

FOR SALE

2 Commercial Lots at Stone Crossing - Town of Braselton, GA
2615 & 2645 Old Winder Hwy, Braselton, GA 30517

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NORTON

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OFFERING SUMMARY

Sale Price:

Lot 6 (0.702 +/- AC): \$495,000
Lot 7 (0.757 +/- AC): \$495,000

Traffic Counts: Hwy 211: 30,900 VPD
 Hwy 347: 18,616 VPD

Utilities: All Available

Zoning: PUD

PROPERTY OVERVIEW

Stone Crossing is in a great location near the thriving intersection of GA Hwy 211 & GA Hwy 347 (Friendship Road). Lots have multiple access points with “cul-de-sac corner” locations and access is by two-way commercial-grade roads that act as spine roads for Stone Crossing. Due to the proximity of the Northeast Georgia Medical Center, an established medical community exists in this area. The immediate area has several large mix use communities approved and under construction, including Hall Gwinnett Village, Reveille and Chateau Village. Within a 3 mile radius, there have been 375 +/- new homes built and sold each of the last 8 years and currently there are 3,357 new housing units under development. Braselton has become a major regional medical hub over the last two decades with over 1,000,000 square feet of medical office space completed or under development now. **Lots 6 & 7 would be ideal for specialty medical offices, financial management or professional licenses.**

- Two graded, final platted, pad ready, commercial lots
- Great exposure and multiple access options
- Proximity to Interstate and employment zones
- Graded with offsite master detention and storm water facilities in place

LOCATION OVERVIEW

Located just minutes from I-85 at Exit 126, this is a premier commercial development for Braselton, GA. Prime sites to capitalize on the medical community and large housing growth in Braselton. Close to Northeast Georgia Medical Center and Chateau Elan (approximately 1 mile each from the sites).

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LOT 6 - COUNTY OUTLINE



LOT 7 - COUNTY OUTLINE



LOT 6



LOT 7

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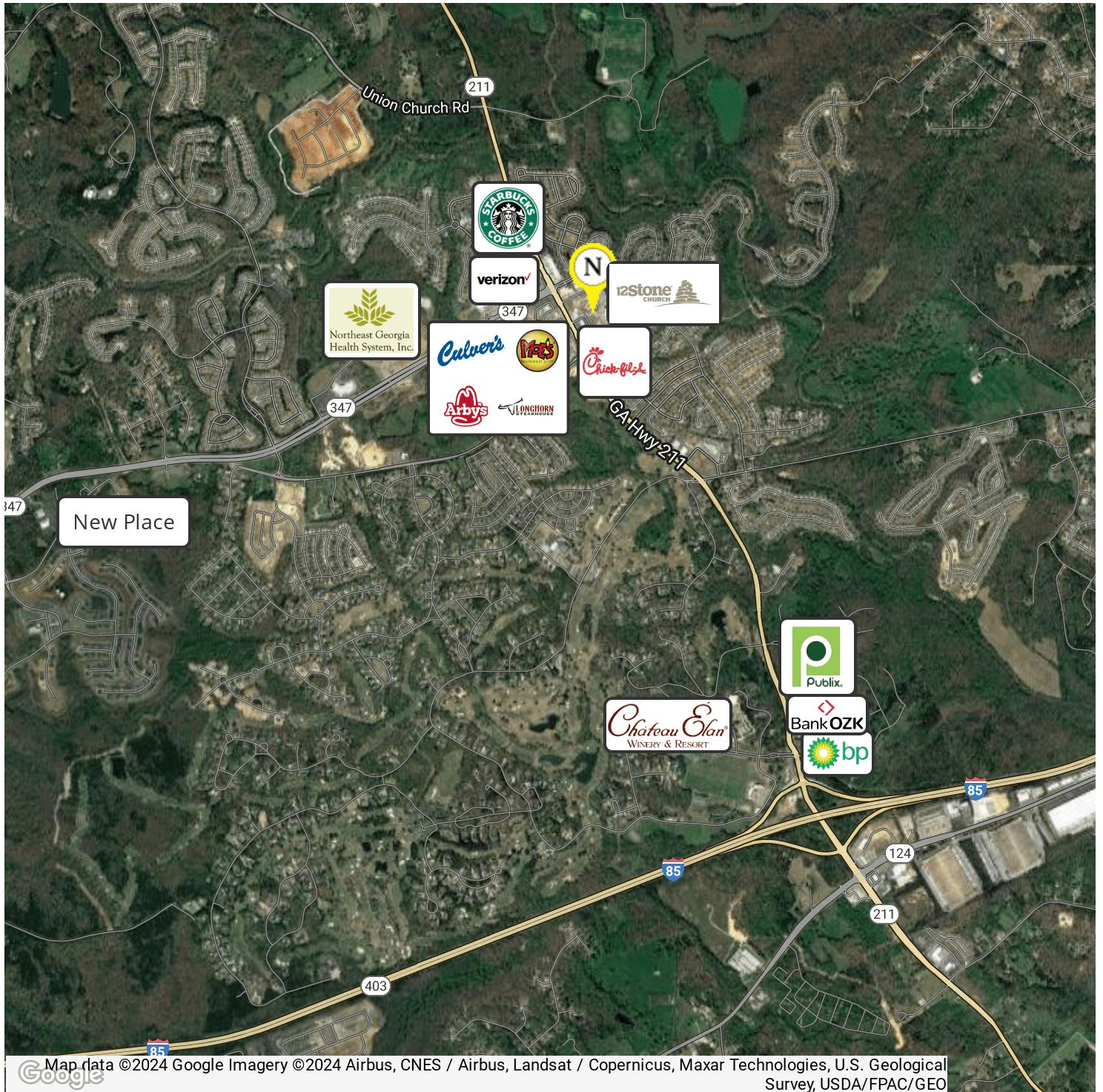
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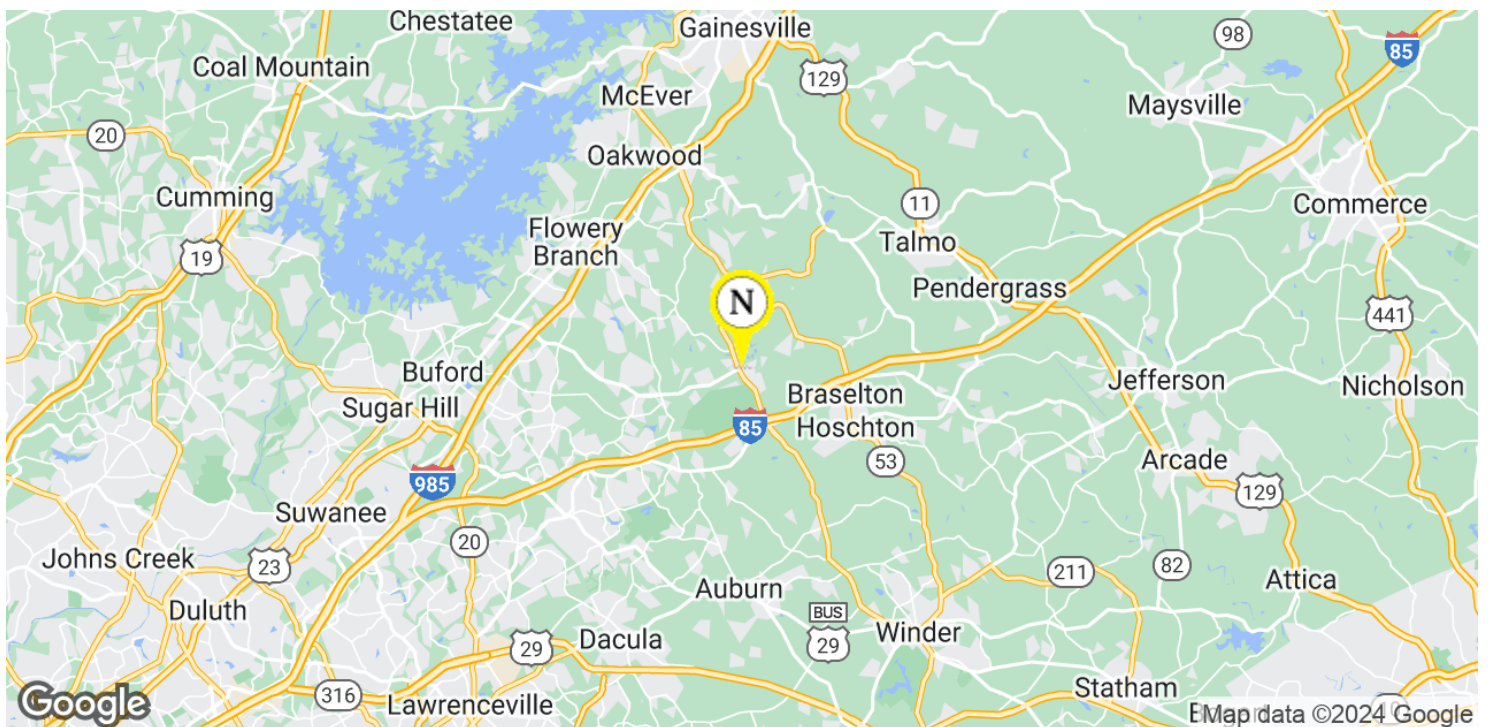
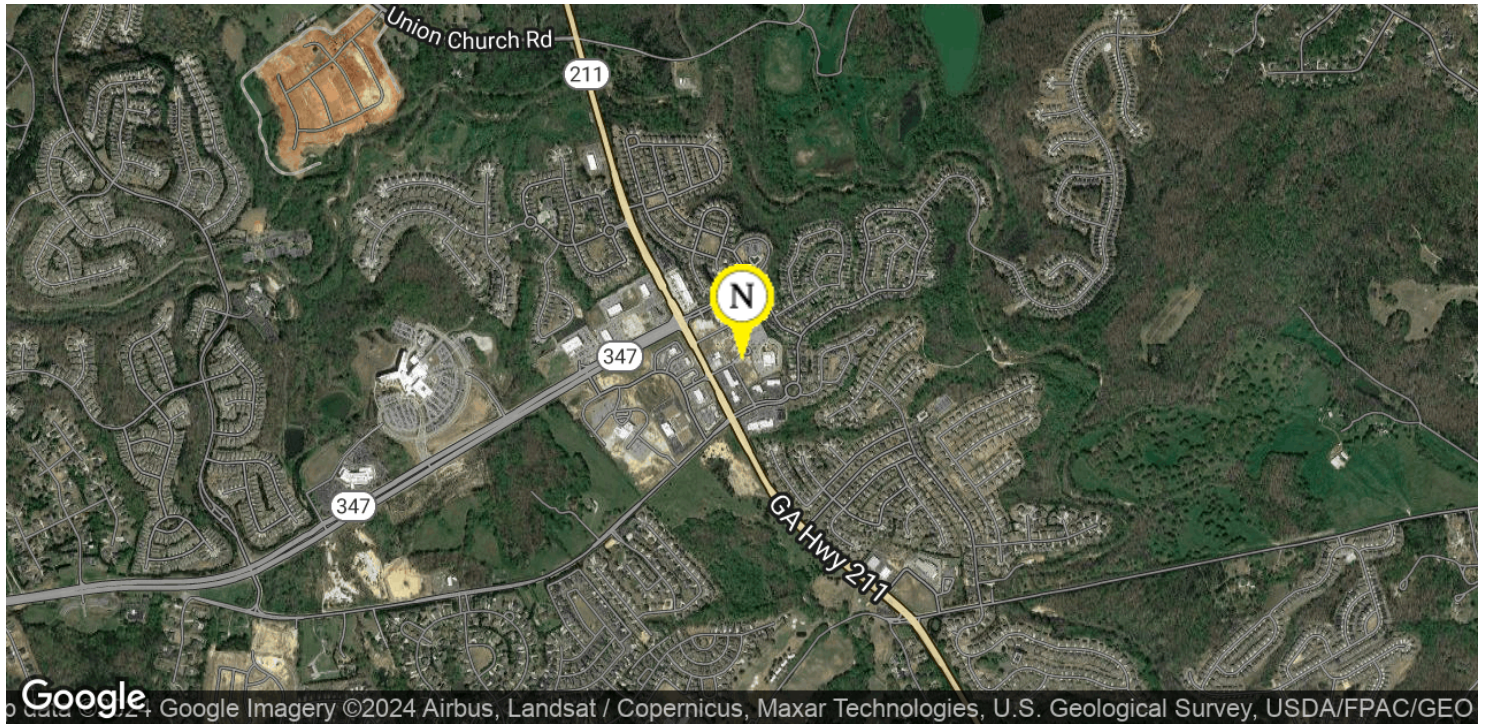
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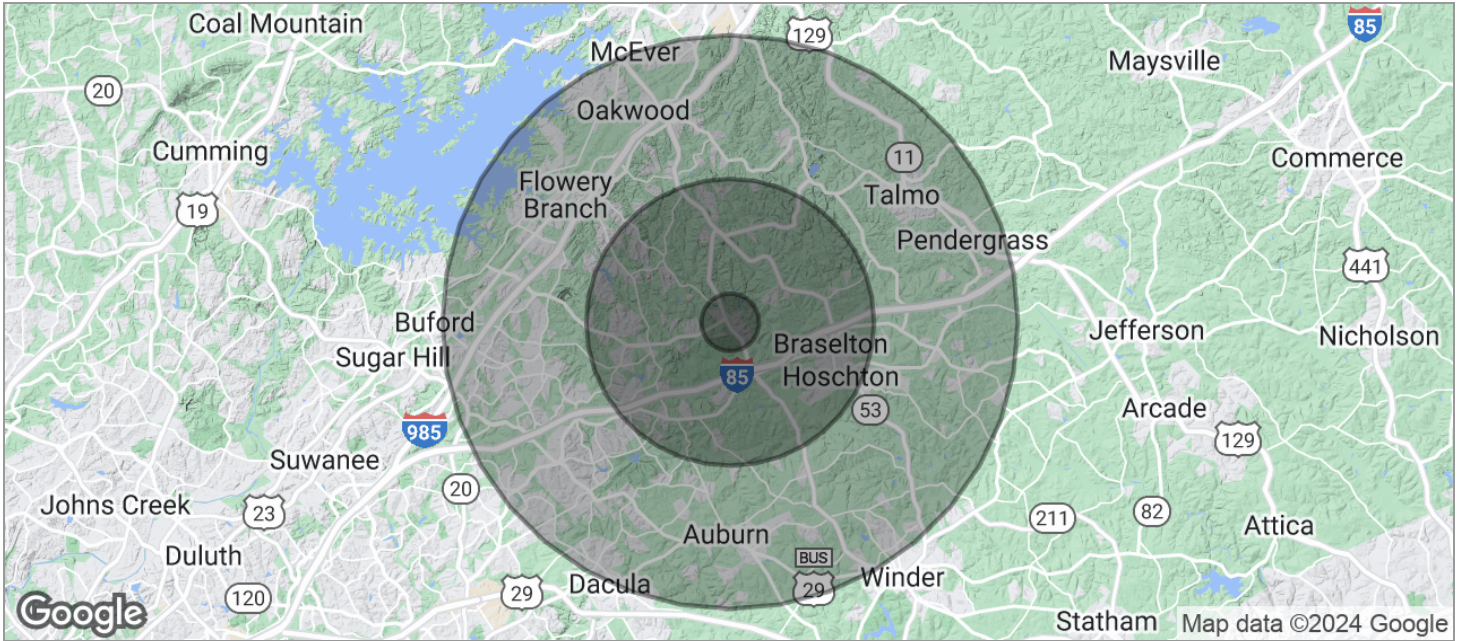
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,216	54,441	229,647
MEDIAN AGE	38.7	39.3	38.4
MEDIAN AGE (MALE)	40.1	40.1	37.3
MEDIAN AGE (FEMALE)	37.9	39.0	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,520	18,412	76,478
# OF PERSONS PER HH	2.8	3.0	3.0
AVERAGE HH INCOME	\$137,725	\$114,460	\$98,657
AVERAGE HOUSE VALUE	\$325,448	\$299,152	\$254,764

* Demographic data derived from 2020 ACS - US Census

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