



Land » For Sale

# Flowery Branch Development Site

4627 ATLANTA HIGHWAY, FLOWERY BRANCH, GA 30542

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200 Gainesville, GA 30501 O: 770.532.9911 FRANK N. SIMPSON, CCIM SIOR

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### **Executive Summary**



#### **OFFERING SUMMARY**

**Sale Price:** \$115,000 / acre

**Lot Size:** 7 Acres

Zoning: M1

#### **PROPERTY HIGHLIGHTS**

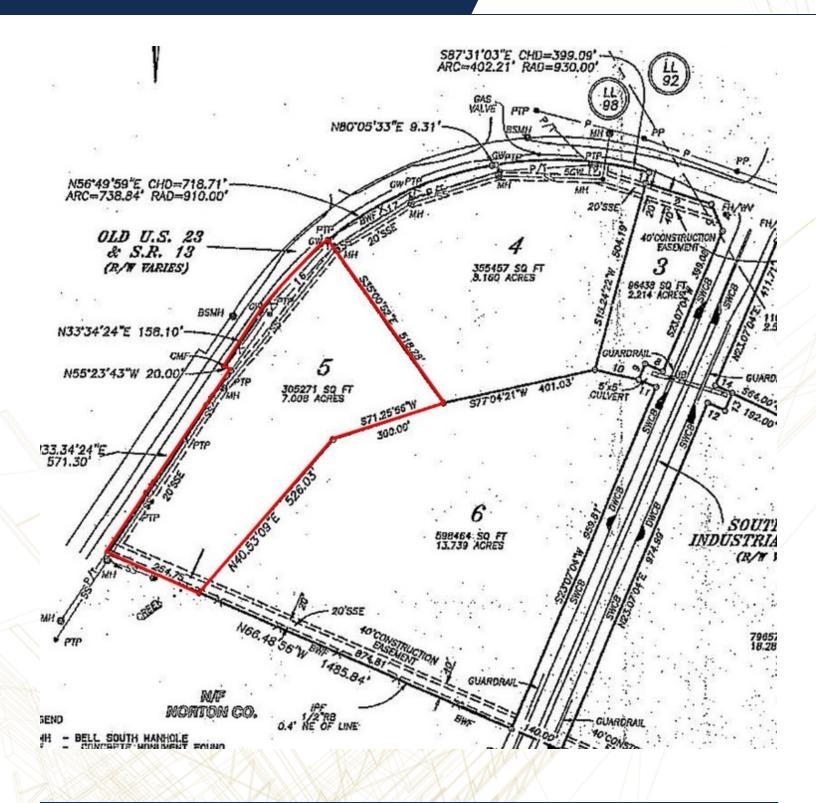
- Located on Atlanta Highway, just outside downtown Flowery Branch,
   1.7 miles from I-985
- 7+ Acres
- Zoned: M-1 (Light Manufacturing & Industrial)
- Highest & Best Use: Commercial or Mixed-use
- Traffic Count: Atlanta Highway: 7,050

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DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	788	16,740	69,759
Total Population:	2,069	46,333	210,681
Average HH Income:	\$67,677	\$71,072	\$74,394

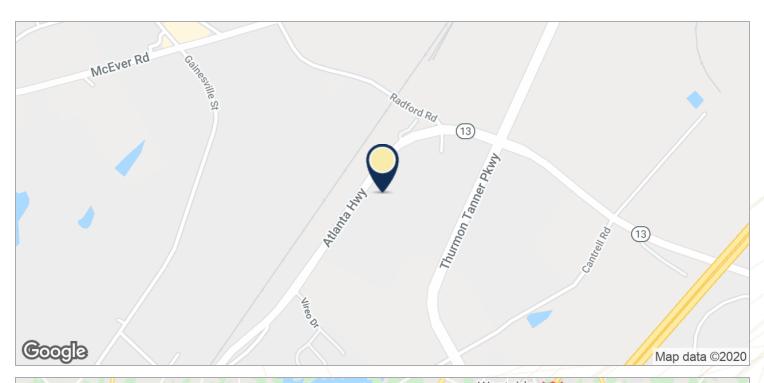


### Site Plan





## **Location Maps**







### **Broker Profile**



Presented by:

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P: 770.532.9911 F: 770.535.6622 The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.







