

OFFERING MEMORANDUM | FLOWERY BRANCH, GA MULTI-PARCEL ASSEMBLAGE

2.5 +/- Acres | Offered for \$1,643,509 | 6324 Spout Springs Rd.

1.14 +/- Acres | Offered for \$726,470 | 6314 Spout Springs Rd.

**BERKSHIRE
HATHAWAY**
HomeServices
Georgia Properties
COMMERCIAL DIVISION

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**BERKSHIRE
HATHAWAY**
HomeServices

Georgia Properties

COMMERCIAL DIVISION



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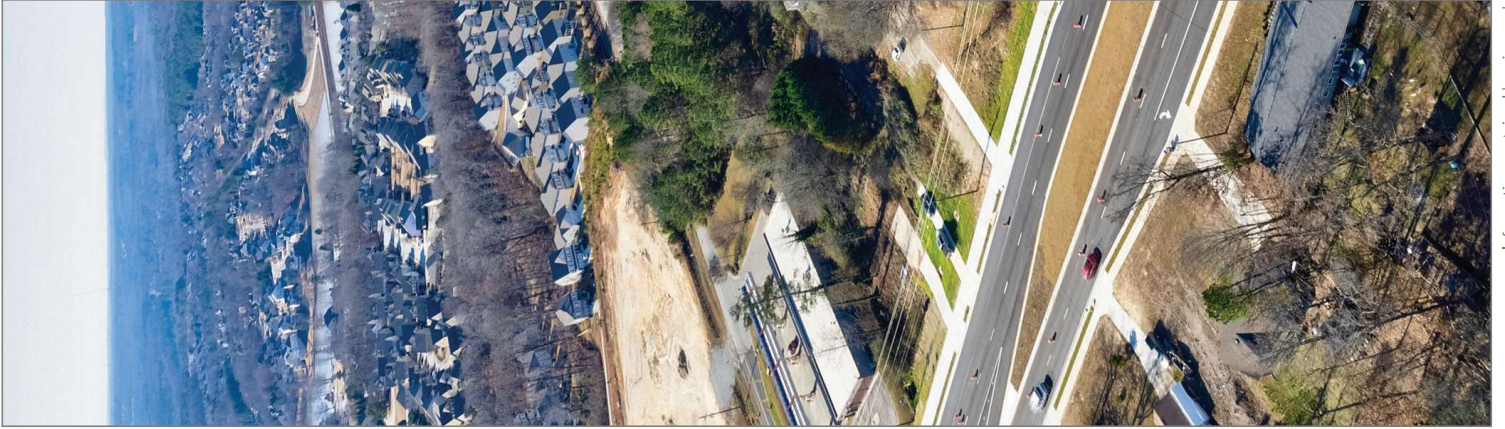
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Executive Summary

Spout Springs | Flowery Branch, GA

Potential Commercial. Excellent assemblage with potential for 4.5 acres in prime, upscale demographic area. Newly finished 4 lane county road with widened bike path sidewalks. Close to new schools, library and upmarket neighborhoods Sterling on the Lake, Reunion Country Club & Château Elan. Wonderful “island” between the other major shopping areas. Easy access to I-985 and 347. Perfect spot for strip plaza retail, C-Store with gas or medical offices.



PROPERTY FEATURES

Parcel 1

2.5 +/- Acres | Offered for \$1,643,509 | 6324 Spout Springs Rd.

- Parcel (1) 2.5+/- acres total with 1.49 ac already Zoned S-S (Suburban Shopping) in Hall Co. Excellent assemblage with potential for 4.5+/- acres in prime, upscale demographic area. Newly finished 4 lane county road with widened bike path sidewalks. Close to new schools, library and upmarket neighborhoods Sterling on the Lake, Reunion Country Club & Château Elan. Wonderful “island” between the other major shopping areas. Easy access to I-985 and 347. Perfect spot for strip plaza retail, C-Store with gas or medical offices.
- Property Type: Land
- Township: Flowery Branch
- Price Per AC: \$657,404
- Land Acres: 2.50+/- AC
- 477' +/- road frontage
- Hall County
- Potential for 4.5+/- AC
- 940' +/- Road Frontage

OFFERING MEMORANDUM
2.5 +/- ACRES | \$1,643,509





PROPERTY FEATURES

Parcel 2

1.14 +/- Acres | Offered for \$726,470 | 6314 Spout Springs Rd.

- Parcel (2) Potential Commercial. 1.14+/- ac parcel with potential for 4.5 acres. Excellent assemblage in prime, upscale demographic area. Newly finished 4 lane county road with widened bike path sidewalks. Close to new schools, library and upmarket neighborhoods Sterling on the Lake, Reunion Country Club & Château Elan. Wonderful “island” between the other major shopping areas. Easy access to I-985 and 347. Perfect spot for strip plaza retail, C-Store with gas or medical offices.
- Property Type: Land
- Township: Flowery Branch
- Price Per AC: \$637,254
- Land Acres: 1.14+/- AC
- 206' +/- road frontage
- Hall County
- Potential for 4.5+/- AC
- 940' +/- Road Frontage

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1.14 +/- Acres | \$726,470



PROPERTY HIGHLIGHTS

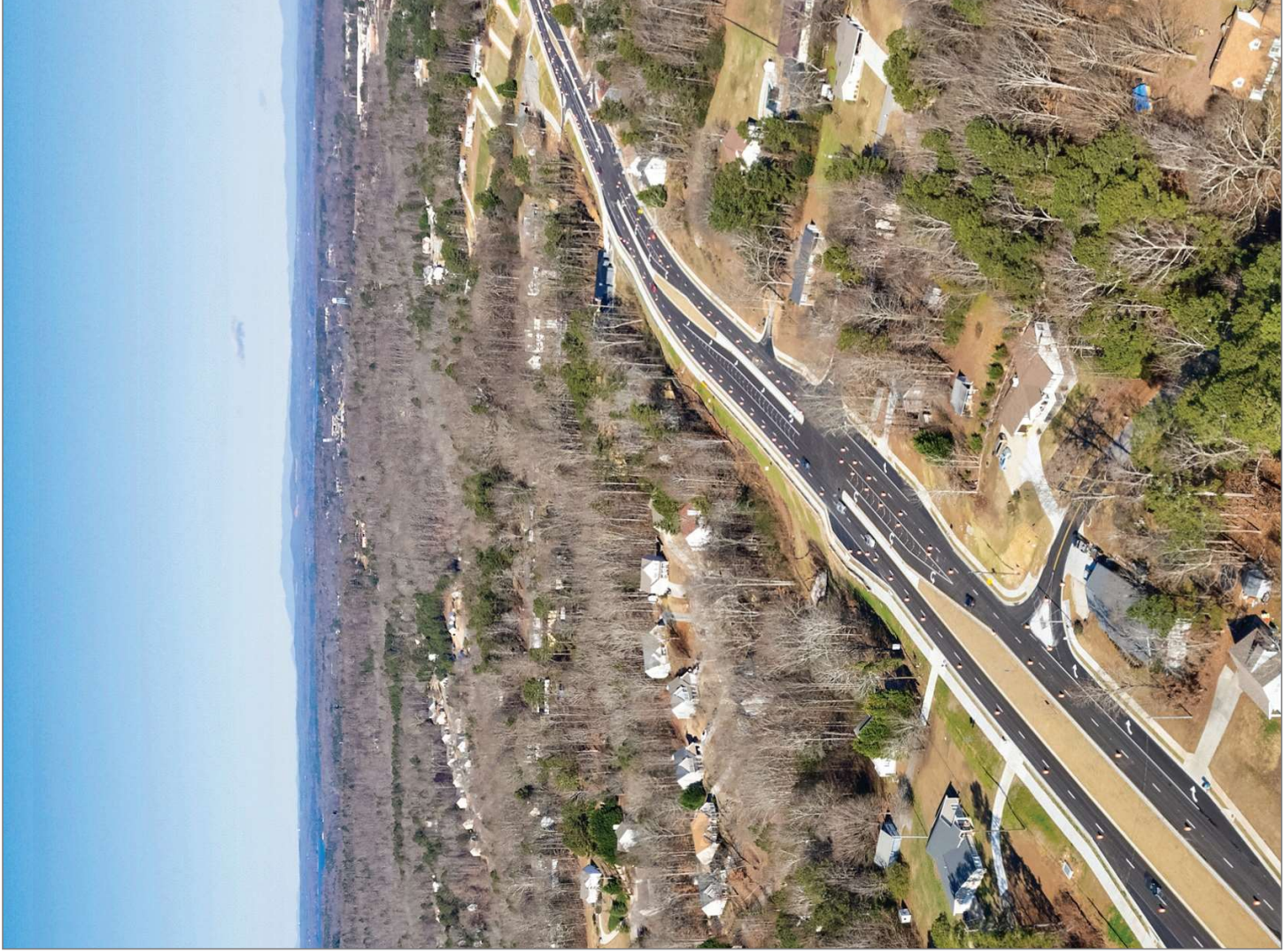
Spout Springs Rd.

- Great Location
- Multi-parcel assemblage
- Parcel 1 - 2.5 +/- ac
- Parcel 2 - 1.14 +/- ac
- Potential for 4.5+/- ac
- New 4 Lane Divided Median Road
- Easy access to I-985 Interstate
- Commercial development opportunity
- Potential 940' road frontage with depths 200' to 300'+
- Close to Château Elan
- Potential retail, C-store with gas or medical office

OFFERING MEMORANDUM

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1.14 +/- Acres | \$726,470



Spout Springs, Flowery Branch

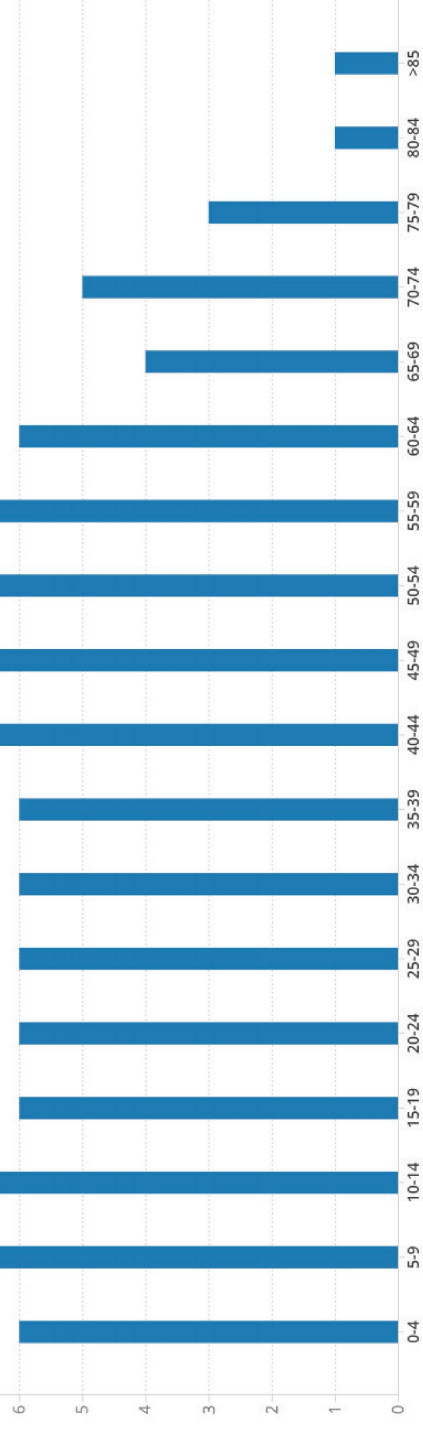
Demographics

Population

Summary

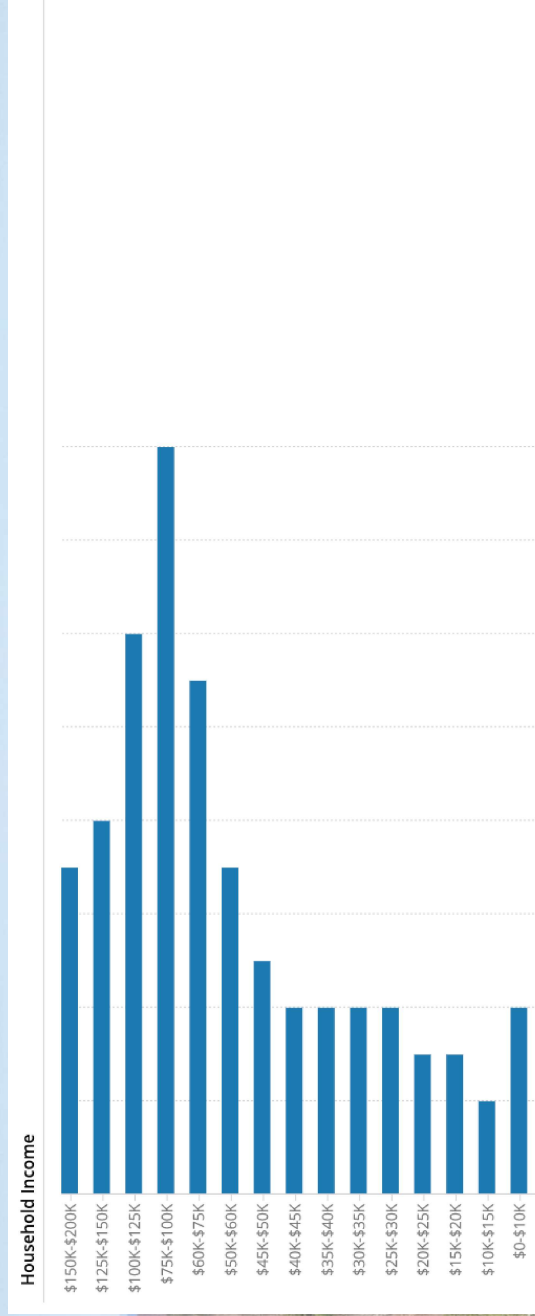
Estimated Population	37,056	Number of Households	12,583
Population Growth (since 2010)	2.1%	Household Size (ppl)	3
Population Density (ppl / mile)	743	Households w/ Children	8,902
Median Age	40.1		

Population

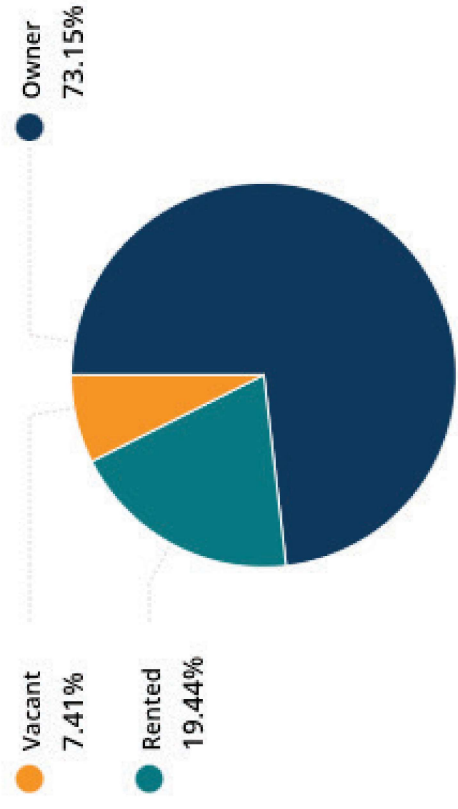


Spout Springs, Flowery Branch

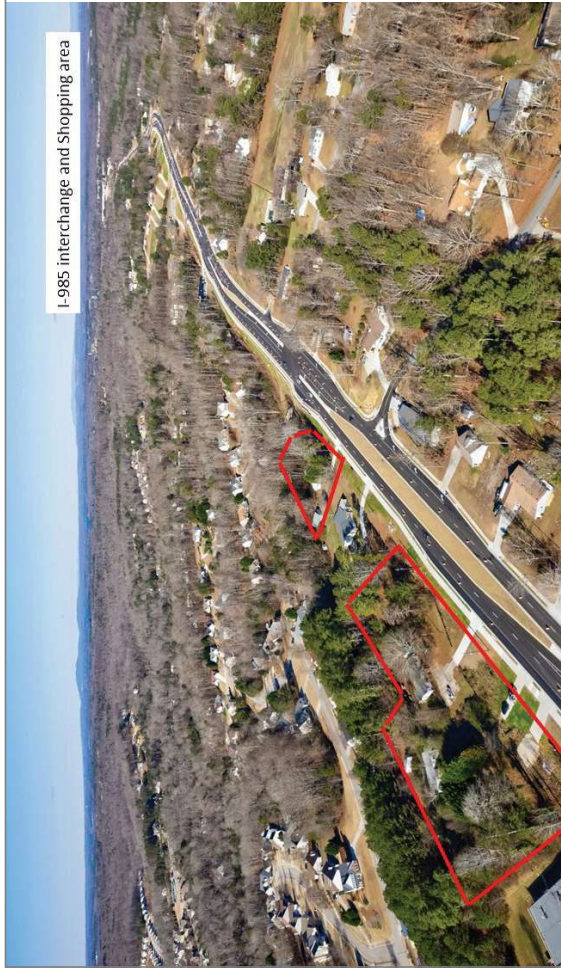
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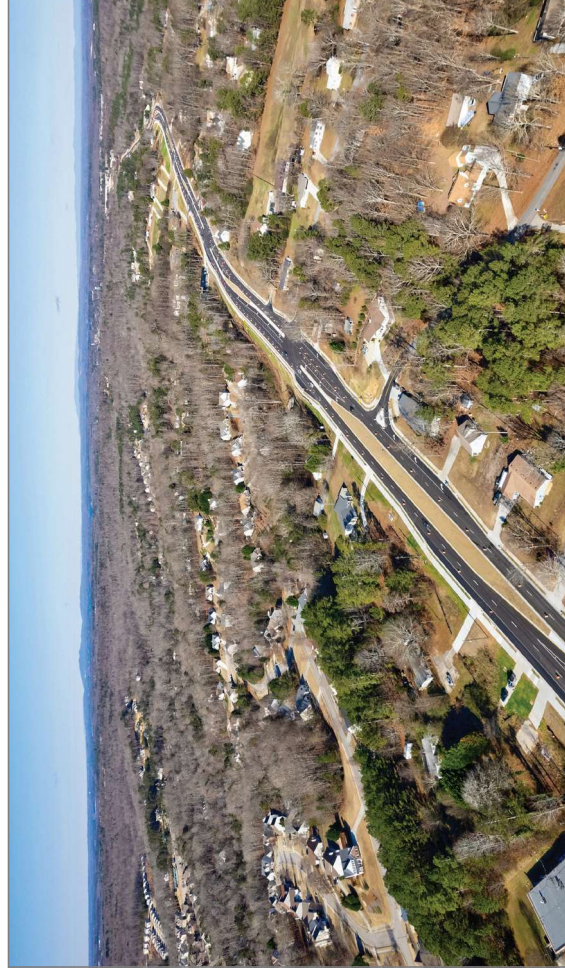
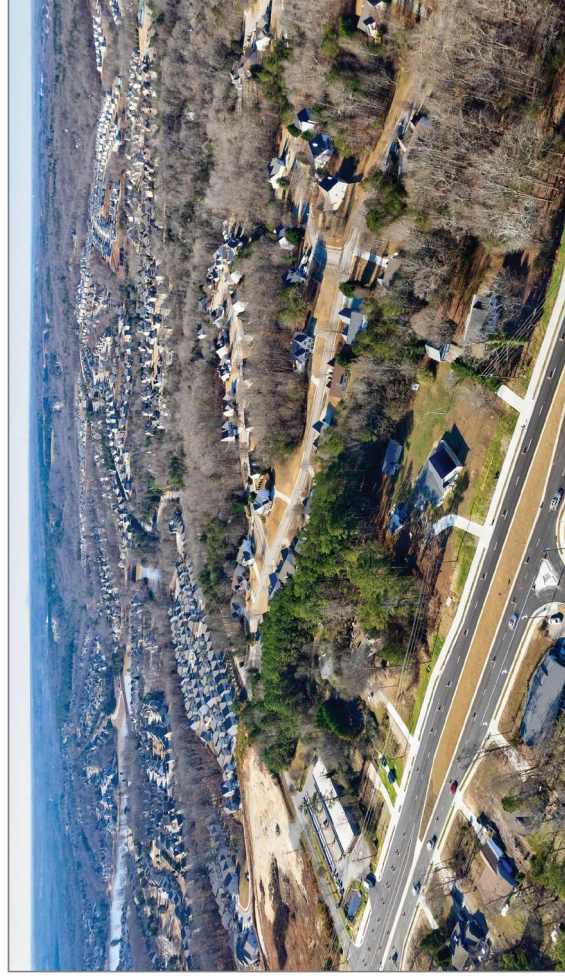
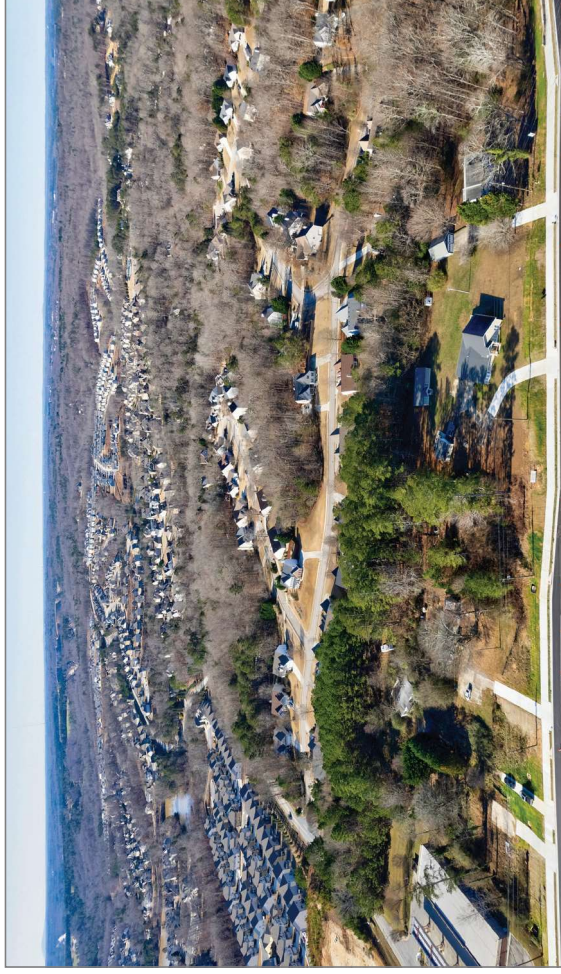
Occupancy



PROPERTY IMAGES



PROPERTY IMAGES



LOCAL AREA BUSINESSES

FLOWERY BRANCH, GA

