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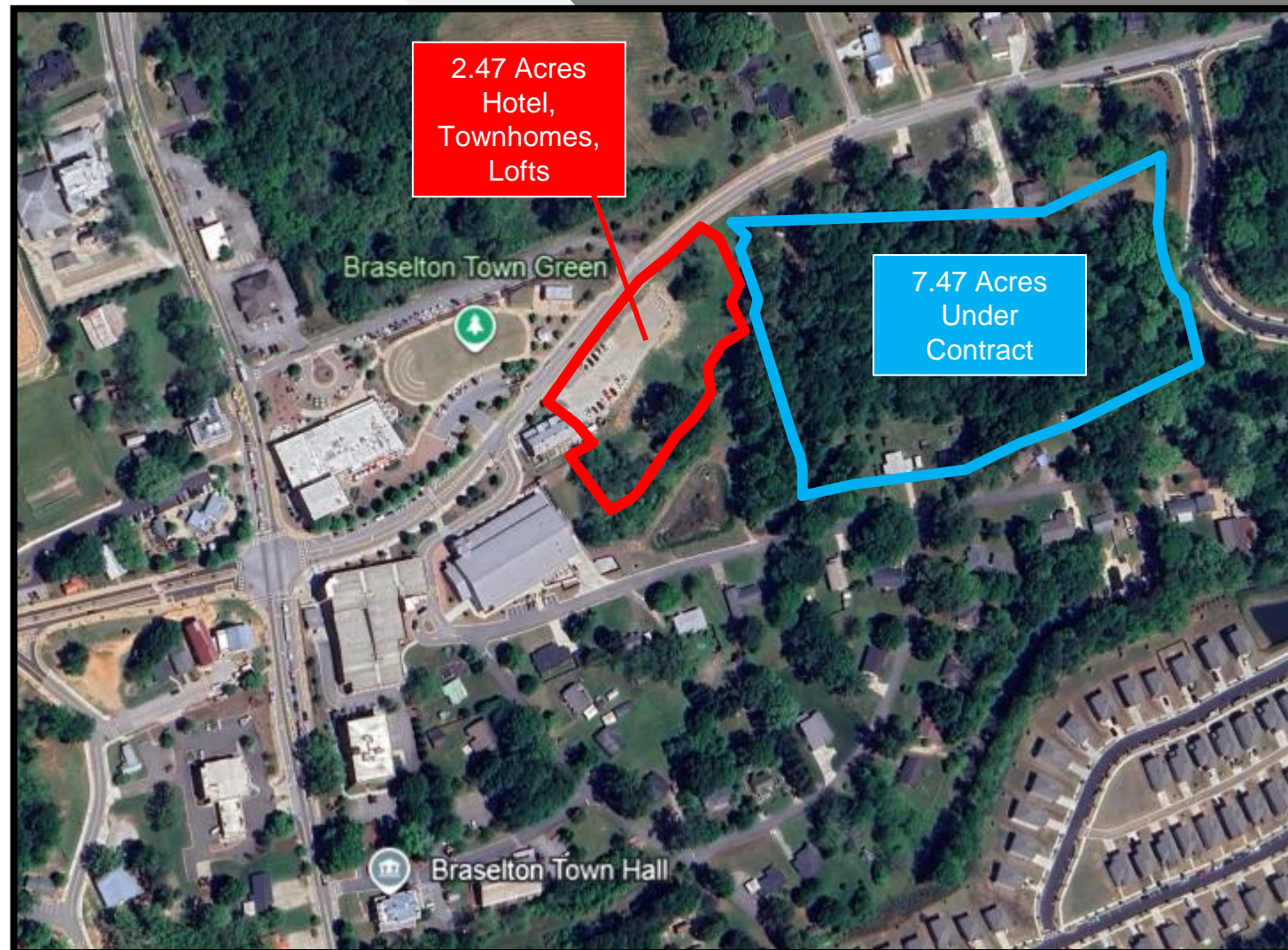
# For Sale

2.47 +/- Acres  
Mixed Use Land

Davis Street

Asking \$1,000,000

Downtown Braselton,  
Georgia





# Executive Summary

+/- 2.47 Acres

Zoned Mixed Use

All Utilities Available

Fully Entitled, All Zoning Approved

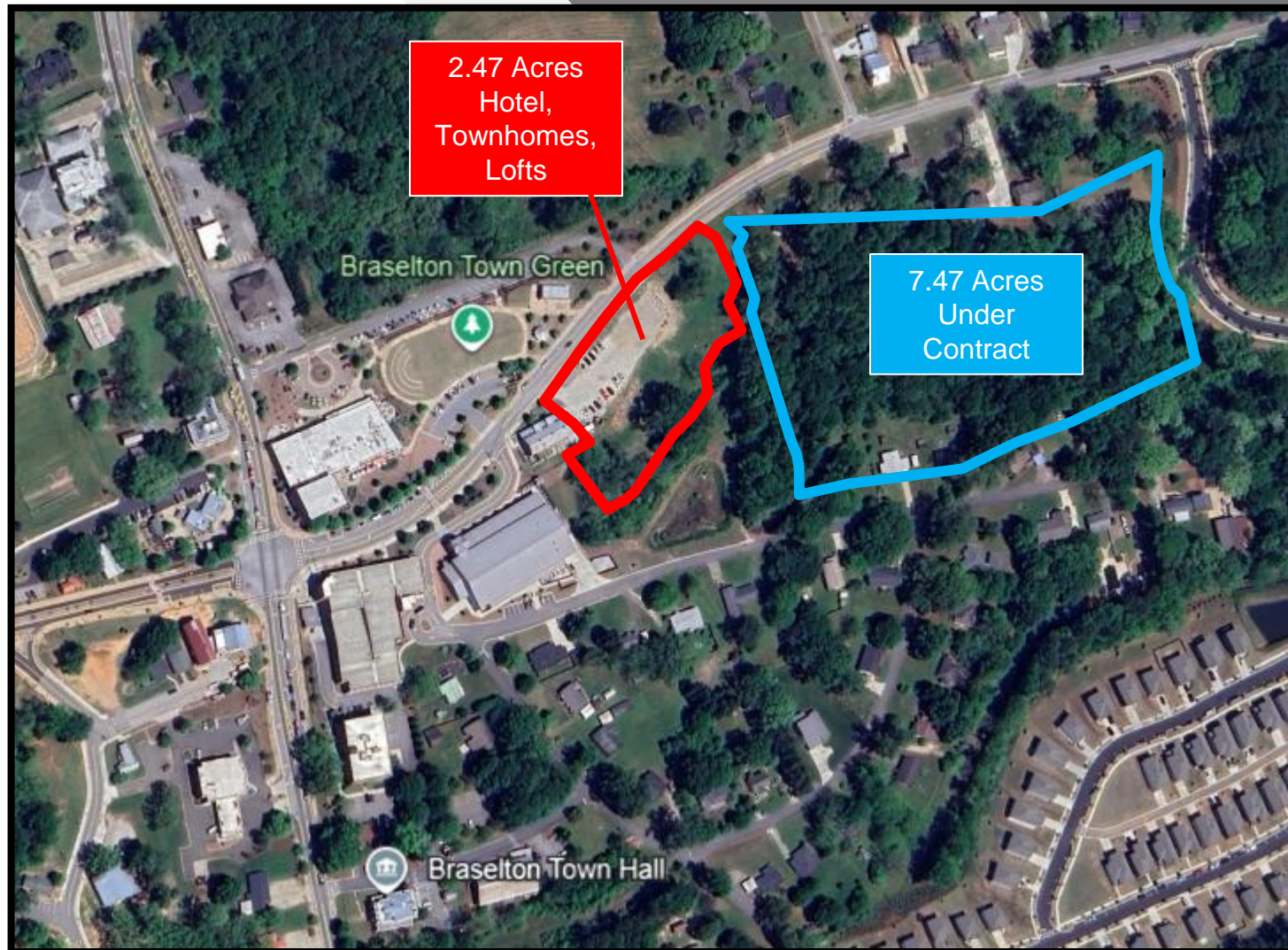
Approved for Hotels, Townhomes

- Hotel Entitled for 35 Rooms, 49 Parking Spaces

- Down-Zone to Townhomes or Lofts

Adjacent to Braselton Brewing Company

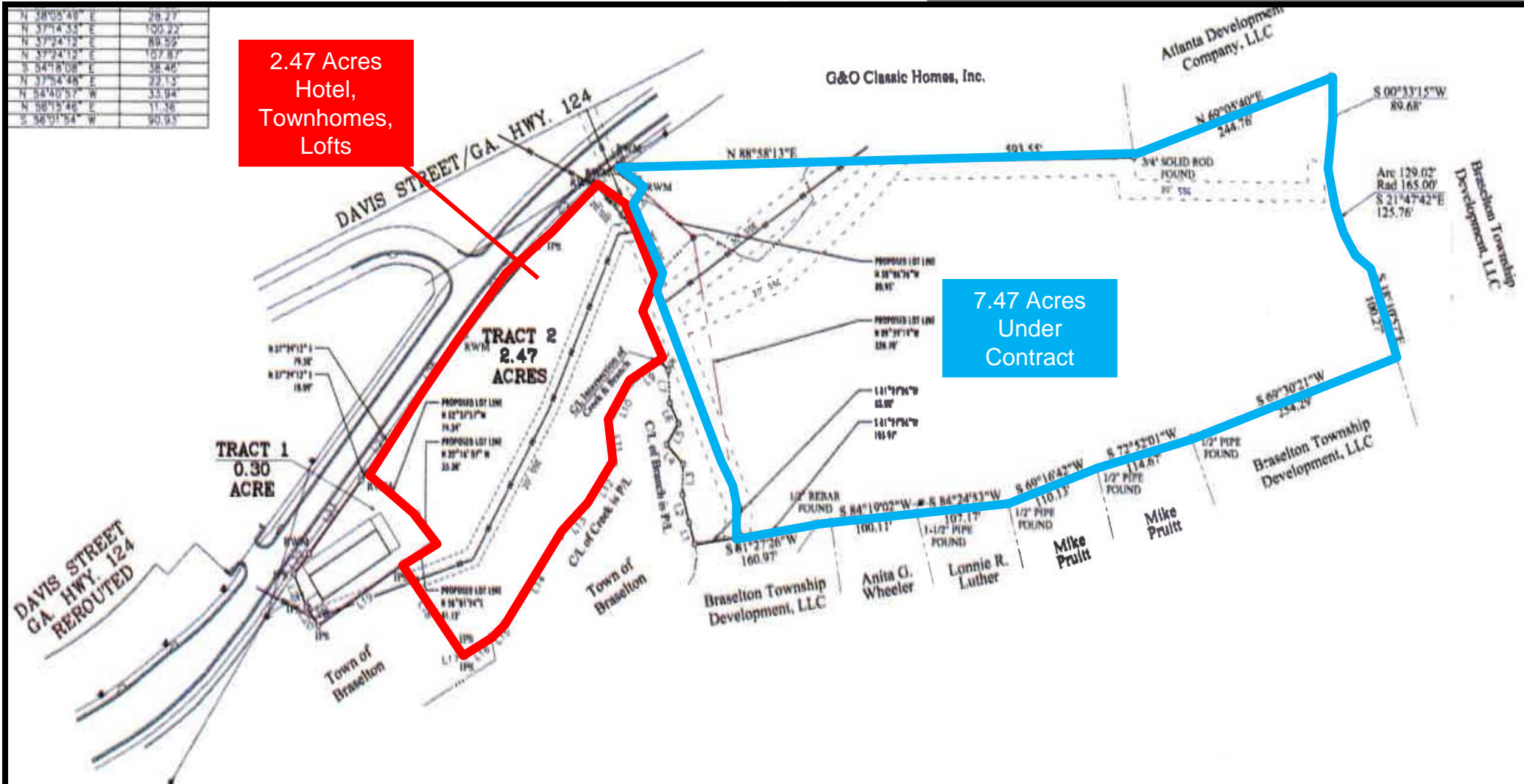
Walking Distance to Downtown, Live Music, Restaurants



# Parcel Map

2.47 Acres  
Hotel,  
Townhomes,  
Lofts

7.47 Acres  
Under  
Contract





# Approved for Boutique Hotel



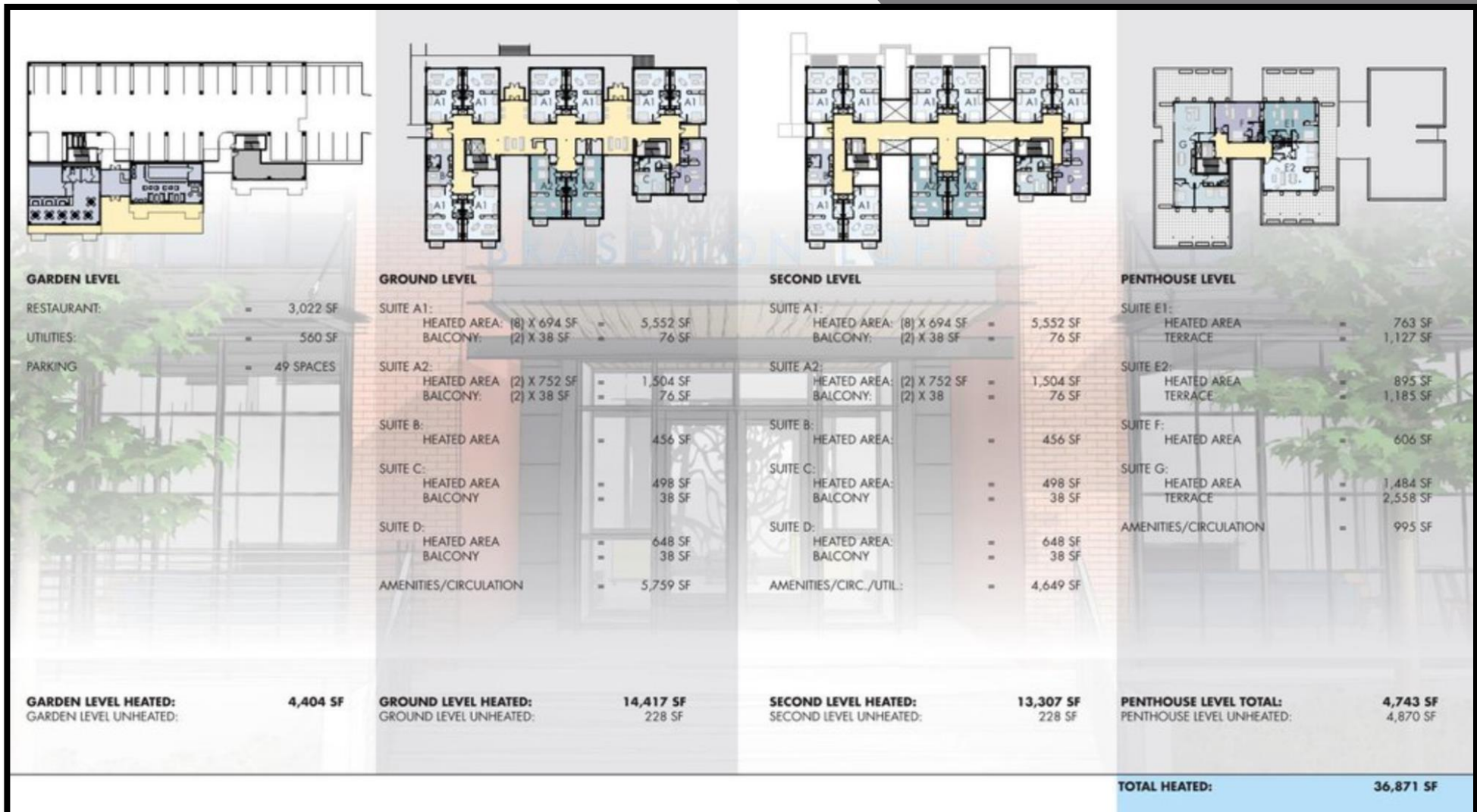


# Approved for Boutique Hotel



Adjacent to the Braselton Brewing Company and straddling the beautiful Indian Creek greenspace, the Braselton Boutique Hotel will provide roomy and comfortable lodging for visitors to Braselton's growing town center. The hotel's entrance faces Davis Street and the Braselton Town Green and will be located steps from the brand-new civic center, town parking deck, numerous restaurants, shops, Public Library, and other town center destinations. While the main entrance of the Boutique Hotel faces the street to welcome its guests, the rear of the hotel features private patios on the upper levels. Hotel parking is tucked out of sight behind the hotel's lounge and restaurant, allowing the public and private patios an uninterrupted embrace of the Indian Creek greenspace.

# Approved for Boutique Hotel





# Down-Zone to Townhomes/Lofts



**Braselton Lofts**



# Down-Zone to Townhomes/Lofts



TYPE A



TYPE B, VARIATION 1



TYPE B, VARIATION 2



TYPE B, VARIATION 3





# Use Table

**Permitted Use (P):** Indicates that a use is permitted in the respective district. The use is also subject to all other applicable requirements of this Development Code.

**Limited Use (L):** Indicates that a use is permitted in the respective district, subject to use standards found in this article and to all other applicable requirements of this Development Code.

**Special Use (S):** Indicates that a use may be permitted in the respective district only when approved by the Town Council in accordance with Sec. 14.5. Special uses are subject to all other applicable requirements of this Development Code, including any applicable use standards, except where the use standards are expressly modified by the Town Council as part of the special use permit approval.

**Use Not Permitted (X):** Indicates that a use is not permitted in the respective district.

Residential Uses		Status
Single-family detached dwelling		Permitted
Single-family community		Use Not Permitted
Stacked Duplex		Permitted
Townhouse		Permitted
Townhouse Community		Special Use
Multi-family dwelling		Special Use
Multi-family dwelling (age 55+)		Special Use
Multi-family dwelling (upper floor only)		Special Use
Manufactured home		Permitted
Live-work		Use Not Permitted
Short-term rental		Limited
All group living, as listed below		
	Boarding House	Use Not Permitted
	Group Residence	Permitted
	Institutional living and care	Special Use
	Maternity supportive housing residence	Permitted



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