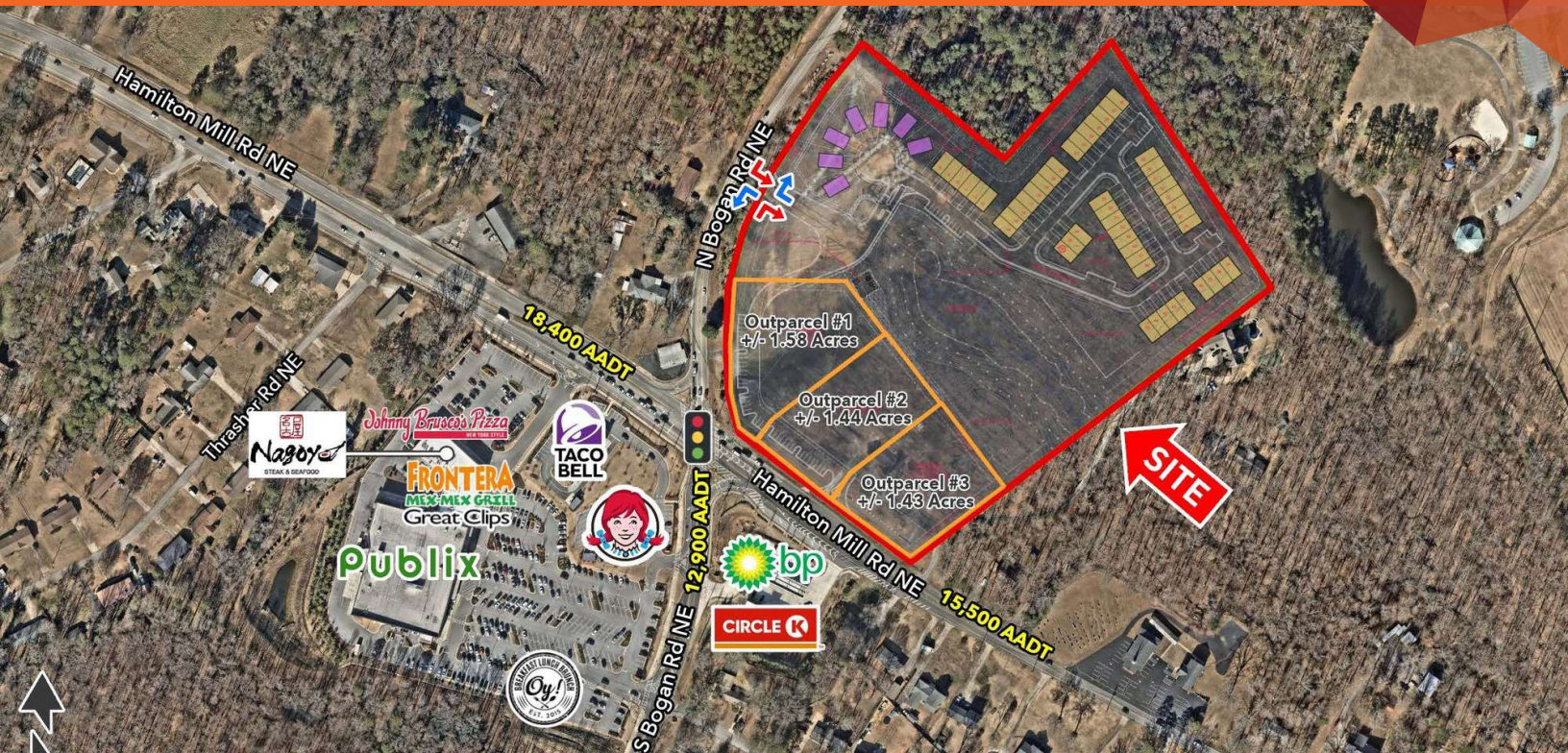


NORTH BOGAN PRESERVE

HAMILTON MILL ROAD & N. BOGAN ROAD, BUFORD, GA 30519

FOR SALE
OR LEASE



LOCATION DESCRIPTION

Situated fronting 56 (to be built) townhomes at the northeast corner of Hamilton Mill Rd and North Bogan Rd

PROPERTY HIGHLIGHTS

- 4.45 acres of undeveloped land for retail/restaurant zoned C-2
- Close proximity to I-985 and 2 miles north of the Mall of Georgia (±17 million visitors annually)
- Situated across from Holland Point Publix, Taco Bell and Wendy's
- Nearby Bogan Park, Buford High School, Harmony Elementary School and the Goddard School
- GA DOT Traffic Counts: I-985 - 69,400 AADT | Hamilton Mill Rd - 18,400 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	4,041	48,101	131,344
Average HH Income	\$144,380	\$122,423	\$133,574
Daytime Population	5,854	57,778	119,412



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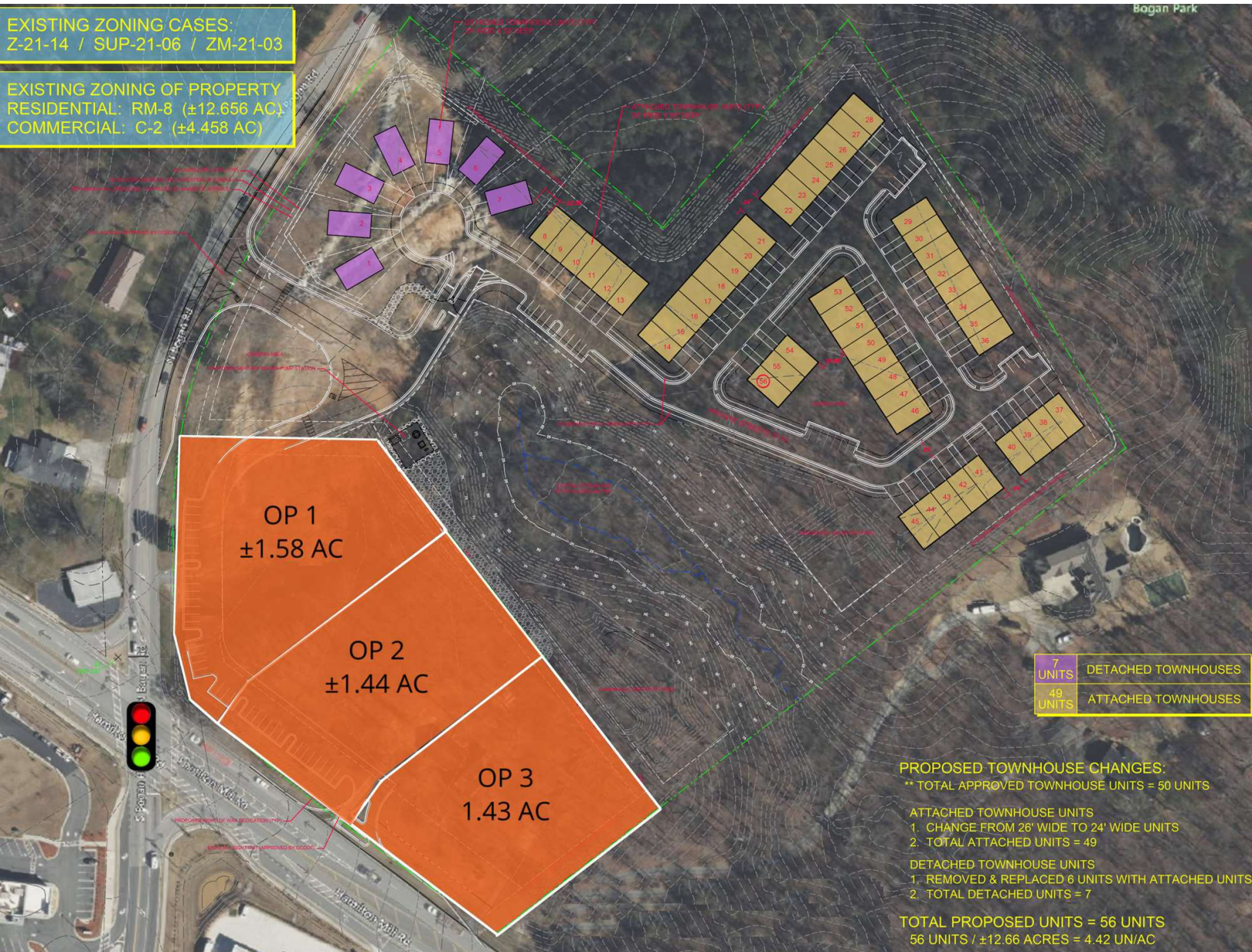
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EXISTING ZONING CASES:
Z-21-14 / SUP-21-06 / ZM-21-03

EXISTING ZONING OF PROPERTY
RESIDENTIAL: RM-8 (±12.656 AC)
COMMERCIAL: C-2 (±4.458 AC)



AVAILABLE



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Buford, GA

Macro Aerial

February 2025

