

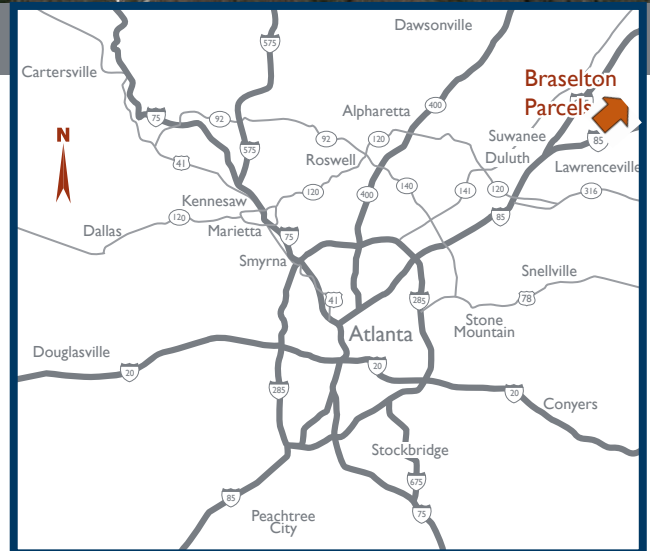
BRASELTON PARCELS

THOMPSON MILL ROAD (NEAR SPOUT SPRINGS ROAD), BRASELTON, GA 30517



PROPERTY DETAILS

- 2 Parcels totaling 3.084 acres in Hall County located on Thompson Mill Road near the intersection with Spout Springs Road
- Zoned G-C, city of Braselton
- Parcel 2 is 1.464 acres; Parcel 3 is 1.620 acres
- Immediate Area retailers at Duncan Corners include: Publix, Kroger, AutoZone, UPS, banks (Chase, Wells Fargo, Fidelity), restaurants (Wendy's, Bojangles, McDonald's, Johnny's NY Pizza, Waffle House, Sonic, Cabo's Mexican Grill), and more.
- Affluent and growing demographics, within 3 miles of Reunion subdivision & Country Club and within 5 miles of Chateau Elan (subdivisions, resort and winery)

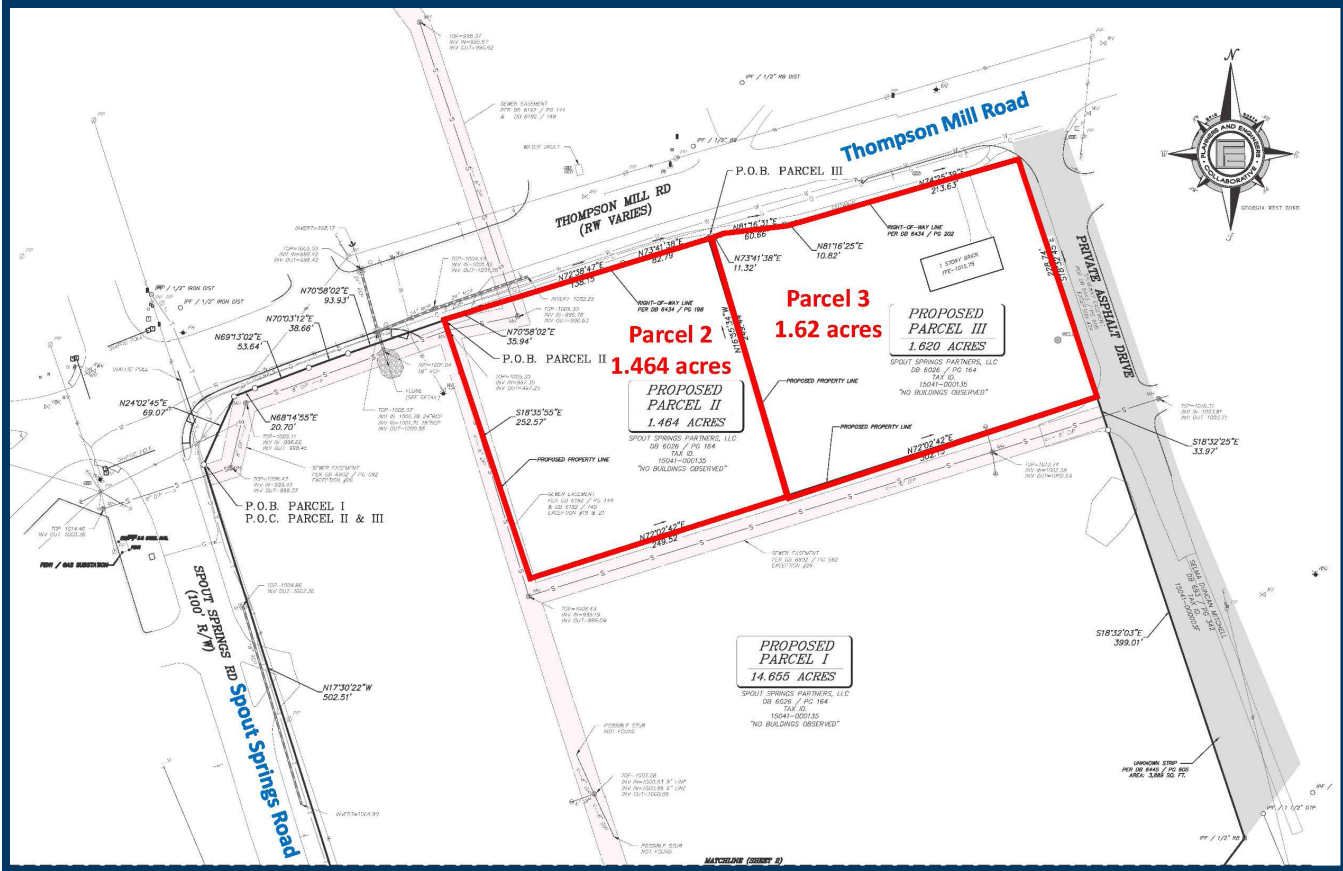


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770.476.4801

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TRAFFIC COUNTS - Ga DOT

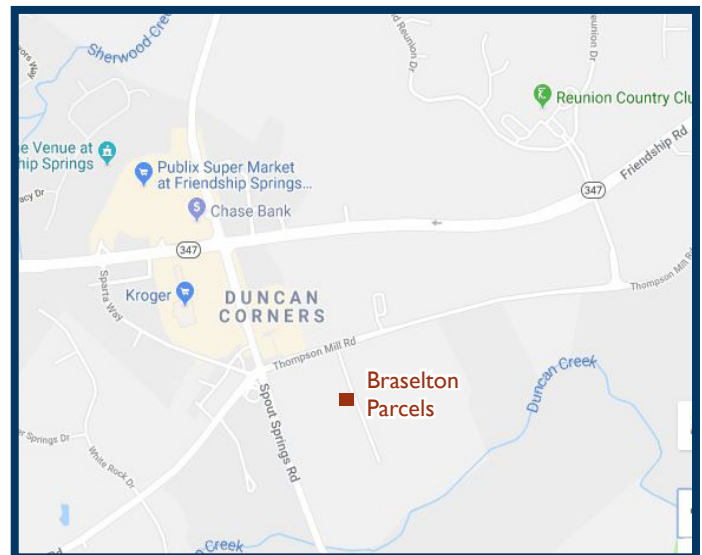
| | |
|--------------------|------------|
| Thompson Mill Road | 13,000 VPD |
| Spout Springs Road | 10,400 VPD |

PARCEL PRICING @ \$250,000/acre

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

DEMOGRAPHICS - 2018 CoStar

| | 1 mile | 3 miles | 5 miles |
|--------------------|----------|-----------|-----------|
| Population | 4,231 | 30,392 | 78,408 |
| Income | \$95,886 | \$105,696 | \$102,284 |
| Daytime Population | 1,080 | 10,481 | 23,110 |



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