



## Pad Ready Development Site in Flowery Branch

### Offering Summary

|             |            |
|-------------|------------|
| Sale Price: | \$949,000  |
| Lot Size:   | 1.11 Acres |

- Close proximity to new I-985 Exit 14 Interchange
- Utilities Available
- Convenient to Cities of Flowery Branch and Oakwood
- Frontage on Falcon Parkway and Plainview Rd
- Corner lot ready for development
- Close Proximity to Lake Lanier and the Atlanta Falcons Training Complex
- Ideal for Commercial or Mixed Use Development

### Get more information

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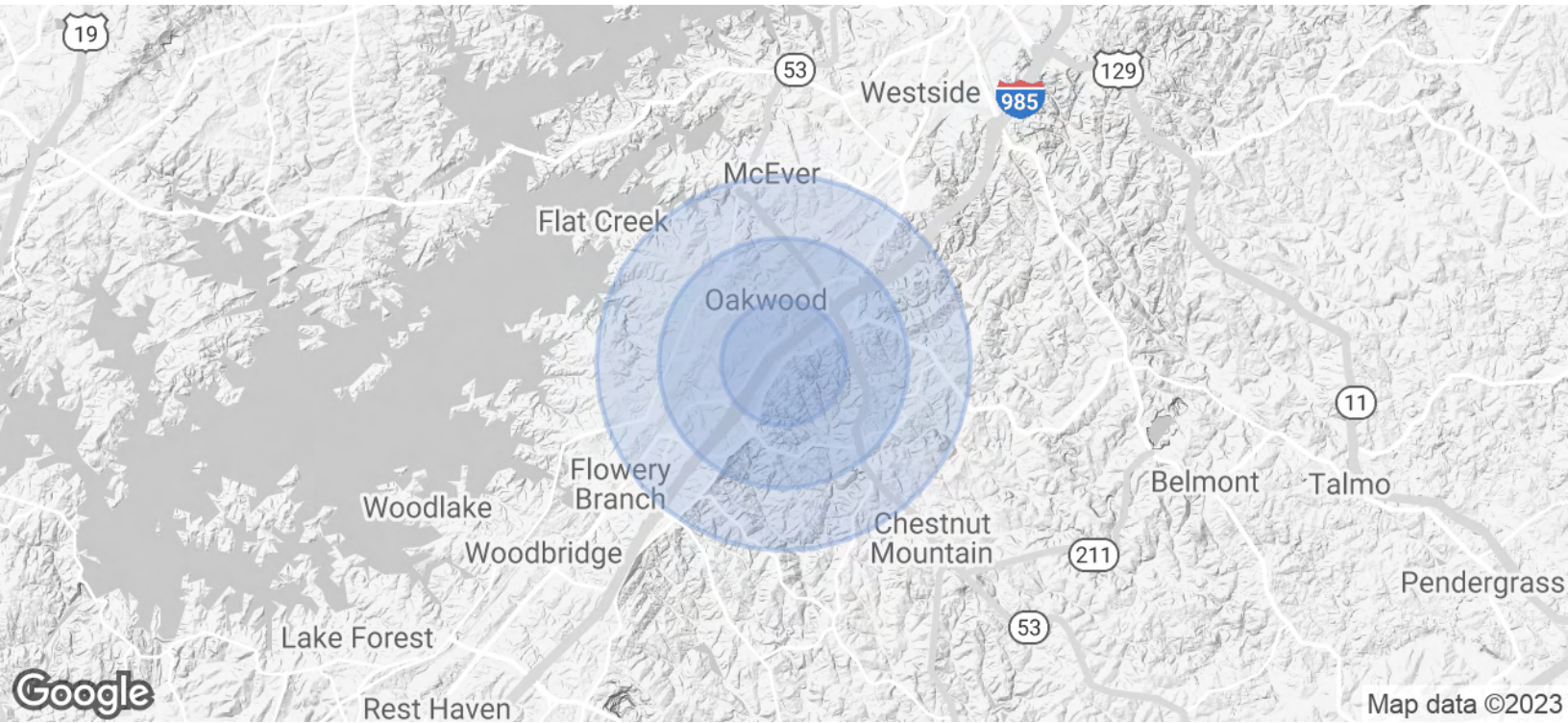
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|                                | <b>1 Mile</b> | <b>2 Miles</b> | <b>3 Miles</b> |
|--------------------------------|---------------|----------------|----------------|
| <b>Population</b>              |               |                |                |
| Total Population               | 2,891         | 10,001         | 24,111         |
| Average Age                    | 33.6          | 33.1           | 34.7           |
| Average Age (Male)             | 30.5          | 32.8           | 33.9           |
| Average Age (Female)           | 34.9          | 33.9           | 36.4           |
| <b>Households &amp; Income</b> |               |                |                |
| Total Households               | 932           | 3,591          | 8,728          |
| # of Persons per HH            | 3.1           | 2.8            | 2.8            |
| Average HH Income              | \$61,642      | \$65,212       | \$78,871       |
| Average House Value            | \$203,199     | \$191,234      | \$215,625      |

\* Demographic data derived from 2020 ACS - US Census



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# Let's talk.

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