

# PARCEL M3

## Rowen: Metro Atlanta – Gwinnett County – Georgia

*\*Parcels and roadways are highly flexible and can be scaled to ensure ideal fit for prospect demands & site efficiency*



### Parcel Location

33.975018°N  
83.869217°W

### Google Maps

[LINK](#)



[www.RowenLife.com](http://www.RowenLife.com)

## SITE INFORMATION

### TOTAL AREA

47.15 acres

### SITE COVERAGE & FAR

This site is zoned low-density office/research under the Innovation Overlay Zoning District. Maximum site coverage: 75%. Maximum density 1.25 Floor Area Ratio (FAR). Maximum building height: 8 stories.

### ROAD ACCESS

With over 3 miles of highway frontage and 4 miles of river frontage, Rowen offers the ideal combination of visibility within a flexible natural setting.

Access Parcel M3 via University Parkway (Hwy 316) at Rowen Way to the head west at the first intersection. Then continue along Foundation Dr. to reach the site south of the western roundabout along Rowen's E/W roadway.

### ZONING

The site is zoned within the Innovation Overlay Zoning District (IOZD). Please refer to Gwinnett County's [Municode](#) for more details.

### ELECTRICITY

Rowen sits at the intersection of multiple power providers including Georgia Power, Jackson EMC, and others. Projects will receive competitive proposals based on Georgia Customer Choice framework to ensure the ideal outcome for industries at Rowen.

### WATER & SEWER

Water and sewer services are onsite and provide significant capacity to support the development of Rowen over the next 30 years. Rowen's 2.5-mile Phase 1 road and infrastructure is fully complete; this includes grading, drainage, sewer, and water along both the East-West and North-South corridors. Gwinnett County and Rowen will provide specific information based on project demands: [Gwinnett County DWR Website](#)

### GAS

Ample natural gas is available onsite to support industry demands. Buford Gas serves this site. Please visit [www.cityofbuford.com](http://www.cityofbuford.com) for more information.

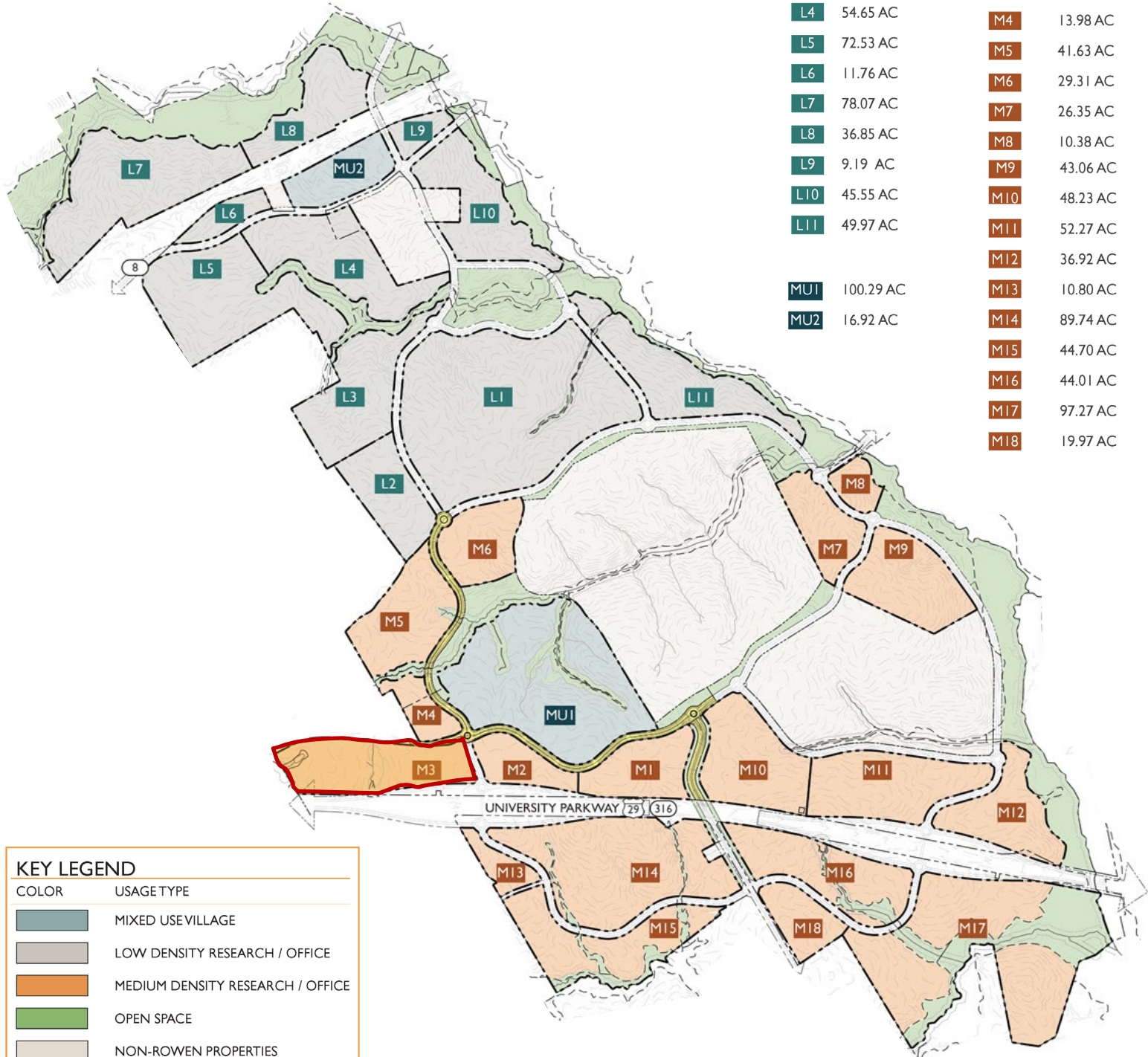
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### PARCEL LEGEND

PARCEL	SIZE (ACRES)	PARCEL	SIZE (ACRES)
L1	160.82 AC	M1	29.74 AC
L2	33.29 AC	M2	19.27 AC
L3	50.24 AC	M3	47.15 AC
L4	54.65 AC	M4	13.98 AC
L5	72.53 AC	M5	41.63 AC
L6	11.76 AC	M6	29.31 AC
L7	78.07 AC	M7	26.35 AC
L8	36.85 AC	M8	10.38 AC
L9	9.19 AC	M9	43.06 AC
L10	45.55 AC	M10	48.23 AC
L11	49.97 AC	M11	52.27 AC
MU1	100.29 AC	M12	36.92 AC
MU2	16.92 AC	M13	10.80 AC
		M14	89.74 AC
		M15	44.70 AC
		M16	44.01 AC
		M17	97.27 AC
		M18	19.97 AC



KEY LEGEND	
COLOR	USAGE TYPE
<span style="display:inline-block; width:15px; height:10px; background-color: #4F81BD; border: 1px solid black;"></span>	MIXED USE VILLAGE
<span style="display:inline-block; width:15px; height:10px; background-color: #A9A9A9; border: 1px solid black;"></span>	LOW DENSITY RESEARCH / OFFICE
<span style="display:inline-block; width:15px; height:10px; background-color: #C8513E; border: 1px solid black;"></span>	MEDIUM DENSITY RESEARCH / OFFICE
<span style="display:inline-block; width:15px; height:10px; background-color: #70AD47; border: 1px solid black;"></span>	OPEN SPACE
<span style="display:inline-block; width:15px; height:10px; background-color: #D9D9D9; border: 1px solid black;"></span>	NON-ROWEN PROPERTIES
<span style="display:inline-block; width:15px; height:10px; background-color: #F0E68C; border: 1px solid black;"></span>	COMPLETED PHASE I ROADWAY



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## PLACE: THE ROWEN REGION

**43%** Population growth in Georgia 2023 - 2050 will occur in the **Rowen Region**

**46%** Growth in **prime working age** between 2023 - 2028 will be in the **Rowen Region**

**85%** Once someone moves into the **Rowen Region**, they will **remain**

