



**Land For Sale**  
3995 Falcon Parkway  
Flowery Branch, GA 30542



## Flowery Branch Development Site

### Offering Summary

Sale Price:	\$395,000
Lot Size:	8.63 Acres
Price / Acre:	\$45,771
Zoning:	AR-III
Traffic Count:	14,000

### Get more information

**Andrew D. Joyner, CCIM**  
Senior Vice President  
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**Property Highlights**

- Close proximity to new I-985 Exit 14 Interchange
- Located in Rapidly Growing South Hall County
- Convenient to Cities of Flowery Branch and Oakwood
- 250 +/- Feet of Road Frontage on Falcon Parkway
- Motivated Seller
- Close Proximity to Lake Lanier and the Atlanta Falcons Training Complex
- Ideal for Commercial or Mixed Use Development

<b>Demographics</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	757	17,258	65,524
Total Population	2,116	49,520	197,949
Average HH Income	\$56,221	\$66,796	\$72,474



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Map data ©2021

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# Let's talk.

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