

3230 FINANCIAL CENTER WAY, BUFORD, GA 30519



2.78 ACRE SITE APPROVED  
EXTENDED STAY HOTEL

FOR SALE



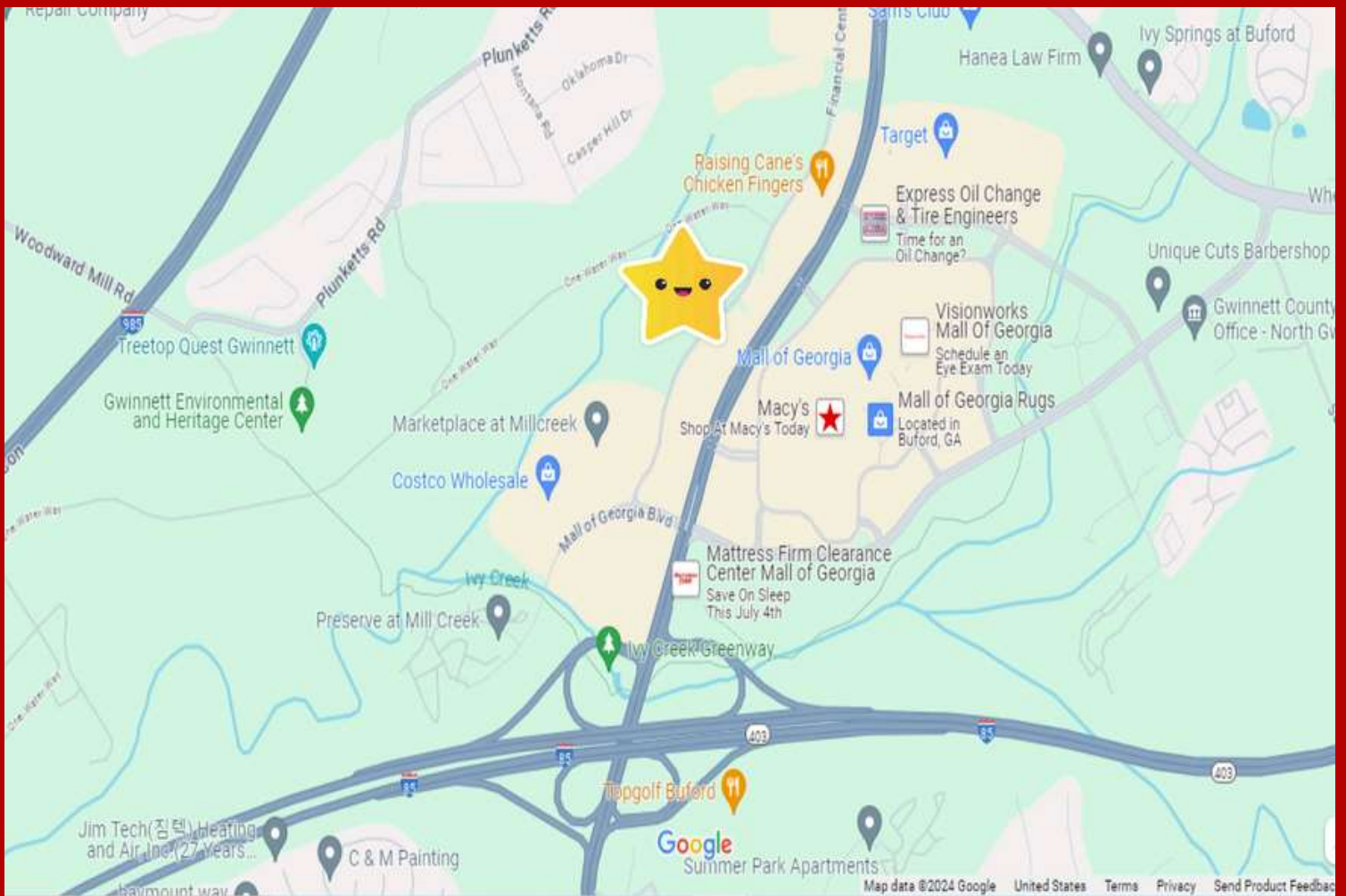
Raj Rajyaguru  
GA 437263  
770.310.0788



Ryan Waldrep  
GA 361090  
404.775.0055



\$ 1,690,000



**Approved Hotel / Extended Stay Hotel Site - FOR SALE**  
**PRIME LOCATION! - 2.78 ACRE SITE**  
**GWINNETT COUNTY BOARD APPROVED FOR HOTEL or EXTENDED STAY HOTEL**

**LOCATION – 3230 Financial Center Way, Buford, GA 30519**

- Strategically located between I-85 and I-985 just off of Hwy 20 - Buford Drive near the Mall of GA.

**PROPERTY DETAILS**

- This Prime 2.78 acre commercial land property is priced at just \$1,690,000 near the busy Mall of GA.
- It has Gwinnett County Board of Commissioners Approval for a Hotel / Extended Stay Hotel making it a potentially lucrative long term investment for a savvy investor!
- The property is shovel ready and has all utilities included sewer available.
- With a single lot and zoning description of AA068, this property is a rare find, especially in the Mall of GA area.
- Take advantage of this opportunity to establish a successful extended stay hotel in an extremely desirable location!
- Geotechnical Engineering Study Report has already been completed on the property.
- Many flag opportunities available for this site!
- High Revenue Potential at this premium location!



## **NEARBY ATTRACTIONS and AMENITIES**

**Mall of GA - 3333 Buford Drive, Buford, GA 30519**

**<https://www.simon.com/mall/mall-of-georgia/about>**

**“At Mall of Georgia®, we know what our shoppers want. Featuring Belk, Dillard's, JCPenney, Macy\*s and Von Maur, plus more than 200 local, national and international stores offering everything from women’s and children’s apparel to jewelry and home electronics. Mall of Georgia’s retail roster includes shops such as Apple, Altar'd State, Coach, H&M, Michael Kors, Pandora, Pottery Barn, Swarovski and Vans –all in a welcoming, climate-controlled indoor shopping and outdoor entertainment complex like no other.**

**We offer a variety of exciting dining options from sit-down restaurants such as The Cheesecake Factory, P.F. Chang’s China Bistro, Buffalo Wild Wings, and Seasons 52, to grab-and-go choices including Chick-fil-A, Charley's Philly Steaks, Taco Bell, Maki of Japan, Fat Tuesday, Oh-K-Dog, Steak Up, and Ding Tea. Coming soon Okiboru in the Village Amphitheatre.**

**The Village Amphitheatre and green is host to year-round live entertainment and family-oriented events including Movies Under the Stars, Mall of Georgia Concert Series and a variety of Holiday and kids events.**

**Mall of Georgia serves the nearby communities of Buford, Sugar Hill, Suwanee, Gainesville, Lawrenceville, Lake Lanier and is conveniently located off I-85 and Exit 115 (GA 20). When we named it Mall of Georgia, we weren't just whistlin' "Dixie!"“**

**Lake Sidney Lanier**

**<https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>**

**“Lake Sidney Lanier, one of our nation's most popular Corps-owned lakes. Well known for its recreational opportunities, Lake Lanier hosts several millions of visitors annually. Lake Lanier has 76 recreational areas, including 37 Corps-operated parks and campgrounds, 10 marinas, and Lake Lanier Islands. The remaining areas are leased to local governments or other organizations. With more than 690 miles of shoreline, the lake is well known for its aqua-blue colored water, spectacular scenery and unique recreational activities. Activities available at the lake include picnicking, camping, boating, swimming, hiking, and fishing. Boat ramps, picnic shelters and hiking trails are conveniently located around the lake to make your trip enjoyable. With more than 100 small islands surrounding the lake there is plenty of opportunity for adventure.**

**Whether you and your family are looking for fishing, camping, boating, picnicking, swimming or some other recreation activity, you won’t have to look far to find it at Lake Lanier.**

## **CoolRay Field and the Gwinnett Stripers (Atlanta Braves AAA)**

**<https://www.milb.com/gwinnett>**

**“Coolray Field is a 10,427-seat minor league baseball park in unincorporated Gwinnett County, Georgia. It is the home field of the Gwinnett Stripers, the Triple-A affiliate of the Atlanta Braves.” - Wikipedia**

## **GasSouth Arena and Convention Center**

**<https://www.gassouthdistrict.com/>**

**“Gas South Arena is a vibrant, versatile venue showcasing a multitude of concerts, sporting events, family shows, and more. It is home to the ECHL’s Atlanta Gladiators, NLL’s Georgia Swarm and APV’s Atlanta Vibe. The Arena features various food and beverage locations throughout the venue and a removable ice rink that accommodates ice entertainment shows. The Arena is central to many hotels, restaurants, and shopping. The Arena has a capacity of 13,000 and features a state-of-the-art house reduction system which can quickly convert the space to a 3,500 theater-style setting or a large convention and tradeshow space with a capacity of 10,000 attendees. The Arena also includes 30 corporate suites, 2 party suites, club level seats, a spacious concourse, wider seats, a high-end sound system and acoustical enhancements to provide the best experience for every event.”**

**Gas South Arena - <https://www.gassouthdistrict.com/arena>**

**“Gas South Convention Center, anchor of the Gas South District®, is a multifaceted venue hosting a wide range of events including trade shows, conventions, banquets, meetings, conferences, performances, and sporting events. Our professional event planners and staff members offer unmatched service to every gathering. Whether hosting an event or visiting as a guest, our close proximity to many hotels, restaurants, and shopping makes Gas South Convention Center an optimal location for your event in Metro Atlanta!” Gas South Convention Center**

**<https://www.gassouthdistrict.com/convention-center>**

## **Transportation**

**Gwinnett County Transit - <https://www.gwinnettcountry.com>**

**Marta Rail and Bus System - <https://www.itsmarta.com/>**

**Atlanta is one of the United States fastest growing cities with a current metro area population of Atlanta in 2024 is 6,193,000.**

**Gwinnett County is located in the north central portion of the U.S. state of Georgia. It forms part of the Atlanta metropolitan area, being located about 9 miles northeast of Atlanta city limits. In 2022 the population was 975,353 making it the second-most populous county in Georgia.**

**With high demand for accommodations near the Mall of GA, Lake Lanier, CoolRay Field, Sports and Entertainment, Restaurants, Retail, Office, Industrial, Colleges and Medical Facilities nearby this site and its proximity to I-85 and I-985 it has the potential to generate revenue growth for many years well into the future!**

**Thank you for your interest in this property!**

**Please let us know if you have any questions!**

**If there is ever anything we can do to help you with your real estate needs please do not hesitate to contact us!**



**Raj Rajyaguru**  
GA 437263  
770.310.0788

[raj.rajaguru@kwcommercial.com](mailto:raj.rajaguru@kwcommercial.com)



**Ryan Waldrep**  
GA 361090  
404.775.0055

[ryanwaldrep@kw.com](mailto:ryanwaldrep@kw.com)

### **KW Commercial Atlanta Partners**

**RK REALTY GROUP**  
**1960 Satellite Blvd. #1100**  
**Duluth, GA 30097**  
**Office 678-775-2600**