

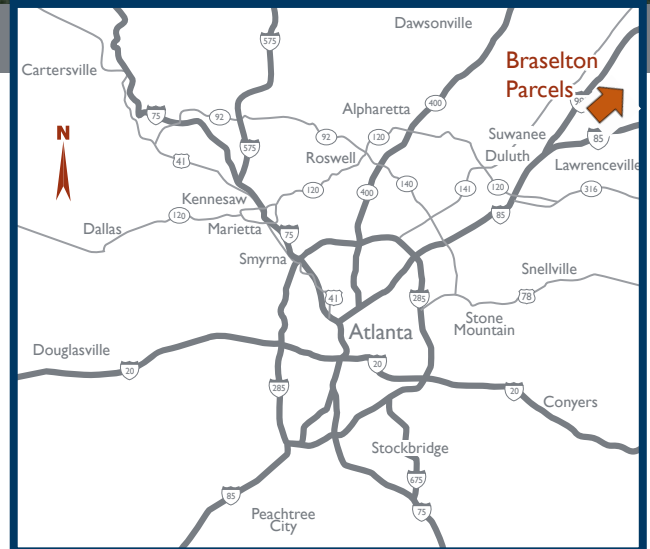
BRASELTON PARCELS

5331 THOMPSON MILL ROAD, BRASELTON, GA 30517



PROPERTY DETAILS

- 2 Parcels (3.084 acres) in Hall County on Thompson Mill Rd. at Spout Springs Rd. (Duncan Corners); Parcel 2 is 1.464 acres; Parcel 3 is 1.620 acres
- Zoning: PUD in the "Town of Braselton"
- Adjacent to 248 new Noble Vines apartment units
- Immediate market at Duncan Corners includes Publix, Kroger and many national retailers
- Only 2.5 miles to the large Northeast Georgia Medical Center of Braselton
- Affluent and growing demographics with \$125,000 Ave HH Income within 3 miles
- Reunion Subdivision & Country Club is within 3 miles; Chateau Elan is within 5 miles (golf resort, spa, winery and multiple related subdivisions)

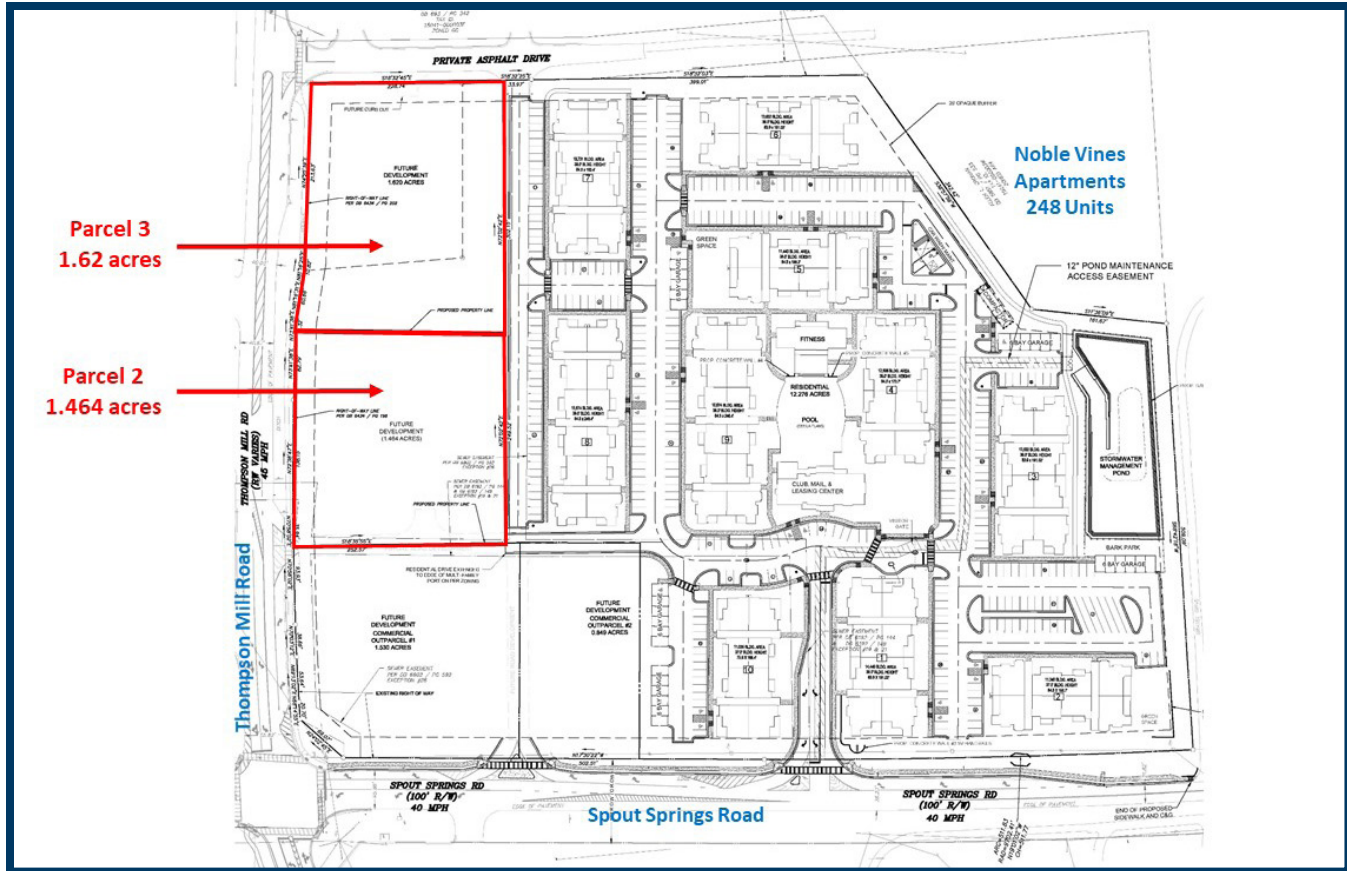


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TRAFFIC COUNTS - Ga DOT

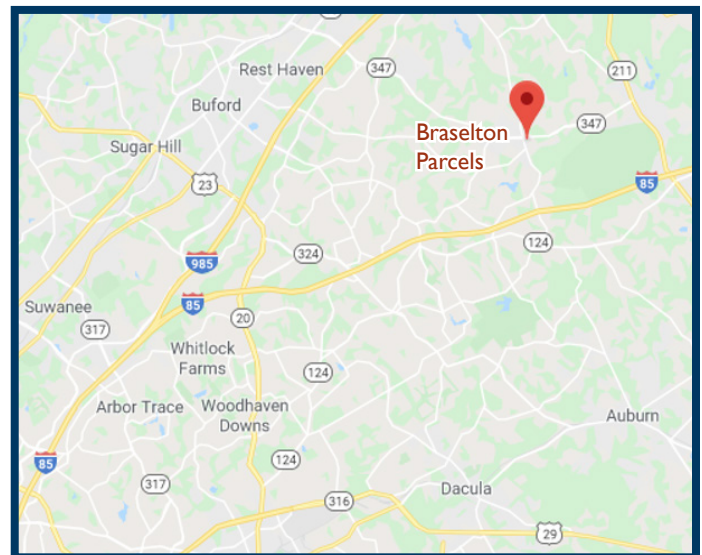
Thompson Mill Road	13,500 VPD
Spout Springs Road	11,000 VPD

PARCEL PRICING @ \$250,000/acre

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

DEMOGRAPHICS - 2020 CoStar

	1 mile	3 miles	5 miles
Population	3,098	33,619	82,820
Ave HH Income	\$122,342	\$125,021	\$117,897
Daytime Population	1,234	11,390	22,062



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