

FOR SALE: 5574 Lanier Islands Parkway Buford, GA 30518



- **Price: \$1,495,000**
- **6.16 +/- Acres**
- **Zoned GBD (General Business District)**
- **Roughly 1,100 Ft +/- of road frontage on Lanier Islands Parkway**
- **Buford had approved plans for a Boat/RV Storage on the property**
- **Convenient to I-985**
- **2 +/- miles from nearest public boat ramp**
- **3 +/- miles from Lanier Islands Resort**
- **Property access entry off of Lanier Islands Parkway**

THE MARY MOELLER & BRYANT GREEN TEAM BERKSHIRE HATHAWAY

Mary.Moeller@bhhsgeorgia.com and BryantGreenTeam@yahoo.com

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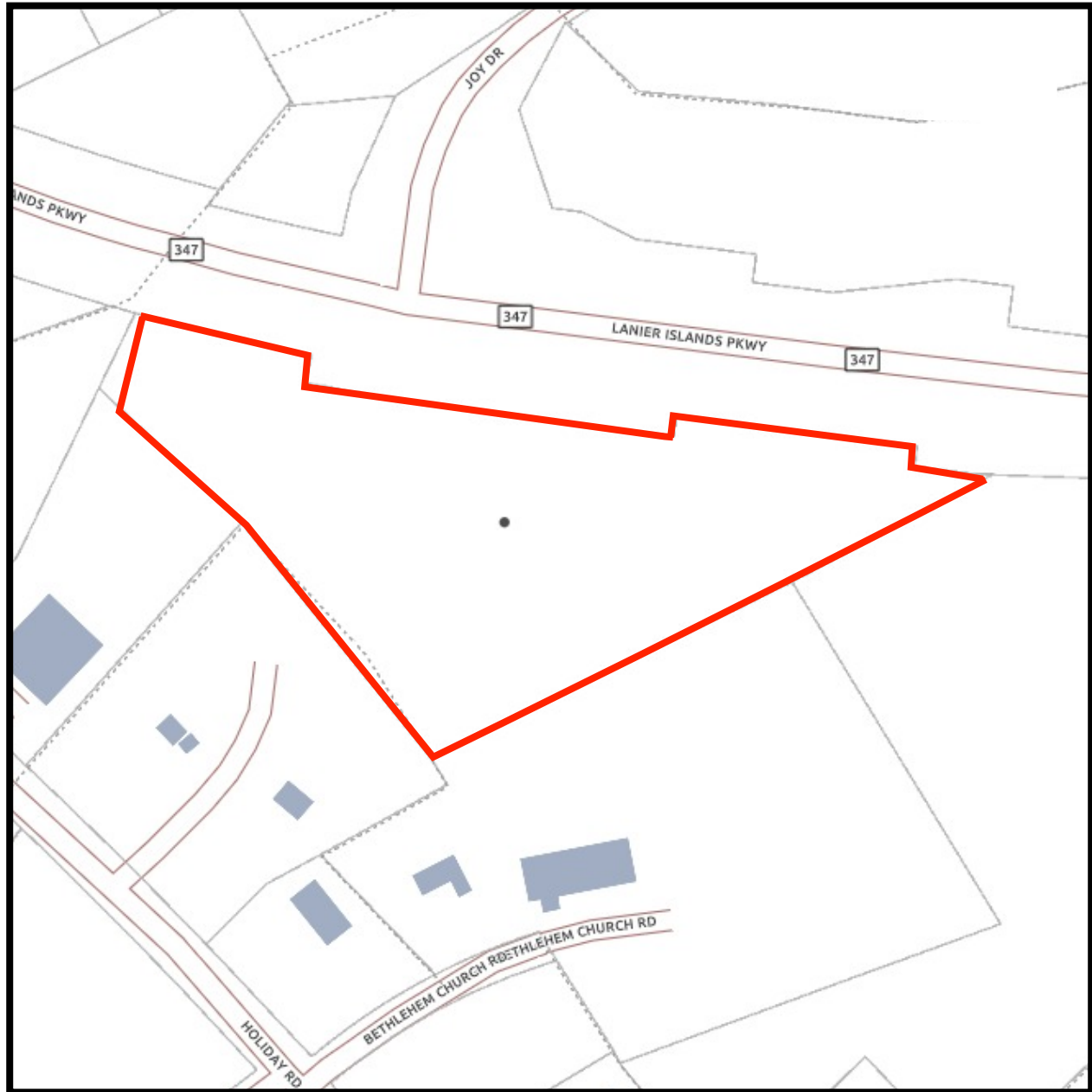
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Boundary Map



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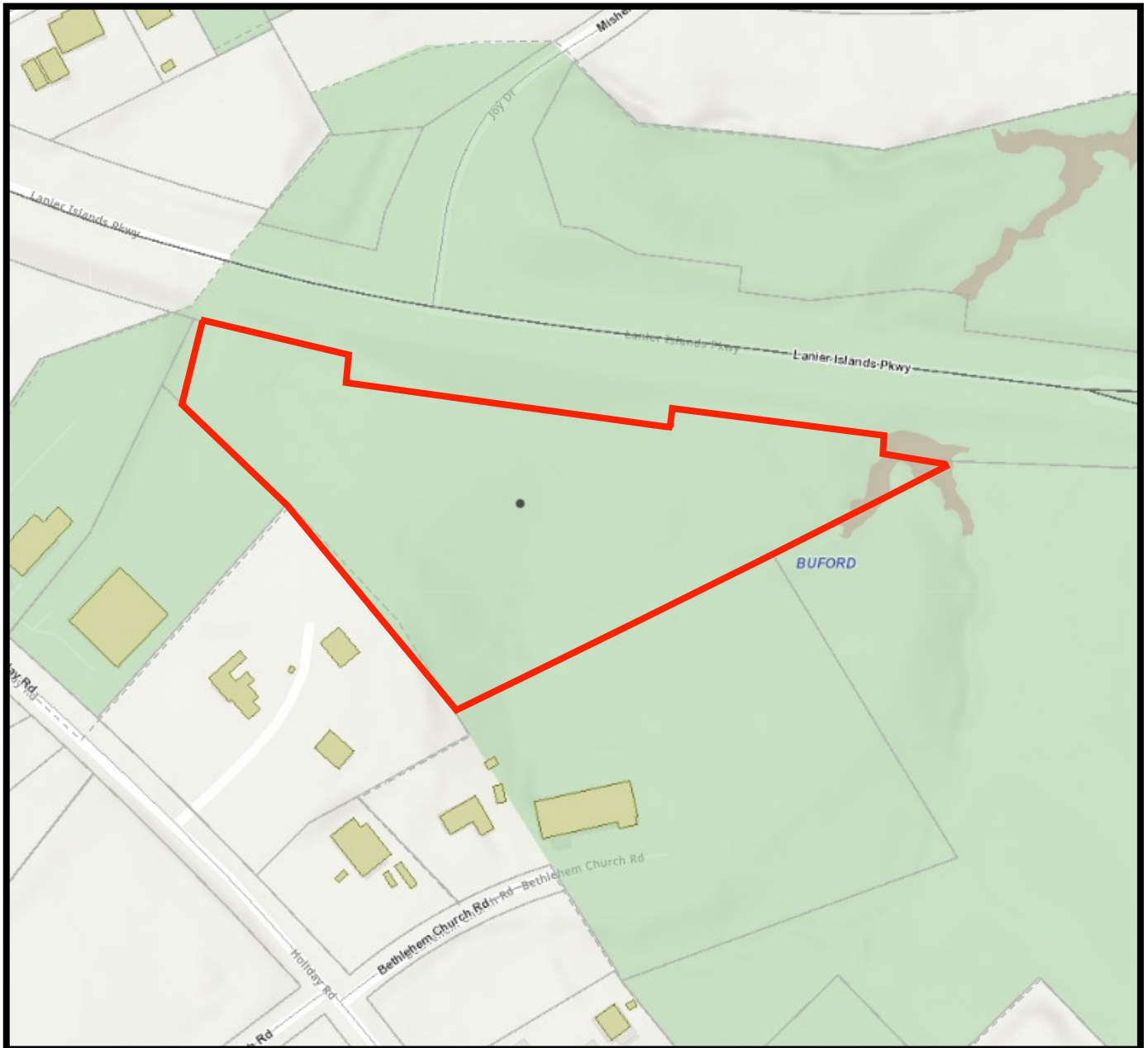
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Flood Map



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Area Highlights

The map highlights several key locations in the Buford, GA area:

- Margantaville at Lanier Islands**: A scenic waterfront area with recreational activities.
- Lake Lanier Islands Resort**: A resort area with a boat launch and picnic grounds.
- Falcons Training Center**: A major sports and training facility.
- Historic Buford**: A charming downtown area with historic architecture.
- Chateau Elan**: A luxury resort and golf course.
- Northeast Georgia Medical Center, Inc.**: A modern medical facility.
- Road Atlanta**: A Michelin Raceway Road Atlanta.
- Flowers Branch**: A historic neighborhood with a 'Welcome to Flowers Branch' sign.
- 5574 Lanier Islands Pkwy**: The subject property location.



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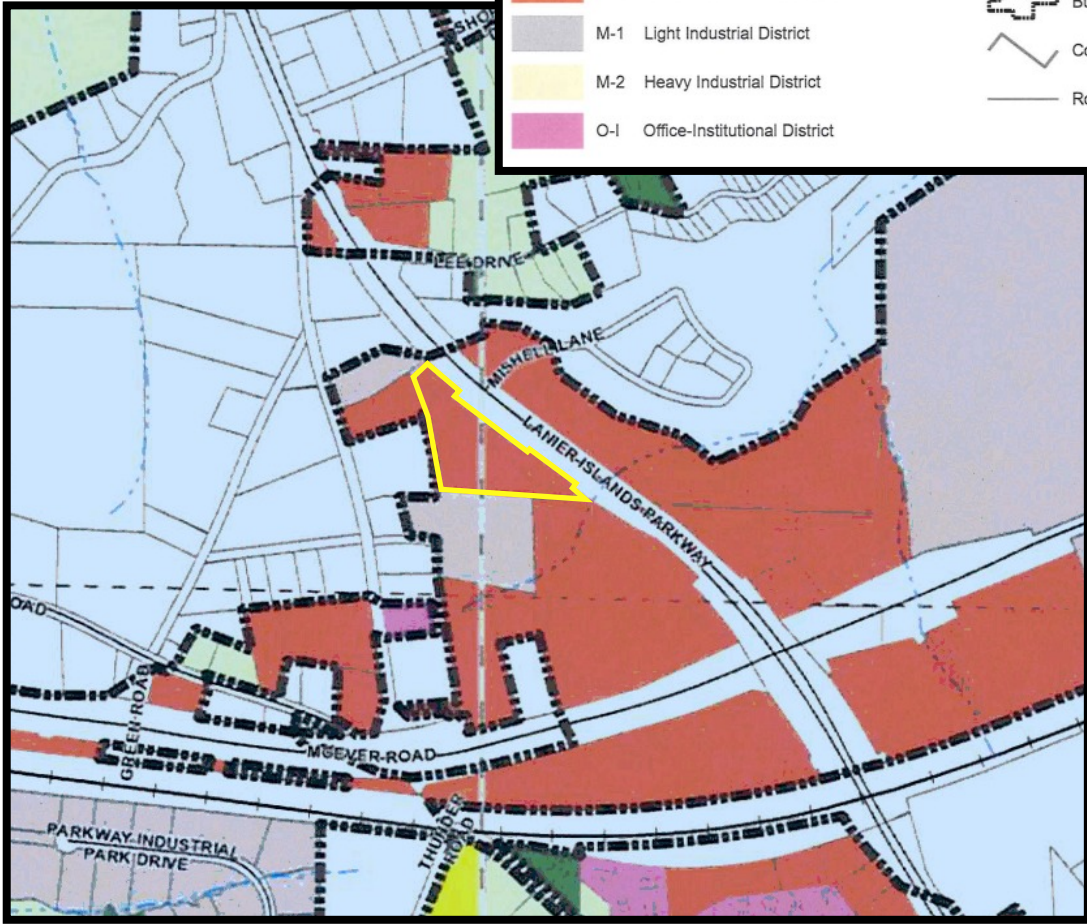


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Zoning Map

Legend

City of Buford Zoning	
 R-100 Single Family Residential District	 OBP Office Business Park District
 RA-200 Agricultural-Residential District	 P Public
 RL Lake Residential District	Railroad
 RM Multi-Family Residential District	District Line
 RMD Multi-Family Residential District (Duplexes)	Landlot Line
 MH Mobile Home Park District	Streams
 C-2 General Business District	Lakes
 M-1 Light Industrial District	Buford City Limits
 M-2 Heavy Industrial District	County Boundary
 O-I Office-Institutional District	Roads



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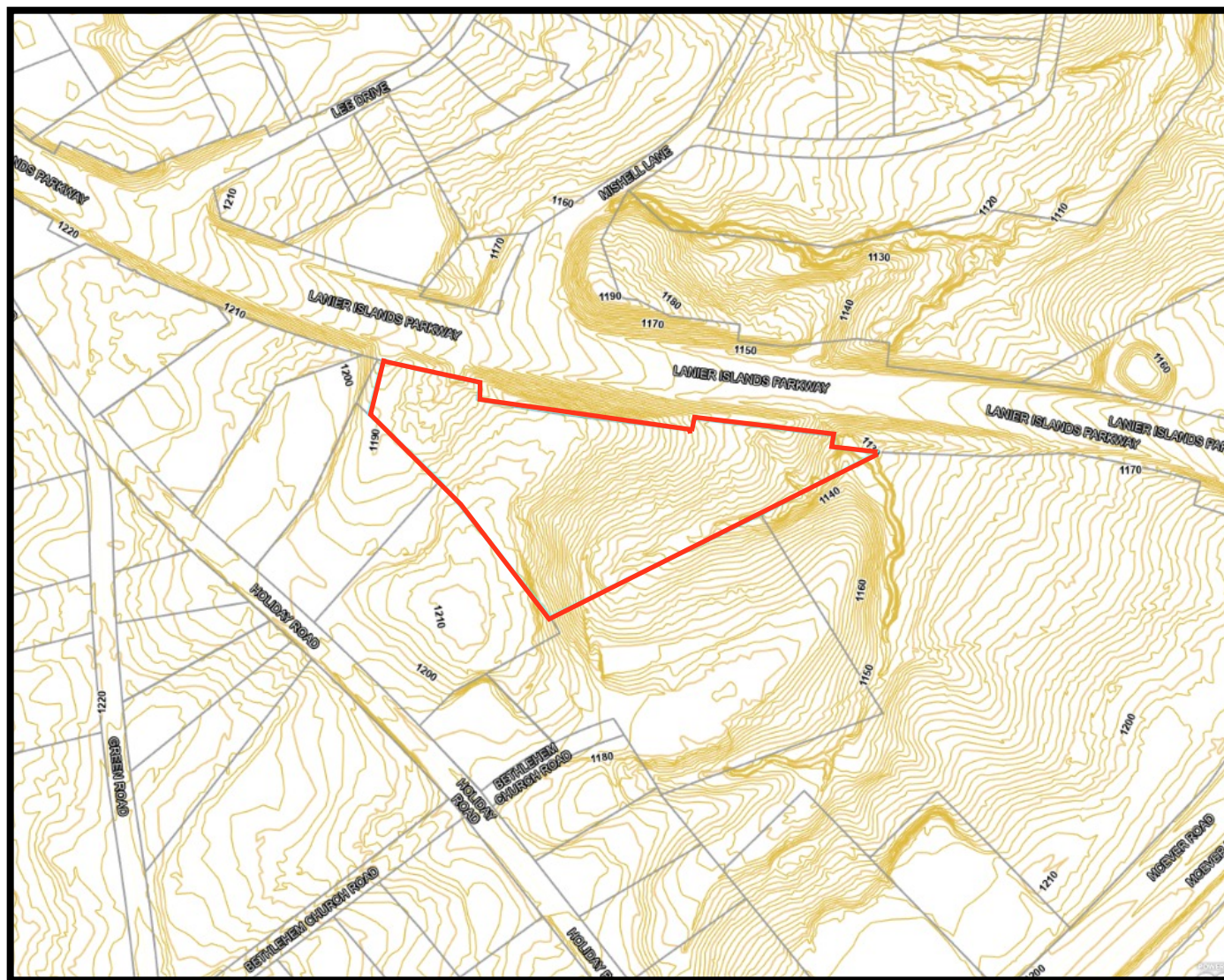
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Topography Map



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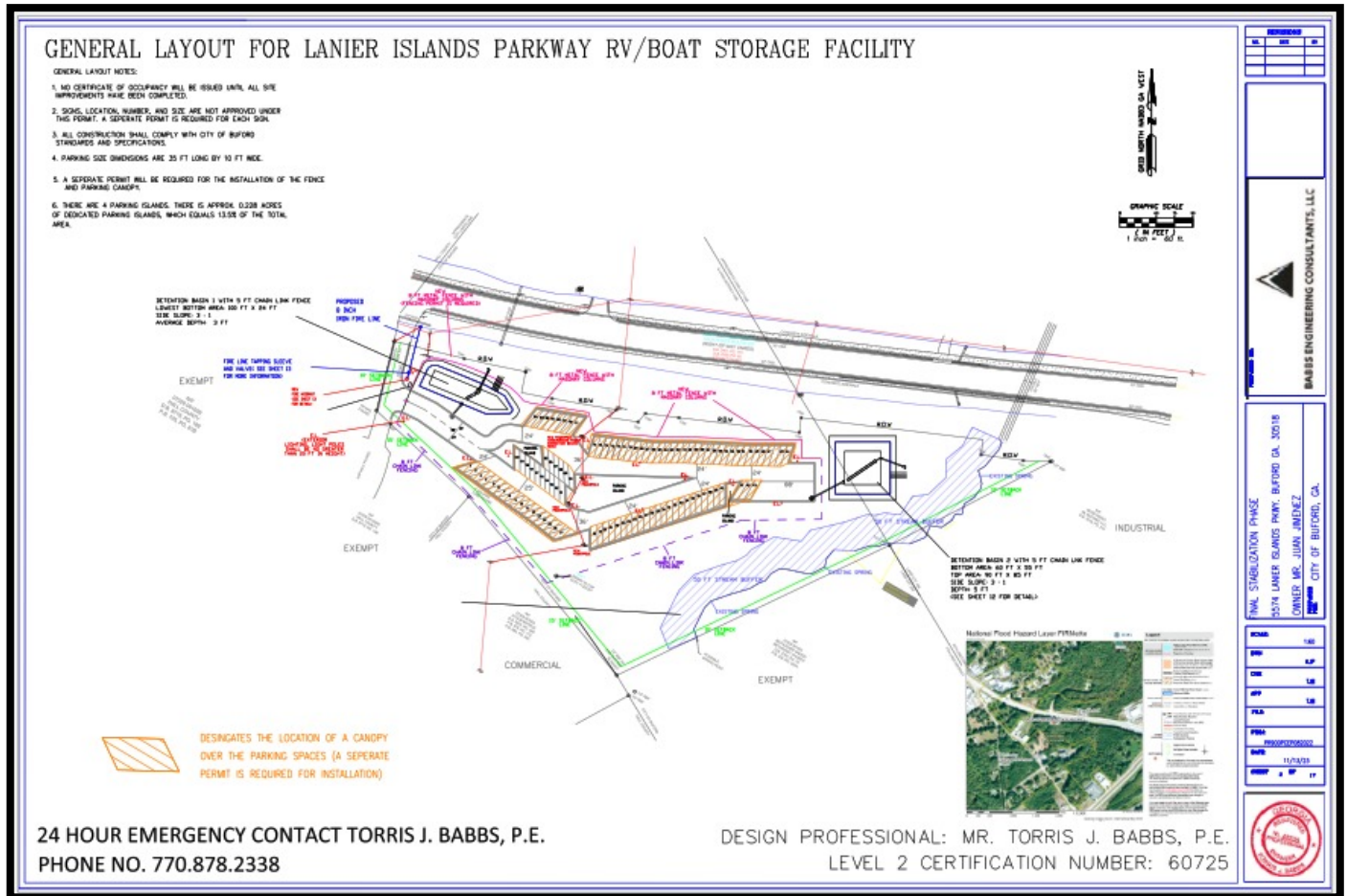
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Plat Map



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