



Georgia 400 Development Sites

Get more information

Will White
Senior Vice President
D 770 532 9911
will.white@avisonyoung.com

Offering Summary

Sale Price:	Price Varies By Tract
Lot Size:	19.45 Acres
Zoning:	A1

- Two Tracts Prime For Development Available
- Just off GA 400
- Great Exposure in high traffic area
- Rapid Growth Along the 400 Corridor
- All Utilities to Site
- Highest and Best Use: Retail, Office, Industrial, Residential



Lot #	Address	Size	Price/Acre	Description
2	6010 Cross Roads Rd	8 Acres	\$295,000	8 acres at corner of Setting Down and Cross Roads Rd



Will White
 Senior Vice President
 D 770 532 9911
 will.white@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2023. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Site Photos

6010 Cross Roads Road



**AVISON
YOUNG**

Will White
Senior Vice President
D 770 532 9911
will.white@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2023. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

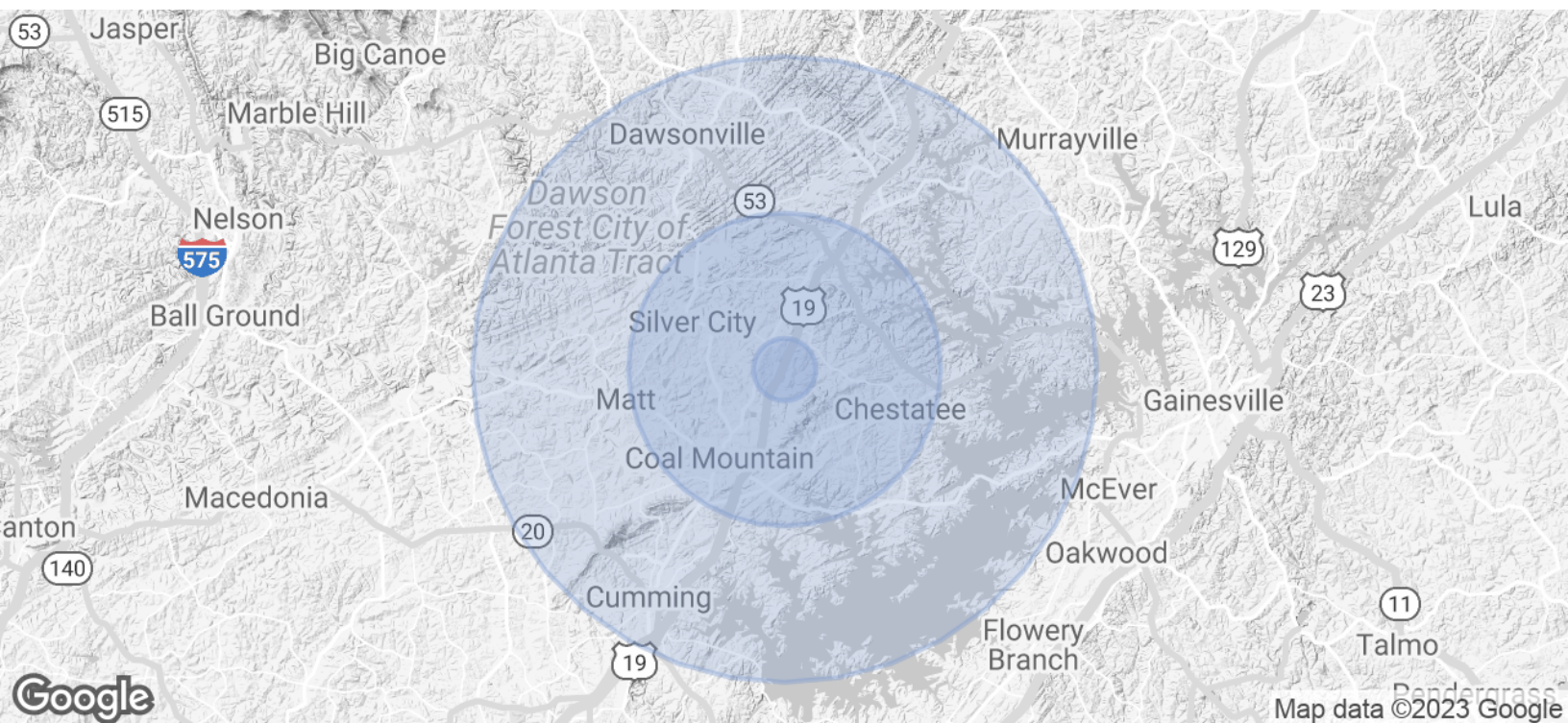


**AVISON
YOUNG**

Will White
Senior Vice President
D 770 532 9911
will.white@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2023. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Population	1 Mile	5 Miles	10 Miles
Total Population	1,394	27,234	106,187
Average Age	36.2	37.6	37.6
Average Age (Male)	35.5	37.3	36.8
Average Age (Female)	36.7	38.0	38.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	500	9,691	37,742
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$87,277	\$82,815	\$81,301
Average House Value	\$275,003	\$264,480	\$275,944

* Demographic data derived from 2020 ACS - US Census



Will White
 Senior Vice President
 D 770 532 9911
will.white@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2023. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Let's talk.

Will White

Senior Vice President

D 770 532 9911

will.white@avisonyoung.com

Avison Young - Gainesville
425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2023. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**
