



Entitled Single Family Development

Offering Summary

Sale Price:	\$45,000 / lot
Lot Size:	69.806 Acres
Zoning:	R-3

- Over 3,000' feet of road frontage on I-985
- Zoned for 137 single family detached lots
- Just off Exit 12 on I-985
- Surrounded by multiple established neighborhoods
- Close proximity to The Buford Corn Maze, Flowery Branch's popular family attraction.

Get more information

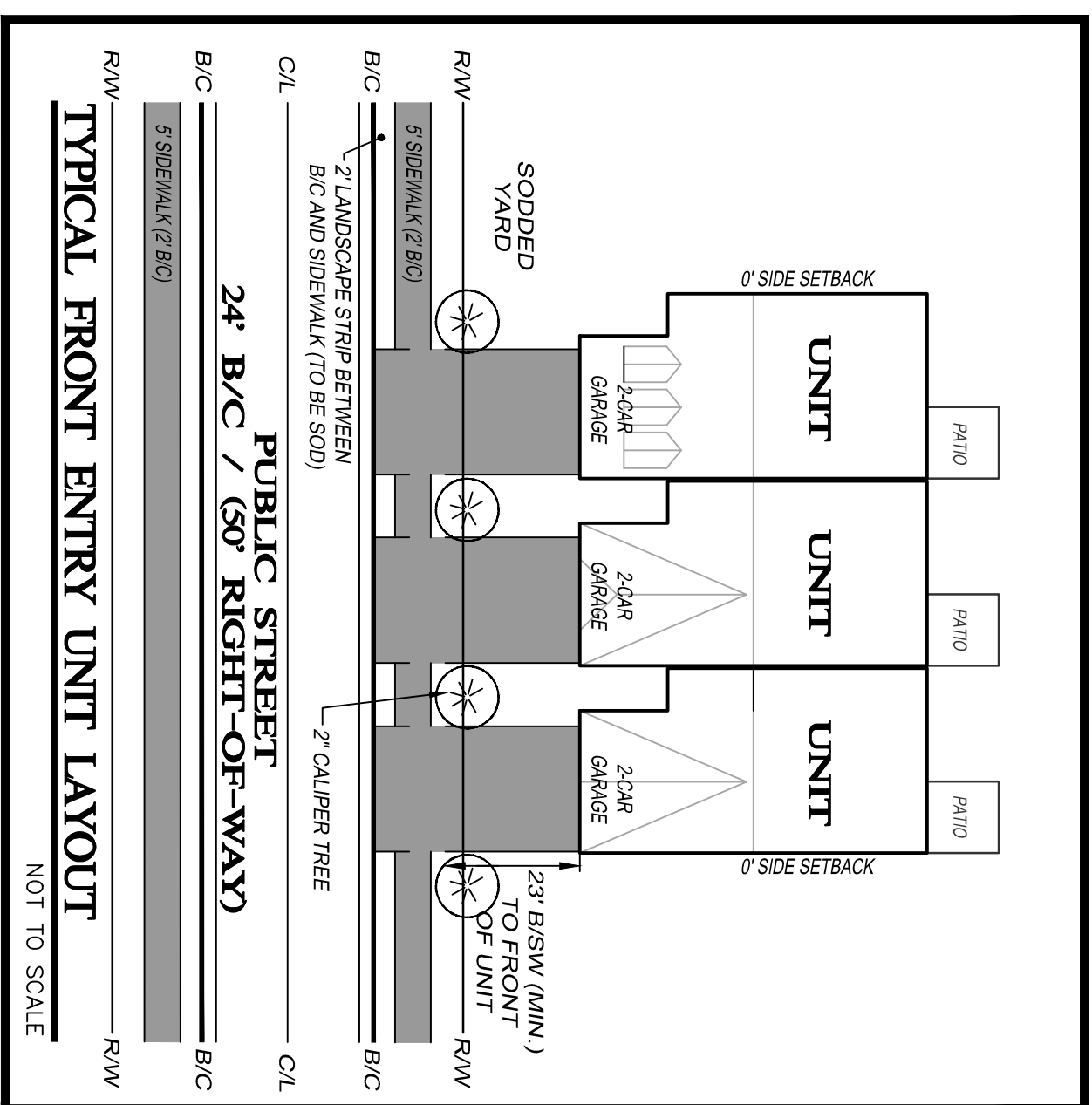
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D 770 532 9911
frank.simpson@avisonyoung.com

Sam B. Simpson

Senior Associate
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1. EXISTING BOUNDARY ACREAGE: 1171.962 ACRES
2. TAX PARCELS: 08117 002000A, 08117 002010B, 08117 002016B, 08117 002061,
08117 002071 and 08134 000006
3. PROPOSED ZONING: M1
4. PROPOSED ZONING: R3
5. PHASE 1 DEVELOPMENT SUMMARY:
BOUNDARY ACREAGE: 48.151 ACRES
TOTAL NO. PROPOSED SINGLE-FAMILY DETACHED LOTS: 49
TOTAL NO. PROPOSED TOWNHOME UNITS: 140
GROSS DENSITY: 3.92 LOTS/ACRE
NET DENSITY: 4.19 LOTS/ACRE (4.17 AC. FLOODPLAIN)
6. OPEN SPACE/COMMON AREA PROVIDED = 4.19 AC. (35%)
TOTAL LENGTH OF STREETS: 45,850 L.F.
PHASE 2 DEVELOPMENT SUMMARY:
BOUNDARY ACREAGE: 469.886 ACRES
TOTAL NO. PROPOSED SINGLE-FAMILY DETACHED LOTS: 148 (LOT #3 100'-237')
GROSS NET DENSITY: 1.97 LOTS/ACRE
OPEN SPACE/COMMON AREA PROVIDED = 134 AC. (49%)
TOTAL LENGTH OF STREETS: 46,075 L.F.
MINIMUM SINGLE-FAMILY DETACHED LOT SIZE: (SEE TYPICAL LOT DETAIL)
7. PROPOSED STREETS/SINGLE-FAMILY DETACHED:
FRONT - 20'
REAR - 25'
SIDE - 5'
8. BOUNDARY INFORMATION BASED ON SURVEY PROVIDED BY CLIENT.
9. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER
CITY OF FLOWERY BRANCH F.I.E.M. COMMUNITY PANEL NO. 131380203916, DATED APRIL 4,
2018.
10. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON HALL COUNTY GIS. DATA IS MEAN
SEA LEVEL.
11. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF FLOWERY BRANCH.
12. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
13. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL
FIELD CONDITIONS.



PHASE 2 DEVELOPMENT

PROPOSED GREEN ISLANDS (TYP.)

PROPOSED GREEN SPACE

FUTURE DEVELOPMENT

COMPASS POINT PHASE 2-C

COMPASS POINT PHASE 3

MULBERRY STREET

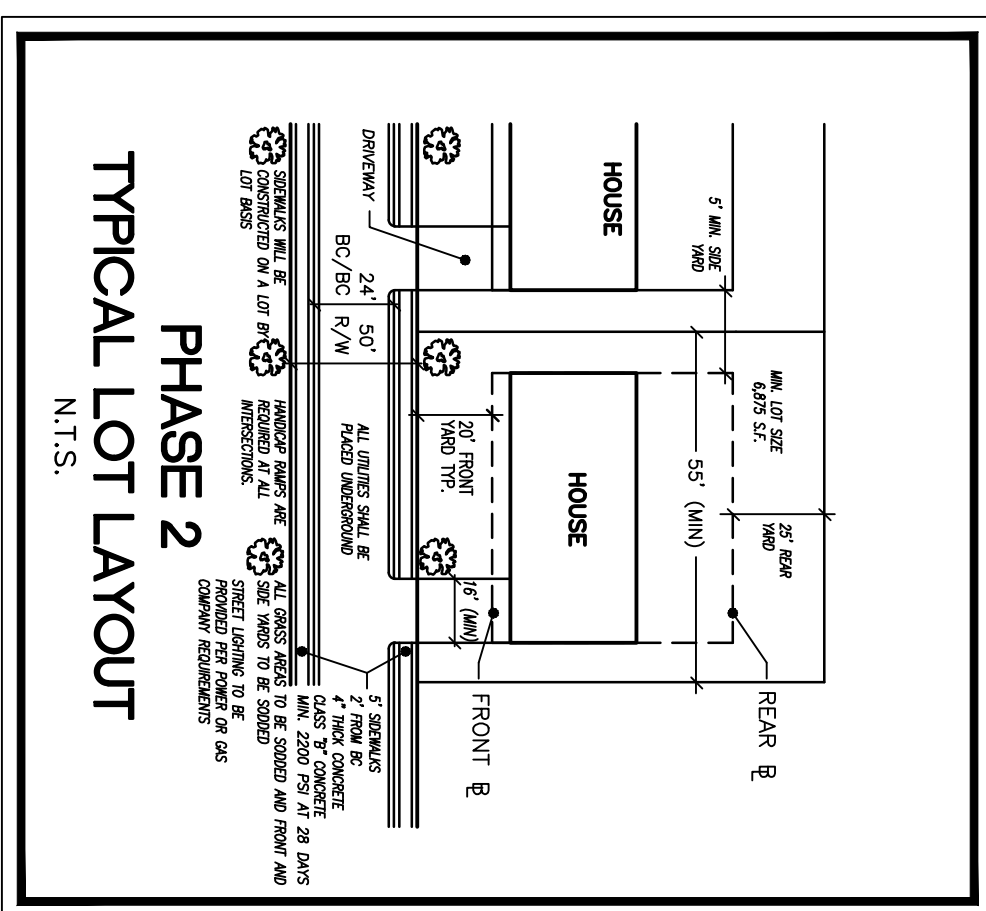
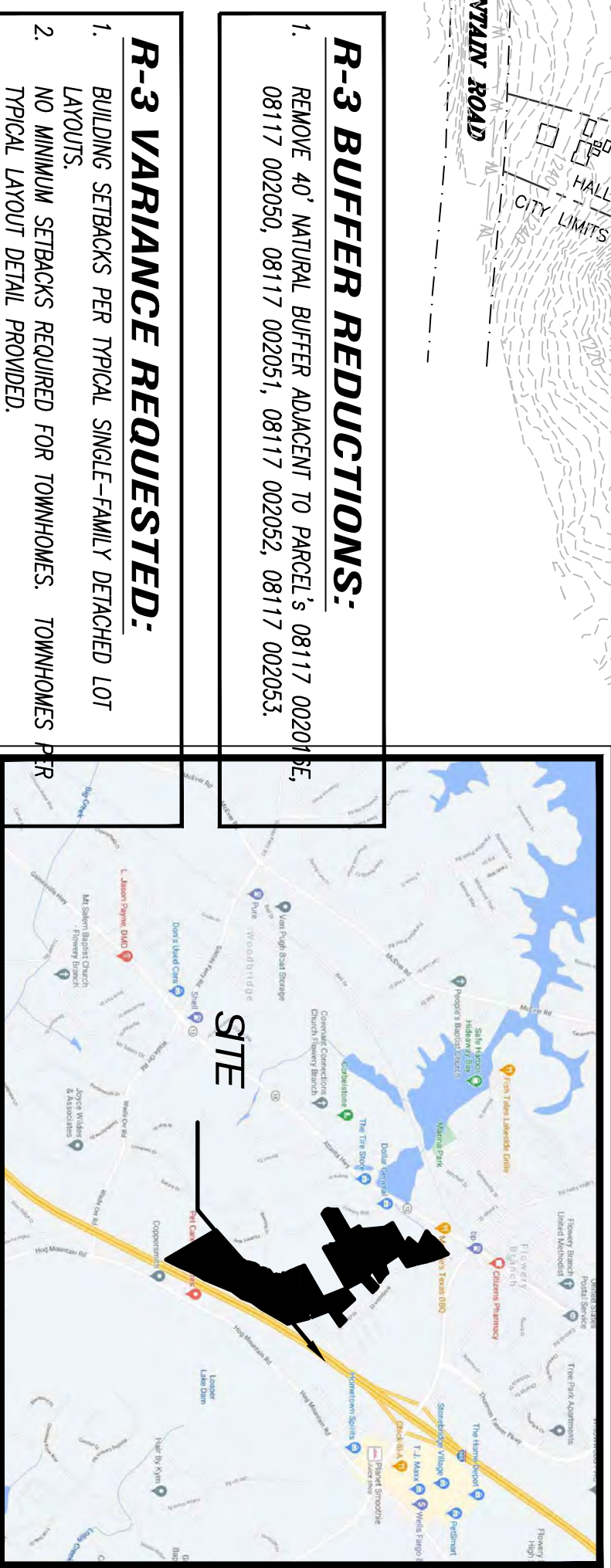
HOG MOUNTAIN ROAD

LANDER PARKWAY STATE HWY. 490S (I-985)

PROPOSED PHASE 2 ENTRANCE

R-3 BUFFER REDUCTIONS:

1. REMOVE 40' NATURAL BUFFER ADJACENT TO PARCELS 08117 02001E, 08117 02005D, 08117 02005F, 08117 02005G, 08117 02005H, 08117 02005I, 08117 02005J, 08117 02005K, 08117 02005L, 08117 02005M, 08117 02005N, 08117 02005O, 08117 02005P, 08117 02005Q, 08117 02005R, 08117 02005S, 08117 02005T, 08117 02005U, 08117 02005V, 08117 02005W, 08117 02005X, 08117 02005Y, 08117 02005Z, 08117 02006A, 08117 02006B, 08117 02006C, 08117 02006D, 08117 02006E, 08117 02006F, 08117 02006G, 08117 02006H, 08117 02006I, 08117 02006J, 08117 02006K, 08117 02006L, 08117 02006M, 08117 02006N, 08117 02006O, 08117 02006P, 08117 02006Q, 08117 02006R, 08117 02006S, 08117 02006T, 08117 02006U, 08117 02006V, 08117 02006W, 08117 02006X, 08117 02006Y, 08117 02006Z, 08117 02007A, 08117 02007B, 08117 02007C, 08117 02007D, 08117 02007E, 08117 02007F, 08117 02007G, 08117 02007H, 08117 02007I, 08117 02007J, 08117 02007K, 08117 02007L, 08117 02007M, 08117 02007N, 08117 02007O, 08117 02007P, 08117 02007Q, 08117 02007R, 08117 02007S, 08117 02007T, 08117 02007U, 08117 02007V, 08117 02007W, 08117 02007X, 08117 02007Y, 08117 02007Z, 08117 02008A, 08117 02008B, 08117 02008C, 08117 02008D, 08117 02008E, 08117 02008F, 08117 02008G, 08117 02008H, 08117 02008I, 08117 02008J, 08117 02008K, 08117 02008L, 08117 02008M, 08117 02008N, 08117 02008O, 08117 02008P, 08117 02008Q, 08117 02008R, 08117 02008S, 08117 02008T, 08117 02008U, 08117 02008V, 08117 02008W, 08117 02008X, 08117 02008Y, 08117 02008Z, 08117 02009A, 08117 02009B, 08117 02009C, 08117 02009D, 08117 02009E, 08117 02009F, 08117 02009G, 08117 02009H, 08117 02009I, 08117 02009J, 08117 02009K, 08117 02009L, 08117 02009M, 08117 02009N, 08117 02009O, 08117 02009P, 08117 02009Q, 08117 02009R, 08117 02009S, 08117 02009T, 08117 02009U, 08117 02009V, 08117 02009W, 08117 02009X, 08117 02009Y, 08117 02009Z, 08117 02010A, 08117 02010B, 08117 02010C, 08117 02010D, 08117 02010E, 08117 02010F, 08117 02010G, 08117 02010H, 08117 02010I, 08117 02010J, 08117 02010K, 08117 02010L, 08117 02010M, 08117 02010N, 08117 02010O, 08117 02010P, 08117 02010Q, 08117 02010R, 08117 02010S, 08117 02010T, 08117 02010U, 08117 02010V, 08117 02010W, 08117 02010X, 08117 02010Y, 08117 02010Z, 08117 02011A, 08117 02011B, 08117 02011C, 08117 02011D, 08117 02011E, 08117 02011F, 08117 02011G, 08117 02011H, 08117 02011I, 08117 02011J, 08117 02011K, 08117 02011L, 08117 02011M, 08117 02011N, 08117 02011O, 08117 02011P, 08117 02011Q, 08117 02011R, 08117 02011S, 08117 02011T, 08117 02011U, 08117 02011V, 08117 02011W, 08117 02011X, 08117 02011Y, 08117 02011Z, 08117 02012A, 08117 02012B, 08117 02012C, 08117 02012D, 08117 02012E, 08117 02012F, 08117 02012G, 08117 02012H, 08117 02012I, 08117 02012J, 08117 02012K, 08117 02012L, 08117 02012M, 08117 02012N, 08117 02012O, 08117 02012P, 08117 02012Q, 08117 02012R, 08117 02012S, 08117 02012T, 08117 02012U, 08117 02012V, 08117 02012W, 08117 02012X, 08117 02012Y, 08117 02012Z, 08117 02013A, 08117 02013B, 08117 02013C, 08117 02013D, 08117 02013E, 08117 02013F, 08117 02013G, 08117 02013H, 08117 02013I, 08117 02013J, 08117 02013K, 08117 02013L, 08117 02013M, 08117 02013N, 08117 02013O, 08117 02013P, 08117 02013Q, 08117 02013R, 08117 02013S, 08117 02013T, 08117 02013U, 08117 02013V, 08117 02013W, 08117 02013X, 08117 02013Y, 08117 02013Z, 08117 02014A, 08117 02014B, 08117 02014C, 08117 02014D, 08117 02014E, 08117 02014F, 08117 02014G, 08117 02014H, 08117 02014I, 08117 02014J, 08117 02014K, 08117 02014L, 08117 02014M, 08117 02014N, 08117 02014O, 08117 02014P, 08117 02014Q, 08117 02014R, 08117 02014S, 08117 02014T, 08117 02014U, 08117 02014V, 08117 02014W, 08117 02014X, 08117 02014Y, 08117 02014Z, 08117 02015A, 08117 02015B, 08117 02015C, 08117 02015D, 08117 02015E, 08117 02015F, 08117 02015G, 08117 02015H, 08117 02015I, 08117 02015J, 08117 02015K, 08117 02015L, 08117 02015M, 08117 02015N, 08117 02015O, 08117 02015P, 0811



POSSIBLE FUTURE CONNECTIVITY

CONCEPTUAL LAND PLAN

PROJECT NAME:

PREPARED FOR:
STARK LAND
DEVELOPMENT
3719 WINDER HWY.
FLOWERY BRANCH
GEORGIA 30542

[illegible]

Development
 ° 22.21 U » 21.23 » ® 21.6 - 21/20
child • sanitary • transportation
survey

12/02/20 DATE CHECKED SHEET 20-085 PROJECT No.		1 of 1 AS SHOWN SCALE DESIGN KWB DRAWN		No. 1. 2. 3. 4. 5. Address Conceptual Land Plan Comments	REVISION	DATE 02/09/2021
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DEVELOPMENT SUMMARY

1. EXISTING BOUNDARY ACREAGE: ±117.962 ACRES
2. TAX PARCEL: 08117 002008A, 08117 002016D, 08117 002016B, 08117 002061, 08117 002001 and 08134 000006
3. EXISTING ZONING: M1
4. PROPOSED ZONING: R3
5. PHASE 1 DEVELOPMENT SUMMARY:
BOUNDARY ACREAGE: ±48.156 ACRES
TOTAL No. PROPOSED SINGLE-FAMILY DETACHED LOTS: 49
TOTAL No. PROPOSED TOWNHOME UNITS: 140
GROSS DENSITY: 3.89 LOTS/ACRE
NET DENSITY: 4.19 LOTS/ACRE (±6.17 AC. FLOODPLAIN)
OPEN SPACE/COMMON AREA PROVIDED = ±19 AC. (39%)
TOTAL LENGTH OF STREETS: ±5,850 L.F.
6. PHASE 2 DEVELOPMENT SUMMARY:
BOUNDARY ACREAGE: ±69.806 ACRES
TOTAL No. PROPOSED SINGLE-FAMILY DETACHED LOTS: 138 (LOT #S 100-237)
GROSS/NET DENSITY: 1.97 LOTS/ACRE
OPEN SPACE/COMMON AREA PROVIDED = ±34 AC. (46%)
TOTAL LENGTH OF STREETS: ±6,775 L.F.
7. MINIMUM SINGLE-FAMILY DETACHED LOT SIZE: (SEE TYPICAL LOT DETAIL)
8. PROPOSED SETBACKS SINGLE-FAMILY DETACHED:
FRONT - 20'
REAR - 20'
SIDE - 5'

- 75' IMPERVIOUS SETBACK
- 50' UNDISTURBED STREAM BUFFER



MULBERRY STREET

CITY OF FLOWERY BRANCH, GEORGIA

2/16/2021

#21.001

SITE CONCEPT PLAN
PHASE II

SHEET 2 OF 2

STARK LAND DEVELOPMENT

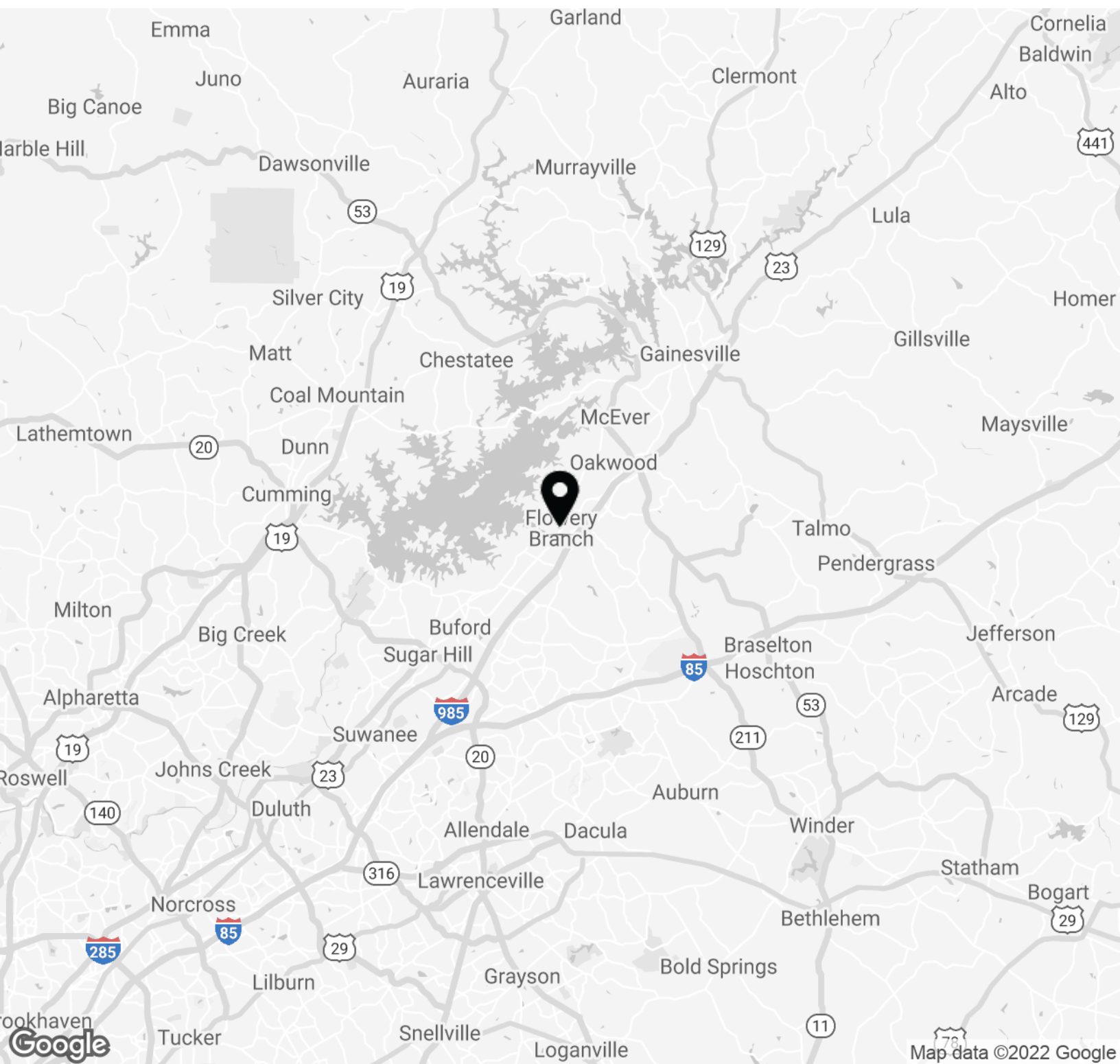
3716 WINDSOR HIBBY
FLOWERY BRANCH, GA 30542



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Land for sale

± 69.806 Acres on Mulberry Street



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Retailer Map

± 69.806 Acres on Mulberry Street



Map data ©2022

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Topography Map

± 69.806 Acres on Mulberry Street



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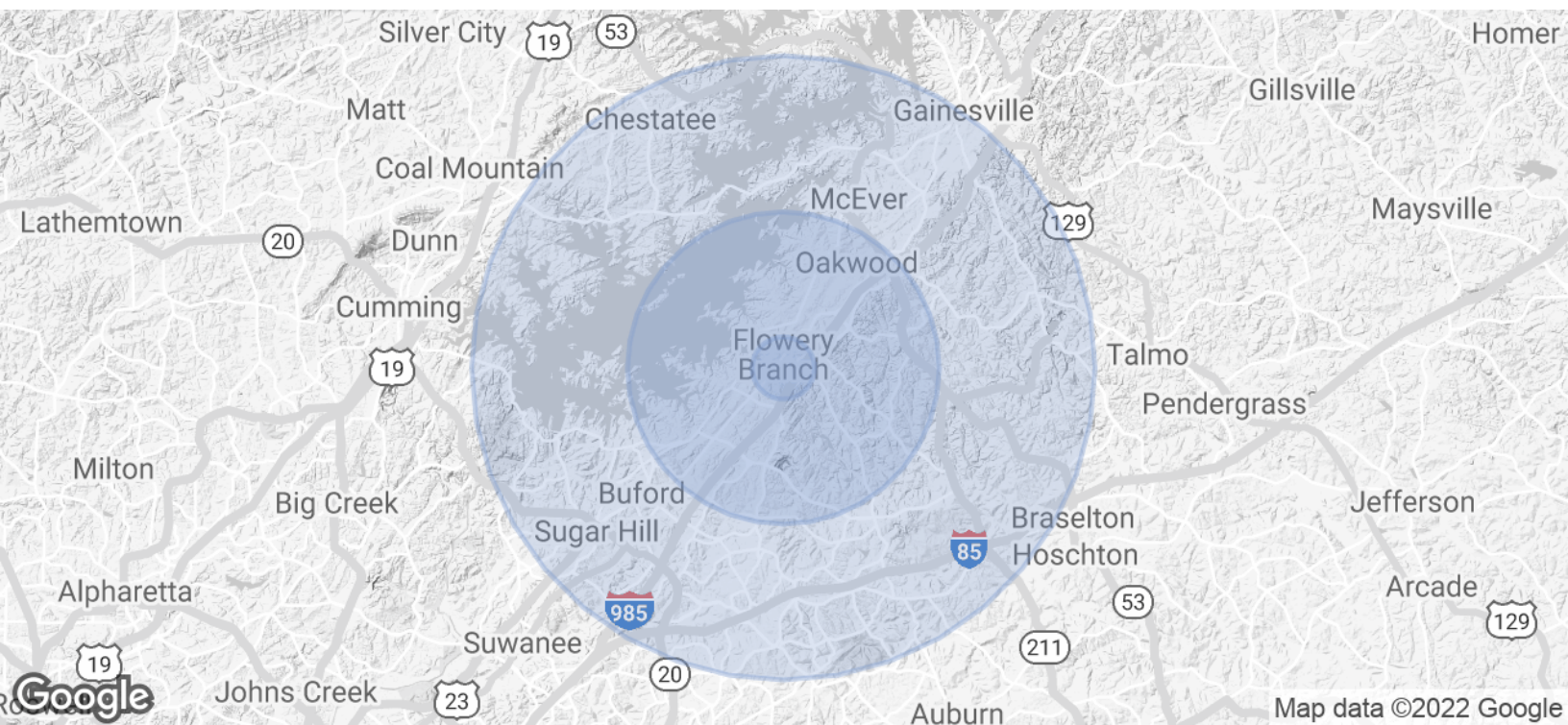
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Land for sale

± 69.806 Acres on Mulberry Street



Population	1 Mile	5 Miles	10 Miles
Total Population	2,726	51,065	230,573
Average Age	32.8	36.4	34.8
Average Age (Male)	32.4	35.3	34.2
Average Age (Female)	33.0	37.4	35.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,035	17,831	76,435
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$66,315	\$76,641	\$78,468
Average House Value		\$272,158	\$274,418

* Demographic data derived from 2010 US Census



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Let's talk.

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