

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 D 770 532 9911 andrew.joyner@avisonyoung.com



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

Demographics	1 Mile	5 Miles	10 Miles
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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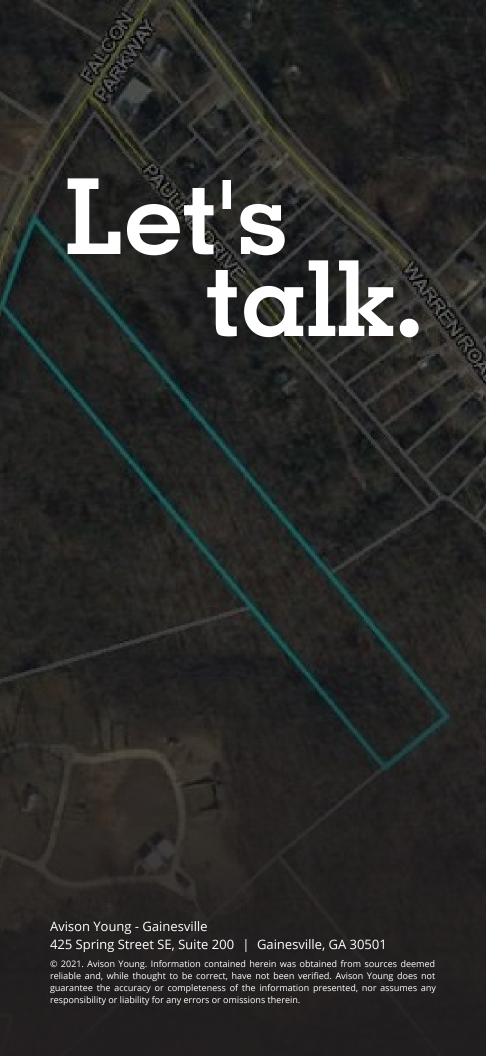
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