



OFFERING MEMORANDUM | FLOWERY BRANCH, GA
MULTI-PARCEL ASSEMBLAGE

1.49 +/- Acres | Offered for \$894,000 | 6336-6340 Spout Springs Rd.

BERKSHIRE
HATHAWAY
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL

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**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL



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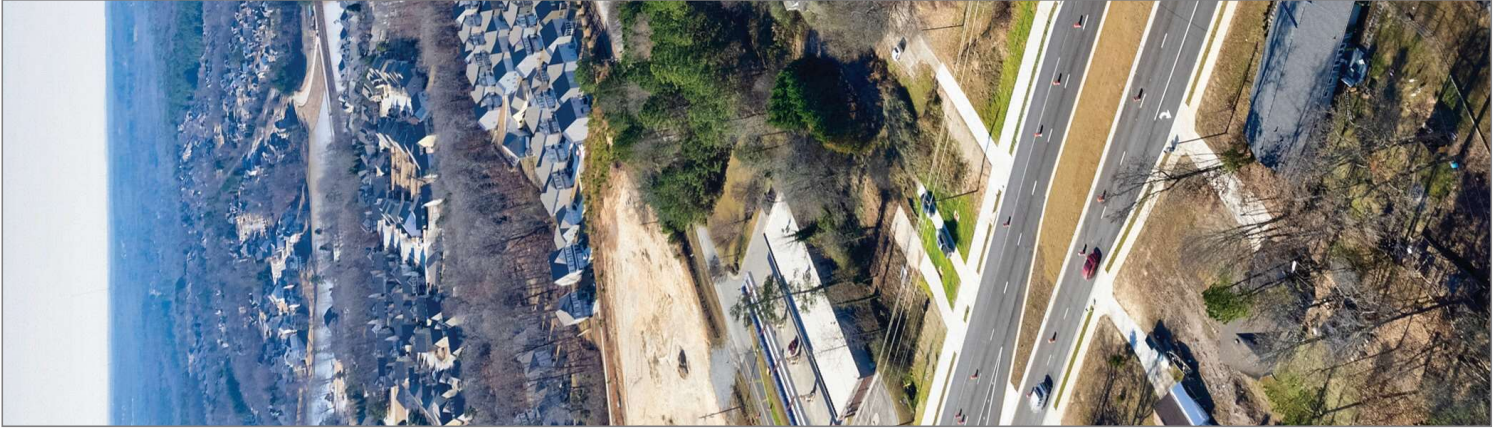
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Executive Summary

Spout Springs Rd. | Flowery Branch, GA

Excellent 1.49 acre parcel with potential for 4.5+/- acres in prime, upscale demographic area. Newly finished 4 lane county road with widened bike path sidewalks. Close to new schools, library and upmarket neighborhoods; Sterling on the Lake, Reunion Country Club & Château Elan. Wonderful "island" between the other major shopping areas. Easy access to I-985 and 347. Perfect spot for strip plaza retail, C-Store with gas or Quick Oil.



PROPERTY FEATURES

1.49 +/- Acres | Offered for \$894,000 | 6336-6340 Spout Springs Rd.

- Property Type: Land
- Township: Flowery Branch
- Price Per AC: \$600,000
- Land Acres: 1.49 +/- AC
- 228' +/- road frontage
- Hall County
- Potential for 4.5 +/- AC
- Potential for 940' +/- Road Frontage

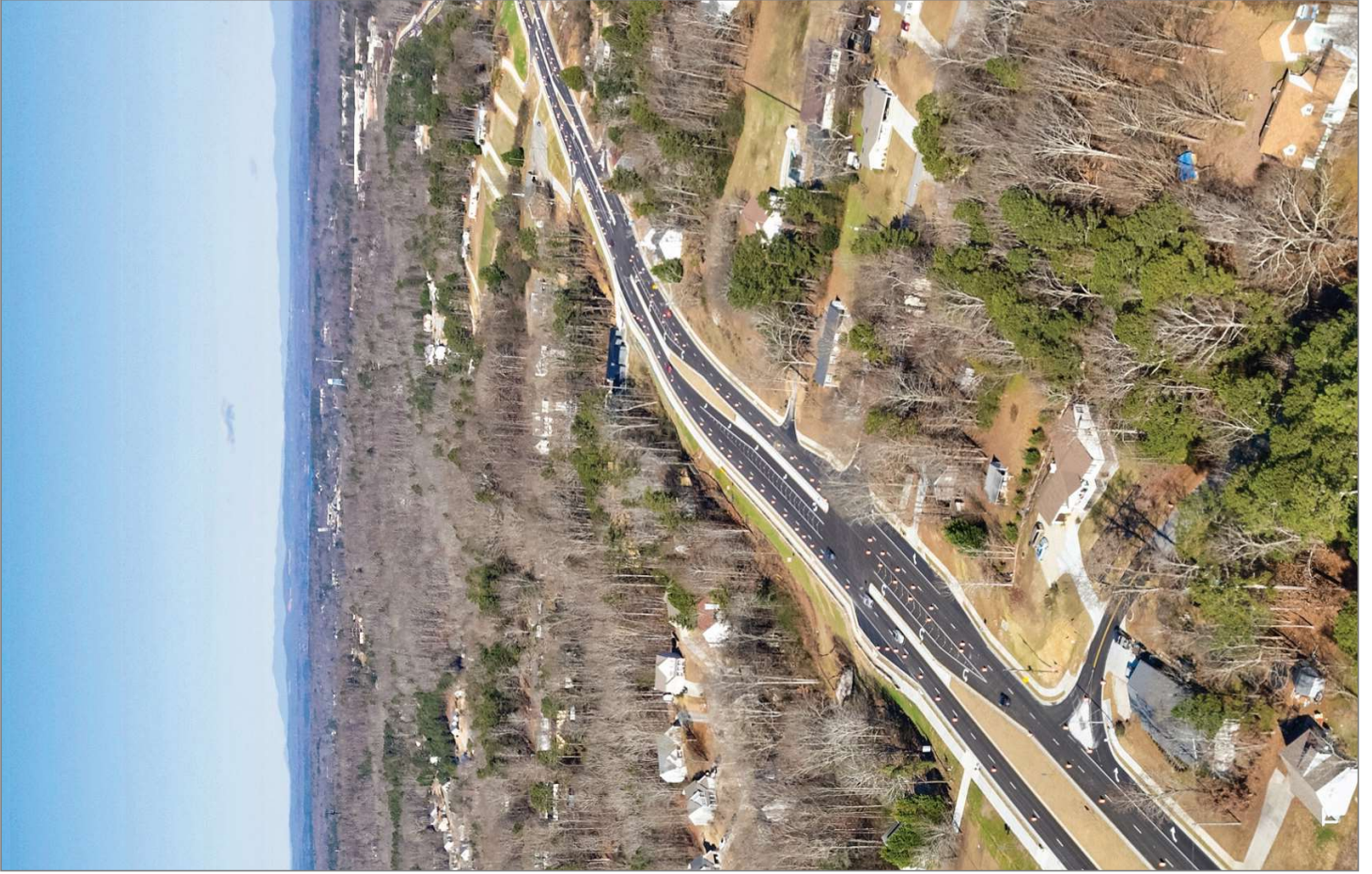
Parcel 1.49 +/- acres already Zoned S-S (Suburban Shopping) in Hall Co. with 228' of road frontage.

Can be sold as assemblage with adjoining 1.1 acre parcels at 6324 Spout Springs. (477' frontage total)

See also my 1.14 acre parcel at 6314 Spout Springs. 4.5 +/- ac Potential with 940' of road frontage and depths approximately 200'-300+' : Retail, C-Store or Medical Office.

OFFERING MEMORANDUM

1.49 +/- ACRES | \$894,000



PROPERTY HIGHLIGHTS

Spout Springs Rd.

1.49 +/- Acres | Offered for \$849,000
6336 & 6340 Spout Springs Rd.

Zoned S-S Suburban Shopping in Hall County –
RETAIL, DAY CARE, OFFICE, BANK, AUTO SERVICE

- Great Location
- 228' +/- Road Frontage on New 4 lane Divided Highway w/ Decel Lane
- Strong Demographics
- Close to Chateau Elan, Sterling on The Lake, Reunion Country Club
- Potential for 4.5 acres with 940' +/- of road frontage.
- Depths 200' to 300'+
- Easy access to I-985 & SR 347 (Friendship Rd)

Can be sold as assemblage with adjoining 1.1 acre parcels at 6324 Spout Springs (477' frontage / 2.5 ac total)

See also my 1.14 acre parcel at 6314 Spout Springs.

OFFERING MEMORANDUM

1.49 +/- ACRES | \$894,00

Spout Springs Rd. I Flowery Branch

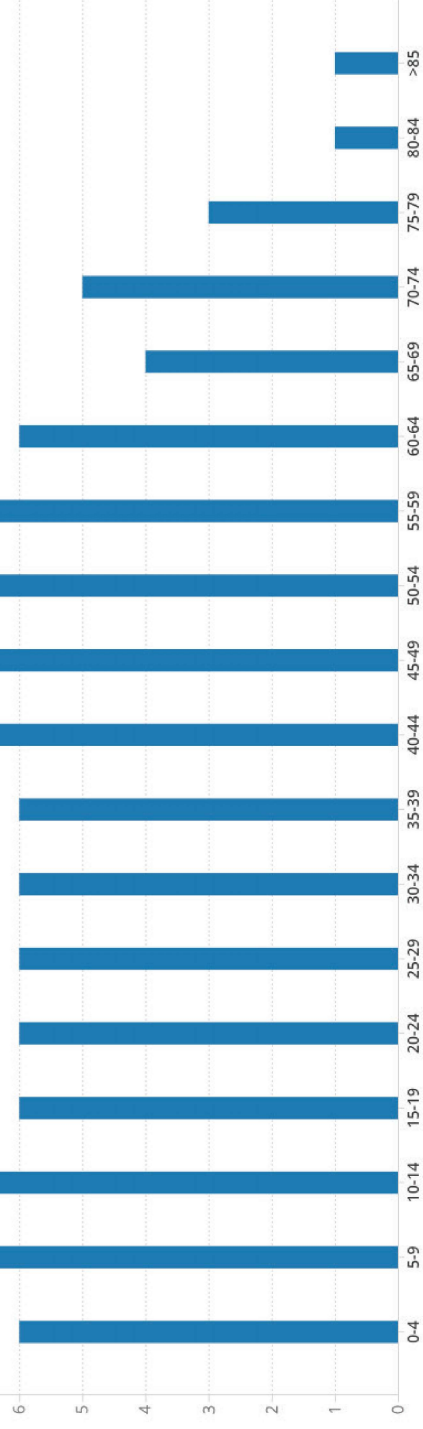
Demographics

Population

Summary

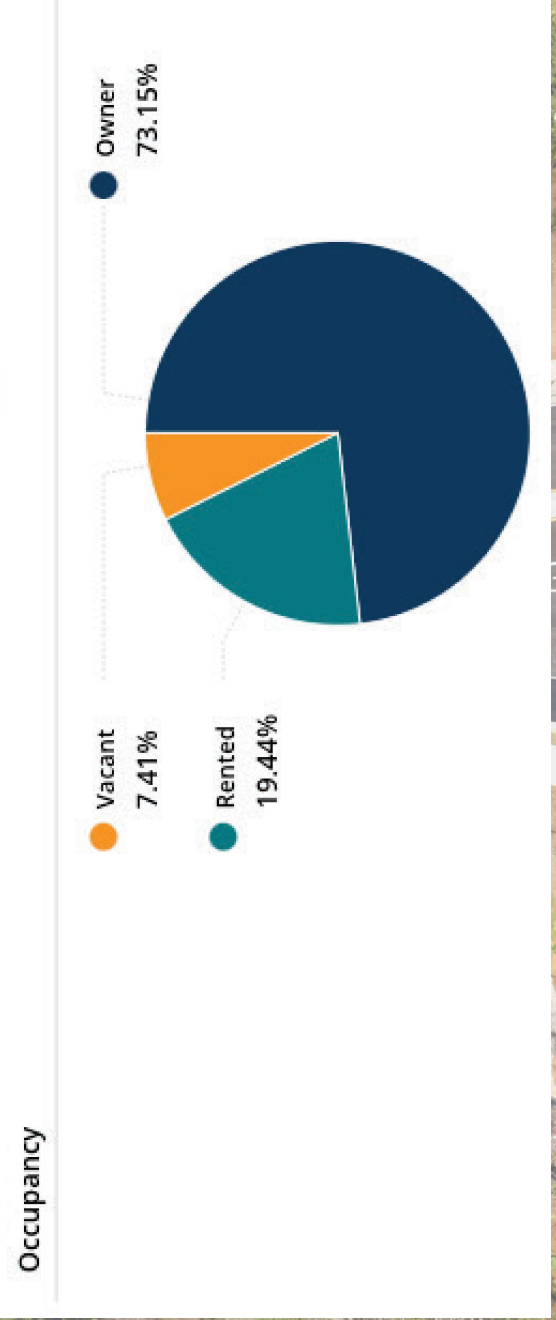
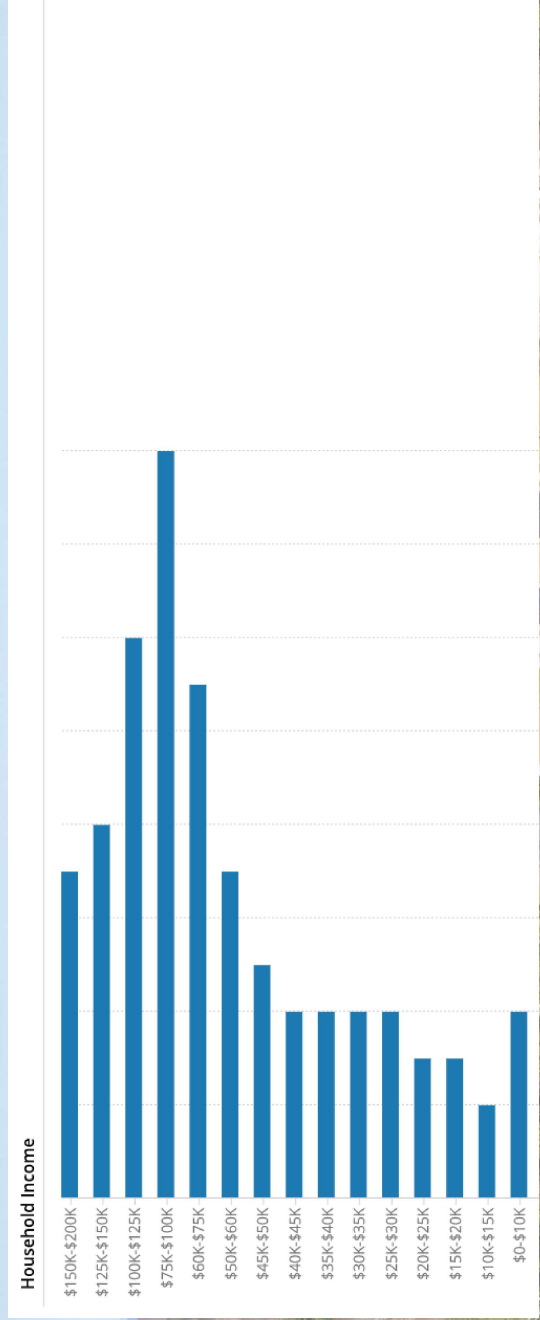
Estimated Population	37,056	Number of Households	12,583
Population Growth (since 2010)	2.1%	Household Size (ppl)	3
Population Density (ppl / mile)	743	Households w/ Children	8,902
Median Age	40.1		

Population

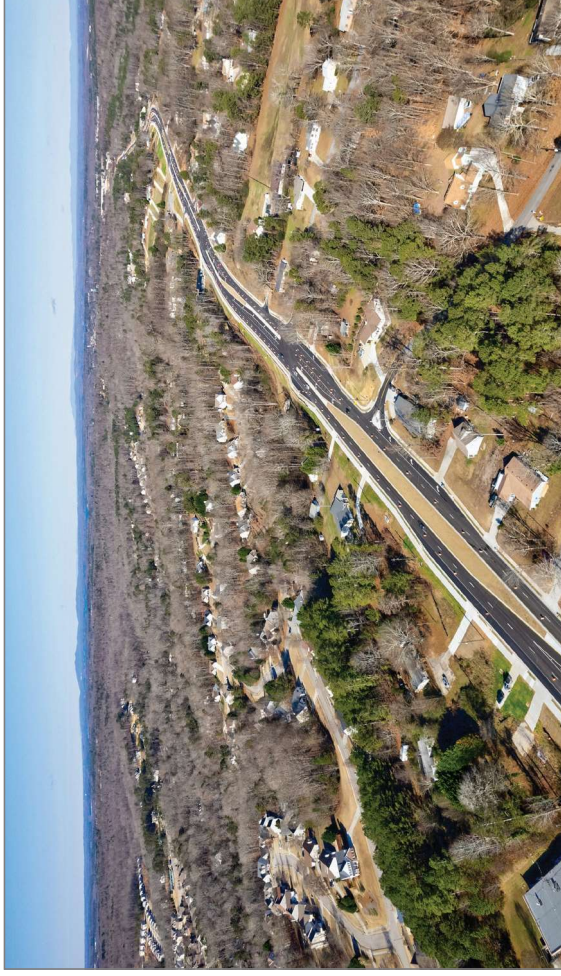
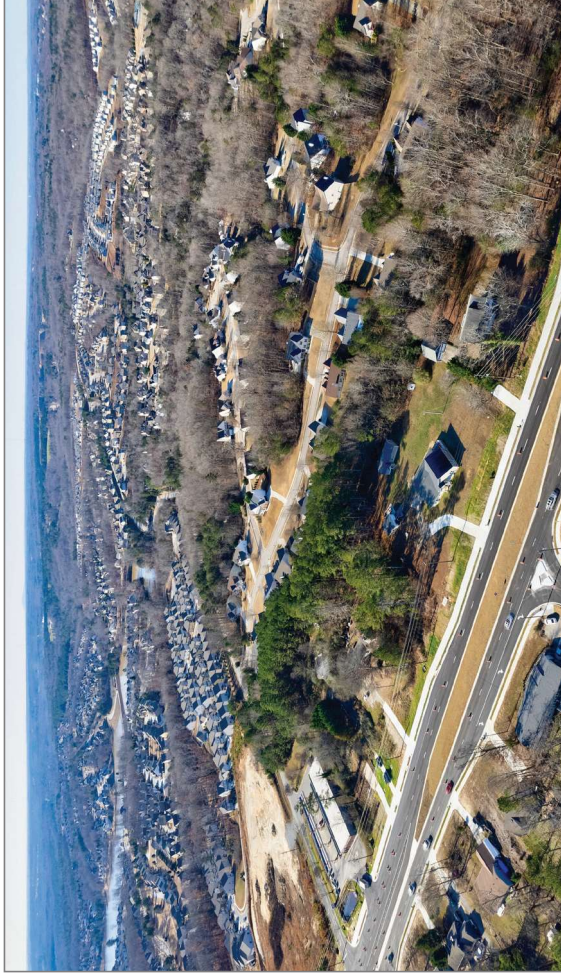


Spout Springs Rd. | Flowerly Branch

Demographics



PROPERTY IMAGES



LOCAL AREA BUSINESSES

FLOWERY BRANCH, GA

