

FOR SALE

6.75-Acre Graded Pad - Hwy 53 - Braselton, Jackson County, GA
0 Hwy 53, Braselton, GA 30517

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com



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

NORTON

EXECUTIVE SUMMARY

6.75-Acre Graded Pad - Hwy 53 - Braselton, Jackson County, GA

0 HWY 53, BRASELTON, GA 30517



OFFERING SUMMARY

Sale Price: \$1,343,250

Price / Acre: \$199,000

Lot Size: 6.75 Acres

Zoning: GB - General Business

Traffic Count: 10,500 VPD

PROPERTY OVERVIEW

Norton Commercial Acreage Group is proud to present this pad-ready commercial corner located in the rapidly growing Town of Braselton, Jackson County, Georgia. The subject property is in the direct line of growth along Highway 53 at the entrance of Liberty Crossing subdivision which has 143 occupied homes and another 231 homes planned. Directly across Hwy 53 is a new 151-home subdivision currently under construction. The property is graded with all utilities in place, including sewer and off-site storm water retention. In addition, it has approximately 529 ft of road frontage on Highway 53 and over 500 feet on Jackson Ave. The property has full access at Jackson Ave and a completed DOT-approved right-in-right out access with deceleration and acceleration lane completed. The property is zoned General Business (GB) and offers tremendous inherent value in a location with only upside and growth.

LOCATION OVERVIEW

Subject property is located on Highway 53, just 2.3 miles from I-85 in Braselton. The site offers easy access to New Liberty Church Road which in turn allows quick access to Highway 211, Chateau Elan and the North East Georgia Riverstone Hospital in Braselton. The site is located directly between I-85 and Road Atlanta, one of the world's best road courses with more than 320,000 annual visitors. Braselton is one the fastest growing cities in the US. In the last 5 years, there have been over 2,700 new homes built and over 2,600 new homes sold within 5 miles of the property, including 715 new home sales from July 2020-June 2021.

For More Information:

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

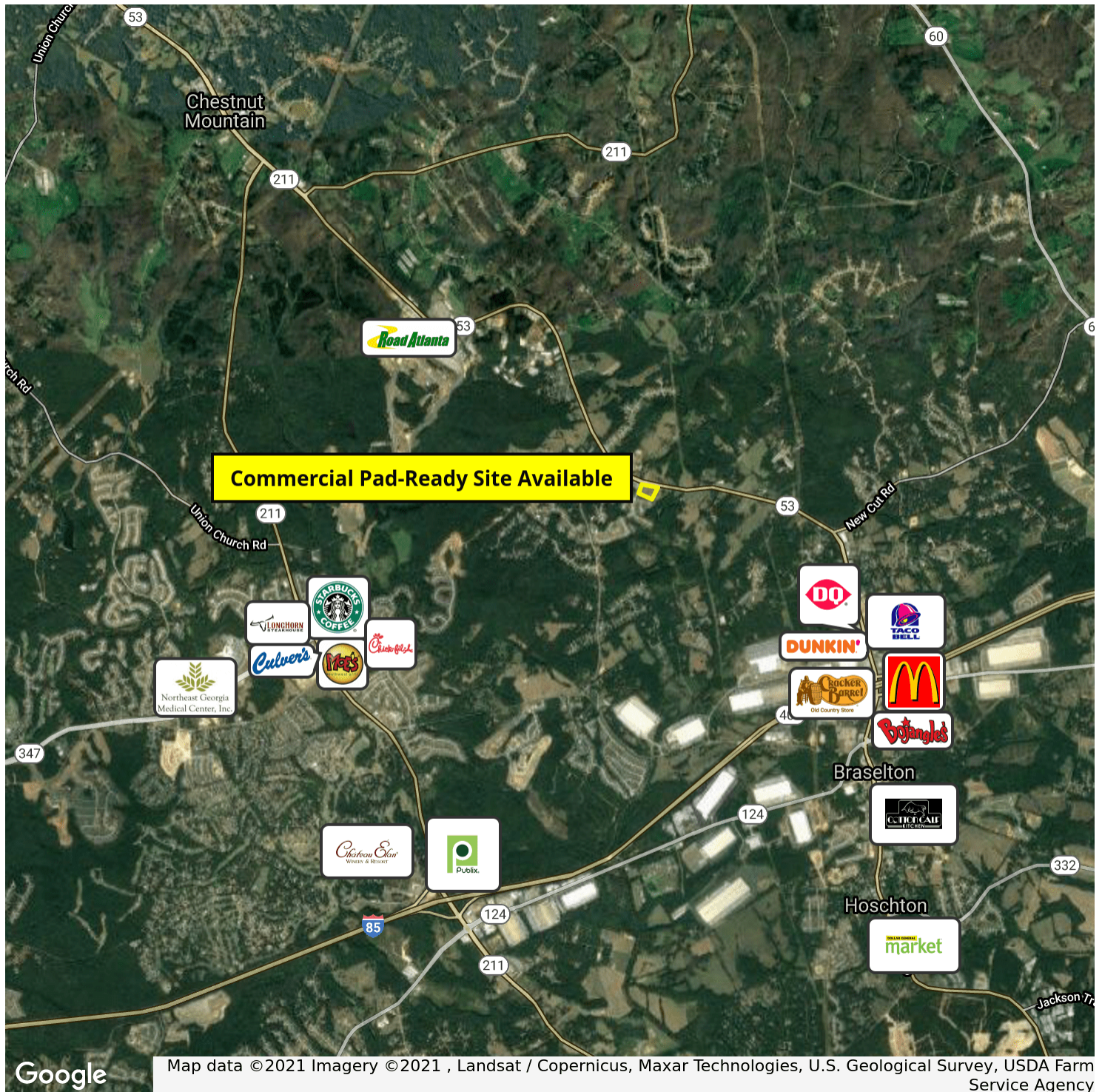
Stephen Lovett

770.297.4807
slovett@nortoncommercial.com

NORTON

6.75-Acre Graded Pad - Hwy 53 - Braselton, Jackson County, GA

0 HWY 53, BRASELTON, GA 30517



For More Information:

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

Stephen Lovett

770.297.4807

slovett@nortoncommercial.com

NORTON

ADDITIONAL PHOTOS

6.75-Acre Graded Pad - Hwy 53 - Braselton, Jackson County, GA

0 HWY 53, BRASELTON, GA 30517



For More Information:

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

Stephen Lovett

770.297.4807

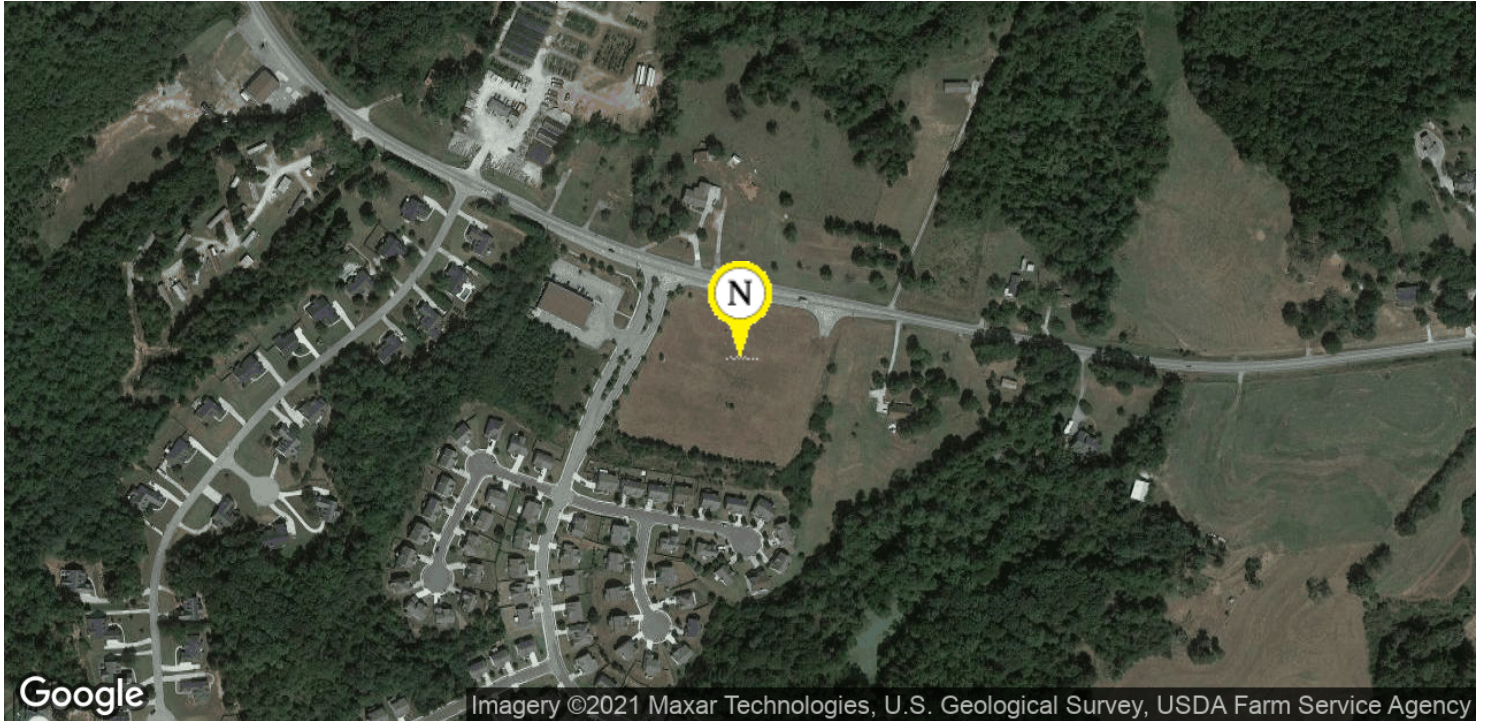
slovett@nortoncommercial.com

NORTON

LOCATION MAP

6.75-Acre Graded Pad - Hwy 53 - Braselton, Jackson County, GA

0 HWY 53, BRASELTON, GA 30517



For More Information:

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

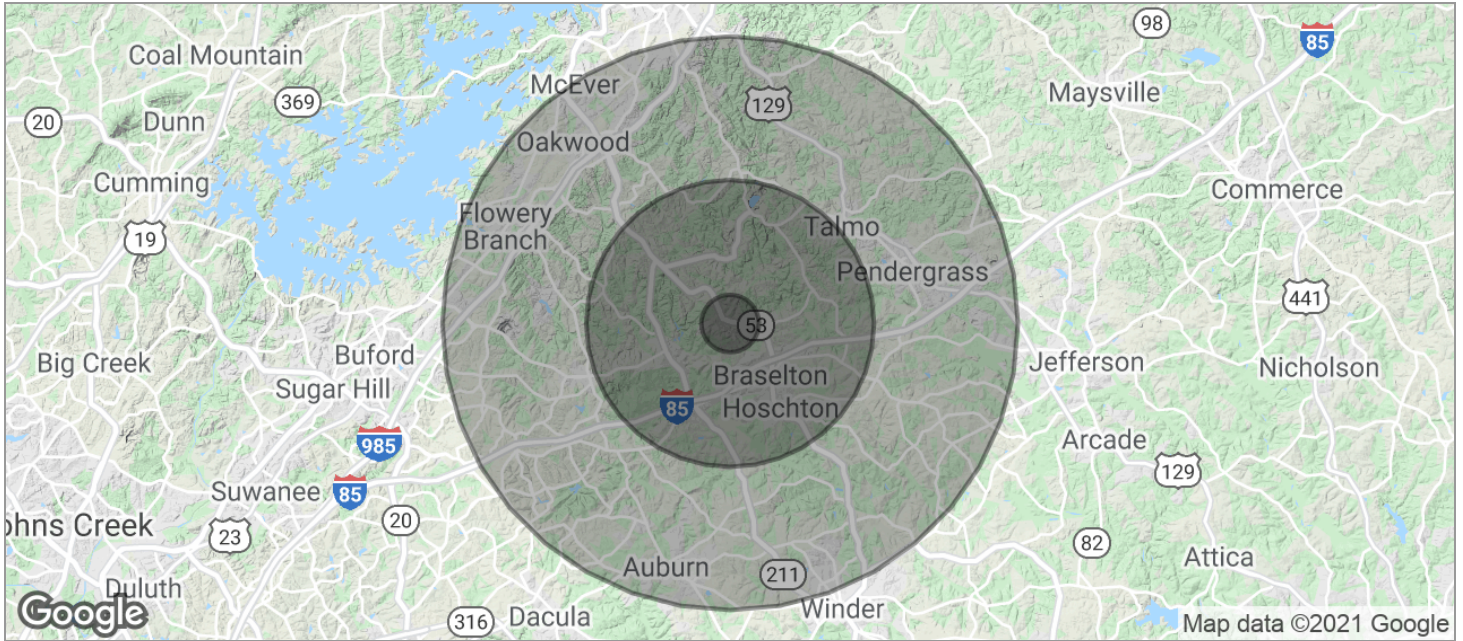
Stephen Lovett

770.297.4807
slovett@nortoncommercial.com

NORTON

6.75-Acre Graded Pad - Hwy 53 - Braselton, Jackson County, GA

0 HWY 53, BRASELTON, GA 30517



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	863	29,330	150,598
MEDIAN AGE	33.8	35.4	33.6
MEDIAN AGE (MALE)	33.7	35.8	33.3
MEDIAN AGE (FEMALE)	33.9	35.1	34.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	292	9,388	48,074
# OF PERSONS PER HH	3.0	3.1	3.1
AVERAGE HH INCOME	\$62,489	\$76,971	\$75,003
AVERAGE HOUSE VALUE	\$193,862	\$234,155	\$248,550

* Demographic data derived from 2010 US Census

For More Information:**Norton Commercial** 434 Green Street Gainesville, GA 30501 nortoncommercial.com**Stephen Lovett**

770.297.4807

slovett@nortoncommercial.com**NORTON**