

Residential Development Opportunity - Thompson Mill Road



FOR SALE

21 ACRES—CITY OF BRASELTON



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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

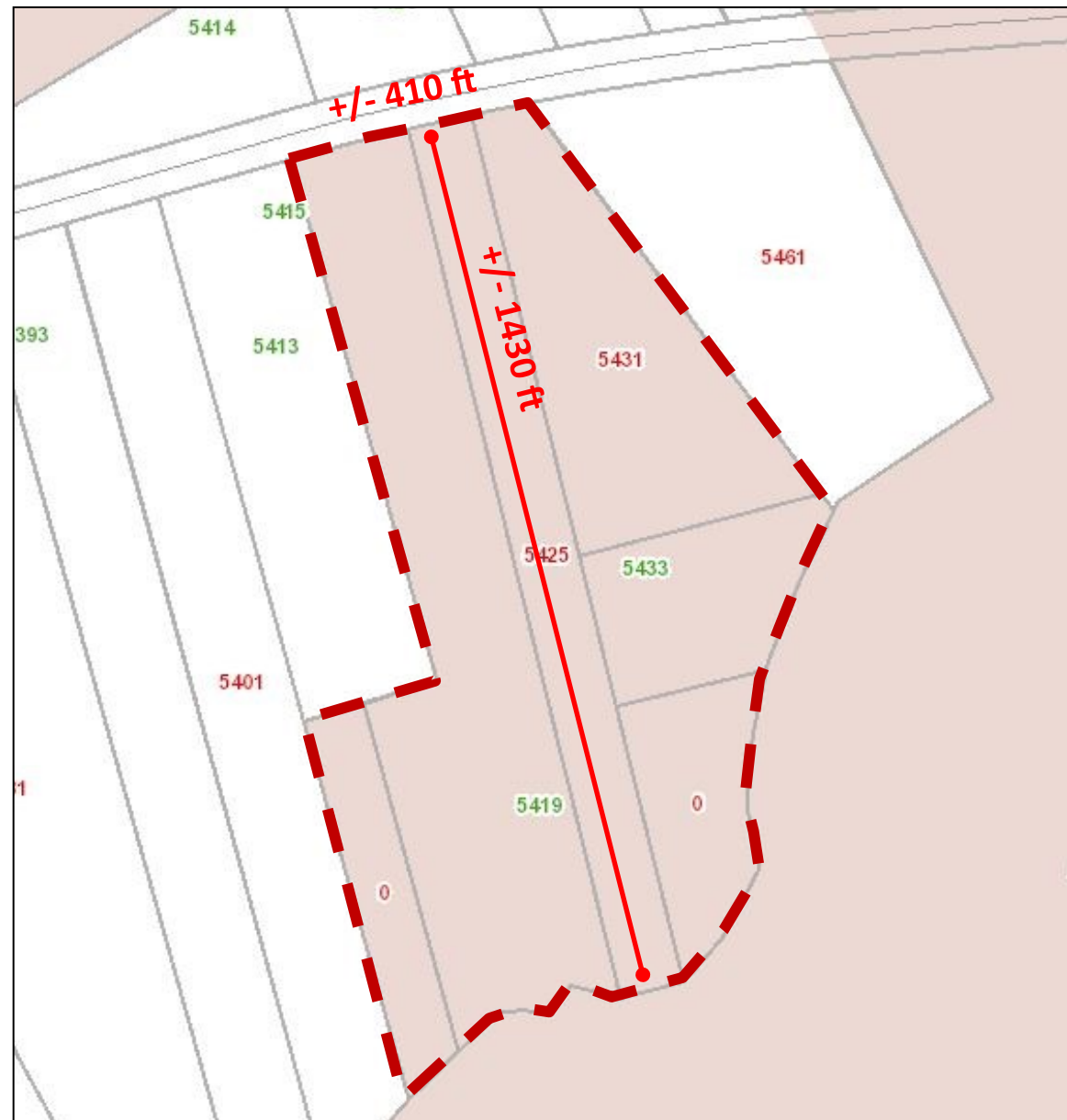


PROPERTY OVERVIEW

- +/- 21.88 acres—6 parcel assemblage
- Zoned R-3—Town of Braselton
- Rolling topography
- 410 ft of frontage on Thompson Mill Road
- Easily accessed off of Thompson Mill Road and Spouts Springs Road
- Assigned Schools: Spout Springs Elementary School—Cherokee Bluff Middle School—Cherokee Bluff High School

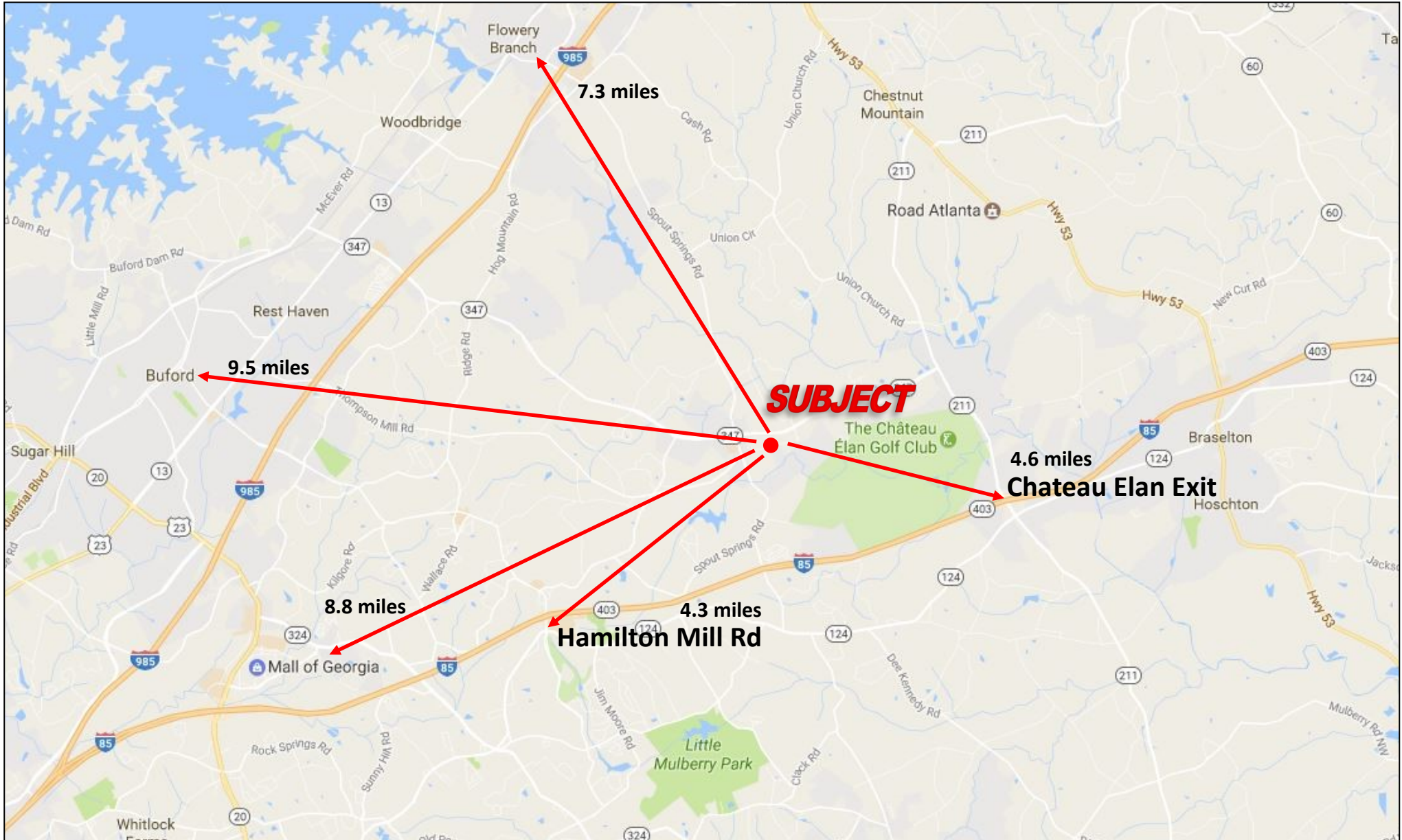
**Subject property has been annexed to the existing corporate limits of the Town of Braselton, Georgia.*

!!Price Reduced!! \$1,300,000



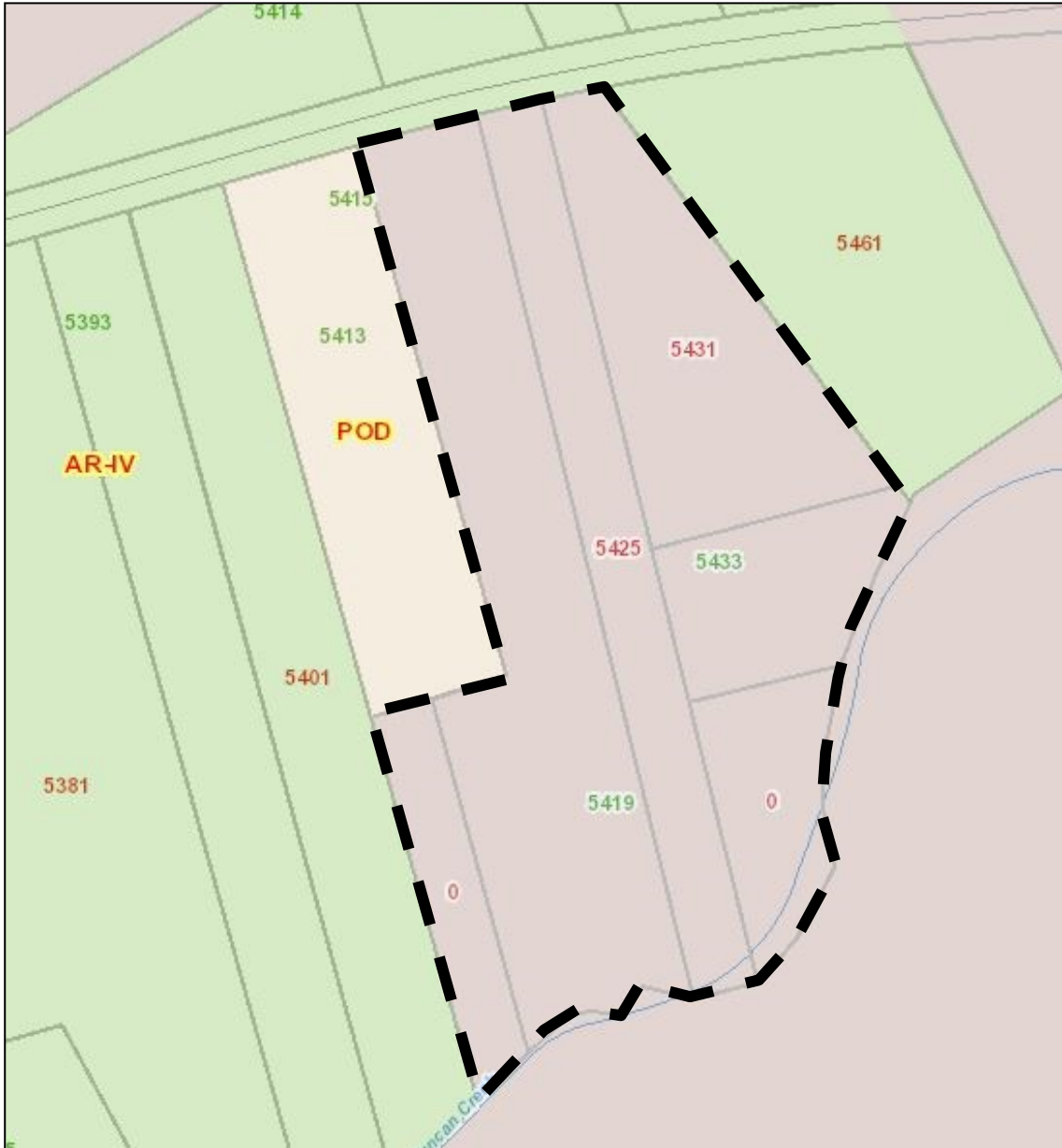


LOCATION MAP





ZONING—TOWN OF BRASELTON



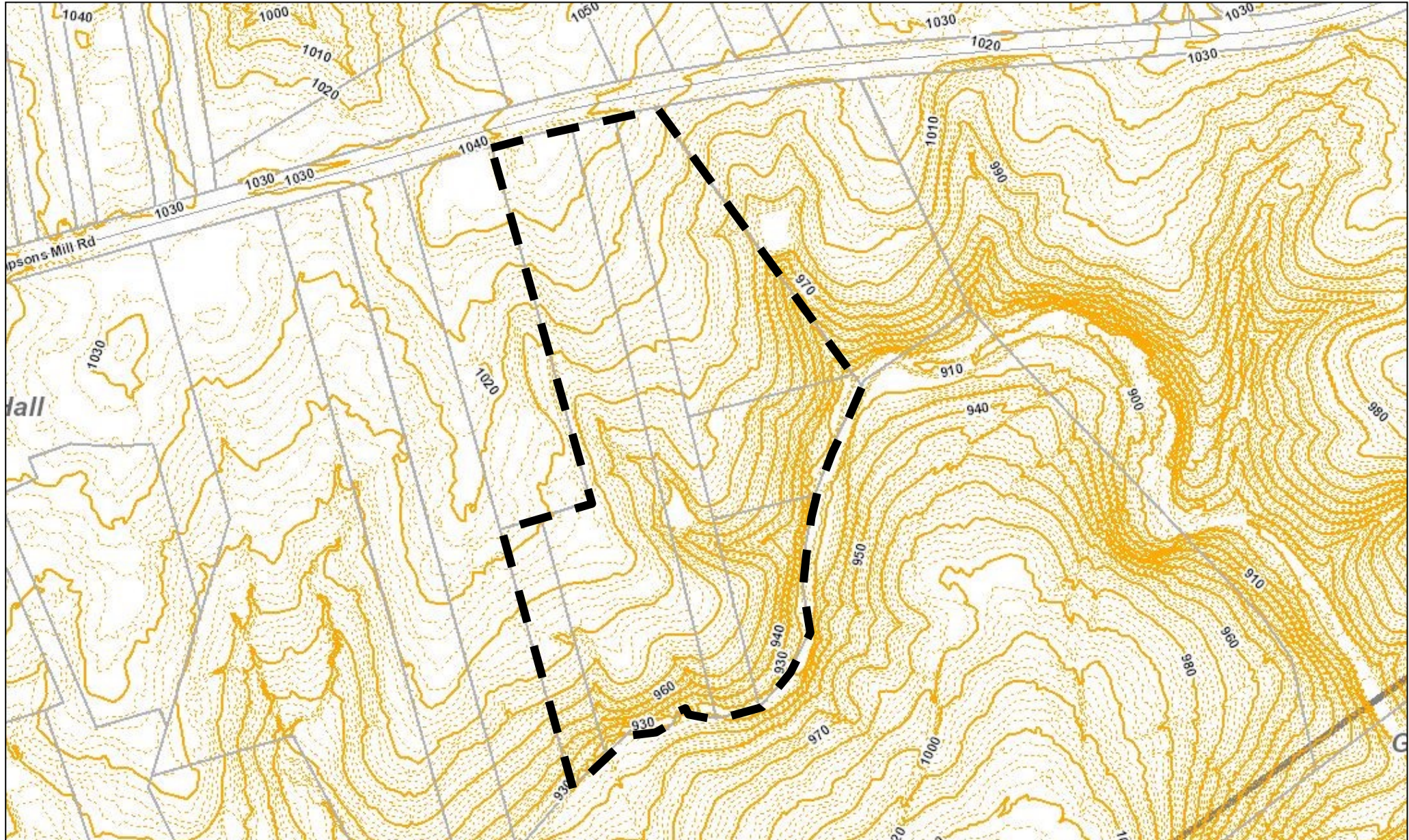
The subject property is Zoned R-3 per the Town of Braselton Zoning Map.

Conditions of this zoning are as follows:

- *R111 Town of Braselton*
- *Single Family Detached 10,000 SF lot, 75 width*
- *Single Family Attached 8 units per acre, 22ft width per unit*
- *Two Family 16,000 SF lot, 100 width*

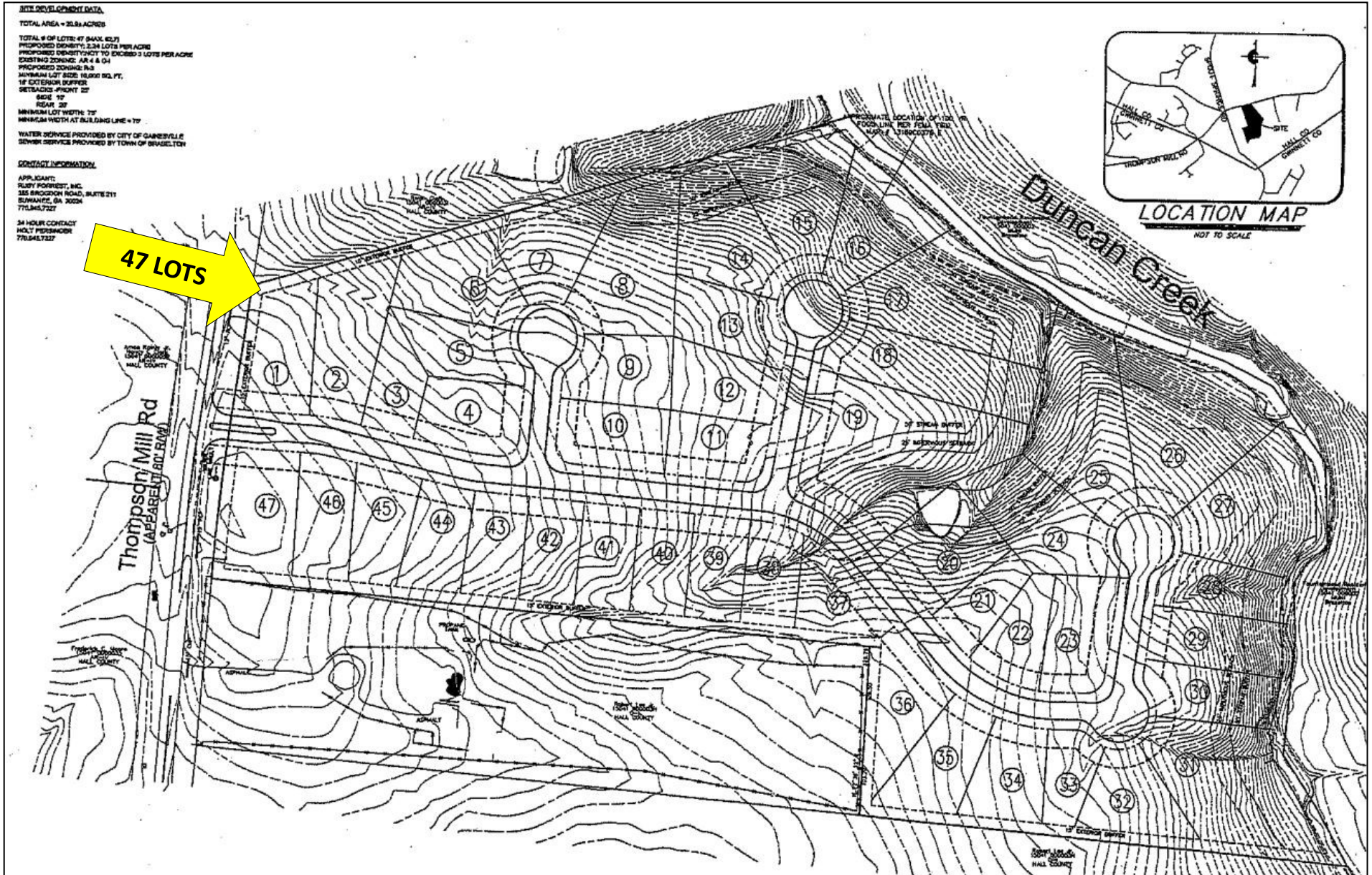


TOPOGRAPHY



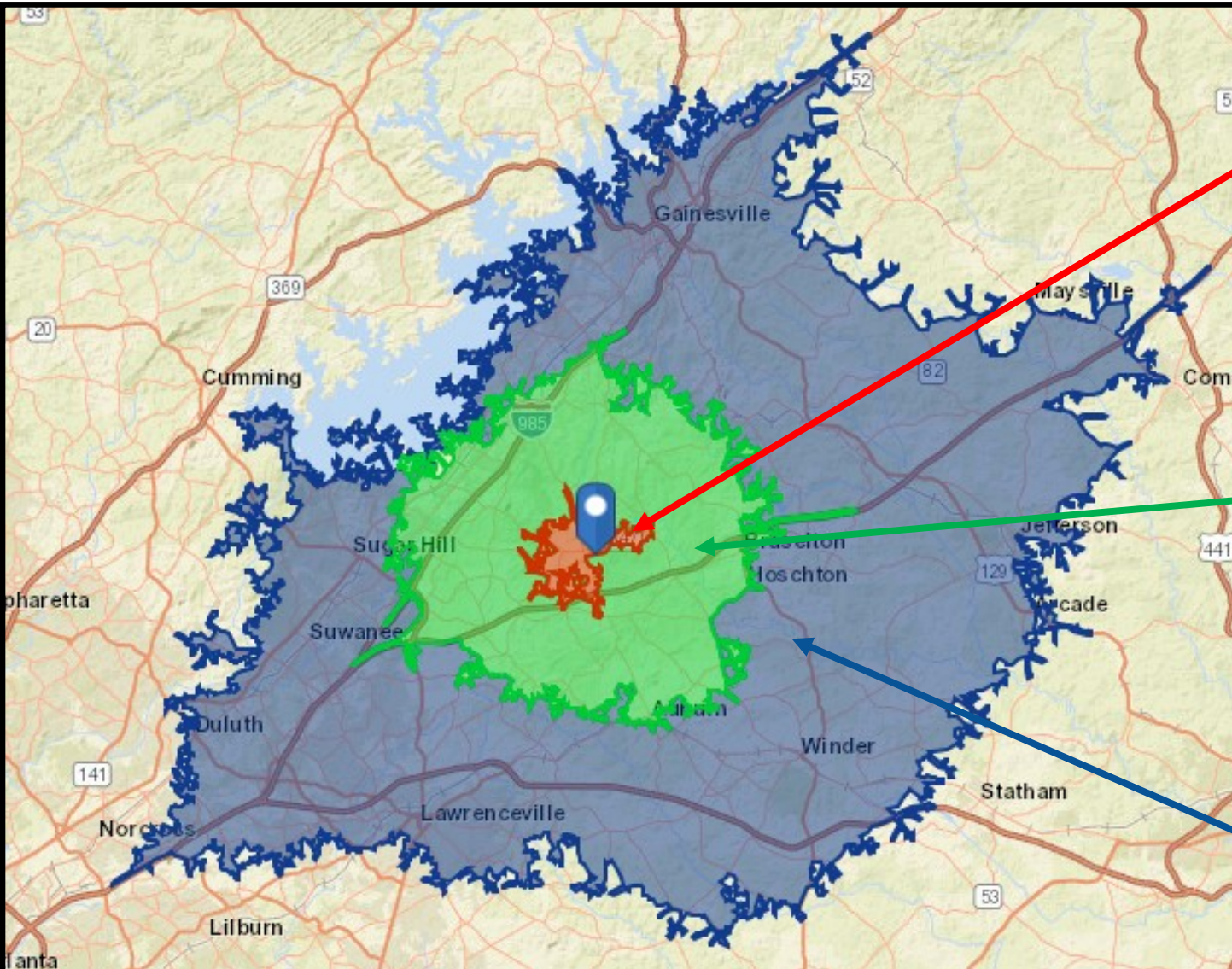


APPROVED PRELIMINARY SITE PLAN





DRIVE TIME MAP



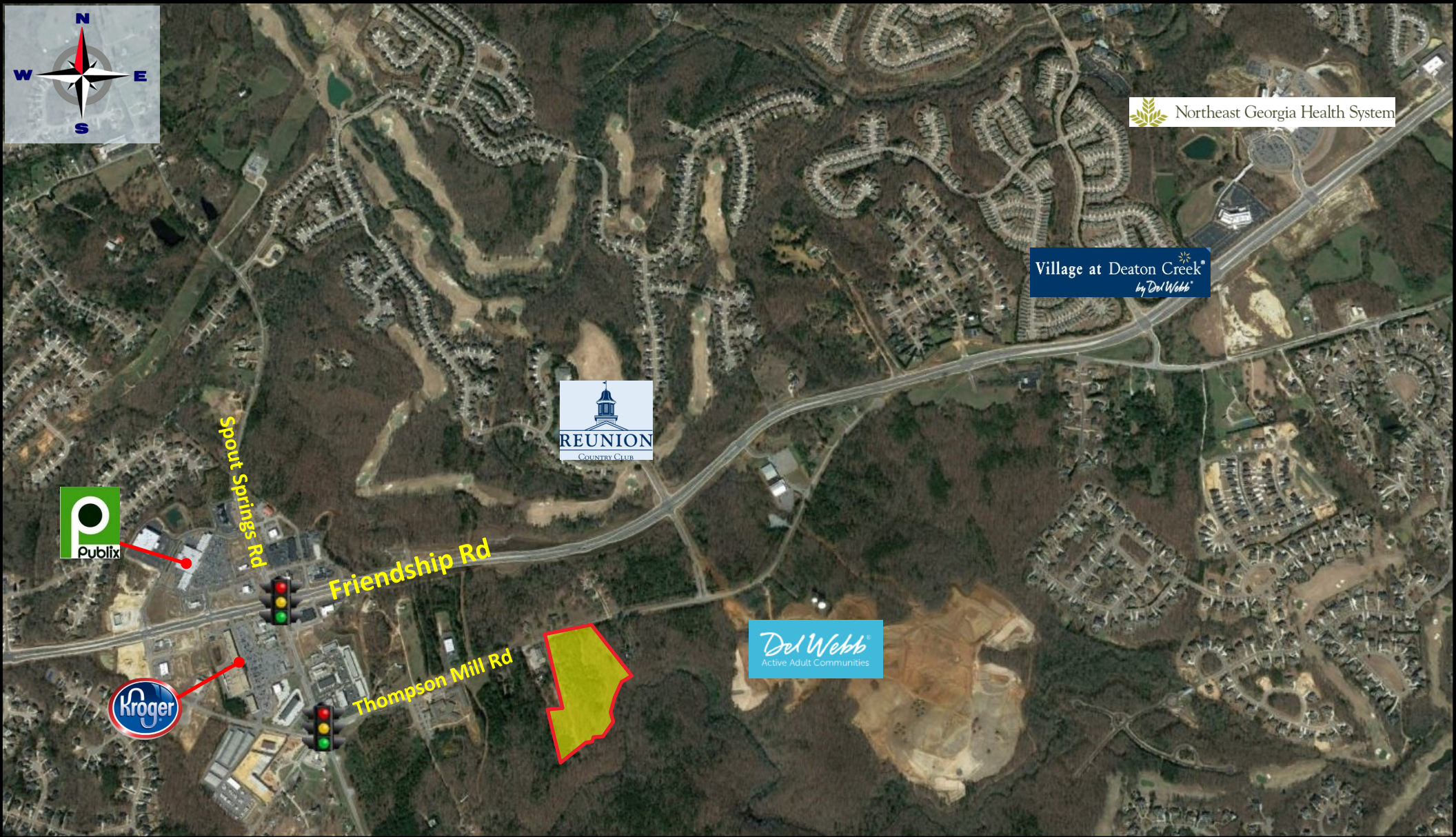
5 Minutes

15 Minutes

30 Minutes

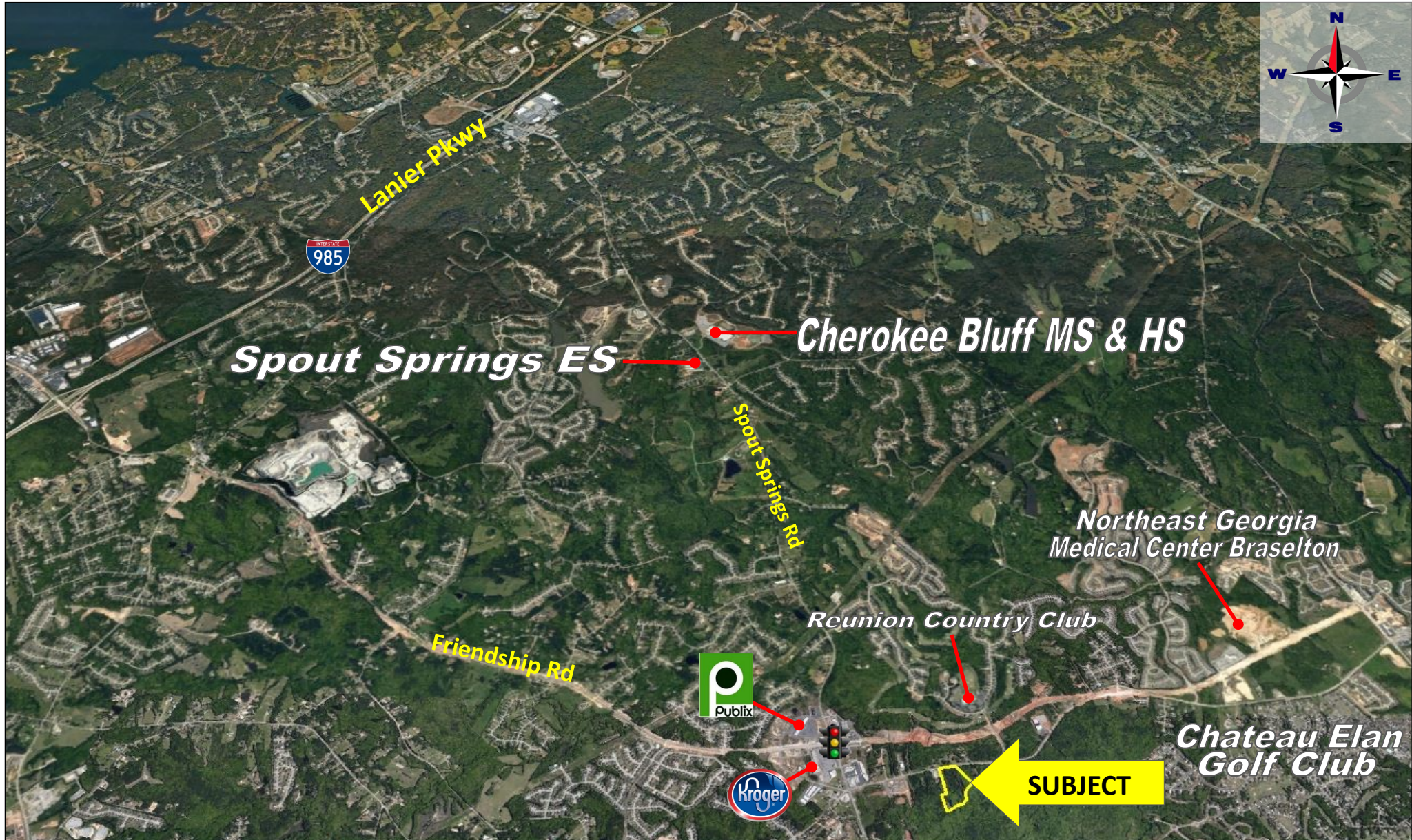


SUBMARKET AERIAL





AERIAL

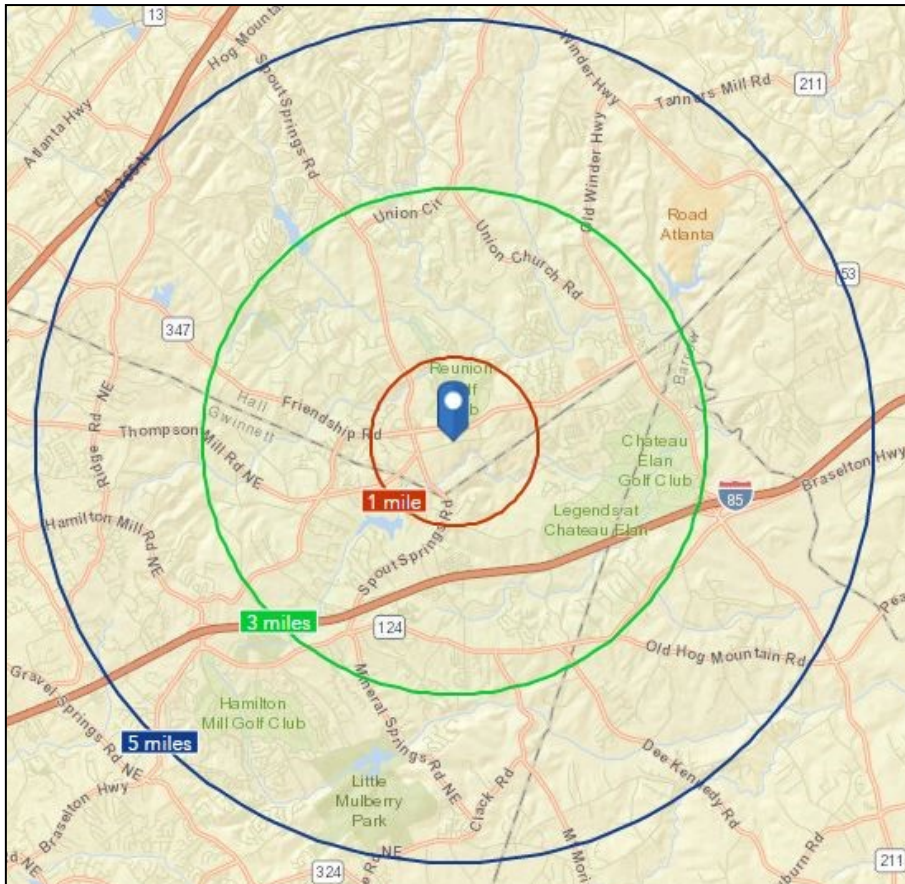




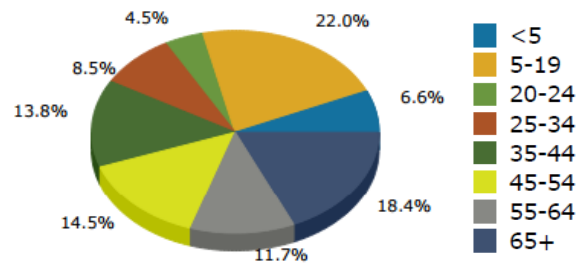
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AREA DEMOGRAPHICS

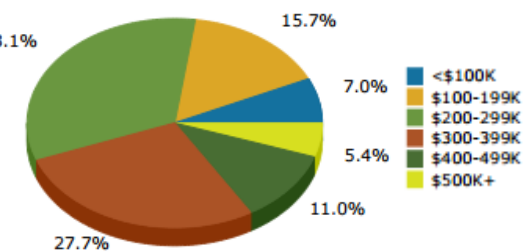
	Population	# of Households	Avg Household Income	Median Age
1 Mile	2,727	961	\$99,767	41
3 Miles	29,973	9,579	\$105,328	37
5 Miles	71,594	22,956	\$99,194	37



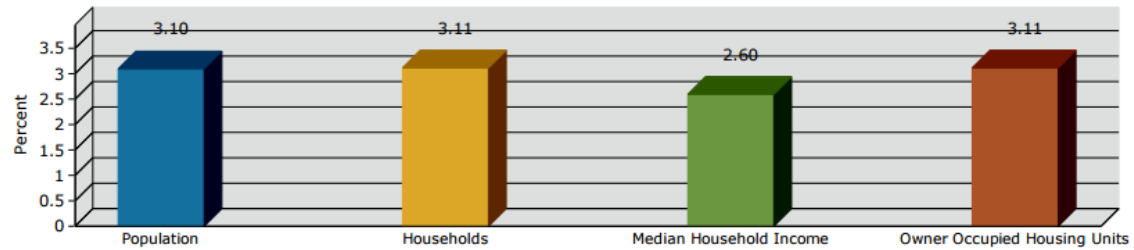
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

