

# Industrial Development Site In City Of Buford

4579 Friendship Road Buford, GA 30519

LAND FOR SALE



**2.74 Acres**

Norton Commercial Acreage Group

770.297.4800

pcisco@nortoncommercial.com



# Property Summary

4579 Friendship Road Buford, GA 30519

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## PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present a prime industrial development opportunity in the City of Buford. Situated just 1,400 feet from the Interstate 985 Exit 8 interchange, this property benefits from exceptional accessibility and visibility within one of North Georgia's fastest-growing industrial submarkets. The site is positioned along Friendship Road, a key east-west connector linking major commercial and residential growth areas throughout Buford, Flowery Branch, and the broader Hall County corridor. Surrounded by established distribution, manufacturing, and service-related businesses, the property's strategic location provides seamless connectivity to I-985 and I-85, making it ideal for a wide range of industrial, flex, or logistics uses.

## PROPERTY HIGHLIGHTS

- All utilities on-site, including sewer
- Relatively flat topography
- 550± feet of road frontage on Friendship Road
- Easy access to I-85, I-985, and major regional distribution routes
- High demand industrial corridor surrounded by major employers and distribution centers

Sale Price:	\$1,400,000
Lot Size:	2.74 Acres
Zoning:	M-1 (City of Buford)
APN:	08156 002005

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	28	170	1,416
Total Population	80	483	4,324
Average HH Income	\$126,199	\$124,657	\$106,076

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# Additional Photos

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# Additional Photos

4579 Friendship Road Buford, GA 305195

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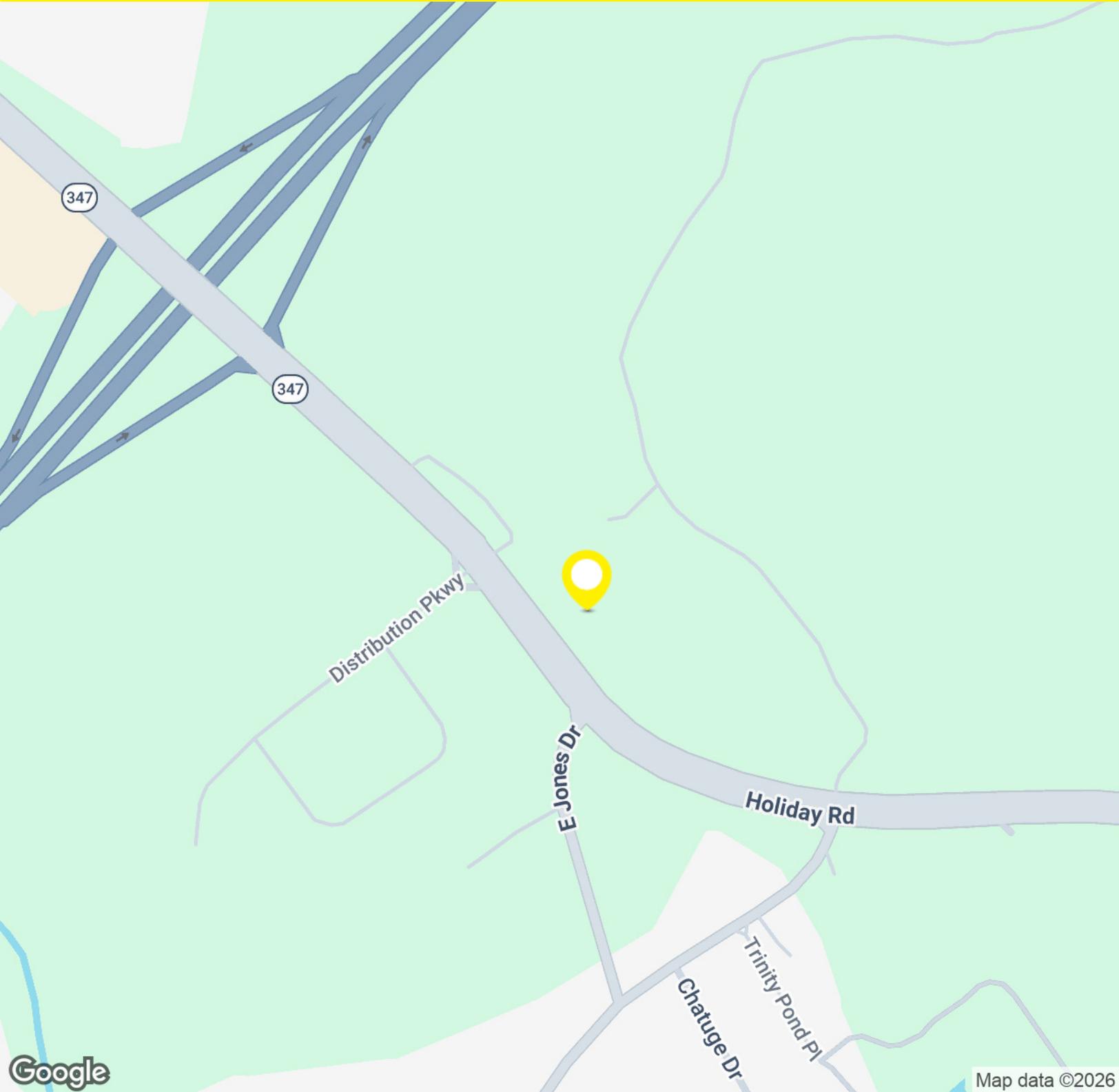
[pcisco@nortoncommercial.com](mailto:pcisco@nortoncommercial.com)



# Location Map

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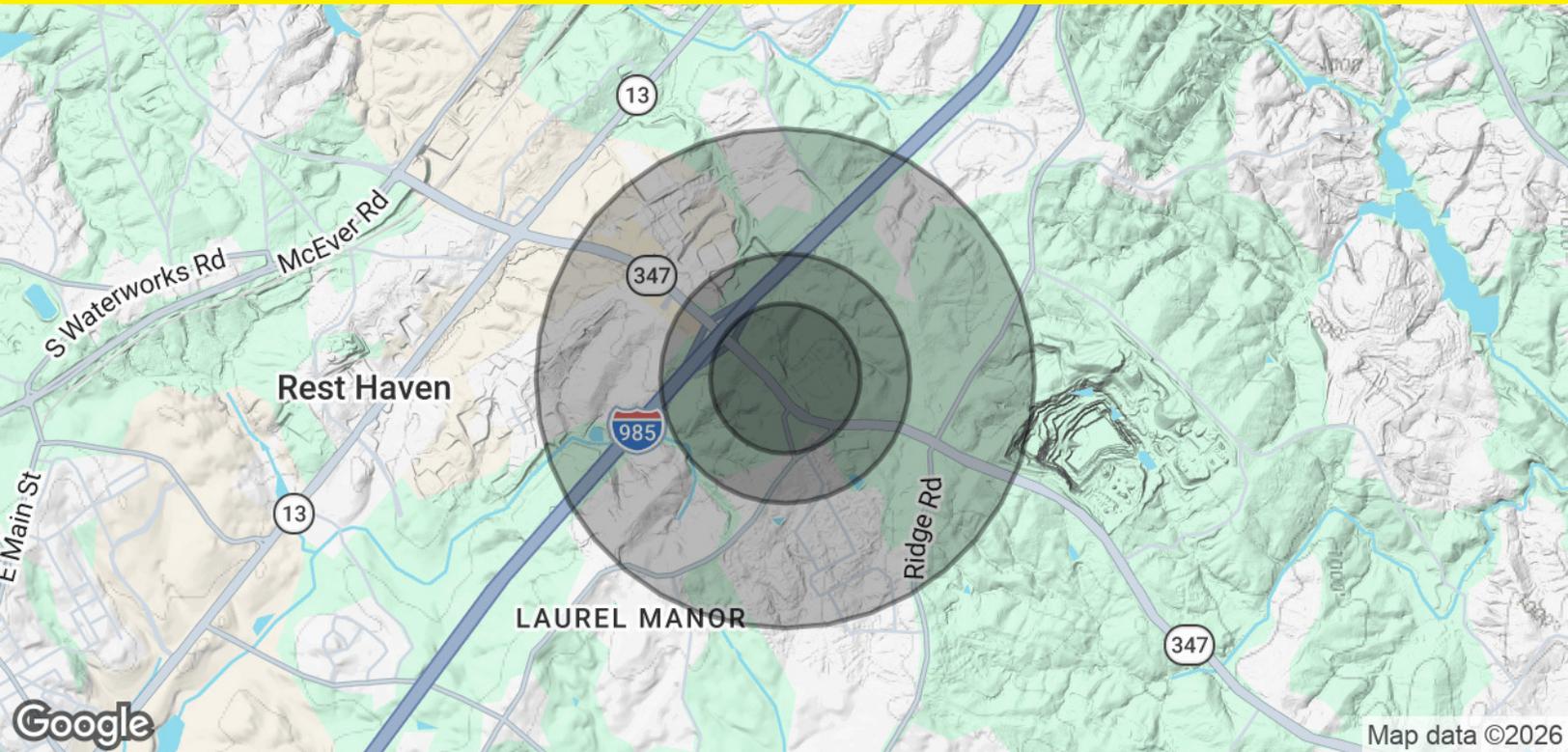
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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	80	483	4,324
Average Age	41	41	38
Average Age (Male)	41	41	37
Average Age (Female)	41	41	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	28	170	1,416
# of Persons per HH	2.9	2.8	3.1
Average HH Income	\$126,199	\$124,657	\$106,076
Average House Value	\$382,290	\$380,533	\$377,052

Demographics data derived from AlphaMap