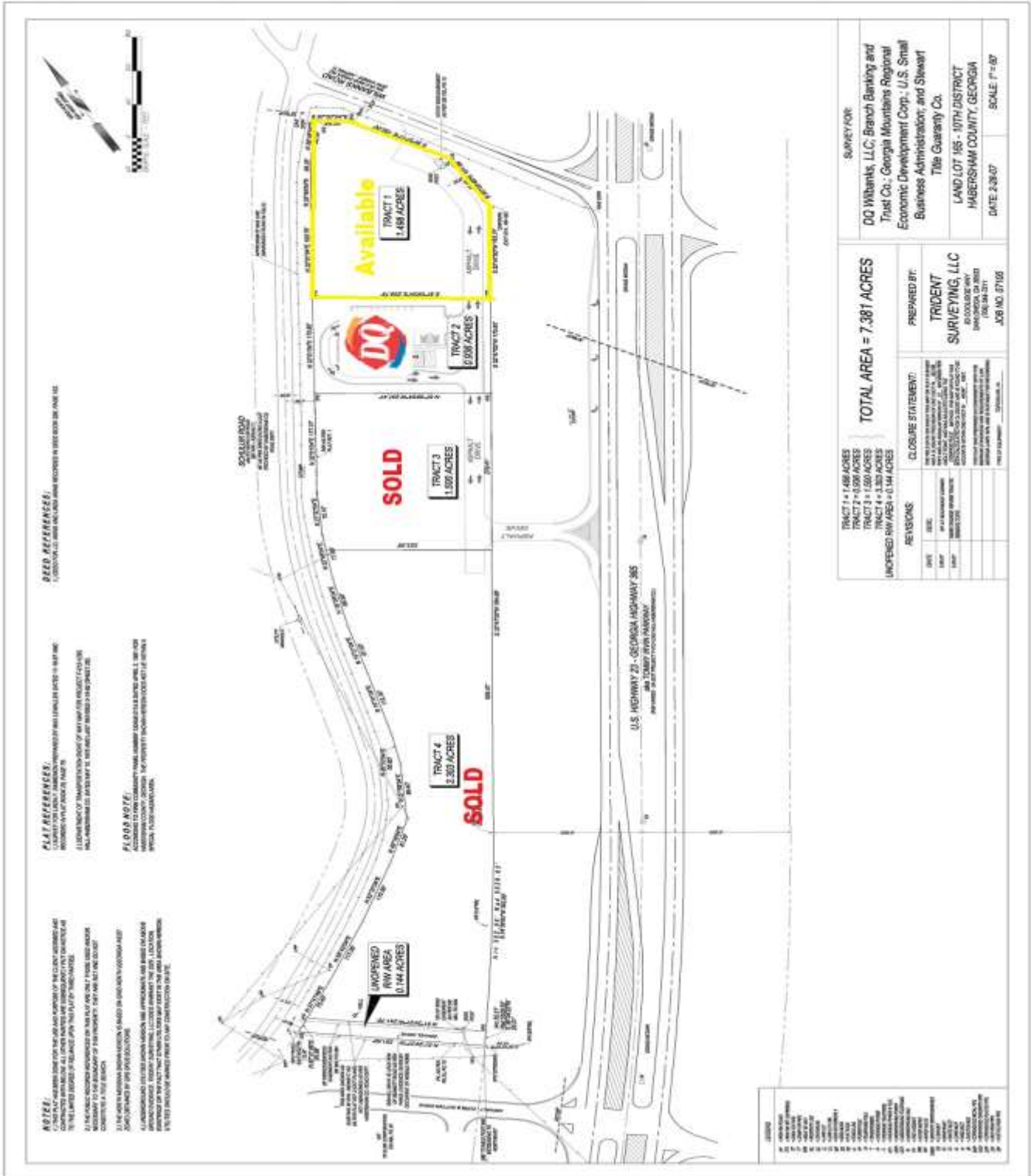
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# Property Plat







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# Location Map

## Commercial Site

Alto, GA



Convenient to the Atlanta market & North Georgia mountains.

I-985 North. Road becomes GA Hwy 365. Proceed approximately 17 miles. Property at the corner of GA Hwy 365 and Wilbanks.