

# FOR SALE

36.22 +/- AC - Atlanta Highway, Flowery Branch, GA  
3557 Atlanta Highway, Flowery Branch, GA 30542

**For More Information: Stephen Lovett**

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**Matt McCord**

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36.22 +/- AC



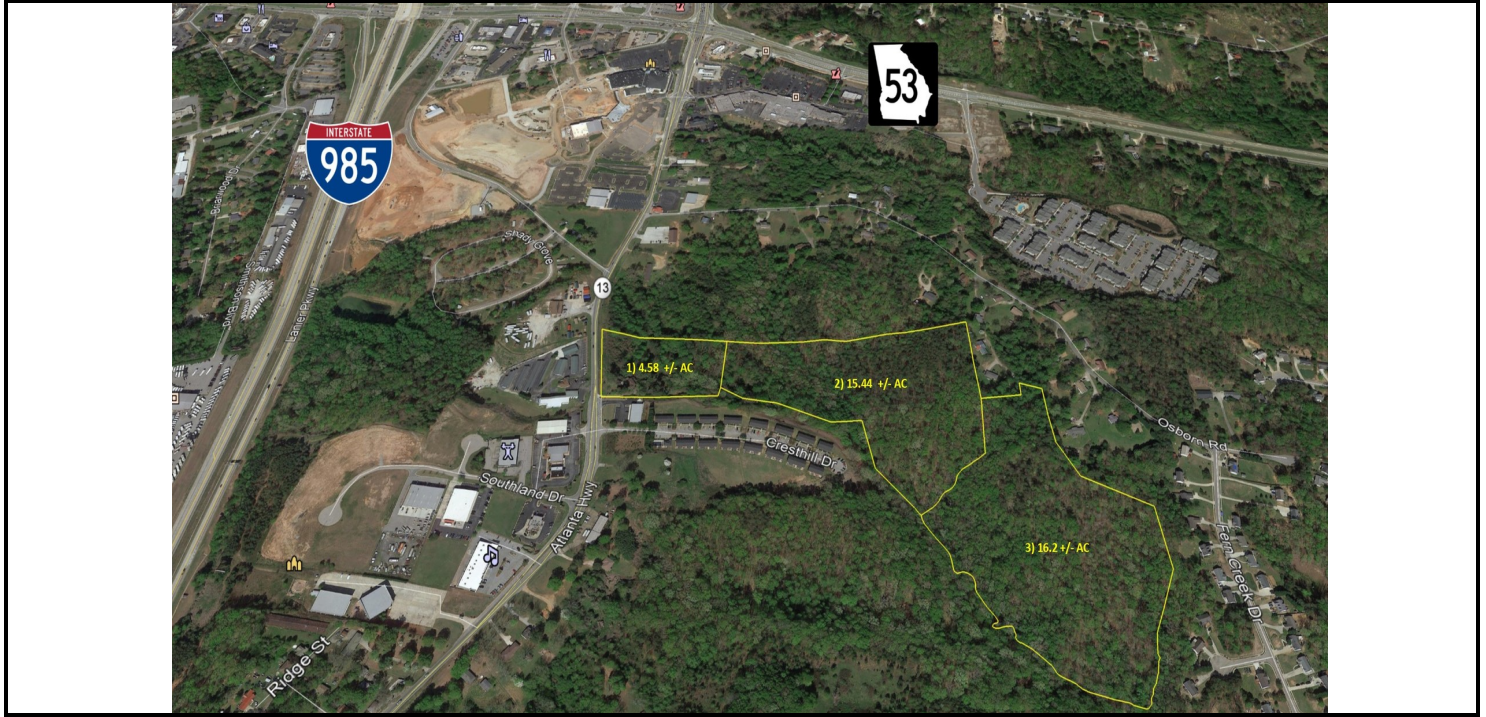
**Norton Commercial**  
434 Green Street  
Gainesville, GA 30501  
nortoncommercial.com

# NORTON

## EXECUTIVE SUMMARY

# 36.22 +/- AC - Atlanta Highway, Flowery Branch, GA

3557 ATLANTA HIGHWAY, FLOWERY BRANCH, GA 30542



## OFFERING SUMMARY

### Sale Prices

\$1,595,000

### Bulk Sale:

\$1,300,000

### Parcels 1 And 2:

\$295,000

### Parcel 3:

### Lot Sizes

### All 3 Parcels:

36.22 Acres

### Parcels 1 And 2:

20.02 Acres

### Parcel 3:

16.2 Acres

### Zoning:

HB

## PROPERTY OVERVIEW

This sale consists of 3 parcels totaling 36.22 +/- AC just outside of Gainesville, GA. Zoned HB and mostly wooded. About 400 feet of frontage on Atlanta Highway. Topography is rolling to sloping in some areas. Sewer line is just 800 feet away and public water is available. The property is in a great area for a multifamily housing project with commercial development in the front. The adjacent property has been successful in doing just that. Other potential uses include townhome development or self storage facility. Lots of potential. The property has easy access to I-985 via Mundy Mill Road. Also, there is a new interchange under construction now to open in Fall of 2019 that will give the property multiple easy points of access from the interstate. Make an offer!

## LOCATION OVERVIEW

Located in Hall County, this property is in the Blackshear Place area of Oakwood on Atlanta Highway/GA Hwy 13. Surrounded by great retail and dining options. The tract is approximately 1 mile from GA Hwy 53 and less than 2 miles from the Atlanta Falcons Training Facility on Falcon Parkway. Great proximity to Gainesville and I-985. The growing Gainesville campus of the University of North Georgia is only a 5 minute drive. Lyman Gall Elementary, South Hall Middle and Johnson High School Districts.

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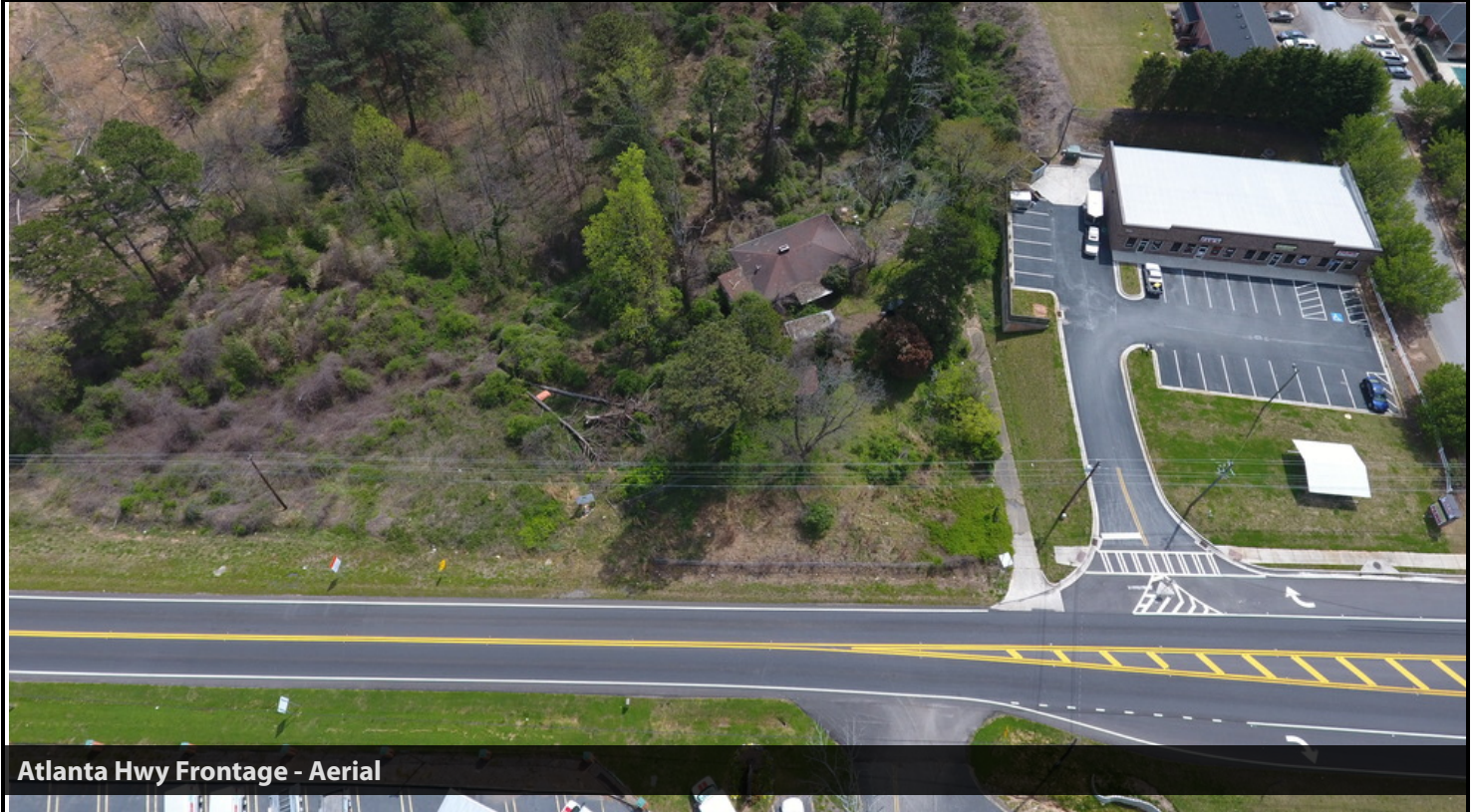
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ADDITIONAL PHOTOS

## 36.22 +/- AC - Atlanta Highway, Flowery Branch, GA

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Atlanta Hwy Frontage - Aerial



Atlanta Hwy Frontage Facing West



Driveway leading up to Atlanta Hwy

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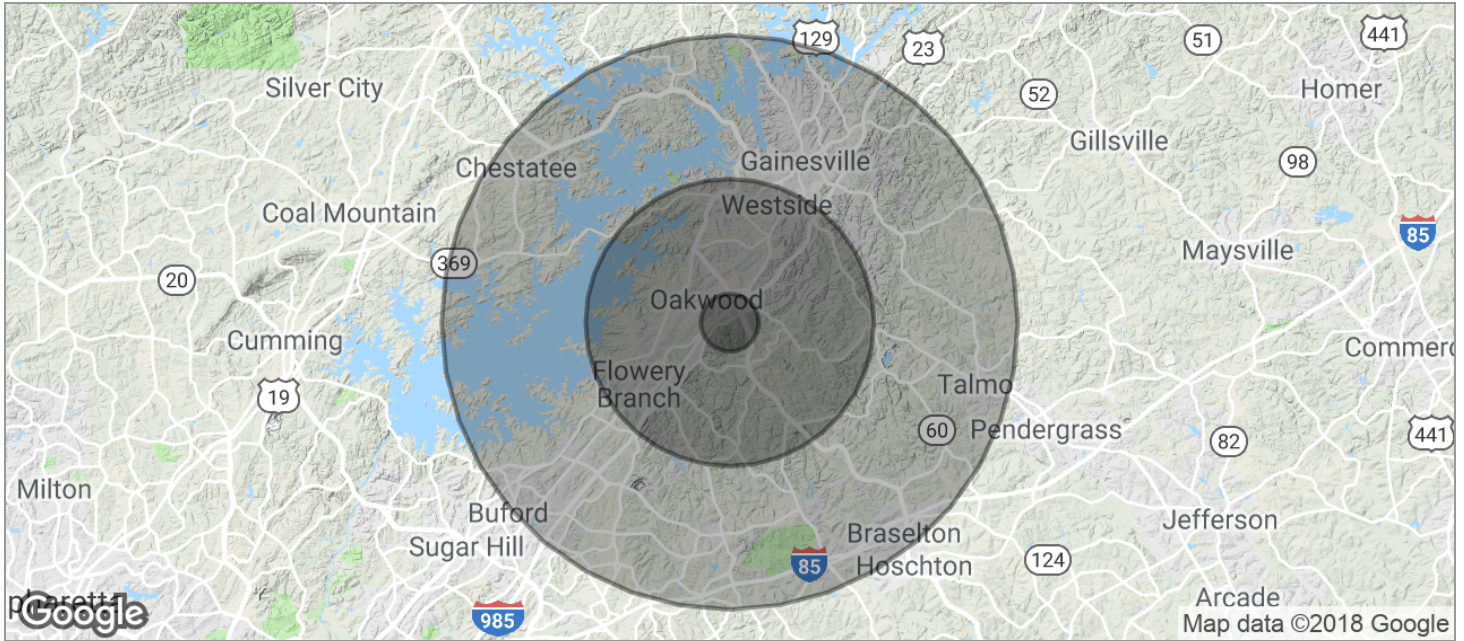
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,167	54,102	190,580
MEDIAN AGE	31.5	32.8	34.1
MEDIAN AGE (MALE)	31.1	32.5	33.5
MEDIAN AGE (FEMALE)	32.0	33.3	34.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	774	18,053	63,305
# OF PERSONS PER HH	2.8	3.0	3.0
AVERAGE HH INCOME	\$54,795	\$61,540	\$70,836
AVERAGE HOUSE VALUE	\$292,336	\$237,809	\$253,950

\* Demographic data derived from 2010 US Census

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