



7505 Stripland Drive

Gainesville, GA 30506



For Sale
±3.1 Acres
Forsyth County



IPG Properties

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PROPERTY OVERVIEW

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PROPERTY FEATURES:

±3.1 acre site for sale in Gainesville, GA

Zoned CBD

Approximately 19,400 VPD in 2024

Potential assemblage

Potential for boat or RV storage

CUP approved for data center usage

Frontage on Browns Bridge Rd / Hwy 369

Convenient to Gainesville and Cumming



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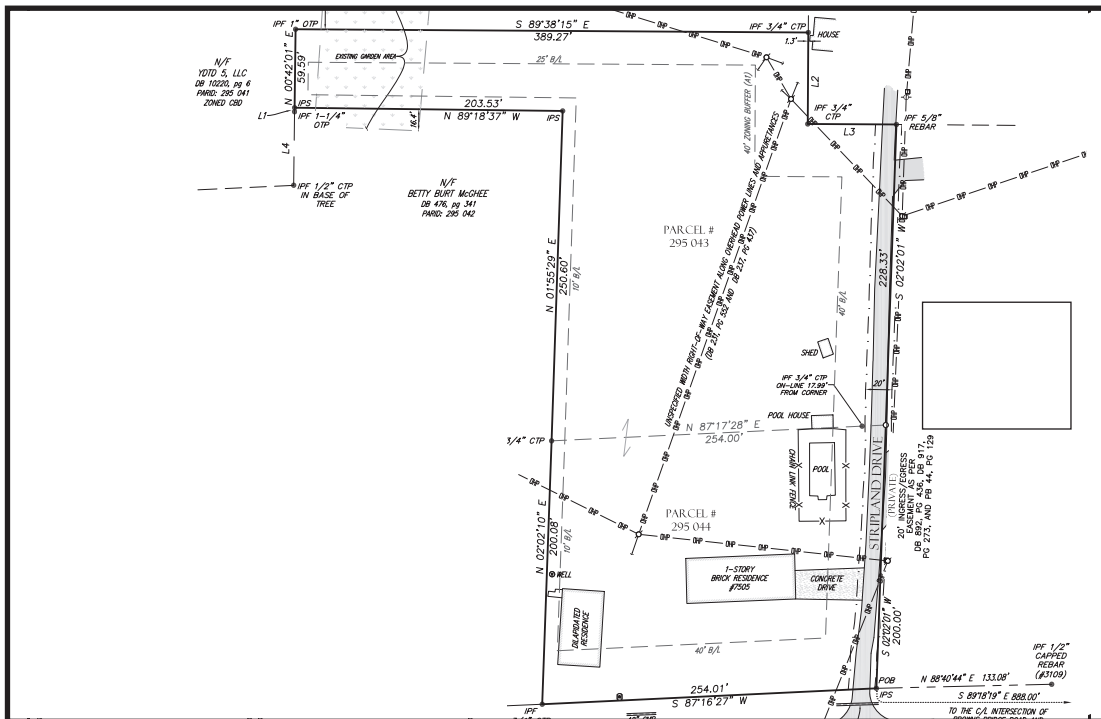
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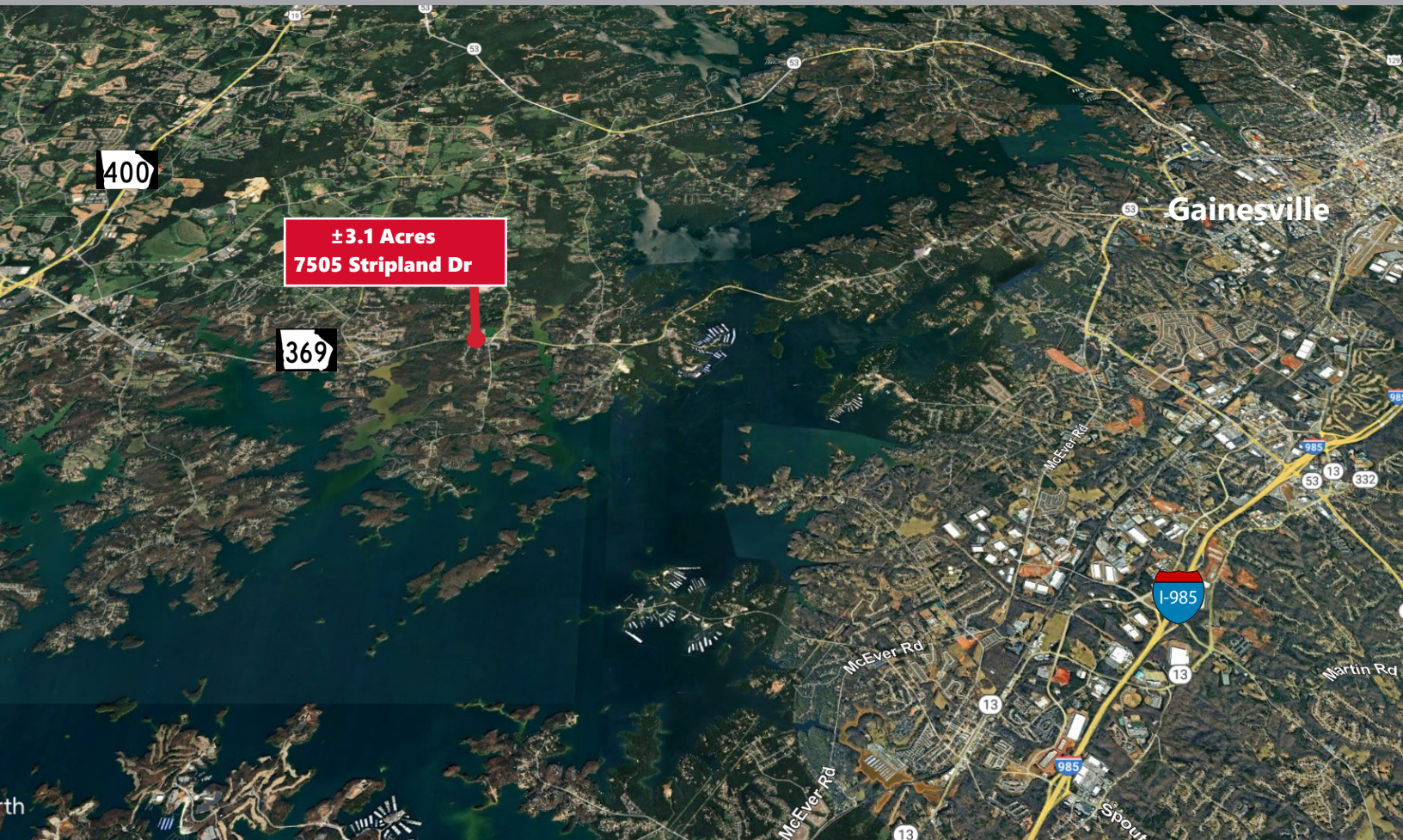
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REGIONAL MAP

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DISTANCES:

SR 400, Exit 18:	±5.4 miles	Downtown Gainesville:	±12 miles
Hwy 53 (Gainesville):	±8 miles	Downtown Atlanta:	±47 miles
I-985, Exit 17	±12.5 miles	Hartsfield Jackson Int'l Airport:	±56 miles
Cumming, GA:	±10.4 miles	Blue Ridge Connector (Inland Port):	±24 miles

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