



OFFERING MEMORANDUM

± 37.304 AC – DEVELOPMENT OPPORTUNITY | FULTON COUNTY

WEXFORD RD & STONEWALL TELL RD | UNION CITY, GA 30349

STEPHEN LOVETT | MATT MCCORD | ZACH TIBBS



CONTACT INFORMATION:

STEPHEN LOVETT

SENIOR VICE PRESIDENT/PARTNER

770.297.4807
slovett@nortoncommercial.com

MATT MCCORD

SENIOR VICE PRESIDENT/PARTNER

770.718.5102
mmccord@nortoncommercial.com

ZACH TIBBS

SENIOR VICE PRESIDENT/PARTNER

770.297.4876
ztibbs@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

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Offering Summary

Wexford Rd & Stonewall Tell Rd | Union City, GA
±37.304 Acres



Contact Broker



Zoning: TCMU (Town Center Mixed Used)



± 26.27 AC - Wexford Rd

± 1,140' on S. Fulton Pkwy
± 1,400' on N. Wexford Rd
± 500' on Southern Rd



± 37.304 AC Total

± 26.27 AC - Wexford Rd
± 11.03 AC - Stonewall Tell & S. Fulton Pkwy Corner



± 11.03 AC - Stonewall Tell Rd

± 2,400' on S. Fulton Pkwy
± 150' on Stonewall Tell Rd



Property Overview

Wexford Rd & Stonewall Tell Rd | Union City, GA
±37,304 Acres

4057 Hyde Mill Road is located roughly 3 minutes from GA 365 and approximately 6.5 miles (a 10-minute drive) from Gainesville, providing convenient access to major corridors and everyday amenities. The property's location offers a balance of privacy and accessibility within one of Northeast Georgia's most active growth markets.

Hall County and Gainesville continue to experience steady residential and commercial expansion, driven by population growth, job creation, and proximity to metro Atlanta. The area is anchored by major employers such as Northeast Georgia Health System and supported by a strong mix of retail, dining, education, and infrastructure.

East Hall High School and Lanier Technical College are both located within approximately 10 minutes of the property, further enhancing its accessibility and long-term appeal.

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GAINESVILLE

A GROWING NORTHEAST GEORGIA HUB KNOWN FOR ITS STRONG ECONOMY, LAKE LANIER ACCESS, AND CONTINUED RESIDENTIAL AND COMMERCIAL GROWTH



Investment *Highlights*

Wexford Rd & Stonewall Tell Rd | Union City, GA
±37.304 Acres



Flexibility

±47.74 acres with AR-1 & R-1 zoning supporting estate lots, subdivision, or long-term hold



Location

3 minutes to GA-365 and 10 minutes to Gainesville with connectivity to major corridors



Improvements

Internal road system, graded areas, and 2 septic systems already in place



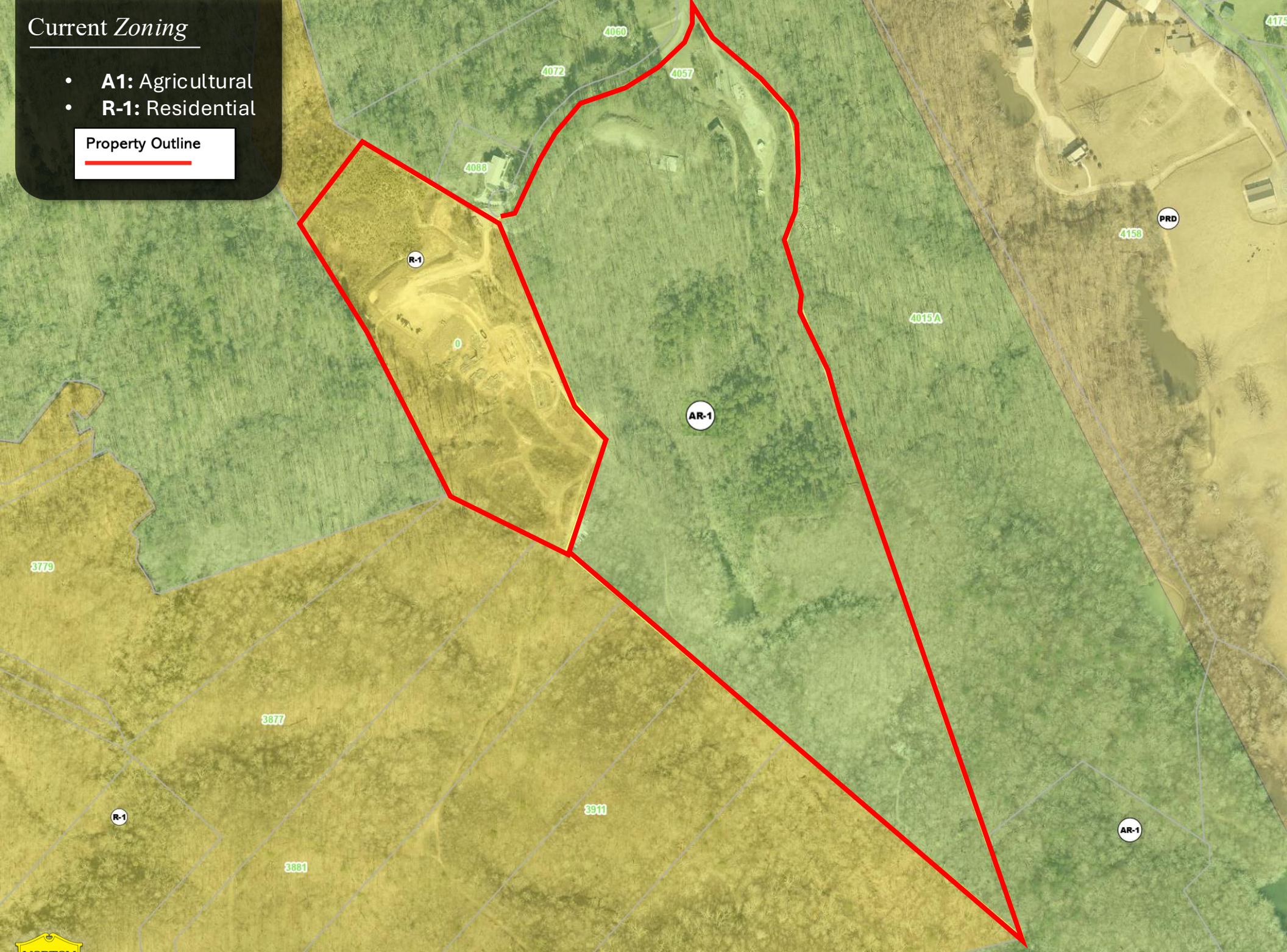
Growth

Positioned near new residential development and expanding industrial activity along GA-365

Current Zoning

- **A1:** Agricultural
- **R-1:** Residential

Property Outline



Topography Map

Property Outline







DOWNTOWN GAINESVILLE

Downtown Gainesville is the lively heart of the city, full of charm, character, and a strong sense of community. Set within the historic Commercial District, the area spans about 18 acres and features over 50 beautifully preserved buildings. Main and Washington Streets are lined with unique boutiques, cozy cafés, local art galleries, and popular spots for live music, rooftop drinks, and even old-school arcade fun. Landmarks like the Old Hall County Courthouse and the Smithgall Arts Center with its outdoor pavilion add culture and history to the mix. With regular festivals, a downtown trolley, and plenty of walkable streets, it's a vibrant place where locals and visitors love to gather.

LAKE LANIER

Lake Lanier adds a ton of lifestyle value to the area. With nearly 700 miles of shoreline, it's the kind of place where you can spend the day boating, fishing, paddle boarding, or just relaxing by the water. Locals enjoy a variety of marinas, waterfront restaurants, and scenic spots to unwind—whether it's a weekend adventure or a quick evening escape. Lake Lanier Islands is a major draw, offering everything from lakeside beaches and golf to the family-favorite Margaritaville Water Park, making it easy to turn a regular day into a mini vacation.



NORTHEAST GA MEDICAL CENTER

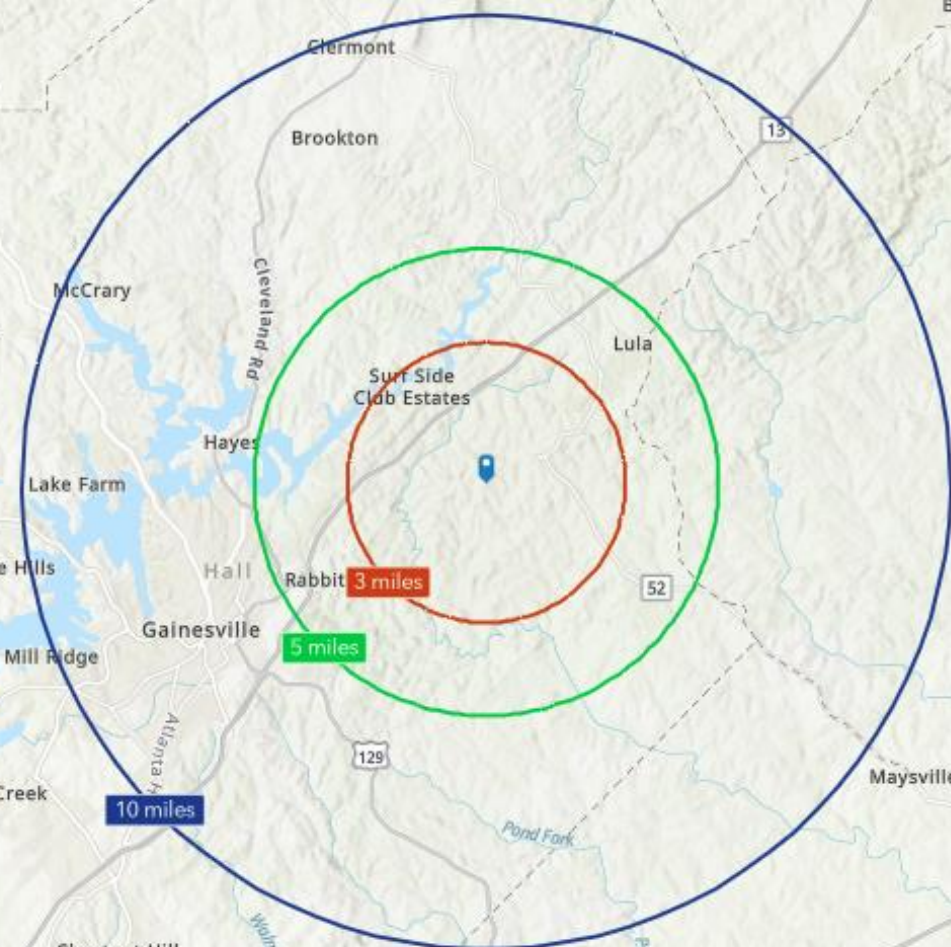
Northeast Georgia Medical Center is just minutes away and plays a big role in supporting the health of the community. As the main hospital in the Northeast Georgia Health System, it offers 653 beds and a wide range of advanced services—including a Level I Trauma Center, 28 operating rooms, and full emergency care. Families especially benefit from the Women & Children's Pavilion, which includes a Level III NICU and dedicated pediatric services. In 2025, NGMC opened its new 11-story Green Tower—a \$566 million expansion that added 96 inpatient beds (with future capacity for over 190), a rooftop helipad with direct access to surgical and cardiac care, and a modernized emergency department. It's a trusted resource for high-quality care, right around the corner.





DRIVE TIMES

- Downtown Gainesville | 8.0 mi | 15 min
- Northeast Georgia Medical Center | 7.3 mi | 13 min
- Lake Lanier | 7 radial miles

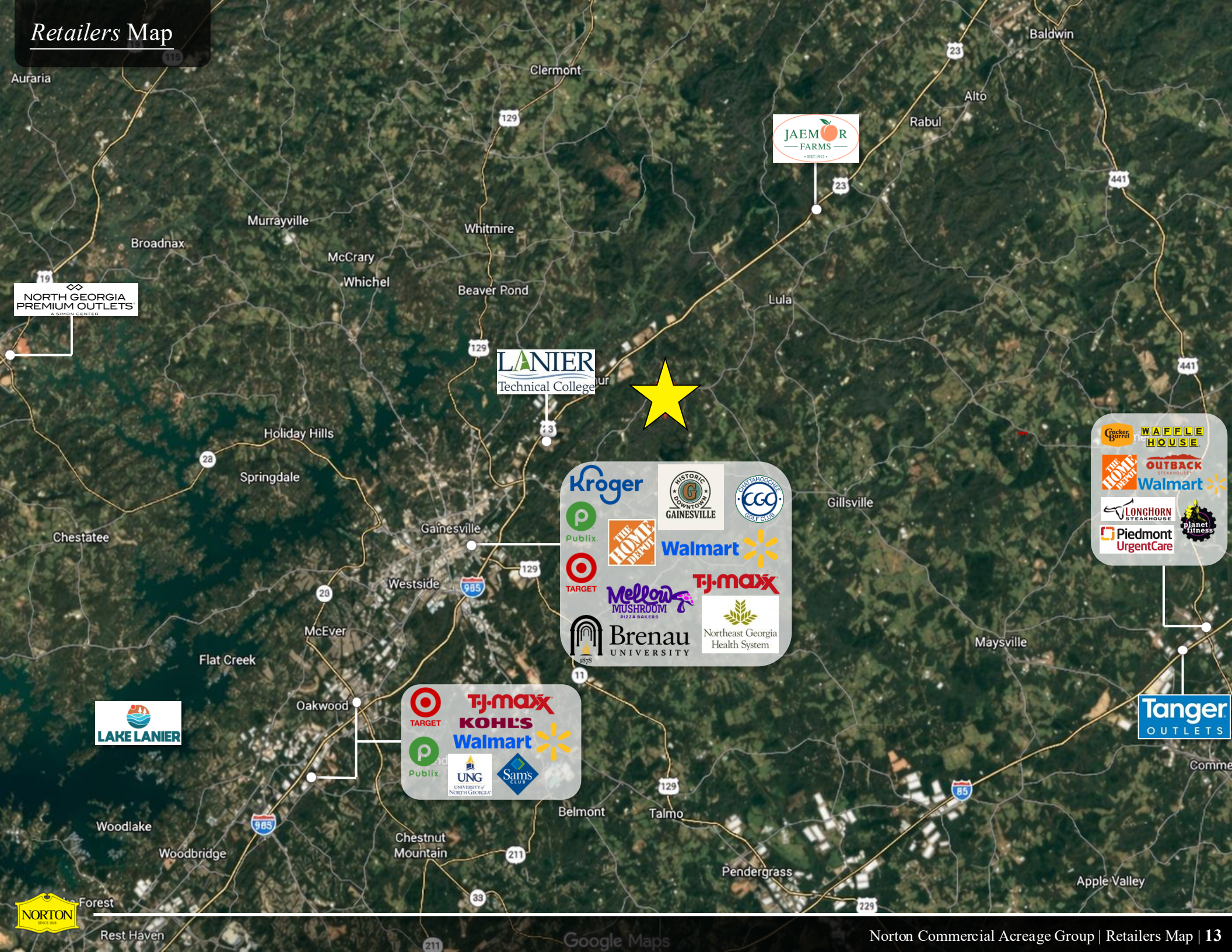


36,331
5-MILE
POPULATION

\$110,848
AVG. HH
INCOME
(5-MILES)



Retailers Map



NORTH GEORGIA
PREMIUM OUTLETS
A SIMON CENTER



- Kroger
- Publix
- Target
- Walmart
- TJ-maxx
- Brenau UNIVERSITY
- Northeast Georgia Health System
- HISTORIC DOWNTOWN GAINESVILLE
- CCO
- THE HOME DEPOT
- Mellow MUSHROOM PIZZA BAKERS

- Waffle House
- Outback Steakhouse
- Walmart
- Longhorn Steakhouse
- Piedmont UrgentCare
- Planet Fitness



- Target
- TJ-maxx
- Kohl's
- Walmart
- Publix
- UNG UNIVERSITY OF NORTH GEORGIA
- Sams Club



