

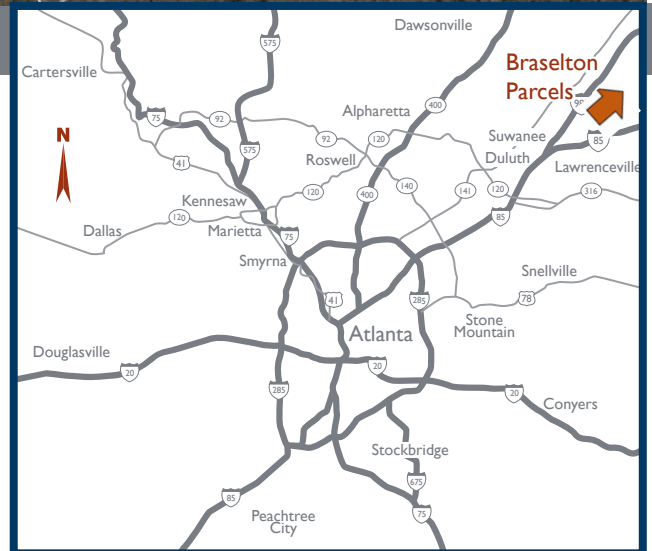
BRASELTON PARCELS

THOMPSON MILL ROAD (NEAR SPOUT SPRINGS ROAD), BRASELTON, GA 30517



PROPERTY DETAILS

- 2 Parcels totaling 3.084 acres in Hall County located on Thompson Mill Road at Spout Springs Road (Duncan Corners)
- Zoning: PUD in the Town of Braselton
- Parcel 2 is 1.464 acres; Parcel 3 is 1.620 acres
- Adjacent to 248 new Noble Vines apartment units
- Immediate market area retailers at Duncan Corners include: Publix, Kroger, AutoZone, UPS, CVS, banks (Chase, Wells Fargo, Ameris Bank), restaurants (Wendy's, Bojangles, McDonald's, Johnny's NY Pizza, Waffle House, Sonic, Taco Bell), and more
- Affluent and growing demographics, within 3 miles of Reunion Subdivision & Country Club and within 5 miles of Chateau Elan (golf resort, spa, winery and multiple related subdivisions)

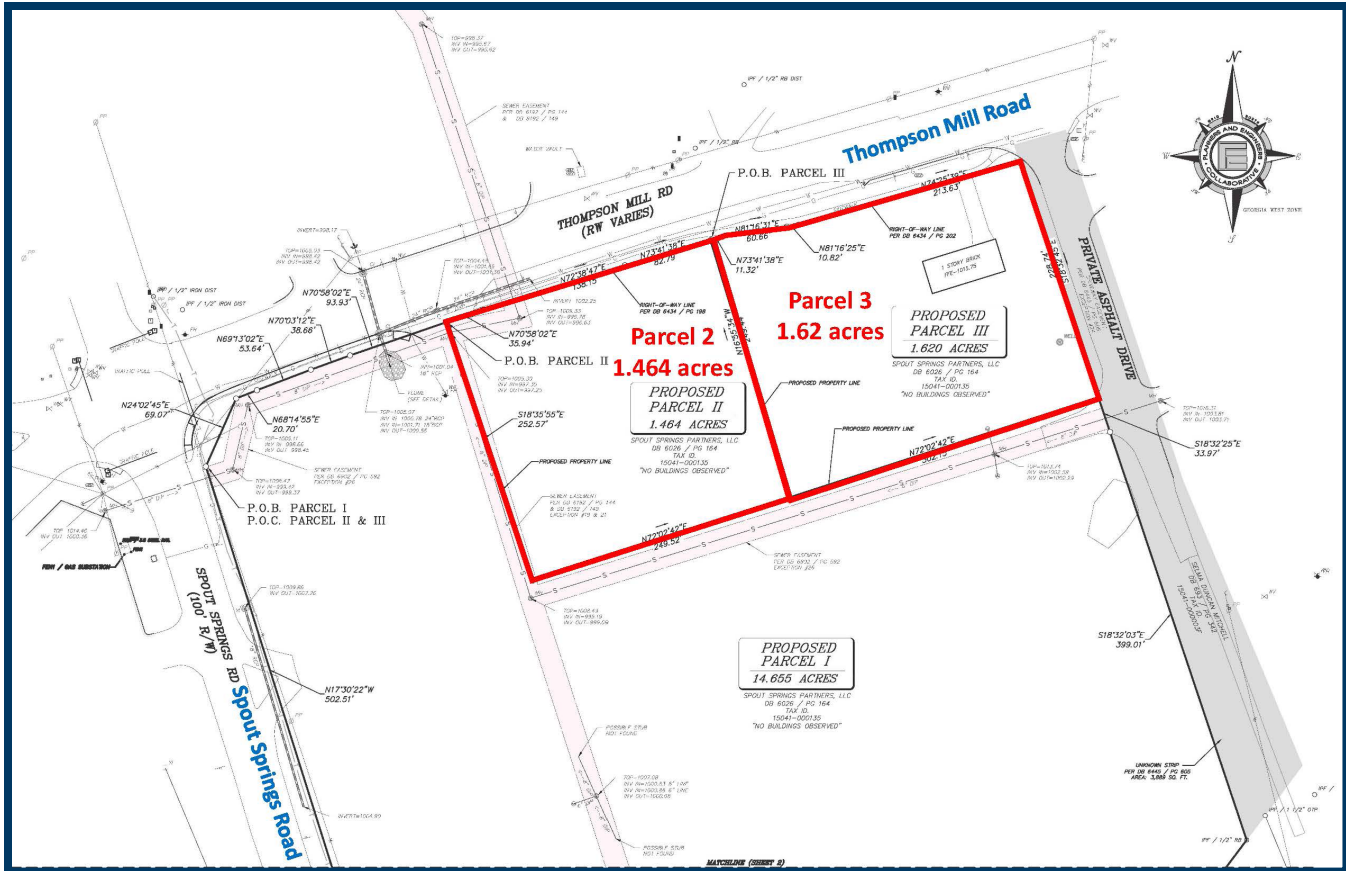


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TRAFFIC COUNTS - Ga DOT

Thompson Mill Road	13,500 VPD
Spout Springs Road	11,000 VPD

PARCEL PRICING @ \$250,000/acre

Parcel 2	1.464 acres	\$366,000
Parcel 3	1.620 acres	\$405,000

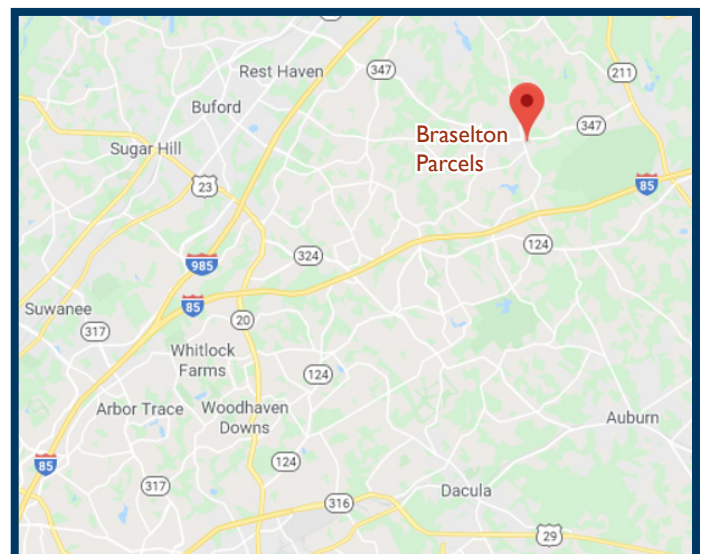
DEMOGRAPHICS - 2019 CoStar

	1 mile	3 miles	5 miles
Population	3,496	33,754	79,431
Income	\$100,975	\$110,628	\$107,949
Daytime Population	1,019	10,656	22,289

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