

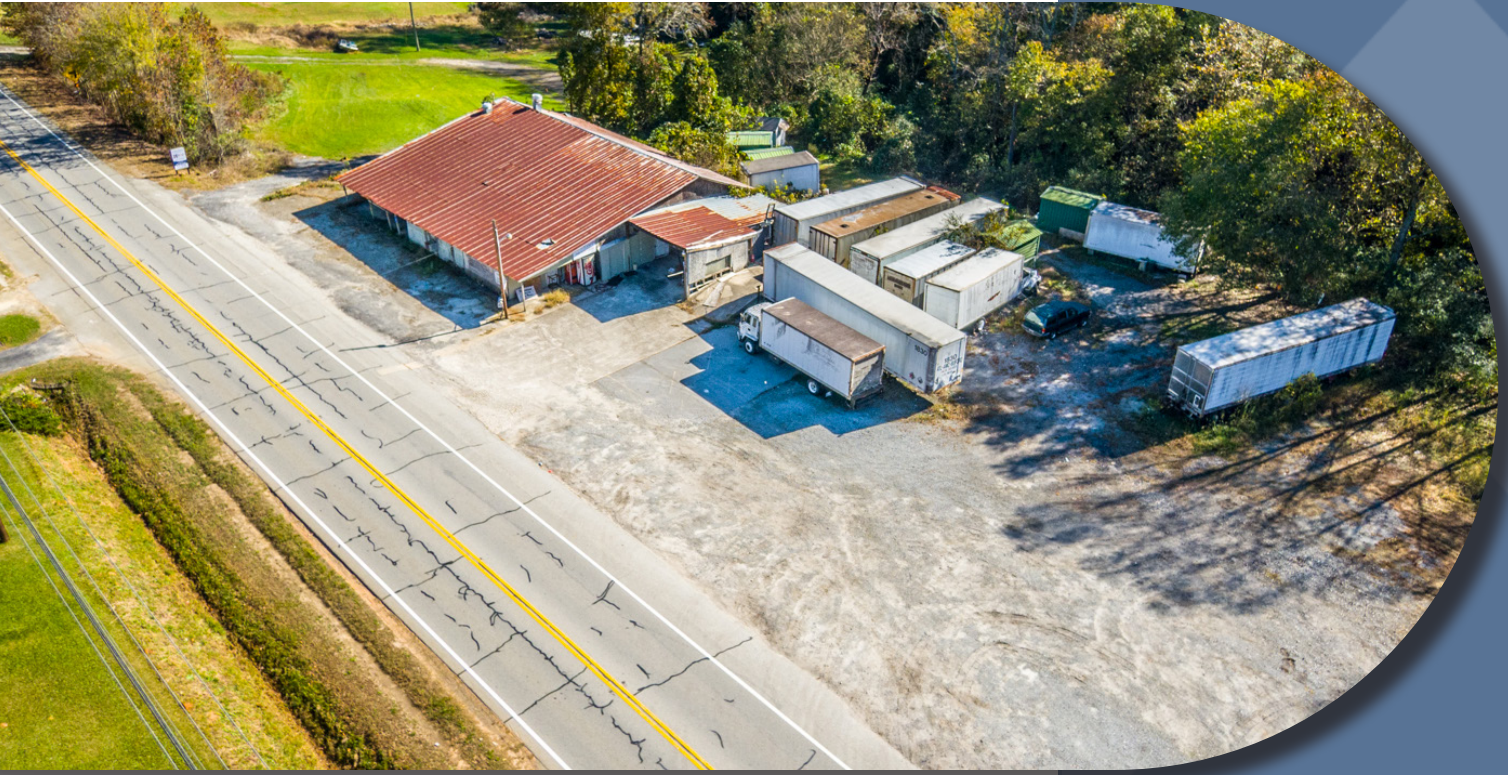
FOR SALE

981 Atlanta Highway Buford, Georgia 30518

2.44 AC Available

DTSPADE

SPECIALIZED REAL ESTATE



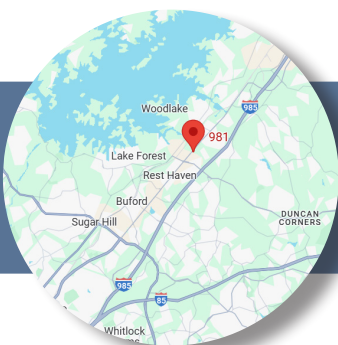
PROPERTY OVERVIEW

Located along the bustling Atlanta Highway corridor in Buford, GA, this 2.29-acre property offers exceptional visibility with approximately 629 feet of frontage.

The site includes two freestanding retail buildings totaling 5,064 SF, constructed in 1960 and zoned C-2, accommodating a variety of commercial uses. With 15 parking spaces and 24-hour access, the property is well-suited for owner-users or investors seeking a strategic location in a rapidly growing area. The surrounding region has experienced significant commercial activity, including the acquisition of 40 acres by a major business nearby, underscoring the site's potential for future development or redevelopment.

PROPERTY HIGHLIGHTS

- 2.44-acre cleared parcel
- Zoned HB/C-2 – suitable for a variety of commercial uses
- High-visibility frontage on Atlanta Highway
- Strong traffic count and rapid area growth
- Located near recent large-scale developments
- Ideal for developers, investors, or owner-occupants



**Buford Submarket
Location.**

Call for more information!

CONTACT

Cordera Mitchell
Senior Brokerage Partner
cordera.mitchell@dtspade.com
c. 404.585.0558