487 & 507 THOMPSON MILL ROAD





BRASELTON, GA 30517



PROPERTY OVERVIEW

This 4.33 Acre property is a perfect opportunity to develop a new business within in the growing community of Braselton, GA. The surrounding area has over 1,000 homes in development with an average household income of \$123k. With immediate access to I-85 (Exit 126), being located amongst many thriving industrial businesses and Northeast Georgia Medical Center, this property stands to benefit from the growth of the surrounding community. Sample uses include: Child Care, Medical Office, General Retail and more.

PROPERTY FACTS

487 & 507 THOMPSON MILL ROAD





PROPERTY RECORD

ADDRESS	487 & 507 Thompson Mill Road Braselton, GA 30517
COUNTY	Jackson
ZONING	Neighborhood Commerical (N-C)
ACREAGE	4.33
PARCEL ID	H04D 053
LISTED OWNERSHIP	ASPIRE LEARNING, LLC
TOPOGRAPHY	Flat

SCAN OR CLICK HERE FOR A LIST OF APPROVED USES

Example: Day Care, Medical Office, Retail and more

WHY 487 & 507 THOMPSON MILL ROAD

Northeast Atlanta's population has surged in recent years with extremely favorable job growth projections making it one the most desirable suburbs in the metro. The area is attracting an affluent, highly educated resident who seeks the northeast Georgia lifestyle. 487 & 507 Thompson Mill Road is positioned to benefit from this continual growth of the area and provides residents with quick access to the area's top retail, grocery locations and social hubs. The bulleted sites are less than a 1-mile/10-minute drive for residents traveling from the Property's central location.

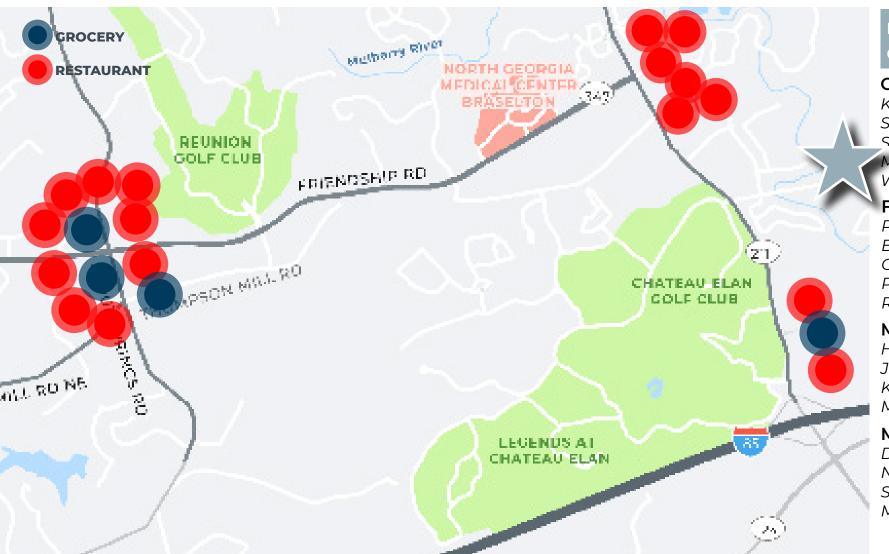






3-MILE RADIUS





NEARBY SHOPPING CENTERS

CLEARWATER CROSSING

Kroger Sushi Heeya Starbucks Marco's Pizza WNB Factory

FRIENDSHIP SPRING VILLAGE

Publix Biba's Italian Champs Chicken Peking Garden Rosati's Pizza & Sports Pub

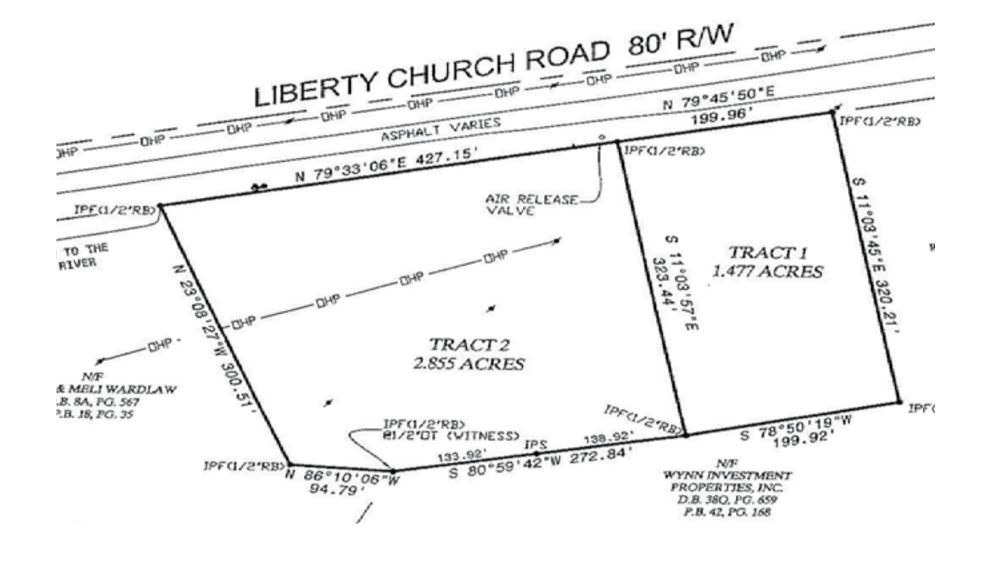
MULBERRY WALK

Houndstooth Grill & Bar Jack's Old South BBQ Ki Rin Asian Marble Slab Creamery

MULBERRY PLACE

Diablos Southwest Grill Ninja Steakhouse Sopranos Grill Monterrey Mexican Grill

SURVEY



BRASELTON | FAR MORE THAN A SUBURBAN COMMUNITY

Braselton offers the charm of a small town combined with proximity to luxury amenities and nearby employment centers. Many of the downtown area's historic buildings have been renovated in keeping with the charm and small-town feel Braselton has been known for since the early 1900s. Residents and visitors enjoy year-round activities from family friendly movies to outdoor concerts, antique and garden festivals, and other holiday events.

Braselton is a town located northeast of Atlanta, Georgia, in Gwinnett, Hall, Barrow, and Jackson counties. Located approximately 40 miles northeast of Atlanta, Braselton lies along the northeast edge of the Atlanta MSA,.The town is centered along Interstate 85 (I-85), which is the primary corridor connecting Atlanta to South and North Carolina.

Braselton is home to nearly 12,000 residents. In addition, there are more than 5 million people within a 50-mile radius of Braselton, and the town sits in the center of a triangle formed by Athens, Gainesville, and Lawrenceville, each of which is a growing city and the hub of its own county.



ECONOMIC GROWTH | IN THE NORTHEAST

The area benefits from the economic development efforts of four separate counties, and Braselton's location along I-85 makes it an ideal location for manufacturing and distribution. Many recent announcements and expansions include:

MARS WRIGLEY CONFECTIONERY will invest \$60 million in South Hall plant and create 126 new jobs - pushing employment to 1,000.

THREDUP Online clothing resale company is expecting to add 700 new jobs because of the \$28.7 million expansion at a 270,000 square-foot facility located in Suwanee. The new facility will be the largest of ThredUp's five distribution centers.

GREENVIEW FLOORS INTERNATIONAL, a vinyl and laminate flooring manufacturer is set to build its first US facility in Bartow County. It will create an expected 238 jobs and invest \$26 million to renovate an existing building.

NORTHEAST GEORGIA HEALTH SYSTEM

Northeast Georiga Health System is anchored by Northeast Georgia Medical Center's four hospital campuses – NGMC Gainesville, NGMC Braselton, NGMC Barrow and NGMC Lumpkin – with a total of more than 700 beds and more than 1,200 medical staff members representing more than 50 specialties.

The economic impact of NGMC has now surpassed the \$2 billion mark. Its new graduate medical education (GME) program welcomed its first residents in 2019, a program expected to bring more than 100 doctors in the next five years.

NGMC Gainesville is moving forward on a new 11-story patient tower at its main campus in Hall County, adjacent and attached to the main hospital building. The project will cost an estimated \$700 million making it the second largest healthcare expansion project in Georgia outside of Children's Healthcare of Atlanta's new \$2 billion campus now under construction in Brookhaven.

\$2B ECONOMIC IMPACT

700+ BEDS

1,200 MEDICAL STAFF

9,000 EMPLOYEES

22,000+ SURGERIES

180,000+ ER VISITS



I-85 CORRIDOR | A GROWING INDUSTRIAL HUB

Given its access to North Georgia and the Carolinas, the I-85 corridor and its supply of available land have helped attract a plethora of large manufacturing and distribution centers for companies like FedEx Ground, Amazon, Walmart, GE Appliances, Williams-Sonoma, HomeGoods, Bed Bath & Beyond, Havertys Furniture, Office Depot, Home Depot, Sears, Walgreens and Petco. These are all large employers in the area, attracting employees from all over Northeast Atlanta.

NORTHEAST ATLANTA **INDUSTRIAL** MARKET FINISHED THE YEAR WITH ITS **QUARTERLY** ABSORPTION, **STRONGEST** TOPPING 2.5 MILLION SQUARE FEET. THIS ABSORPTION RATE WAS THE SECOND-**HIGHEST IN THE ATLANTA**



LOCAL ATTRACTIONS

LAKE SIDNEY LANIER

With more than 690 miles of shoreline, the lake is well known for its aqua-blue colored water, spectacular scenery and unique recreational activities. Lake Lanier hosts more than 11.8 million people annually. Lake Lanier has 76 recreational areas, including 40 Corps-operated parks and campgrounds, 10 marinas, and Lake Lanier Islands. Constructed by the U.S. Army Corps of Engineers in the 1950s, Lake Lanier is a multi-purpose lake that is authorized for flood protection, power production, water supply, navigation, recreation and fish and wildlife management.

MICHELIN RACEWAY ROAD ATLANTA

Michelin Raceway Road Atlanta is recognized as one the world's best road courses. The multi-purpose motor sports facility is situated on 750 park-like acres. The facility is utilized for a wide variety of events, including professional and amateur sports car and motorcycle races, racing and driving schools, corporate programs and testing for motorsports teams. Michelin Raceway Road Atlanta is host to major events like Motul Petit Le Mans, Drift Atlanta, and HSR's The Mitty and is home to the Driving Club at Michelin Raceway Road Atlanta.



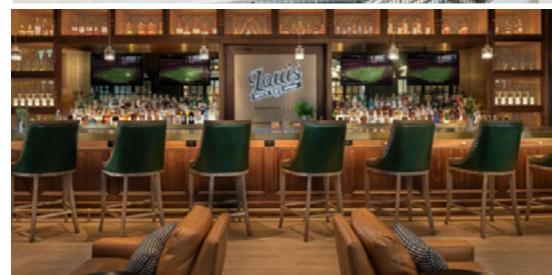


CHATEAU ELAN

Chateau Elan is North Atlanta's premier destination resort, offering championship golf, a full-production winery, European health spa, and other world-class amenities. Spanning 3,500 acres of rolling hills and wooded forests, Chateau Elan has become a favorite for weekend getaways, corporate retreats, and everything in between, since opening nearly 40 years ago.

In 2020, Chateau Elan celebrated the completion of a \$25 million renovation, showcasing new elements of modern design for the 16th century French-inspired resort and winery. The project was focused on bringing the already luxe destination to contemporary style and amenity standards that high-end guests expect.





487 THOM **507** MILL

FOR SALE

BRASELTON, GA 30517

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