

FOR SALE

11.44 +/- Acres Zoned Industrial - Braselton, GA
5345 BBS Way, Braselton, GA 30517

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Chris Braswell

678.617.1294 | cbraswell@gonorton.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

11.44 +/- Acres Zoned Industrial - Braselton, GA

5345 BBS WAY, BRASELTON, GA 30517



OFFERING SUMMARY

Bulk Sale Price: **\$525,000**

Lot 1: \$299,000

Lot 2: \$285,000

Bulk Price/Acre: **\$45,892**

Lot 1: \$48,618

Lot 2: \$53,875

Combined Lot Size: **11.44 Acres**

Lot 1: 6.15 Acres

Lot 2: 5.29 Acres

Combined Frontage: **1,260'**

Lot 1: 360' (BBS Way)

Lot 2: 325' (BBS Way) and
575' (Technology
Pkwy)

Zoning: Heavy Industrial (I-II)

PROPERTY OVERVIEW

This sale includes 2 prime Industrially zoned lots located in the Raceway Technology Park in Braselton, GA. Seller is offering as individual lots or as a bulk sale totaling 11.44 acres. Lot 2 is a corner lot. Zoned Heavy Industrial (I-II). The site is wooded with gently rolling topography. Combined, these lots have over 1,250 feet of frontage on both BBS Way and Technology Parkway. All utilities available including public water. Highly desirable industrial location just off Hwy 53 which connects I-85 and I-985.

LOCATION OVERVIEW

Raceway Technology Park is home to many industrial companies serving the nearby Road Atlanta and Lanier National Speedway. Road Atlanta is a 2.54-mile road course located just north of Braselton. The facility is utilized for a wide variety of events, including professional and amateur sports car and motorcycle races, racing and driving schools, corporate programs and testing for Motorsports teams. The events held attract over 300,000 visitors annually from across the U.S. and many countries. Short drive to Gainesville and Braselton which are both seeing substantial residential and commercial growth.

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ADDITIONAL PHOTOS

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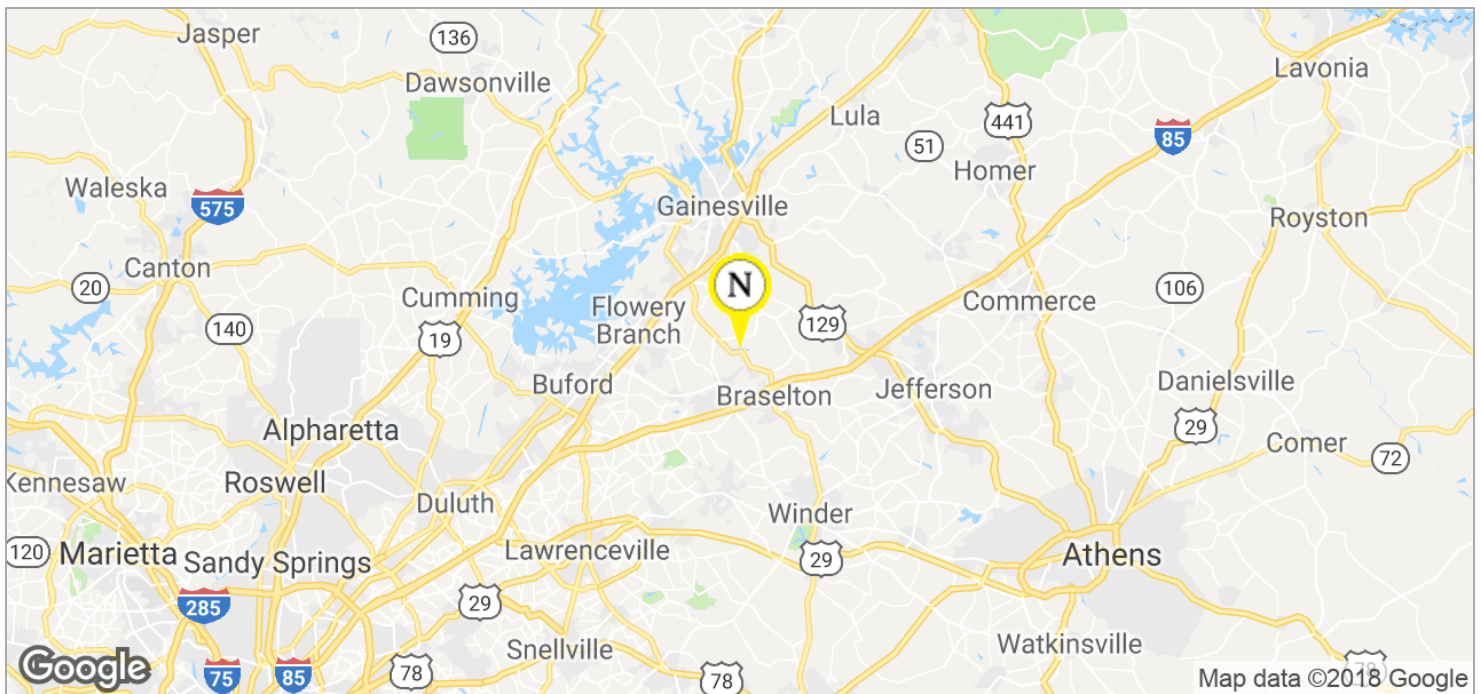
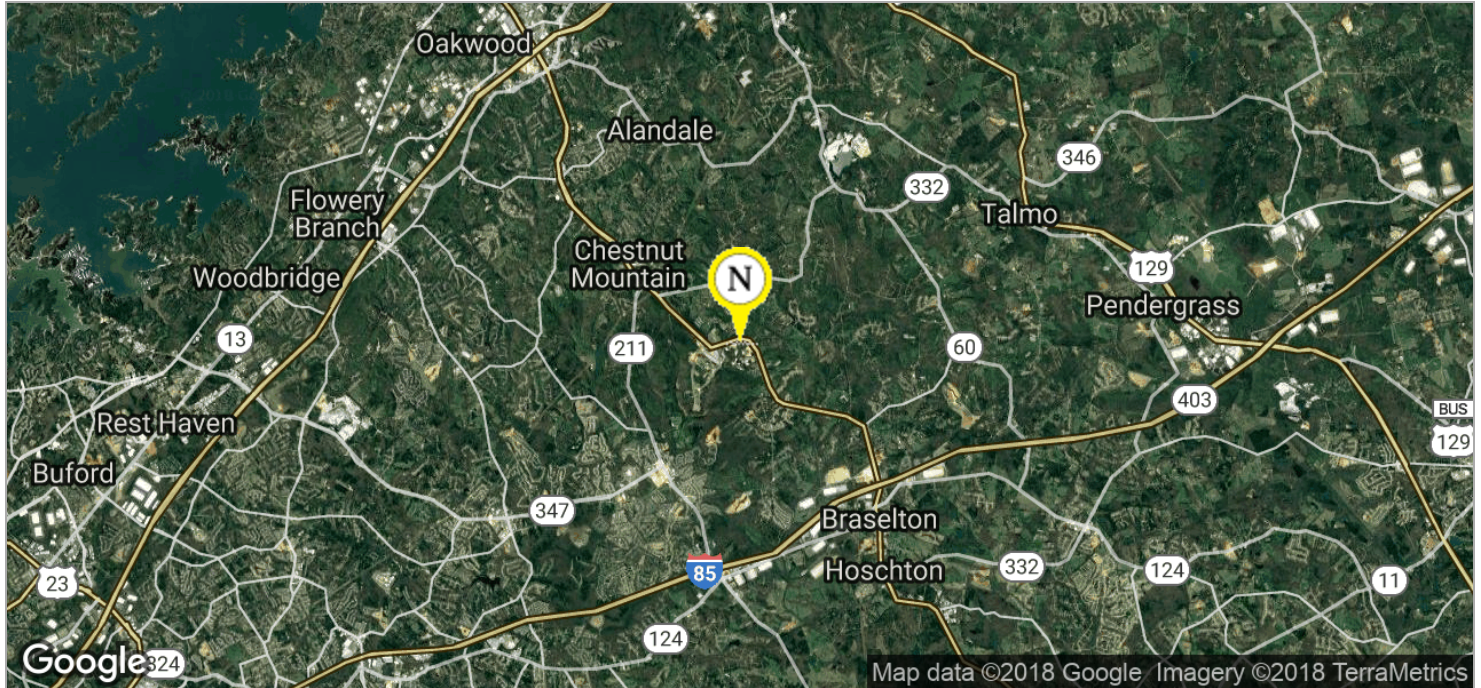
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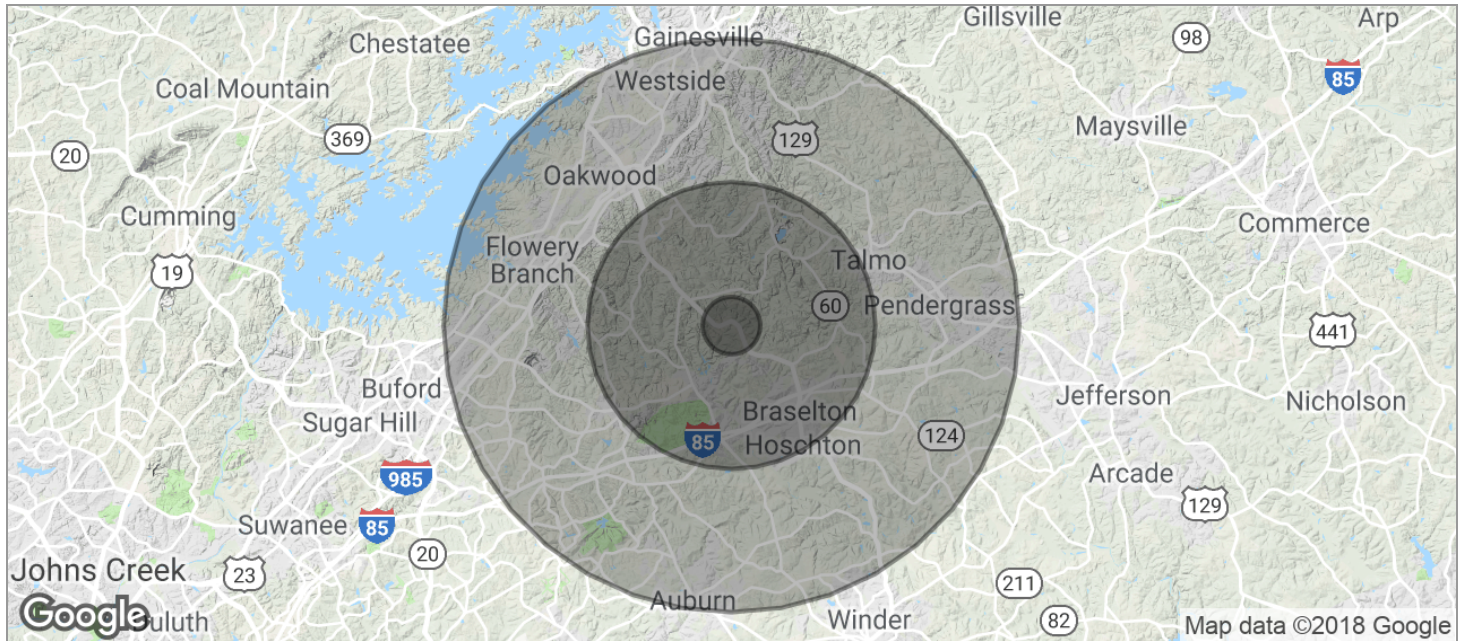
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,436	32,475	168,203
MEDIAN AGE	37.7	35.1	33.2
MEDIAN AGE (MALE)	37.6	35.4	32.9
MEDIAN AGE (FEMALE)	37.9	35.0	33.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	503	10,290	53,344
# OF PERSONS PER HH	2.9	3.2	3.2
AVERAGE HH INCOME	\$75,077	\$75,617	\$72,855
AVERAGE HOUSE VALUE	\$213,392	\$236,223	\$248,107

* Demographic data derived from 2010 US Census

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PI NO.1 - 18+34.78 Δ 56°20'46" R = 1138.93' T = 610.00' ARC = 1120.05' PC 12+24.78 PT 231+44.93	PI NO.2 - 28+45.92 Δ = 50°55'33" R = 530.00' T = 252.38' ARC = 471.08' PC 25+93.54 PT 30+64.62
PI NO.3 - 35+71.40 Δ = 14°11'35" R = 778.72' T = 96.95' ARC = 192.90' PC 34+74.45 PT 36+167.35	PI NO.4 - 54+80.68 Δ = 22°29'16" R = 754.52' T = 150.00' ARC = 296.14' PC 53+30.68 PT 56+26.92
PI NO.5 - 13+34.16 Δ = 53°47'52" R = 500.00' T = 253.43' ARC = 469.43' PC 10+80.53 PT 15+49.95	

**Development Standards For Raceway Technology Property (Formerly Road Atlanta)
Zoned I-II with Conditions On March 12, 1990**

1. The minimum lot size for tracts which will contain an industrial use involving manufacturing, processing, or assembly shall be 5 acres. Such lots will be hereby referred to as a "5 acre" lot.

curved, along the chord of the arc).

- 1) For a "5 acre" lot will be 200 feet
 - 2) For a "1.5 acre" lot will be 100 feet
- *May be reduced to 100 feet for lots at the end of a cul-de-sac

*(All setbacks to be measured from property line)

	front	side	rear
"5 acre" lots	75	50	50
"1.5 acre" lots	50	30	30

- 1) "5-acre" lots
No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.
- 2) "1.5-acre" lots
No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.

A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-11 zoned area. Should said adjacent property cease to be used for residential purposes, and be rezoned to a commercial or industrial zone, the required buffer may be eliminated.

The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as will all entrances into the subject property from Winder Highway (S.R. 53).

PORTIONS OF THIS PROPERTY ARE IN FLOOD
HAZARD ZONES "A" AND "L", AS PER THE MA
FLOOD INSURANCE RATE MAP OF HALL COUNTY,
GEORGIA.
COMMUNITY PANEL NUMBER 1-34-1-145
EFFECTIVE DATE: 11-2-83
REVISION DATE: N/A

REF. PLATS 8-2-90
REG. NO. 1534 GEORGIA LAND SURVEYOR
B.K. ROCHESTER, JR

FIRST LIBERTY BANK
6491-B
PEACHTREE IND. BLVD
DORAVILLE GA. 30360

LEGEND
● IRON PIN FOUND
R/W - RIGHT OF WAY
IRON PINS SET AT ALL LOT
CORNERS AND ALL LINES
ARE PAINTED RED

PHASE ONE HAS WATER SERVICE
ON LOTS 1 THROUGH 22 & 24 & 25

PHASE TWO WILL HAVE WATER SERVICE
AT A LATER DATE ON LOTS 23, 26 THROUGH 31

Gainesville P.O.D
MIT Kelly J. Randall
10-15-93

RECORDING PERMIT
By [Signature] 10/21/07
HALL COUNTY PLANNING COMMISSION

NOTE +
MINIMUM

	15 AC. LOTS	5+ AC. LOTS	ARTERIAL SETBACK (WINDER HWY)
FRONT	50'	75'	
SIDE	30'	50'	100' FROM E
REAR	30'	50'	

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON
THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THE SAME IS TRUE
AND CORRECT USING THE LATEST RECORDED DEEDS AND RECORDS TO
THE BEST OF MY KNOWLEDGE AND BELIEF

SURVEYING COMPANY
 BOX 396
 PRISON, TN 37341
 ONE (615) 334-5345

FIELD OFFICE
CLARKESVILLE, GEORGIA
PHONE: (706) 754-9079

THE OWNER OF THE LAND SHOWN ON THIS MAP
AND WHOSE NAME IS SUBSCRIBED THEREON, AND
IN DEED ON THROUGH A DULY AUTHORIZED
AGENT, HEREBY CERTIFIES THAT THE LAND
MADE FROM AN ACTUAL SURVEY AND DELICATES
TO THE USE OF THE USE OF THE PUBLISHED
ALL STREETS, PARKS, DRAINS, EASEMENTS
AND PUBLIC GROUND, THEREON SHOWN, WHICH
COMPRISE A TOTAL OF 10.21 ACRES, FOR THE
PURPOSES THEREIN EXPRESSED.

OWNER FIRST LIBERTY BANK
BY J. Wallace
TITLE President

DATE: 10/12/93

IN ACCORDANCE WITH THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAN IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

NAME _____
DATE _____
PLANNING DIRECTOR

DIRECTOR OF ENGINEERING

HALL COUNTY HEALTH DEPARTMENT

FIELD CLOSURE IN 18600
CLASS OF SURVEY A

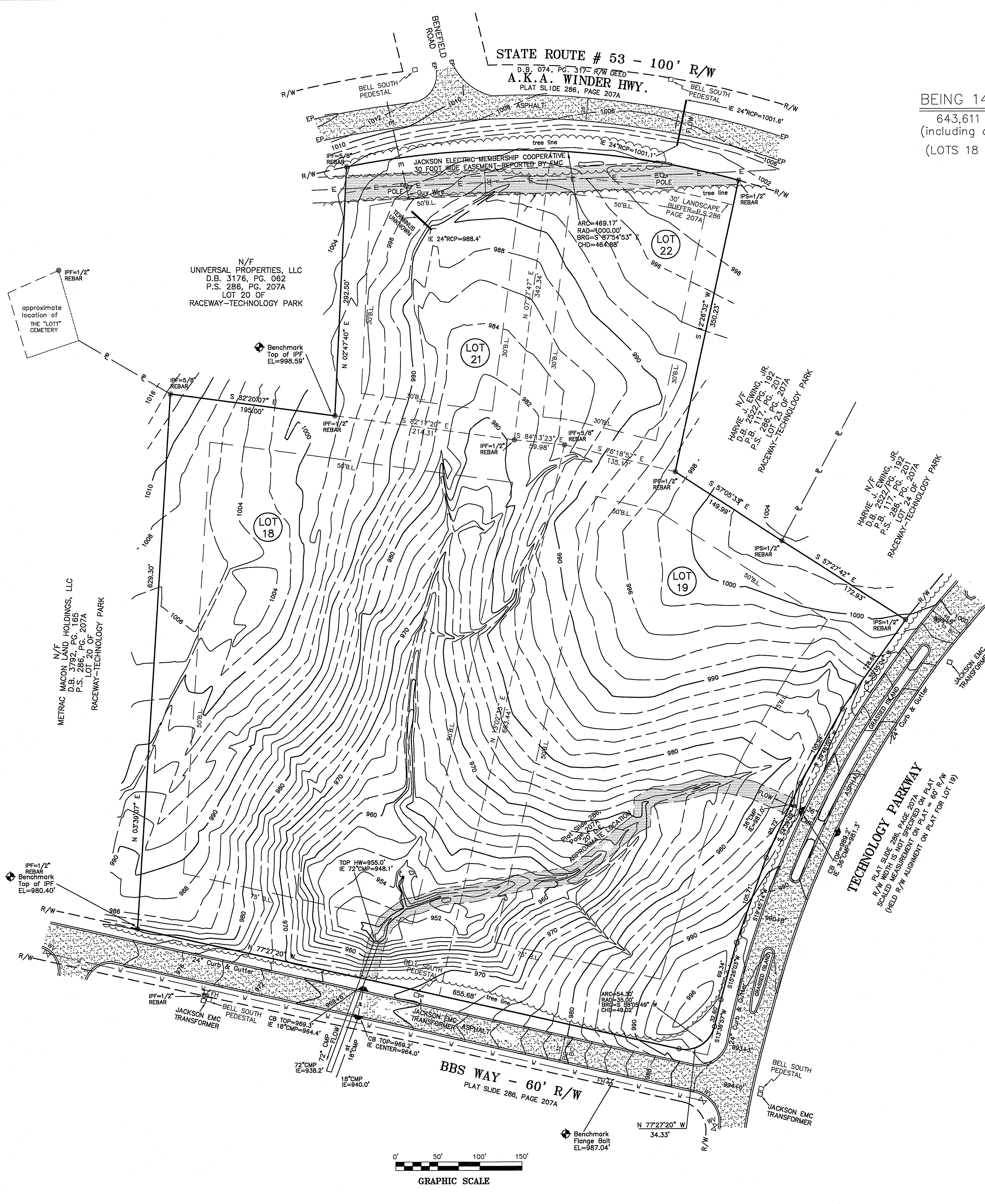
GRAPHIC SCALE

0 200 400

SCALE IN FEET

SURVEY FOR:		
FIRST LIBERTY BANK		
LAND LOT:	DIST:	SEC:
Slide 286	Page 507	
HALL COUNTY, GEORGIA		
DATE:	SCALE:	DRAWN:
7-13-93	1" = 200'	
DRAWING NO.		

UTILITIES PROTECTION CENTER
CALL FREE
IN METRO ATLANTA
770-623-4344
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

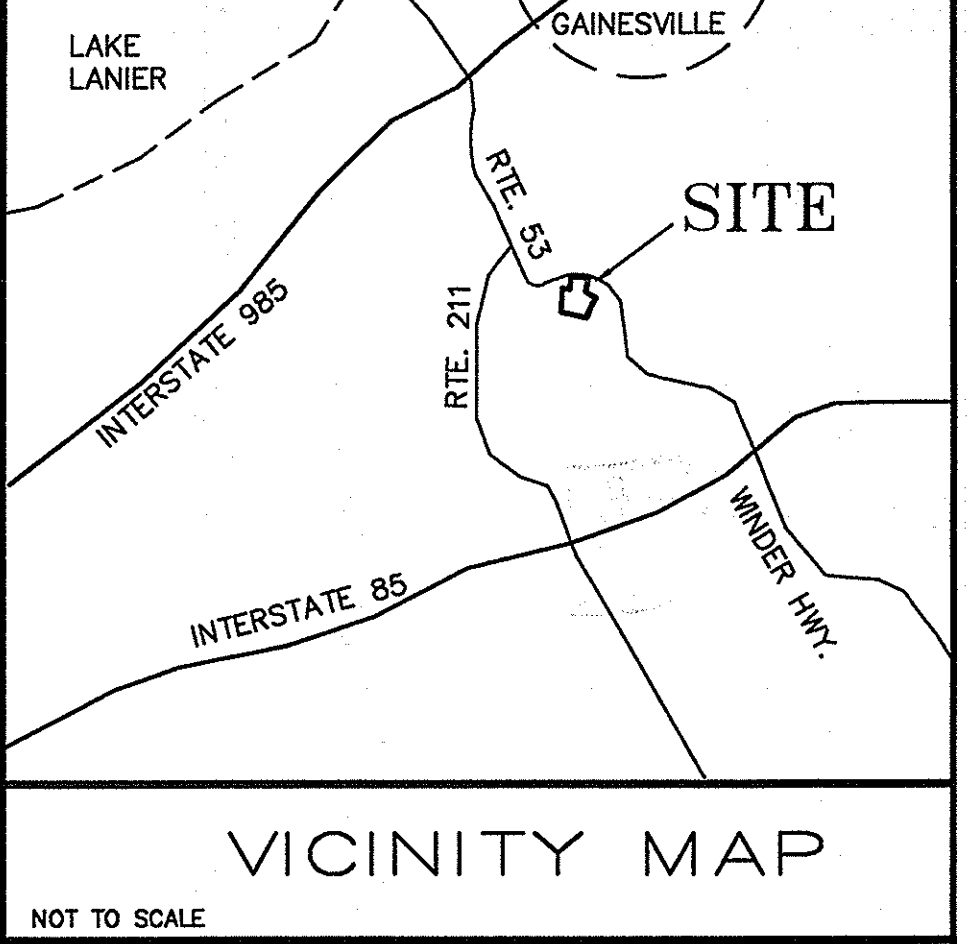


LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- CMF = CONCRETE MONUMENT FOUND
- R/W = RIGHT OF WAY
- LLL = LAND LOT LINE
- P = PROPERTY LINE
- PC = PROPERTY CORNER
- B.L. = BUILDING LINE
- = FLOW
- X- = FENCE
- O- = POLE
- E- = UNDERGROUND POWER
- S- = POWER LINE
- S- = SANITARY SEWER LINE
- SSE = SANITARY SEWER EASEMENT
- MH = MANHOLE
- G- = GAS LINE
- W- = WATER LINE
- WV = WATER VALVE
- FM = FIRE HYDRANT
- GM = GAS METER
- WM = WATER METER
- ST = STORM SEWER LINE
- GI = GRATE INLET
- CB = CATCH BASIN
- HW = HEAD WALL
- JB = JUNCTION BOX
- DE = DRAINAGE EASEMENT
- CO = CLEAN OUT
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- P.O.B. = POINT OF BEGINNING
- GMD = GA. MILITIA DISTRICT
- = TREE LINE
- = RIPRAP
- A.K.A. = ALSO KNOWN AS
- L.P. = LIGHT POLE
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- P.G. = PAGE
- N/F = NOW OR FORMERLY
- BC = BACK OF CURB
- BM = BENCHMARK (BM)
- IE = INVERT ELEVATION
- RAD = RADIUS
- BRO = BEARING
- CHD = CHORD
- P.S. = PLAT SLIDE

GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THIS TOPOGRAPHIC SURVEY SHOWN HEREON HAS BEEN TAKEN FROM A "BOUNDARY SURVEY FOR GCM PROPERTIES, LLC", DATED NOVEMBER 5, 2003, PREPARED BY "IN THE FIELD, INC.", JOB NO. 03-118-S.
 2. THE TOPOGRAPHIC DATUM SHOWN IS BASED ON HALL COUNTY GIS MONUMENT NUMBER 90, ELEVATION 1018.90', N.G.V.D. 83(94). THE FIRM OF HAYES, JAMES & ASSOCIATES PROVIDED THE BENCHMARK ELEVATION ON THE SITE SHOWN HEREON TO PREPARE THIS TOPOGRAPHIC SURVEY.
 3. THE CONTOUR INTERVAL EQUALS TWO FEET.
 4. I HAVE EXAMINED THE FLOOD RATE INSURANCE MAP (F.I.R.M.) FOR HALL COUNTY, GEORGIA PANEL NO. 13139C0318-E EFFECTIVE DATE MARCH 21, 2000, AND FOUND THAT NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA.
 5. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED BY AN "IN THE FIELD, INC." SURVEY CREW IN NOVEMBER AND EARLY DECEMBER OF 2003.
 6. NO ATTEMPT WAS MADE TO IDENTIFY/SHOW WETLANDS AND/OR STREAM BUFFER DELINEATIONS.
 7. THIS SITE IS SERVICED BY SOME UNDERGROUND UTILITIES, THE FIRM OF "IN THE FIELD, INC." DOES NOT CERTIFY TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY DIGGING.
- THE UTILITY PROTECTION CENTER WAS CONTACTED ON OCTOBER 27, 2003 AND HAS PROVIDED THREE DESIGN TICKET NUMBERS FOR THE SITE SHOWN HEREON. THE REQUEST INCLUDES UTILITIES TO BE LOCATED ALONG THE RIGHTS-OF-WAY OF GEORGIA STATE ROUTE 53, TECHNOLOGY WAY AND BBS WAY LIMITED TO ADJOINING THE SITE SHOWN HEREON.
- #10273-116-011-000: BBS WAY, NORTHERLY SIDE
#10273-116-012-000: TECHNOLOGY PARKWAY, WESTERLY SIDE
#10273-116-013-000: BOTH SIDES OF GA. HWY. 53



IN THE FIELD, INC.
LAND SURVEYING AND
FIELD ENGINEERING SERVICES
2570 ROSEDALE ROAD
SNELLVILLE, GEORGIA 30078
TELEPHONE: (770) 882-1731
FAX: (770) 344-0250

TOPOGRAPHIC SURVEY
FOR
GCM PROPERTIES, LLC

DATE	REVISION	NO.	DESCRIPTION	DATE	BY	APPROVED
DECEMBER 4, 2003		1	SCALE: HORIZ. 1" = 50' VERT. 1" = 50' BEING 14.775 ACRES, 643,611 S.F.			
			LAND LOT(S) 286			
			DISTRICT 150 CITY NEW BRUNSWICK			
			COUNTY: HALL			
			STATE: GEORGIA			

SHEET
1
OF
1
PROJECT: 03-118-S
LAYERSTATE: TOPO



DATE:		SCALE:		HORIZ. 1"=50'		VERT.		NO.		DESCRIPTION		ISSUE	
ACREAGE:		LAND		LOTS:		0000		A		COUNTY		SUBMITTAL	
DATE:		CITY:		COUNTY:		0000		SECTION:		DATE		BY	
DESIGNED:		DRAWN:		APPROVED:		00		00		00		00	
CHECKED:		00		APPROVED:		00							

SHEET
0
OF

Scheme 'B'

