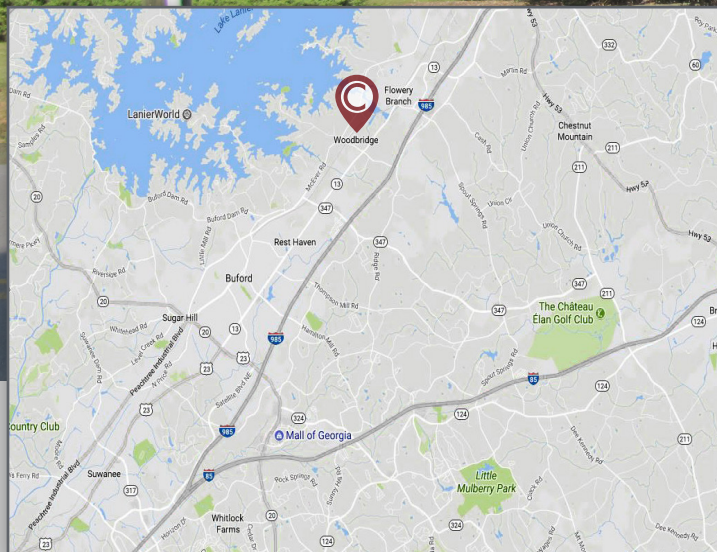


# FOR SALE

\$489,400



**1.498 Acre Parcel**  
 McEver Road & Gaines Ferry Road  
 Flowerly Branch, GA 30542  
 Lat 34.170, Long -83.954

## DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2017 Population	2,975	9,221	17,699
2022 Population	3,243	9,919	19,166
2017 Average HH Income	\$95,415	\$91,366	\$83,540
2022 Median HH Income	\$76,739	\$70,627	\$62,705

## PROPERTY HIGHLIGHTS

- 1.498 Acre Parcel
- Zoned Highway Business (HB)
- Located at the interesection of McEver Road and Gaines Ferry Road, Flowerly Branch, Hall County, Georgia
- All utilities and telecommunications are present with multiple provider choices
- Part of the residential community of Four Seasons, close to Lake Lanier
- Primary trade area serving over 500,000 people
- Sale price \$489,400.00

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 Licensed Real Estate Broker

Investment Sales Contact:  
**Phillip Shumny**  
 770.817.4798  
 pshumny@crossmanco.com





**FOR SALE**  
**\$489,400**

**1.498 Acre Parcel**

McEver Road & Gaines Ferry Road

Flowery Branch, GA 30542

Lat 34.170, Long -83.954

**AERIAL**



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