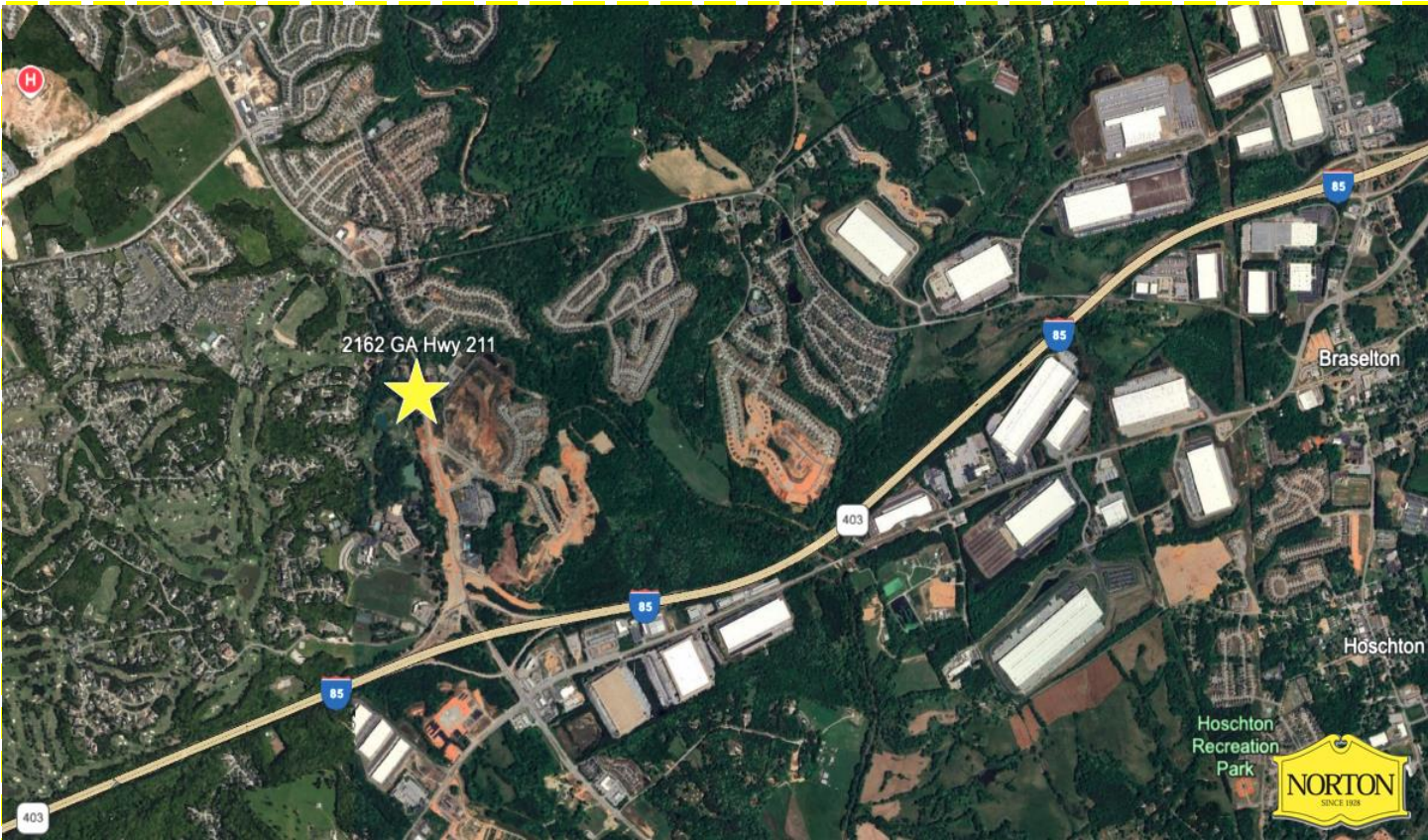


±6.5 Acres | Prime Development Opportunity

2162 Highway 211, Braselton, GA 30517



Norton Commercial & Acreage Group, LLC
434 Green Street
Gainesville, GA 30501
770.297.4800 (Main)
470.691.0105 (Fax)
www.NortonCommercial.com

6.5 +/--ACRE ASSEMBLEDGE FOR SALE

2162 Highway 211, Braselton, GA 30517



Property Summary

Asking: \$1,500,000

Acreage: 6.5 +/- Acres

- Dwelling: 1860 +/- SF, Built in 2000

Assemblage: 4 total tracts.

Reach out today for more info!

Property Overview

Strategically located in the high-growth corridor of Braselton (Barrow County), GA, this ± 6.5 -acre assemblage presents a rare opportunity for future development near some of North Georgia's most prominent medical, residential, and commercial anchors.

The property includes four contiguous parcels, currently zoned R-1 (Single-Family Residential), with all utilities available. Surrounded by dense residential rooftops, Class A medical facilities, and just minutes from Northeast Georgia Medical Center, Chateau Elan, and I-85



Will Cobb

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Tyler Grabau

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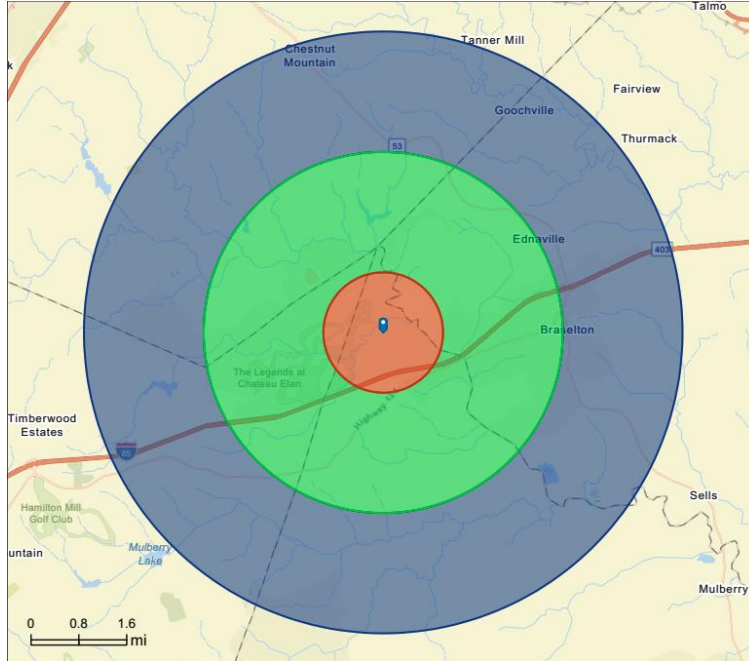
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tgrabau@gonorton.com

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DEMOGRAPHICS MAP



	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population Summary			
2010 Total Population	2,472	10,940	25,946
2020 Total Population	3,794	17,309	33,289
2020 Group Quarters	0	62	46
2025 Total Population	5,039	21,475	43,224
2025 Group Quarters	0	57	42
2030 Total Population	6,180	24,329	47,682
2025-2030 Annual Rate	4.17%	2.53%	1.98%
2025 Total Daytime Population	5,081	24,458	32,964
Workers	2,428	13,075	11,029
Residents	2,653	11,383	21,935
Household Summary			
2010 Households	882	3,936	8,493
2010 Average Household Size	2.80	2.77	3.05
2020 Total Households	1,276	6,220	10,772
2020 Average Household Size	2.97	2.77	3.09
2025 Households	1,699	7,794	14,161
2025 Average Household Size	2.97	2.75	3.05
2030 Households	2,080	8,864	15,712
2030 Average Household Size	2.97	2.74	3.03
2025-2030 Annual Rate	4.13%	2.61%	2.10%

Demographic data derived from 2020 ACS - US Census



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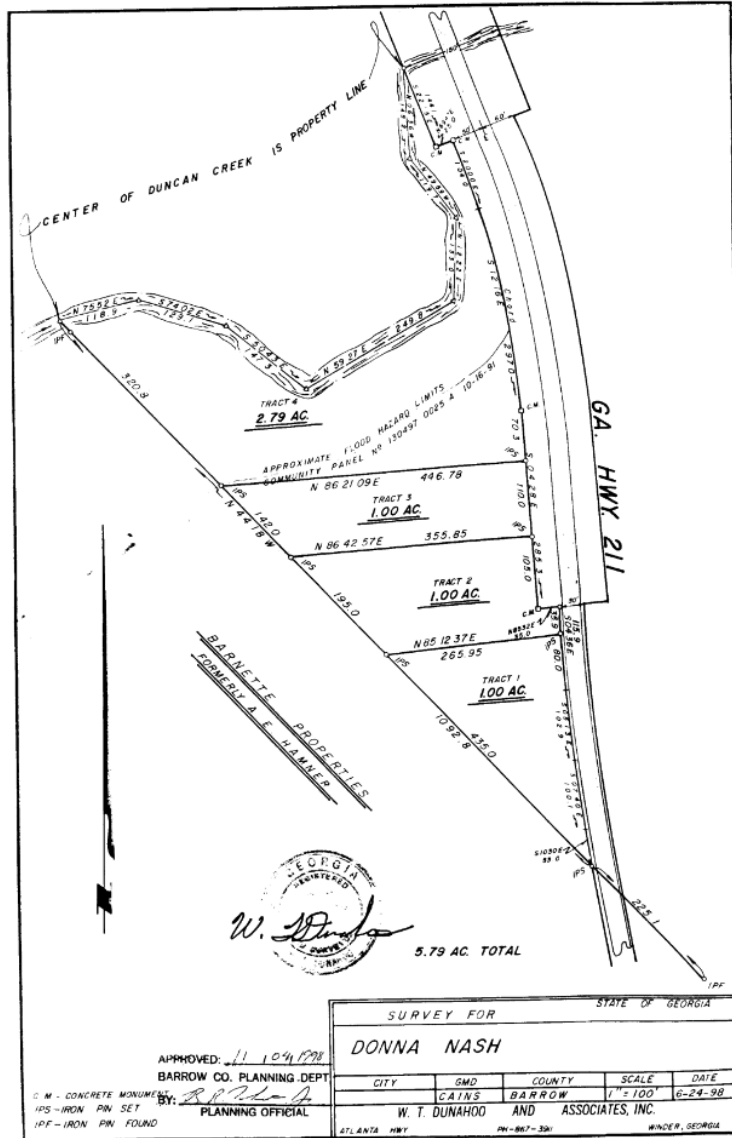
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ACREAGE FOR SALE



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