

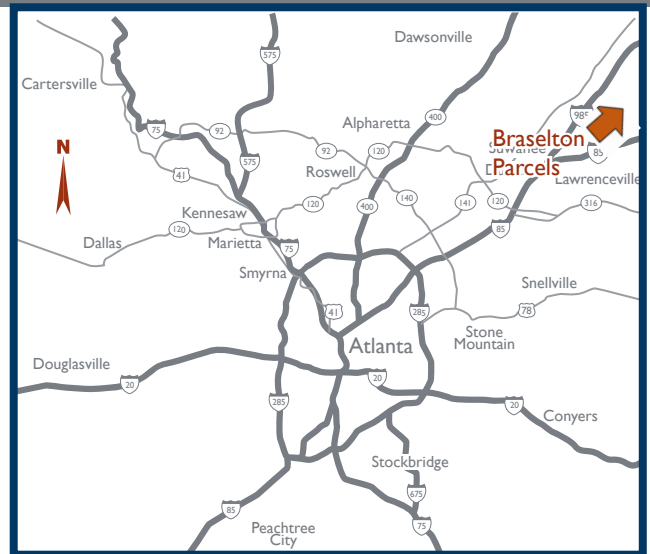
BRASELTON PARCELS

5331 THOMPSON MILL ROAD, BRASELTON, GA 30517



PROPERTY DETAILS

- 2 Parcels (2.907 acres) in Hall County on Thompson Mill Rd. at Spout Springs Rd. (Duncan Corners); Parcel 2 is 1.305 acres; Parcel 3 is 1.602 acres
- Zoning: PUD in the “Town of Braselton”
- Immediate market at Duncan Corners includes Publix, Kroger and many national retailers
- Affluent and growing demographics within 3 miles having Average Household Income of \$131,000
- Adjacent to Oaks at Braselton’s 248 units, 2 miles to new Del Webb community development, and 2 miles to Reunion Subdivision & Country Club
- Chateau Elan is within 5 miles (golf resort, spa, hotel, vineyard/winery and multiple related subdivisions)
- 2.5 miles to the large Northeast Georgia Medical Center of Braselton

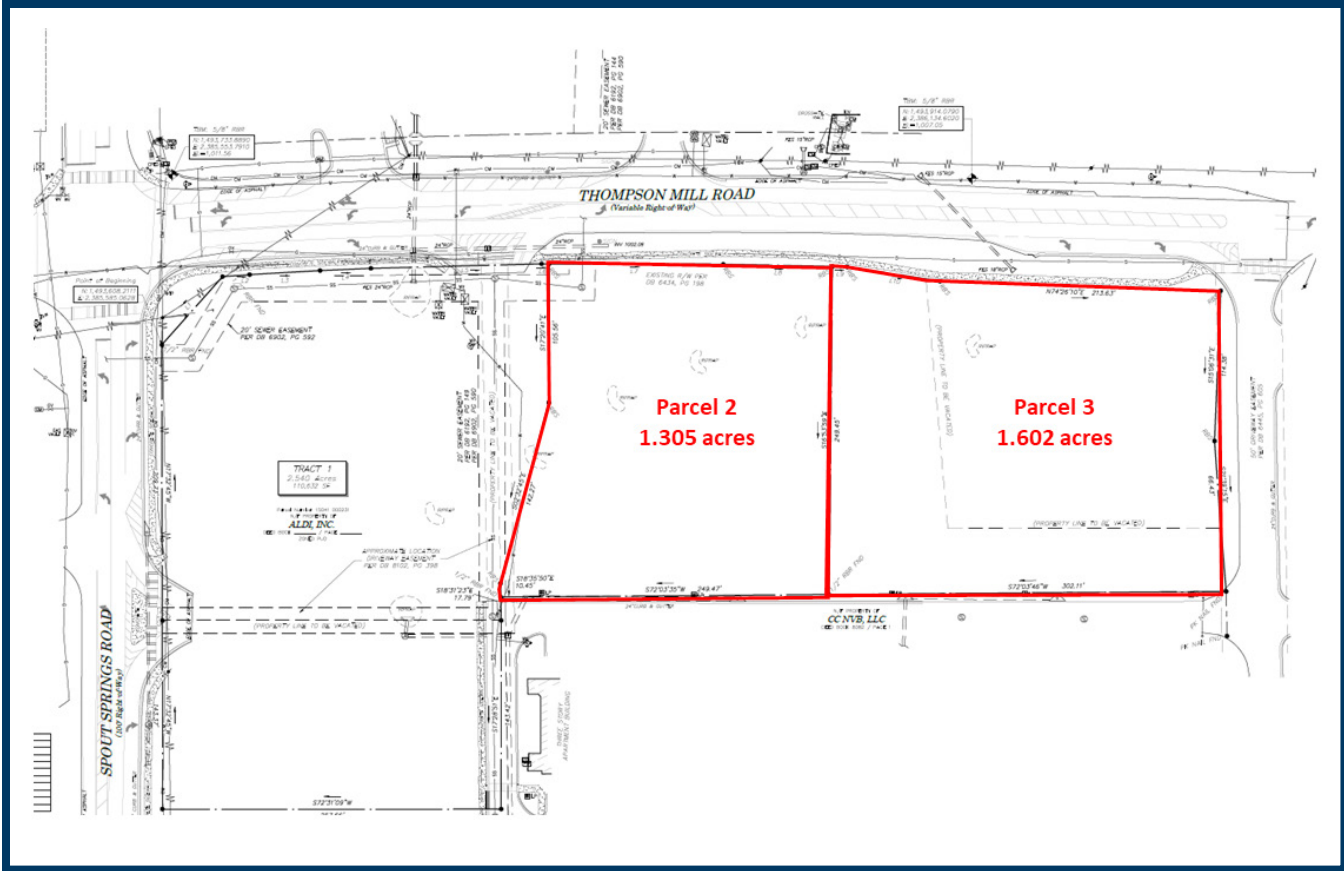


BRAND
Real Estate Services

BrandProperties.com
770.476.4801

BRASELTON PARCELS

5331 THOMPSON MILL ROAD, BRASELTON, GA 30517



TRAFFIC COUNTS - Ga DOT

Thompson Mill Road	12,800 VPD
Spout Springs Road	15,500 VPD

DEMOGRAPHICS - 2021 CoStar

	1 mile	3 miles	5 miles
Population	3,447	35,612	86,980
Ave HH Income	\$127,778	\$131,285	\$126,232
Daytime Employment	1,220	11,113	21,421

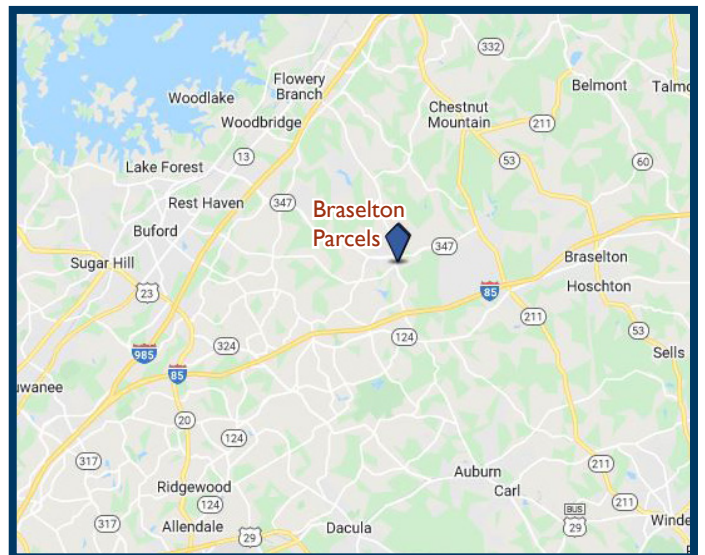
PARCEL INFO

Parcel 2	1.305 acres	Inquire for pricing
Parcel 3	1.602 acres	Inquire for pricing
Total	2.907 acres	

Jason Whitworth
Senior Vice President

jwhitworth@BrandProperties.com

770.237.1797 Direct | 404.723.9199 Mobile



BRAND Real Estate Services

1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801