

2662 Thompson Mill Rd

Buford, GA 30519

FOR SALE



Patrick Cisco

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pcisco@nortoncommercial.com



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PROPERTY DESCRIPTION

Located at 2662 Thompson Mill Road in Buford, this distinctive 7.87-acre property offers an exceptional opportunity in the northern portion of the new City of Mulberry. The expansive campus features three separate buildings—a traditional church, a full-size gymnasium and a parsonage residence—providing a flexible setting for worship, education, recreation, community outreach and residential use.

Built in 1963, the 4,608-square-foot church is anchored by a classic 1,725-square-foot sanctuary with seating for approximately 175. Beautiful stained-glass windows contribute warmth and character to the worship space. The lower level expands the building's functionality with an approximately 750-square-foot fellowship hall, kitchenette, five classrooms or offices, two restrooms and additional storage.

The 5,151-square-foot gymnasium, constructed in 2002, offers outstanding space for athletics, events and large gatherings. Its centerpiece is a 3,760-square-foot gym with basketball goals and an approximately 20-foot ceiling. A commercial kitchen, pantry, two restrooms and storage areas further support recreation, fellowship, meal service and community programming.

Completing the campus is a 3,340-square-foot parsonage built in 1979. The residence includes three bedrooms, two full bathrooms, a living room, kitchen, breakfast nook, basement and fenced backyard, offering convenient on-site housing or potential administrative and hospitality space.

With substantial acreage, three complementary buildings and a wide range of existing amenities, this unique property presents a compelling opportunity for a congregation, school, nonprofit organization, community center or other institutional user seeking a well-established campus in the growing Buford-Mulberry area.

OFFERING SUMMARY

Sale Price:	\$1,595,000
Lot Size:	7.87 Acres
Building Size:	13,099 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,744	31,281	103,494
Total Population	38,427	97,160	318,561
Average HH Income	\$144,209	\$134,499	\$120,534

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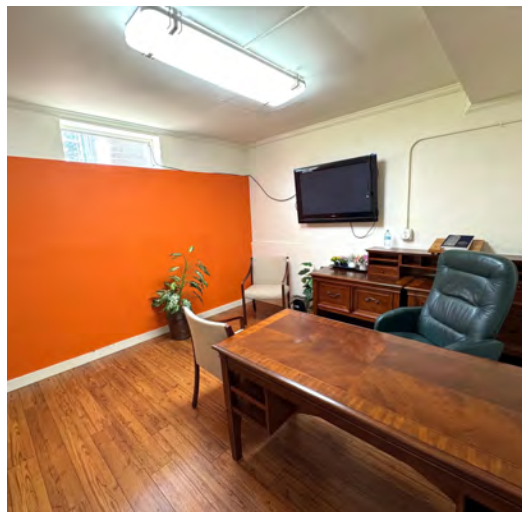
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CHURCH BUILDING



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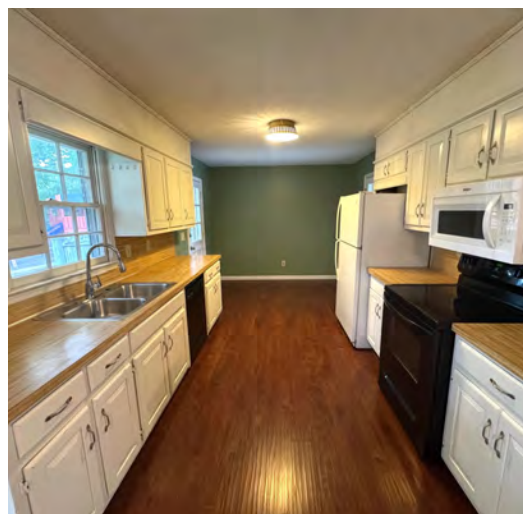
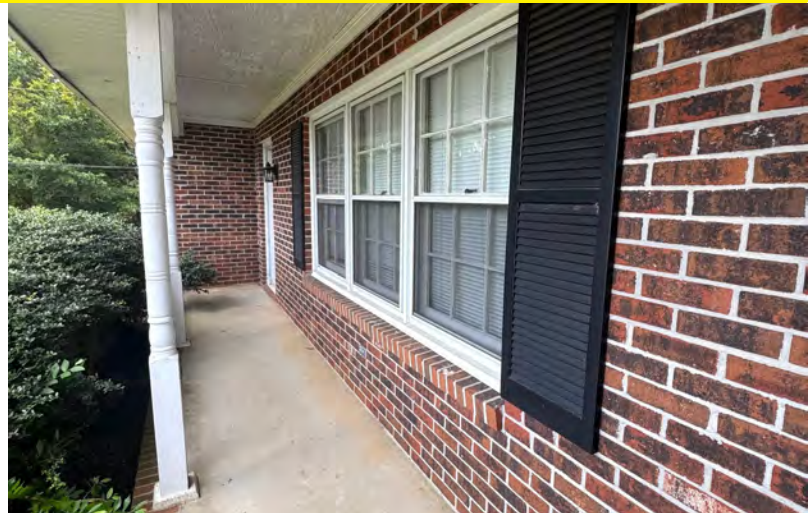
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PARSONAGE HOUSE



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GYMNASIUM BUILDING



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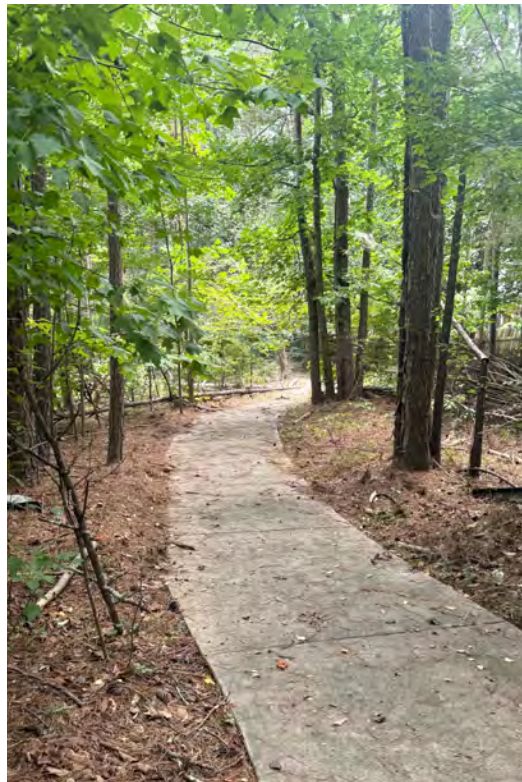
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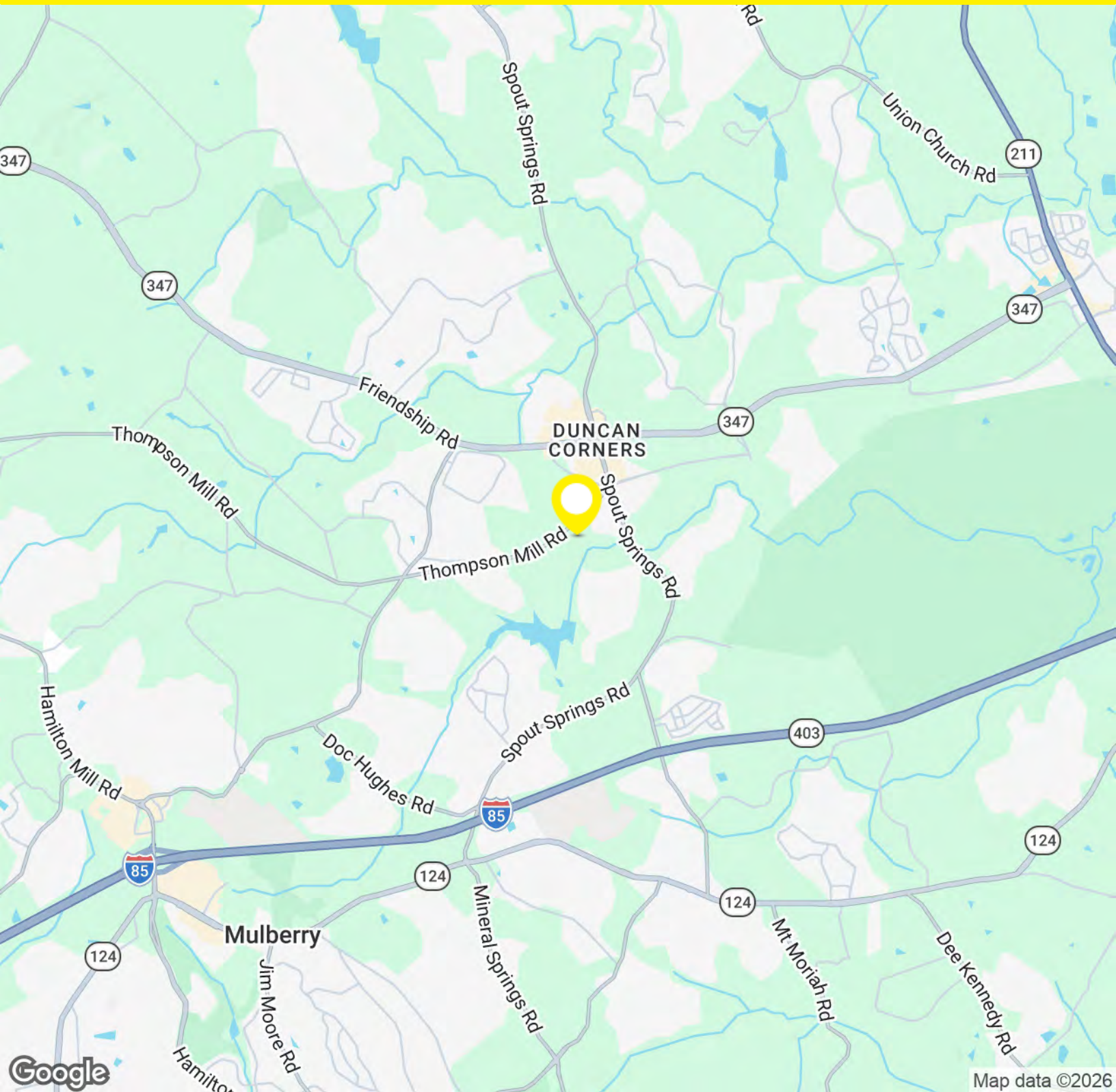
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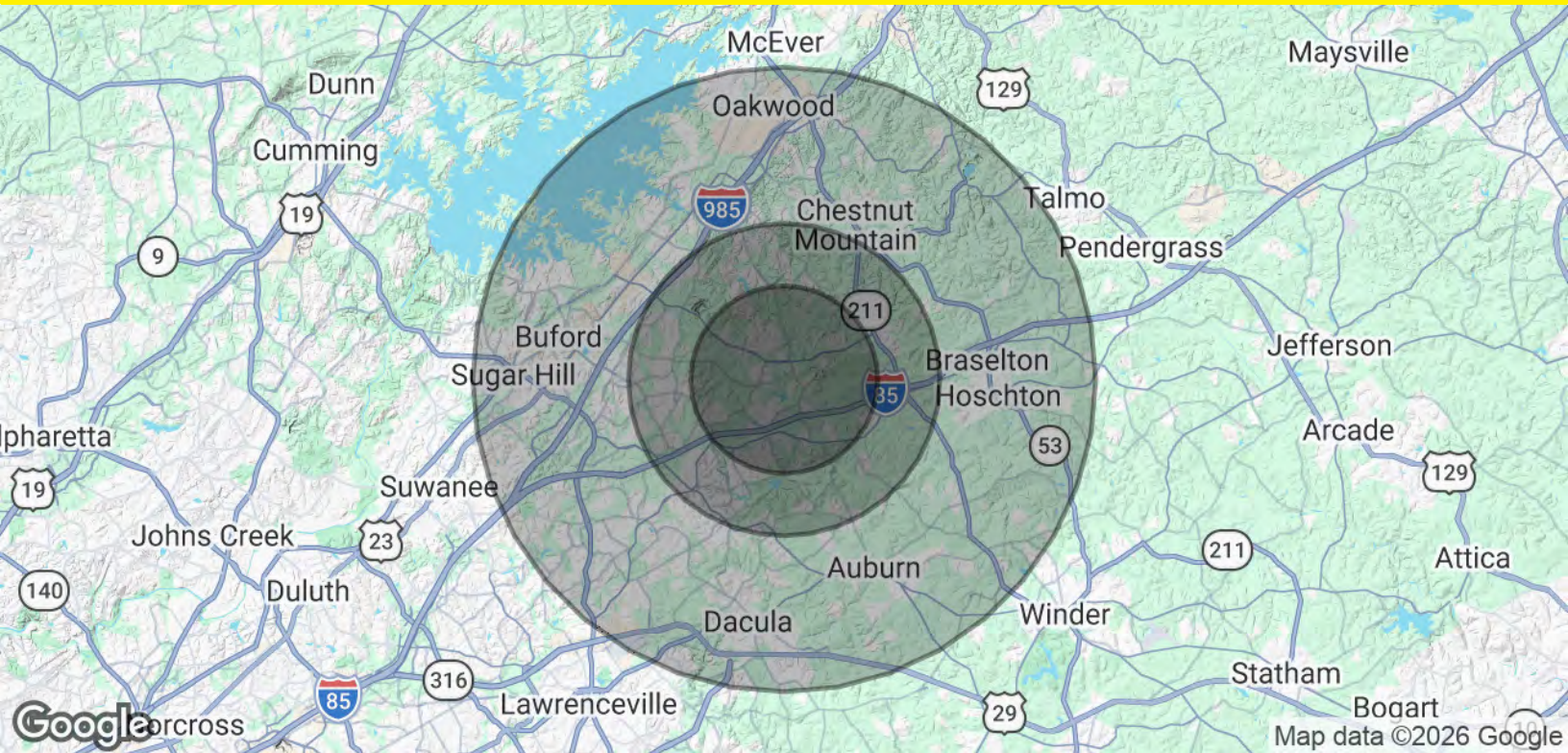
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	38,427	97,160	318,561
Average Age	38.6	39.7	37.7
Average Age (Male)	38.3	39.4	36.6
Average Age (Female)	38.3	39.6	38.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,744	31,281	103,494
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$144,209	\$134,499	\$120,534
Average House Value	\$462,611	\$411,067	\$374,042

2023 American Community Survey (ACS)

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