

# PARCEL M4

## 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

33.977403°N  
83.867106°W

### Google Maps

[LINK](#)



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

## SITE INFORMATION

### TOTAL AREA

13.98 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 M4 via University Parkway (Hwy 316) at Rowen Way to head west at the first intersection. Then continue along Foundation Dr. to reach the site north of the western roundabout along Rowen Parkway West.

### 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.

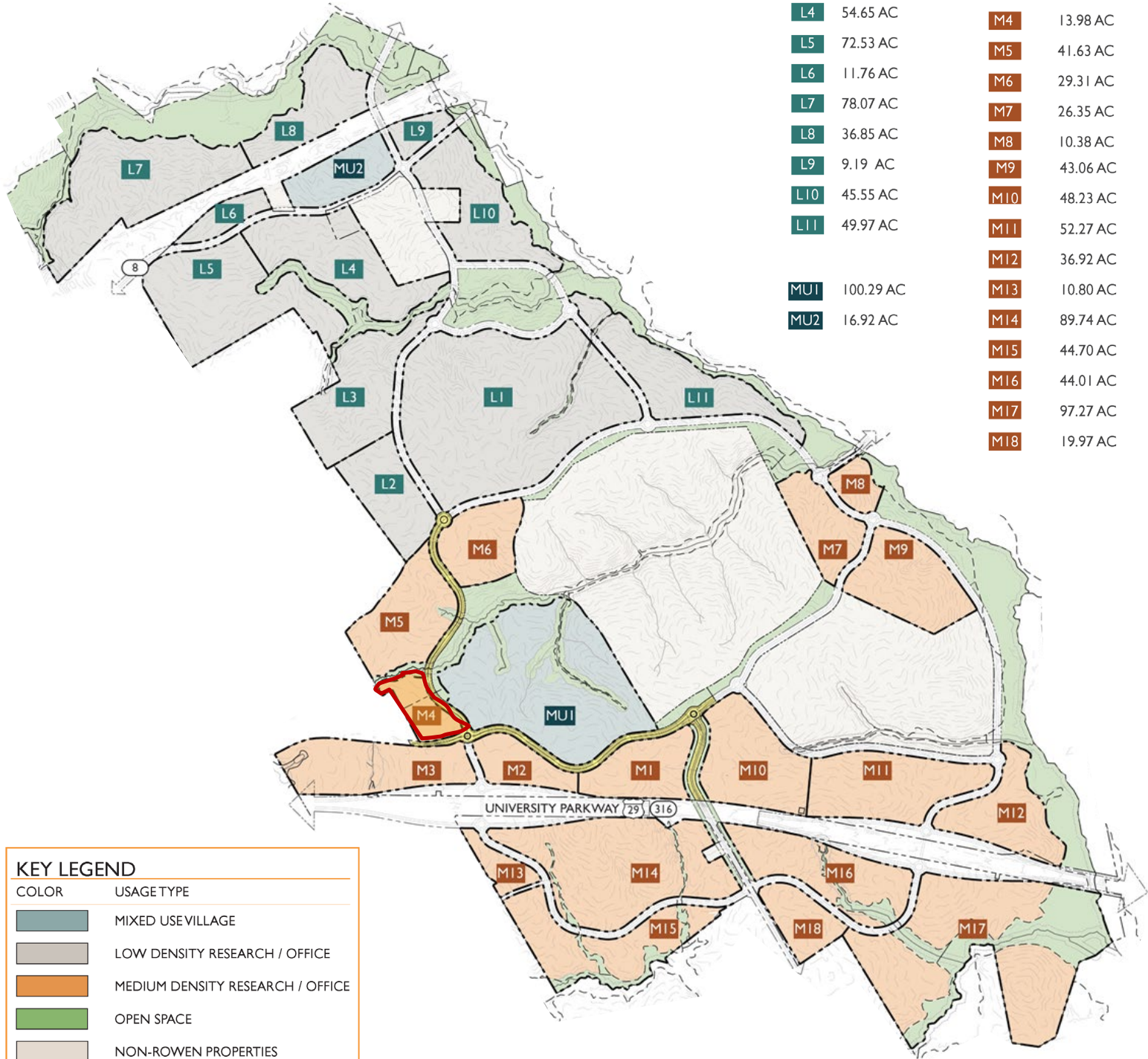
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### PARCEL LEGEND

| 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:15px; background-color:#4682B4;"></span> | MIXED USE VILLAGE                |
| <span style="display:inline-block; width:15px; height:15px; background-color:#A9A9A9;"></span> | LOW DENSITY RESEARCH / OFFICE    |
| <span style="display:inline-block; width:15px; height:15px; background-color:#D2691E;"></span> | MEDIUM DENSITY RESEARCH / OFFICE |
| <span style="display:inline-block; width:15px; height:15px; background-color:#3CB371;"></span> | OPEN SPACE                       |
| <span style="display:inline-block; width:15px; height:15px; background-color:#D3D3D3;"></span> | NON-ROWEN PROPERTIES             |
| <span style="display:inline-block; width:15px; height:15px; background-color:#F0E68C;"></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**

