

# PRIME RESIDENTIAL DEVELOPMENT SITE

16 Acre Commercial Development Site

6482 McEver Rd., Flowery Branch, GA 30542



OAKHURST  
REALTY  
PARTNERS

Exclusive Offering



Conceptual Rendering

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## OVERVIEW

- » Located in one of the most active development areas of Hall County
- » Corner of McEver Rd. and Gaines Ferry Rd.
- » Significant site work completed
- » 900' of frontage on McEver Rd.
- » 8 minutes from I-985
- » Zoning HB – Highway Business
- » Potential mixed-use development
- » A portion of property has been approved for townhome development
- » All utilities available - ample sewer capacity
- » Many allowable commercial uses
- » Near to Lazy Days, Safe Harbor and Aqualand marinas
- » 5 minutes from Flowery Branch Central Business District

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## AREA DEVELOPMENT



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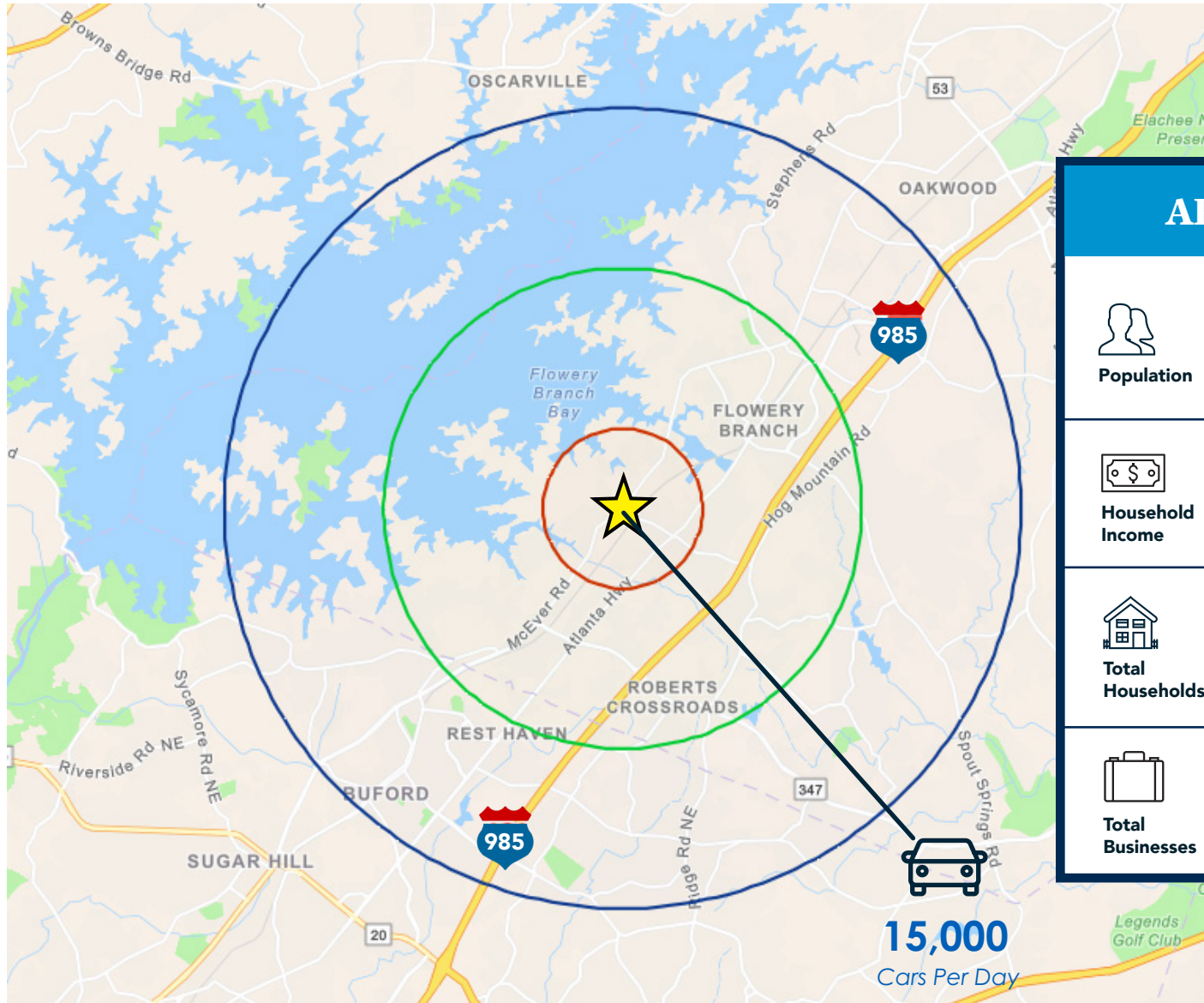
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AREA DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	3,901	24,056	62,215
Household Income	\$136,735	\$108,019	\$116,048
Total Households	1,320	8,830	21,786
Total Businesses	47	931	1,879

Source: Esri

