



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
President
770.532.9911
frank@simpsoncompany.com

Executive Summary

FLOWERY BRANCH DEVELOPMENT SITE
4627 Atlanta Highway, Flowery Branch, GA 30542



OFFERING SUMMARY

Sale Price: \$115,000 / acre

Lot Size: 7 Acres

Zoning: M1

Traffic Count: 7,050

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

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

Frank N. Simpson, CCIM SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Location Maps

FLOWERY BRANCH DEVELOPMENT SITE
4627 Atlanta Highway , Flowery Branch, GA 30542



Broker Profile



Presented by:

Frank N. Simpson, CCIM SIOR

President

frank@simpsoncompany.com

The Simpson Company of Georgia, Inc.

425 Spring Street

Suite 200

Gainesville, GA, 30501

www.simpsoncompany.com

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.

