

FOR SALE:
6300 Jones Road
Flowery Branch, GA 30542
Sales Price: \$1,900,000



- **13.84 +/- Acres**
- **City of Flowery Branch**
- **Approximately 1.3 miles from I-985/Spout Springs Road Power Center**
- **One of the few large tracts in old town Flowery Branch**
- **748' Lake Lanier Frontage**
- **Will Not Sell Subject to Zoning Change**

THE MARY MOELLER AND BRYANT GREEN TEAM
BERKSHIRE HATHAWAY
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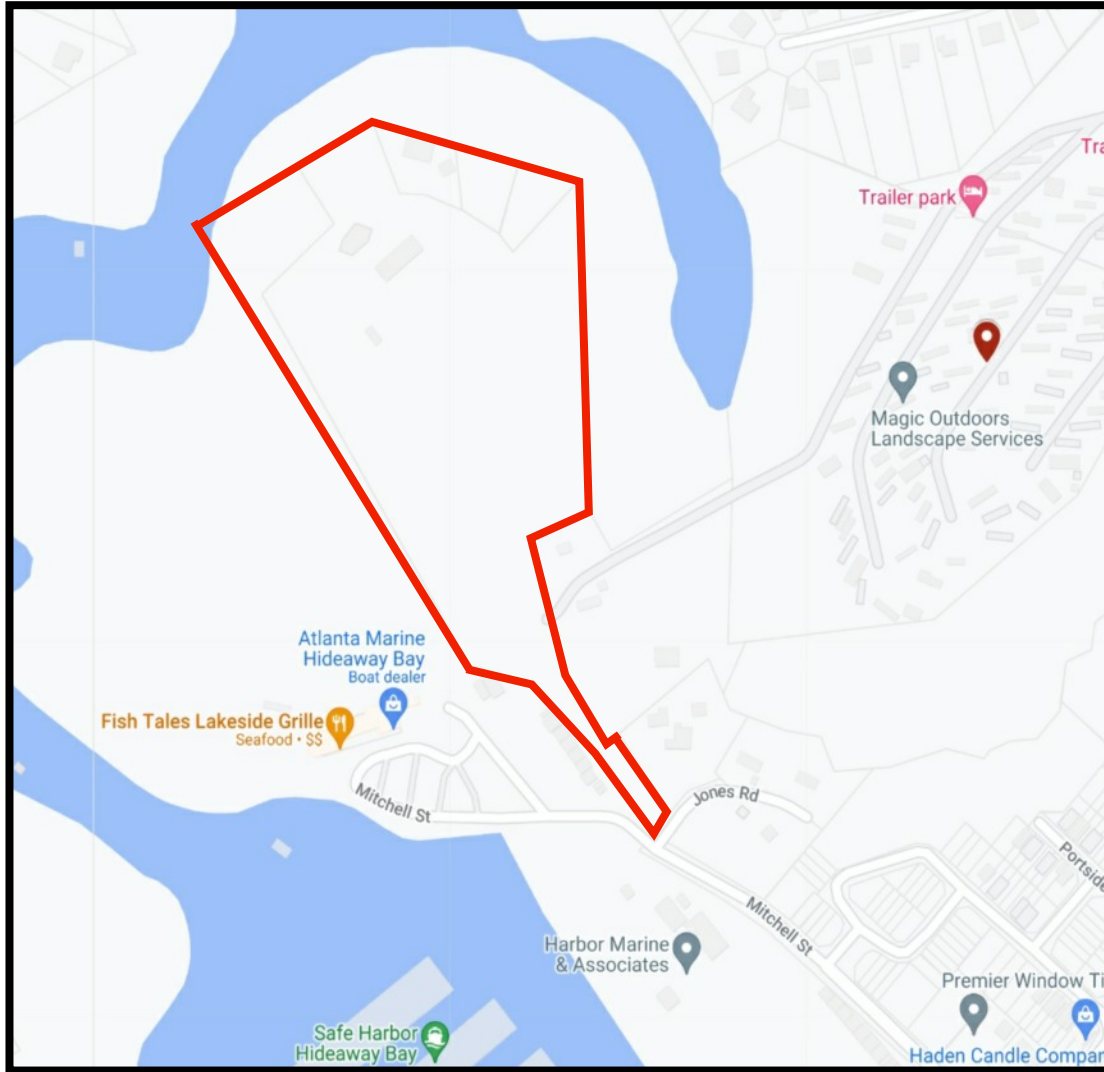


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- **Three parcel assemblage**
- **Quick access to Historic Flowery Branch**
- **Level Topography**

- **Conveniently located to Atlanta Falcons Complex, Lanier Islands, Retail/Restaurants/Banking**
- **Adjoins Hideaway Bay Marina (Formerly Starboard Marina and Fish Tales Lakeside Grille)**



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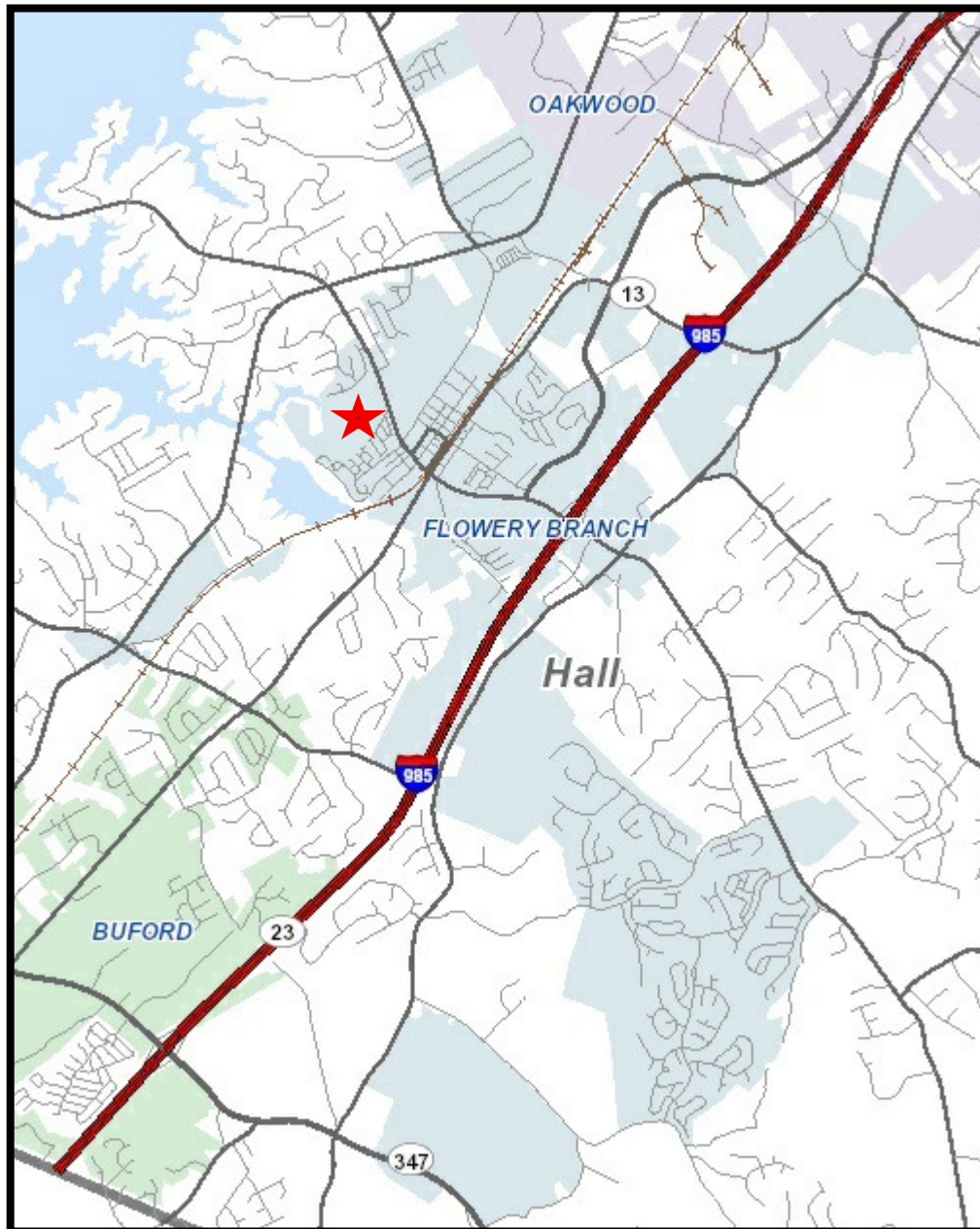
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City of Flowery Branch Limits 



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Area Highlights

The map highlights several key locations in the Flowery Branch area:

- Lake Lanier Islands:** A large resort area with a lake and recreational facilities.
- Flowery Branch:** The central location of the subject property, marked with a red 'S' icon.
- Falcons Training Center:** A large sports and training facility.
- Michelin Raceway Road Atlanta:** A world-class motorsport racing track.
- Northeast Georgia Medical Center:** A major healthcare facility.
- Chateau Elan Winery & Resort:** A luxury resort and winery.
- Historic Buford:** A historic town area with a sign for 'Historic Buford Georgia Inc. 1872'.
- Bogan Park Community Recreation and Aquatic Center:** A community center with aquatic facilities.
- Woodsbridge:** A residential area near the subject property.
- Rest Haven:** A residential area near the subject property.
- Sugar Hill:** A residential area near the subject property.
- Chastain Park:** A park area near the subject property.
- Flowery Branch:** A 'Welcome to Flowery Branch' sign is also shown.
- Margantaville at Lanier Islands:** A resort area with a sign for 'Margantaville at Lanier Islands'.
- Lake Lanier Islands Resort:** A sign for the resort is also shown.
- Training Camp:** A sign for a training camp is also shown.
- Road Atlanta:** A sign for the race track is also shown.

A large black arrow points from the 'Subject Property' label to the red 'S' icon on the map.



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Zoning Map



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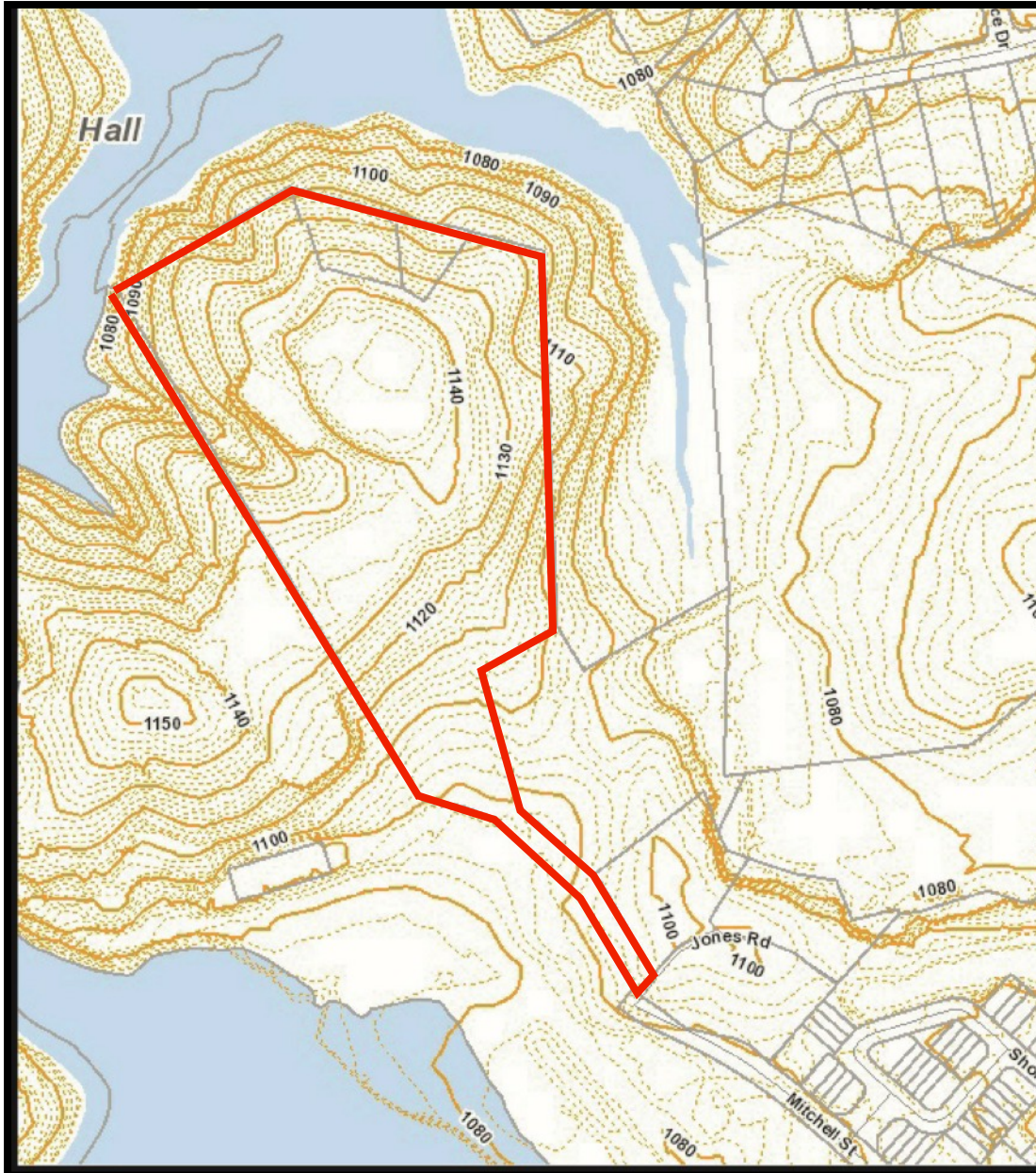
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Topography Map



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Parcel Map



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Flood Map



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