

FOR SALE

Fields at Walnut Creek - Entitled for 155 Lots
345-Acre Residential Development Opportunity
Jackson & Hall Counties, GA

0 Guy Cooper Road , Braselton, GA 30517

For More Information: Stephen Lovett

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Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.



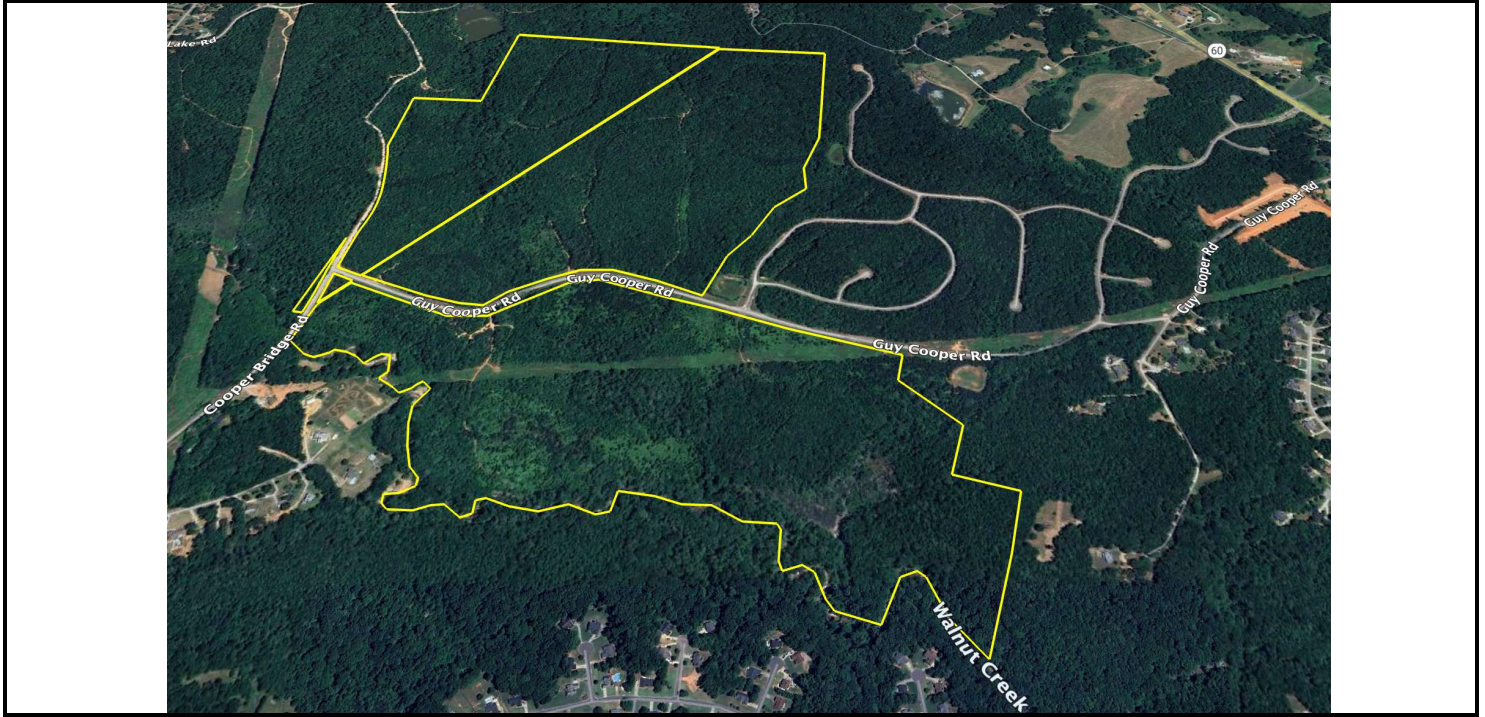
Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

345-Acre Residential Development Opportunity - Jackson & Hall Counties

0 GUY COOPER ROAD , BRASELTON, GA 30517



OFFERING SUMMARY

Sale Price:	Contact Broker
Price / Acre:	Contact Broker
Lot Size:	345 Acres
Zoning:	R-2 (Entitled for 155 Residential Lots)
Utilities:	All Available Except Sewer
Road Frontage:	1,200' Cooper Bridge 5,300' Guy Cooper Rd

PROPERTY OVERVIEW

Norton Commercial is proud to present this assemblage of three large tracts on the western Jackson and south-east Hall county line only 10 minutes from downtown Braselton and I-85. This offering consists of 345 +/- acres and is currently zoned R-2 and entitled for 155 lots. Can be subdivided into smaller pods as Guy Cooper Road bisects the site. Road frontage of 1,200 ft along Highway 60 and 5,300 feet of frontage along Guy Cooper Road allowing for multiple entrances. Topography is rolling to gently rolling typical of land in this area. Site has access to all utilities including public water; however, onsite private or septic systems will be required. There is a significant portion of land south of Guy Cooper Rd that is floodplain reflected in the site plan attached. This is a unique opportunity with entitlement in place in an area where zoning approvals are currently difficult to attain. Adams Homes is building in the adjacent portion (Phase 1 on the attached site plan)of The Fields at Walnut Creek.

LOCATION OVERVIEW

Located just 5 miles from I-85 and 8 miles to downtown Braselton, this tract is well positioned in the line of commercial, industrial & residential growth. Braselton has a robust balance of recent developments extending the supply chain along the I-85 corridor. The community has also experienced a medical boom with the NGHS Hospital and accompanying 250,000 SF of new Medical Office Space. Braselton's positioning just north of Gwinnett has paved the way for suburban growth: small restaurants, retailers, consumer services and mixed-use projects. Located in the Hall County School District – Myers ES, South Hall MS and Johnson HS; Jackson County – West Jackson Primary & Intermediate & MS, Jackson County HS.

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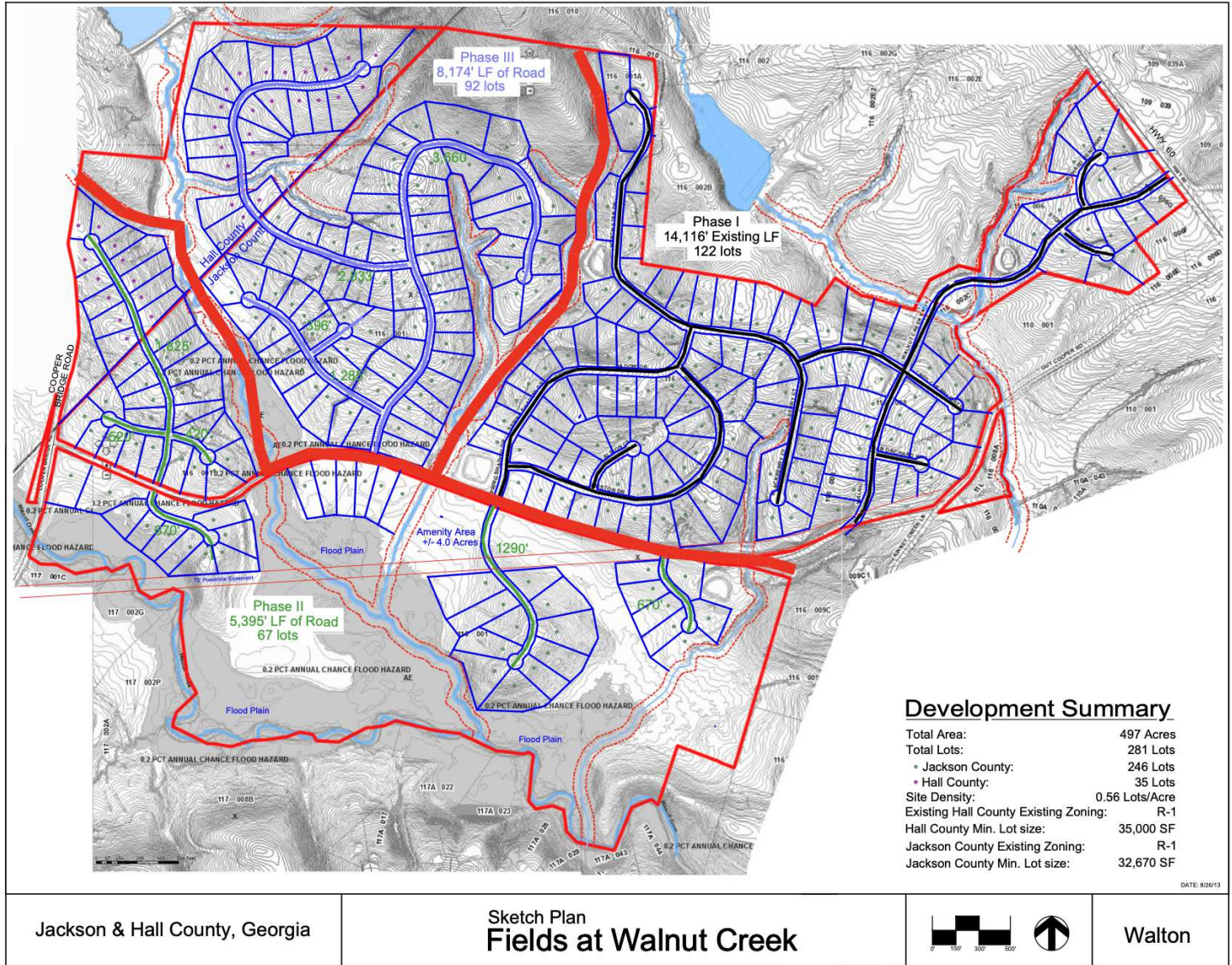


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ADDITIONAL PHOTOS

Fields at Walnut Creek +/- 345 AC – Residential Development Opportunity - Jackson & Hall Counties, GA

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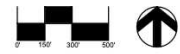
Development Summary

Total Area:	497 Acres
Total Lots:	281 Lots
• Jackson County:	246 Lots
• Hall County:	35 Lots
Site Density:	0.56 Lots/Acre
Existing Hall County Existing Zoning:	R-1
Hall County Min. Lot size:	35,000 SF
Jackson County Existing Zoning:	R-1
Jackson County Min. Lot size:	32,670 SF

DATE: 8/26/13

Jackson & Hall County, Georgia

**Sketch Plan
Fields at Walnut Creek**



Walton

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RETAILER MAP

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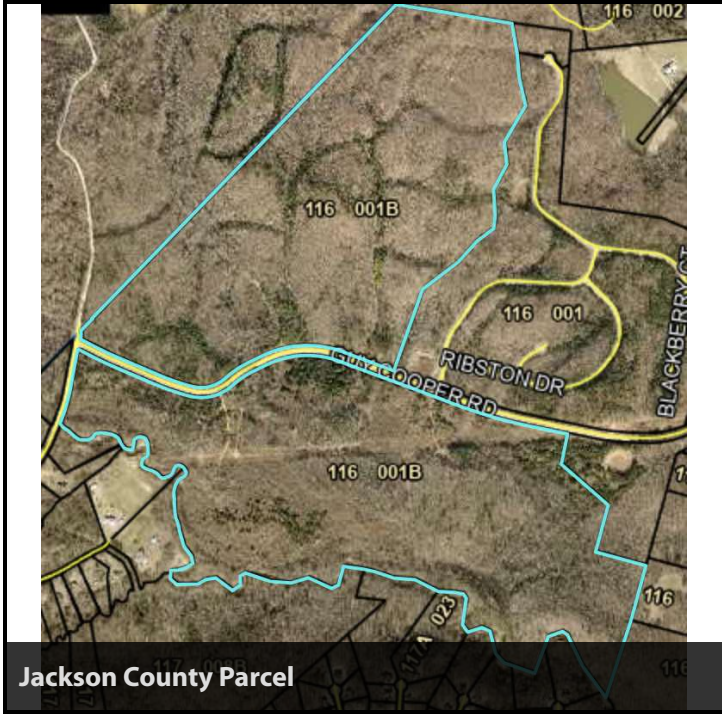


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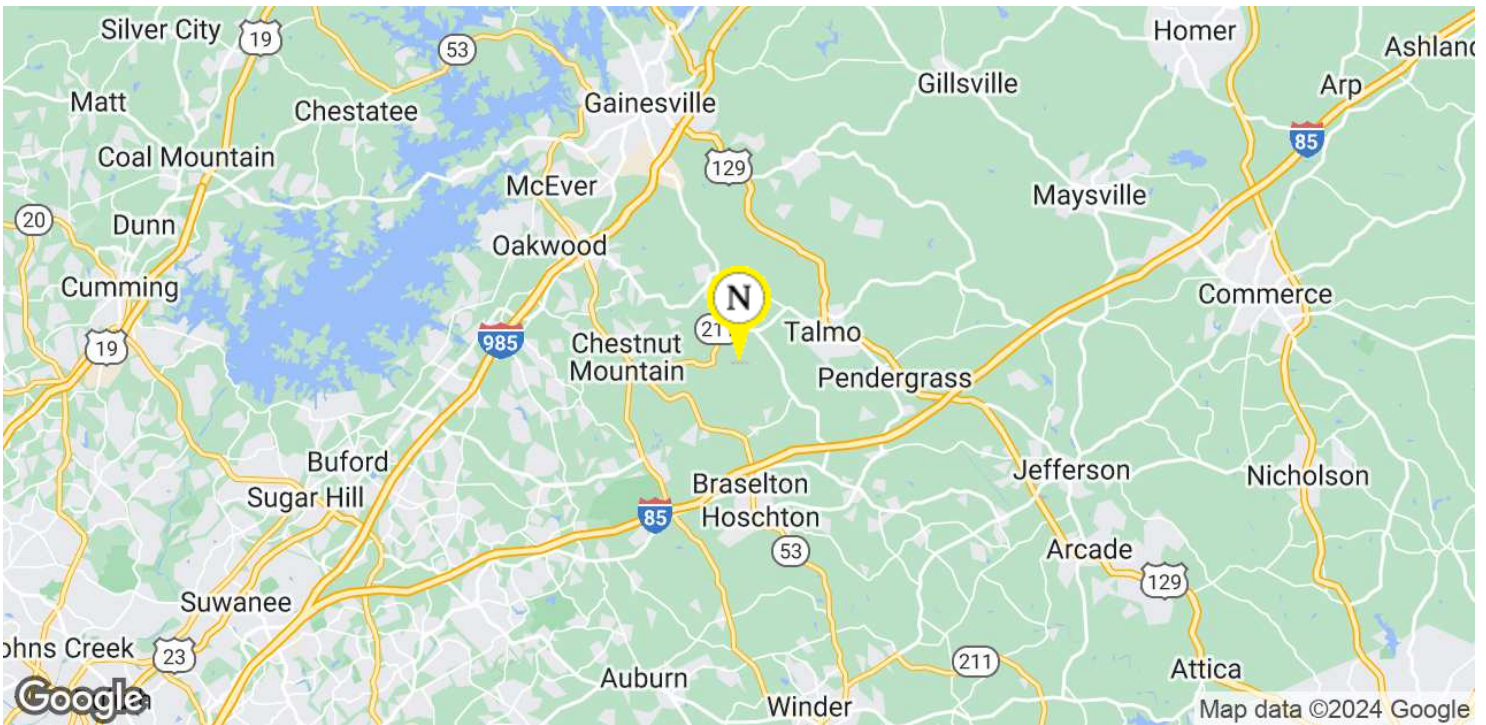
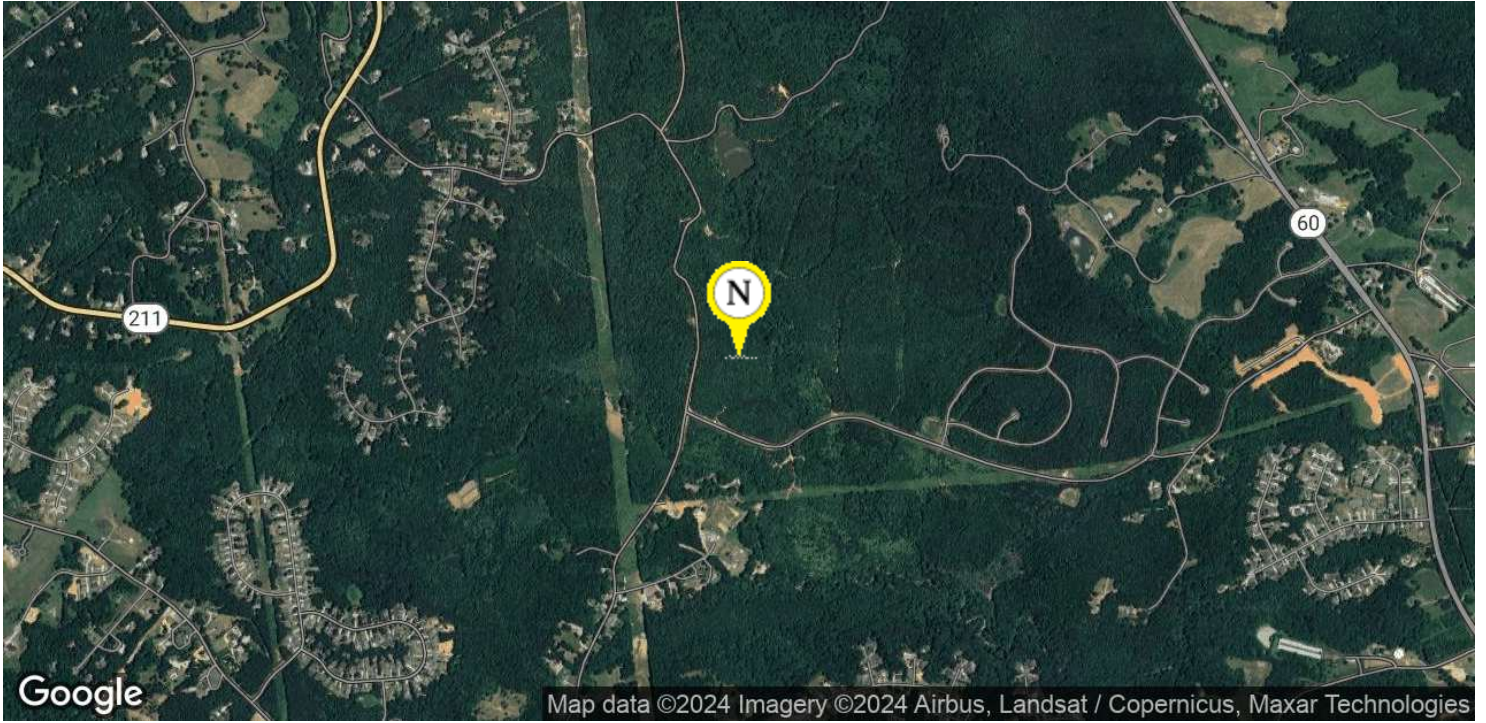


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