

6285 Bell Dr

Flowery Branch, GA 30542

LAND FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,100,000
Land Size:	14.9+/- Acres
Zoning:	M-1

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,047	20,683	103,539
Total Population	22,475	60,862	313,508
Average HH Income	\$117,523	\$118,903	\$124,458

PROPERTY DESCRIPTION

Positioned within the City of Flowery Branch, 6285–6289 Bell Drive presents a distinctive opportunity to acquire approximately 14.9 acres of vacant M-1-zoned land in one of Hall County's growing commercial and industrial corridors.

The property combines strong development fundamentals with an unusually attractive setting. Its relatively level topography and width of up to approximately 515 feet supports a range of industrial or commercial development concepts permitted under M-1 zoning. Approximately 2,000 feet of frontage along the Norfolk Southern rail line creates an additional logistical advantage and potential opportunity for rail-oriented users, subject to confirmation of rail-service feasibility.

Along its Lake Lanier side, the property adjoins land managed by the U.S. Army Corps of Engineers and offers picturesque views toward Lake Lanier, Safe Harbor Hideaway Bay Marina, and Fish Tales Lakeside Grille. This combination of industrial zoning, extensive rail adjacency, and scenic surroundings distinguishes the site from more conventional land offerings.

The property is approximately 15 miles south of the Gainesville Inland Port and provides convenient access to McEver Road, Gaines Ferry Road, downtown Flowery Branch, and Interstate 985. Its location places future users within reach of regional transportation infrastructure, area employment centers, and the expanding Gainesville–Hall County market.

With substantial acreage, favorable topography, industrial zoning, rail frontage, and excellent regional connectivity, 6285–6289 Bell Drive offers a compelling setting for an owner-user, developer, or investor seeking a strategically located development site in Flowery Branch.

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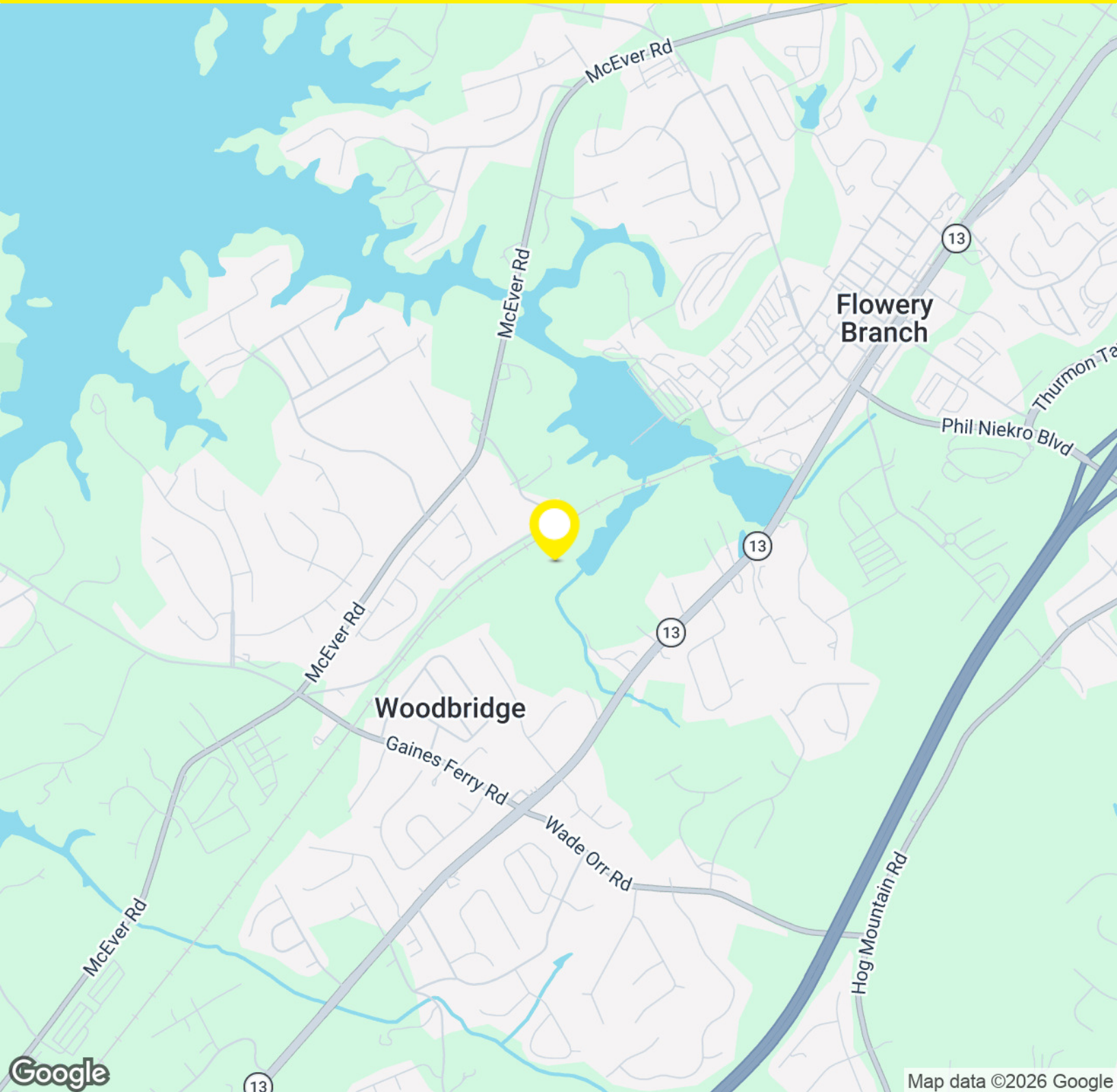
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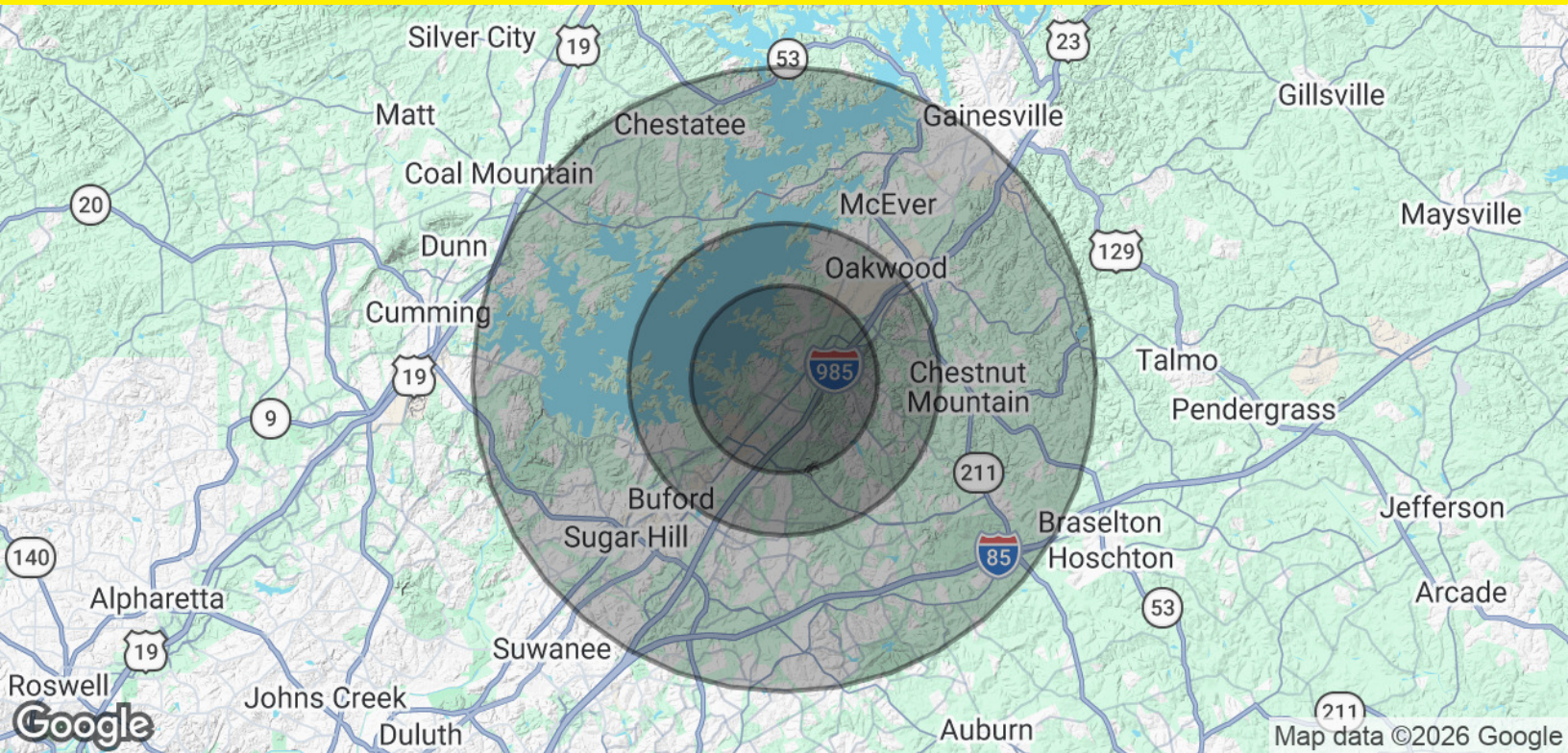
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	22,475	60,862	313,508
Average Age	38.7	38.3	38.6
Average Age (Male)	37.9	37.5	37.9
Average Age (Female)	39.5	39.5	39.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,047	20,683	103,539
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$117,523	\$118,903	\$124,458
Average House Value	\$368,911	\$388,935	\$410,835

2023 American Community Survey (ACS)

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