Pat Burke
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Burke Realty with Keller Williams Lanier Partners | 631 Dawsonville Hwy, Gainesville GA 30501

Local Market Insight
+ Growth Opportunities

LANIER PARTNERS
KELLERWILLIAMS

APN: 15021B000002

1.5ac Corner Lot - 400+ft Road Frontage

2285 Jesse Jewell Pkwy NE

Property Description

Corner Lot. Surrounded by Commercial Zoning. Approx 442 Ft of Road Frontage, Water & Sewer Available. Great for National Chain Restaurant, Commercial or Retail. Fronts Jesse Jewell And Hamilton Rd, Both Parcels Are Sold Together. (2208 Hamilton Rd & 2285 Jesse Jewell) Conveniently Located Just Off of I-985 @ Exit 24

Offering Summary

Sale Price:	$1,275,000
Lot Size:	1.5 Acres
Building Size:	~ft²

Property Highlights

- Positioned conveniently off I-985 Exit 24
- 1.5 ac. Corner lot.
- Surrounded by Commercial Zoning in a rapidly growing Gainesville corridor.
- Great positioning for Retail, Restaurant Chain or other Commercial opportunity.
- Seller willing to hold property under contract for Zoning.
- Significant daily commuter flow provides constant visibility and exposure, ideal for consumer-facing businesses.

For More Information Contact:

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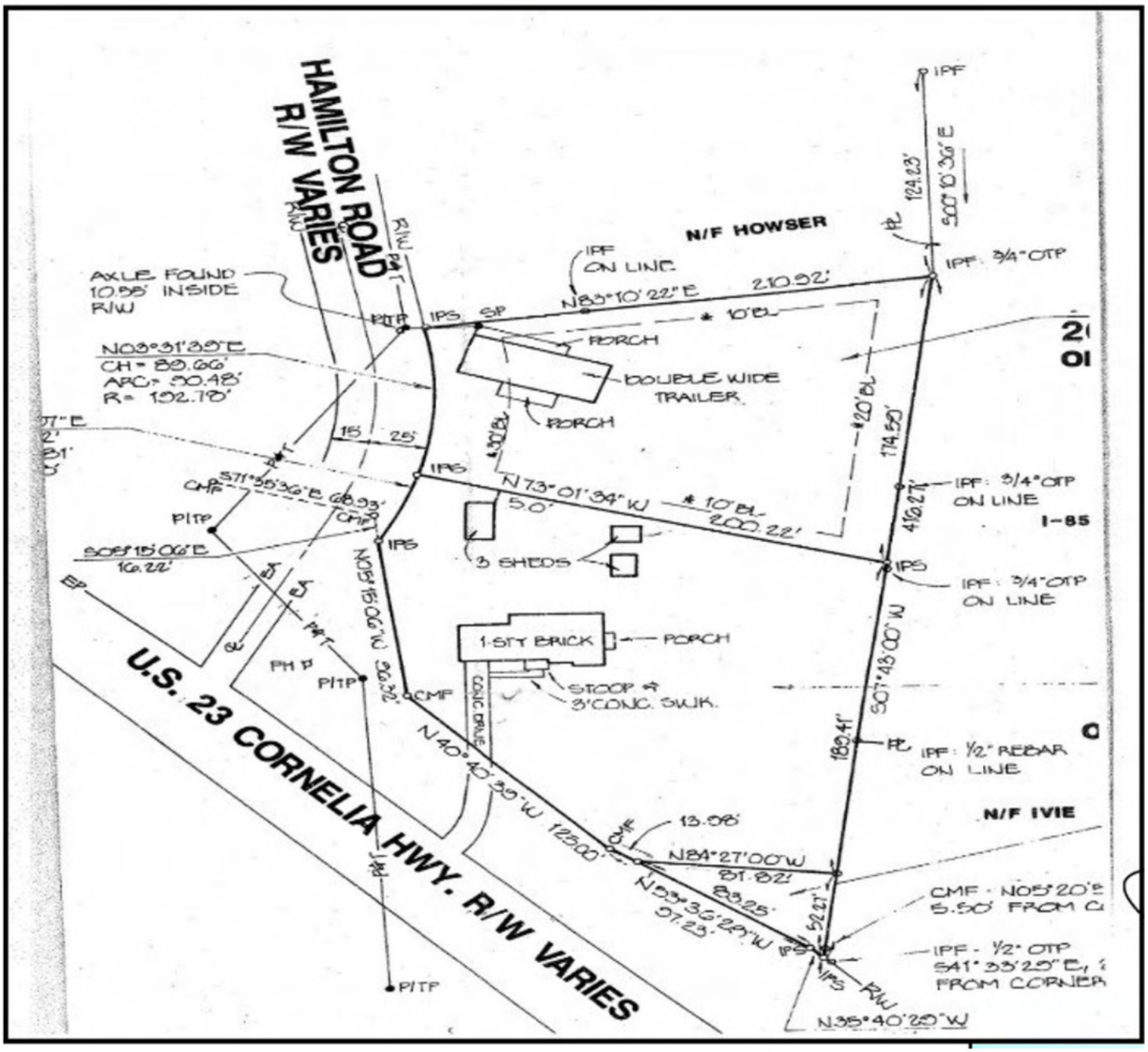

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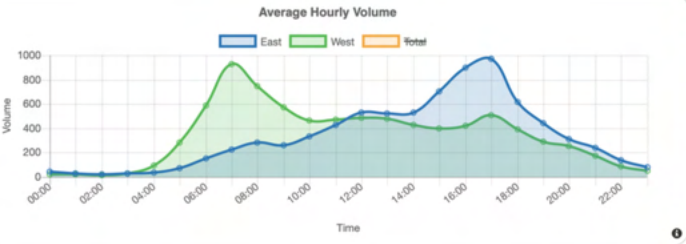

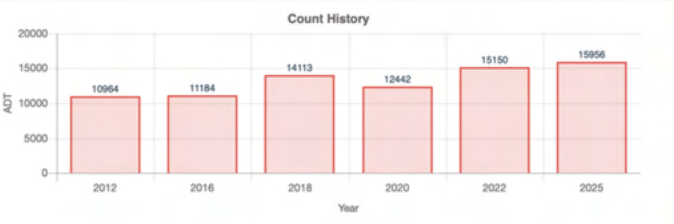

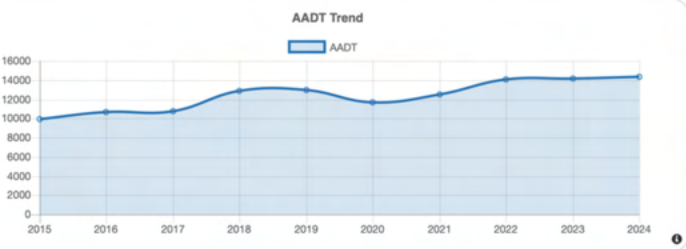

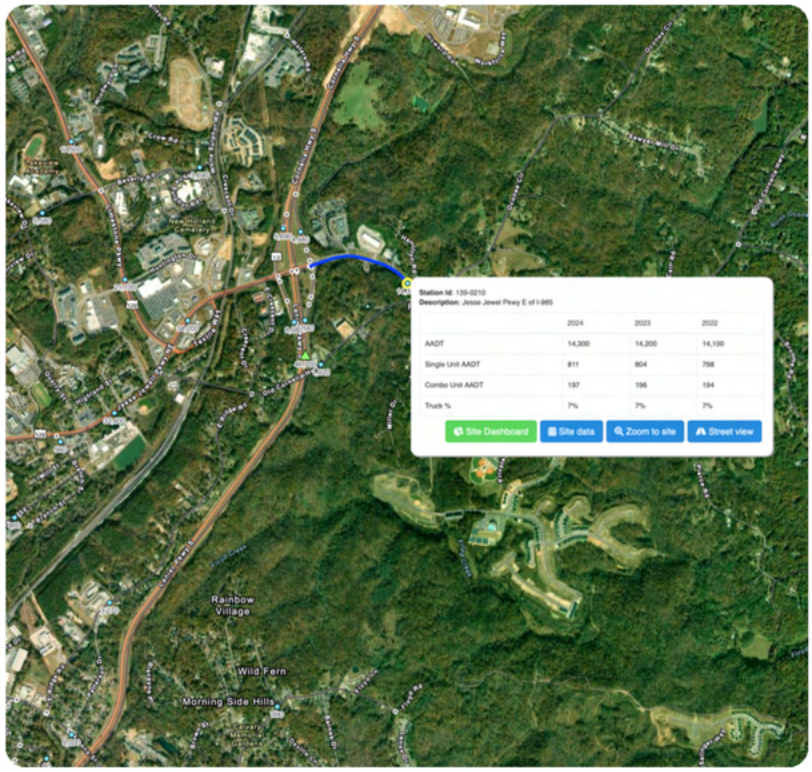

Count History

Year	Month	Count type	Duration	ADT	Count
2025	June	Volume	48 hours	15,956	31,912
2022	September	Class	48 hours	15,150	30,301
2020	July	Class	48 hours	12,442	24,884
2018	September	Class	48 hours	14,113	28,226
2016	July	Class	48 hours	11,184	22,369
2012	February	Class	48 hours	10,964	21,927

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	**Estimated**
AADT	9,940	10,700	10,800	12,900	13,000	11,700	12,500	14,100	14,200	**14,300**
SU AADT	285	338	-	712	718	554	593	798	804	**811**
CU AADT	62	128	-	149	150	153	164	194	196	**197**
K-Factor	-	0.099	-	0.109	0.109	0.100	0.100	0.103	0.103	**0.103**
D-Factor	-	0.700	-	0.720	0.720	0.630	0.630	0.600	0.600	**0.600**
Future AADT	-	11,700	13,800	16,300	17,300	17,300	24,100	25,900	25,800	**25,000**

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YOUR MOVE

*For additional information regarding property potential please contact a team member today.

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