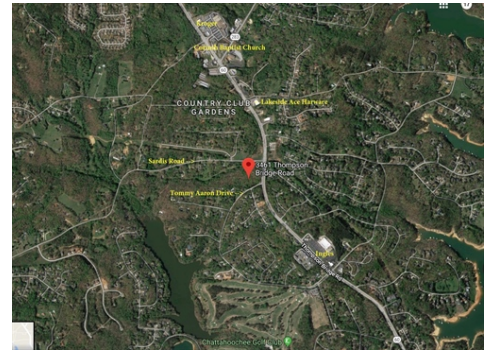


# Multipurpose Potential in High Traffic Corridor



**\$ 375,000**



**3461 Thompson Bridge Road, Gainesville, GA 30506**

**WEB: [ThompsonBridgeRoad.com](http://ThompsonBridgeRoad.com)**

- » **MLS #:** 8423276
- » Commercial
- » Multiple opportunities for rezoning - Multifamily, Retail, Office, etc.
- » Nice topography of 6.733 acres with side street access onto Tommy Aaron Drive
- » All Utilities
- » GaDOT Average Daily Traffic Count of over 20,000 vehicles.
- » Existing Brick Home of ~1,900 s.f. on parcel.

QR Code



**David Stovall**  
**Director Commercial**  
**Sales**

**(770) 595-0702 (Cell)**  
**(770) 718-5111 (Office)**  
**David@DavidStovall.net**  
**<http://www.DavidStovall.net>**



**The Norton Agency**  
**434 Green Street**  
**Gainesville, GA 30501**  
**(770) 718-5111**

**This unique parcel of almost 6 3/4 acres on Thompson Bridge Road, with a GaDOT Average Daily Traffic Count of over 20,000 vehicles, offers a multitude of possibilities.**

**Fronting at the corner of Thompson Bridge Road and Tommy Aaron Drive, this parcel includes all utilities, adjoins the City of Gainesville, for possible annexation, and offers a parcel topography suitable for rezoning to a number of uses.**

**Existing brick home of slightly less than 2,000 square foot could be remodeled for retail/office/professional use. Or remove the home for rezoning to multi-family, retail, office, or any number of other uses.**

