

# Pad Ready Outparcels Available

0 OLD WINDER HWY, BRASELTON, GA 30517



## OFFERING SUMMARY

**Sale Price:** Contact Broker

### Lot Size

**Lot 1:** 2.26 +/- AC  
**Lot 2:** **SOLD (Longhorn's)**  
**Lot 3:** **SOLD (Longhorn's)**  
**Lot 4:** **SOLD (Culver's)**  
**Lot 5:** **SOLD (Dunkin')**  
**Lot 6:** **Fully Leased**  
**Lot 7:** **(Chick- it-A)**  
**Lot 8:** **SOLD**  
**Lot 9:** 1.00 +/- AC  
**Lot 10:** 1.00 +/- AC  
**Lot 11:** **SOLD (Medical)**  
**Lot 12:** **SOLD (Retail)**

**Zoning:** Highway Business

## PROPERTY OVERVIEW

Pad Ready Outparcels Sold Individually or Combined

Delivered Sites NOW - Sites selling quickly!

Front Door Retail Sites

New Large Medical Community

100,000 Square feet of New Medical Office space fully leased and operating next door

All Utilities and Storm Water Facilities in Place

Over 3200 Single Family Housing Starts and New Home Sales in 5 Years within 5 miles

## LOCATION OVERVIEW

Located just minutes from I-85 at Exit 126, this is the premier commercial development for Braselton, GA. North West & SouthWest Intersection of Old Winder Highway (GA Hwy 211) and Lake Lanier Islands Parkway (GA Hwy 347). Prime sites for Restaurants and Retailers to capitalize on the Medical Community and Large Housing Growth in Braselton.

**For More Information:**

**Norton Commercial** 434 Green Street Gainesville, GA 30501 [nortoncommercial.com](http://nortoncommercial.com)

**Matt McCord**

770.718.5102  
[matt@nortoncommercial.com](mailto:matt@nortoncommercial.com)

**Stephen Lovett**

770.297.4807  
[slovett@nortoncommercial.com](mailto:slovett@nortoncommercial.com)

# NORTON

**LEGEND**

I.P.S.	IRON PIN SET (1/2" REBAR)
I.P.S.	IRON PIN SET (1/2" REBAR)
I.P.F.	IRON PIN FOUND
C.M.F.	CONCRETE MONUMENT FOUND
O.T.P.	OPEN TOP PIPE
B.M.	BENCHMARK
T.B.M.	TEMPORARY BENCHMARK
C.T.P.	CRIMP TOP PIPE
M.T.	MARKED TREE
D.H.	DRILL HOLE
L.L.L.	LAND LOT LINE
L.L.	LAND LOT
P.L.	PROPERTY LINE
C.L.	CENTERLINE
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
C.&G.	CURB & GUTTER
B.O.C.	BACK OF CURB
T.O.C.	TOP OF CURB
G.M.D.	GEORGIA MILITIA DISTRICT
P.B./P.G.	PLAT BOOK/PAGE
D.B./P.G.	DEED BOOK/PAGE
P.O.B.	POINT OF BEGINNING
T.P.O.B.	TRUE POINT OF BEGINNING
ELEV.	ELEVATION
I.E.	INVERT ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
E.P.	EDGE OF PAVEMENT
A.S.P.	ALUMINIZED STEEL PIPE TYPE 2
R.C.P.	REINFORCED CONCRETE PIPE
D.I.P.	DUCTILE IRON PIPE
P.V.C.	POLYVINYLCHLORIDE PIPE
V.C.P.	VITRIFIED CLAY PIPE
L.P.	LIGHT POLE
P.P.	POWER POLE OR UTILITY POLE
M.H.	MANHOLE
SWCB	SINGLE WING CATCH BASIN
SWCB	DOUBLE WING CATCH BASIN
J.B.	JUNCTION BOX
O.D.	OUTLET STRUCTURE
F.S.	FLARED END SECTION
H.W.	HEADWALL
D.I.	DROP INLET
G.I.	GRATE INLET
F.H.	FIRE HYDRANT
W.V.	WATER VALVE
W.M.	WATER METER
G.V.	GAS VALVE
+341.2	EXISTING GROUND ELEVATION
+341.2	PROPOSED GROUND ELEVATION
-910-	EXISTING CONTOUR ELEVATION
-910-	PROPOSED CONTOUR ELEVATION
P.L.	POWERLINE
T.P.	TREE PROTECTION FENCE
CRZ	CRITICAL ROOT ZONE
U.T.	UNDERGROUND TELEPHONE LINE
G.L.	GAS LINE
C.T.V.	CABLE T.V. LINE
U.C.T.V.	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
W	WATER LINE / PIPE
F	FENCE LINE
B/C/S	BRANCH/CREEK/STREAM CENTERLINE
D/B	DITCH / DRAIN CENTERLINE
F.H.Z.	FLOOD HAZARD ZONE LIMITS
T	TREE
L.A.	LIMITED ACCESS
STA	STATION
N/F	NOW OR FORMERLY
T.B.L.	TEST BORING LOCATION
W.E.	WATER LINE EASEMENT

**CONTROL POINT #7001**  
 DESCRIPTION: NAIL  
 NORTHING: 1498989.8910  
 EASTING: 2399287.5790  
 ELEVATION: 934.32

**CONTROL POINT #7113**  
 DESCRIPTION: TOP S.S. MH  
 NORTHING: 1498993.1871  
 EASTING: 2399524.2955  
 ELEVATION: 933.79

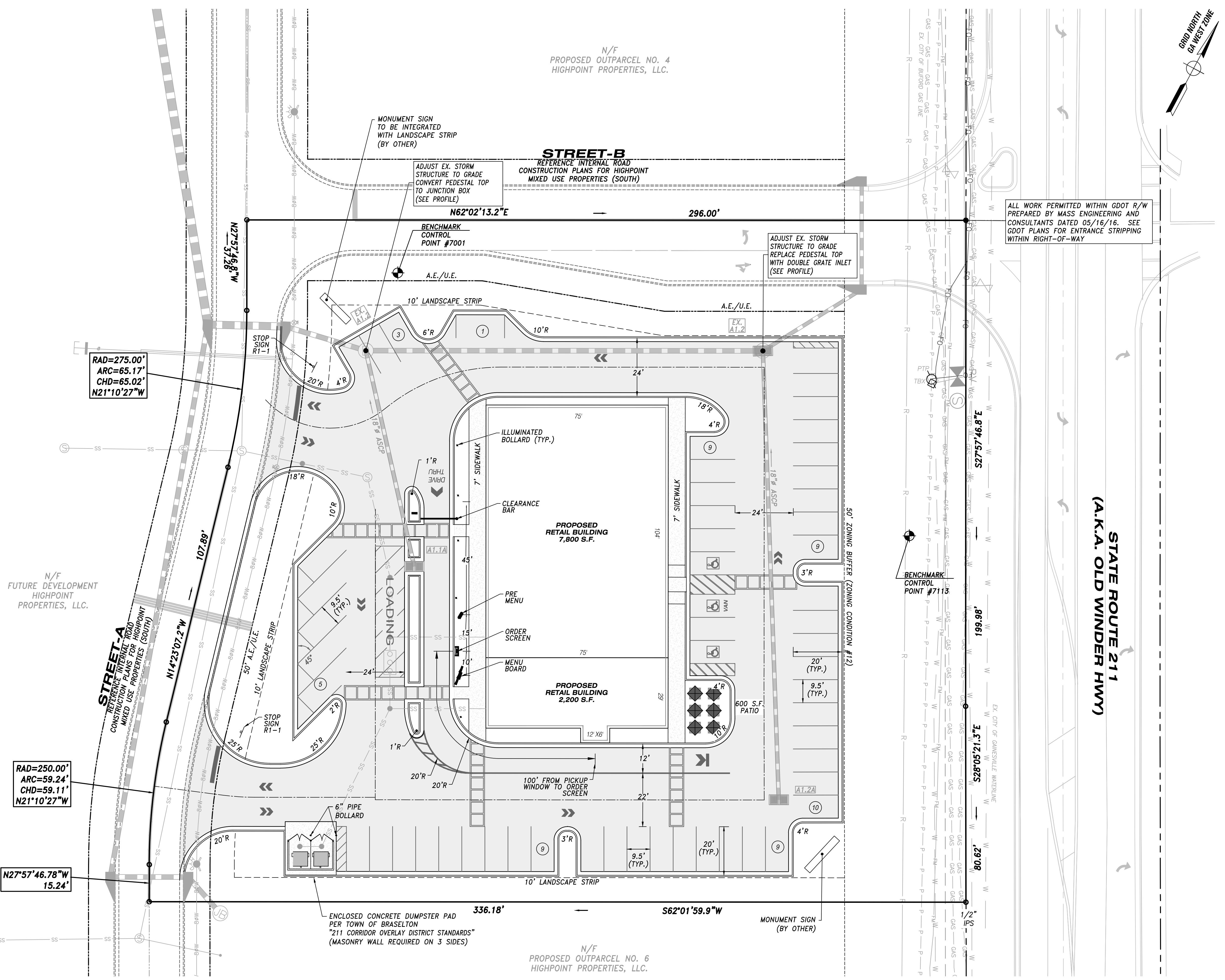
**PAVEMENT LEGEND**

[Symbol]	ASPHALT
[Symbol]	CONCRETE

**SIGN CHART**

SYMBOL	ID#	QUANTITY	SIGN SIZE
[STOP SIGN]	R1-1	2	30"x30"

- SITE PLAN NOTES:**
- PROPOSED DUMPSTER PAD TO BE SCREENED ON THREE (3) SIDES WITH A MINIMUM SIX (6) FOOT HIGH SOLID WOODEN FENCE, OR A WALL CONSTRUCTED OF MATERIALS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE BUILDING ON SITE. IN ADDITION, THE DUMPSTER PAD SHALL HAVE A GATE ON THE FOURTH SIDE THAT SHALL BE ARCHITECTURALLY FINISHED.
  - 24" HIGH BACK CURB AND GUTTER TO BE USED THROUGHOUT DEVELOPMENT.
  - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  - ALL RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - COORDINATE LAYOUT OF PROPOSED BUILDINGS WITH APPROVED ARCHITECTURAL PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ENGINEER ANY DISCREPANCIES FOUND.
  - SEE SHEET 12 FOR PAVING SPECS AND TYPICAL BOLLARD DETAIL



**PARKING SUMMARY**

BUILDING USE	FLOOR AREA	PARKING RATIO	REQUIRED PARKING	MAXIMUM ALLOWABLE PARKING
RETAL #1	2,200 S.F.	1 SPACE PER 200 S.F.	11 SPACES	14 SPACES
RETAL #2	7,800 S.F.	1 SPACE PER 200 S.F.	39 SPACES	49 SPACES
TOTAL			50 SPACES	63 SPACES
TOTAL SPACES SHOWN				55 SPACES
HANDICAP SPACES REQUIRED = 3 SPACES (TOTAL NUMBER OF SPACES 51-75)				
HANDICAP SPACES PROVIDED = 3 SPACES (INCLUDED IN TOTAL SPACES SHOWN)				

**GEORGIA811**  
 Utilities Protection Center, Inc.  
 Know what's below. Call before you dig.  
 Graphic Scale: 1" = 20'  
 10' 0' 20' 40' 60' 80'



Development Planning & Engineering, Inc.  
 civil - sanitary - transportation survey  
 5074 BRISTOL INDUSTRIAL WAY SUITE A  
 BUFORD, GEORGIA 30518  
 (770) 271-2868  
 www.dpengr.com

PREPARED FOR:  
**FRIENDSHIP ROAD PROPERTIES, LLC**  
 3101 TOWERCREEK PKWY. SUITE 420  
 ATLANTA, GA 30339  
 MR. RANDY HERRON  
 (404) 578-8296

PROJECT NAME:  
**HIGHPOINT MIXED USE OUTPARCEL No. 5**

TASK:  
**SITE PLAN**

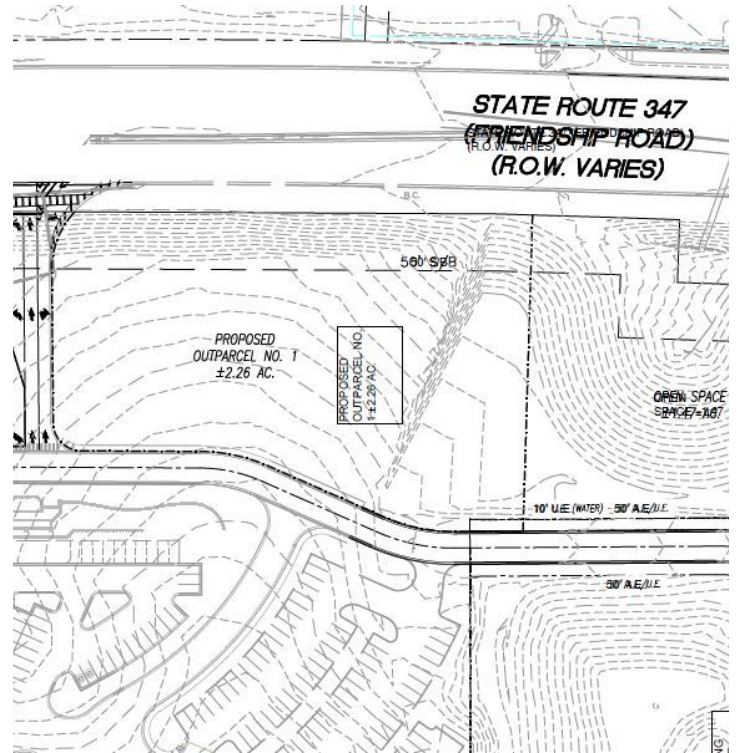


PROJECT INFORMATION:  
 HIGHPOINT MIXED USE (PARCEL No. 5)  
 Project Name  
 15-082D  
 Project Number  
 S.R. 211  
 Project Address  
 G.M.D. 1749  
 Land Lot No.(s)  
 District  
 TOWN OF BRASELTON  
 GWINNETT COUNTY  
 County, State

DATE	REVISION	NO.	1	2	3	4	5	6	7	8	9
		CLP DESIGN									
		CLP DRAWN									
		KWB CHECKED									
		DATE									
		AS SHOWN SCALE									
		SHEET									
		PROJECT NO.									

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(NOT TO SCALE)

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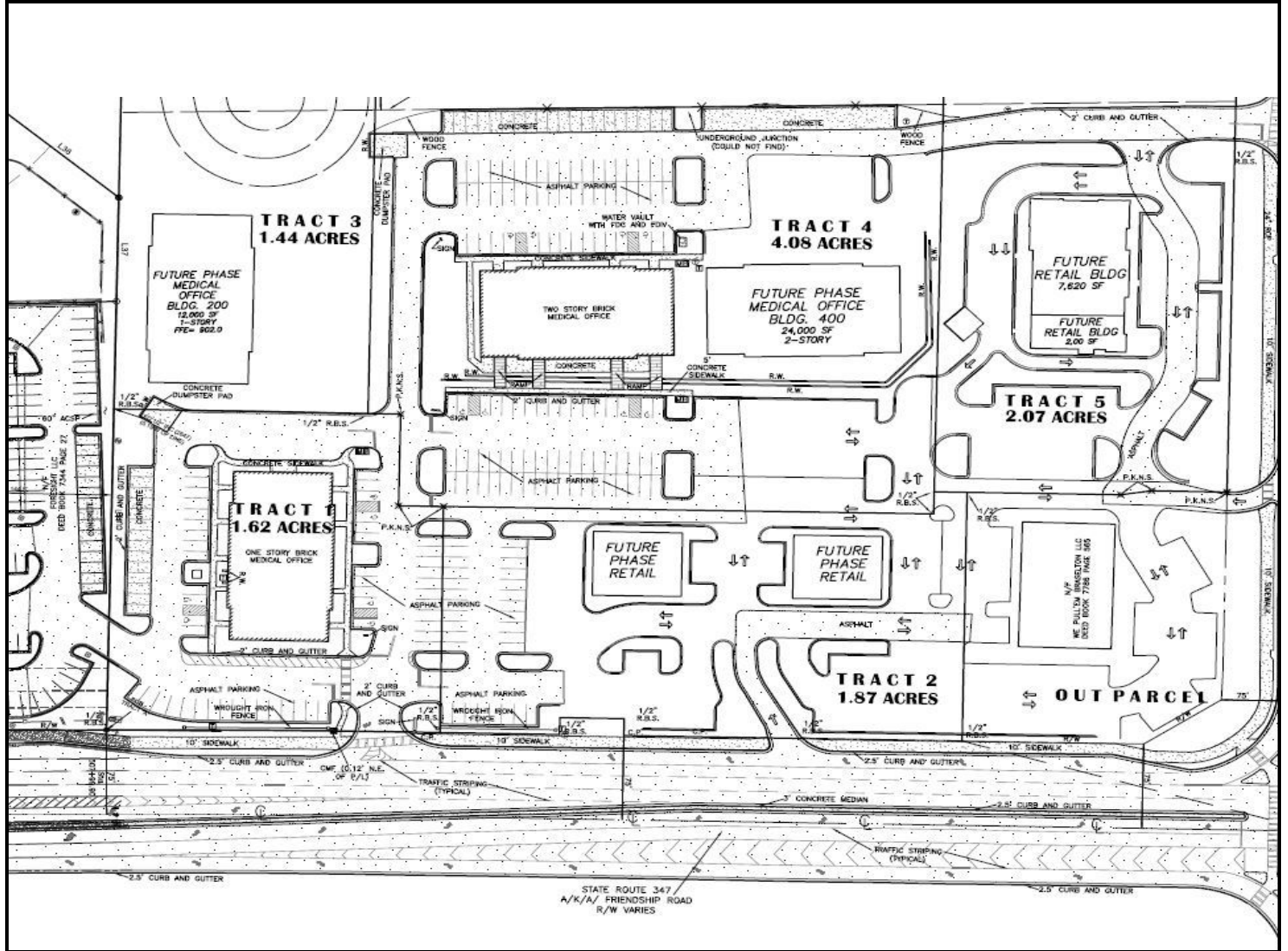
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## LOCATION DESCRIPTION

NorthWest Intersection of Old Winder Highway (GA Hwy 211) and Lake Lanier Islands Parkway (GA Hwy 347). Multiple access points from Hwy 211 & GA Hwy 347. Master Stormwater facility in place. Sites delivered with all utilities and graded to master plan.

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CONSTRUCTION PHOTOS FOR OUTPARCELS

# Pad Ready Outparcels Available

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Graded Pads South Site



Outparcels Available on Northside of Friendship Road



Outparcels 2 and 3 - UC

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ADDITIONAL PHOTOS

# Pad Ready Outparcels Available

0 OLD WINDER HWY, BRASELTON, GA 30517



July, 9th 2009



7/17/2018



7/17/2018

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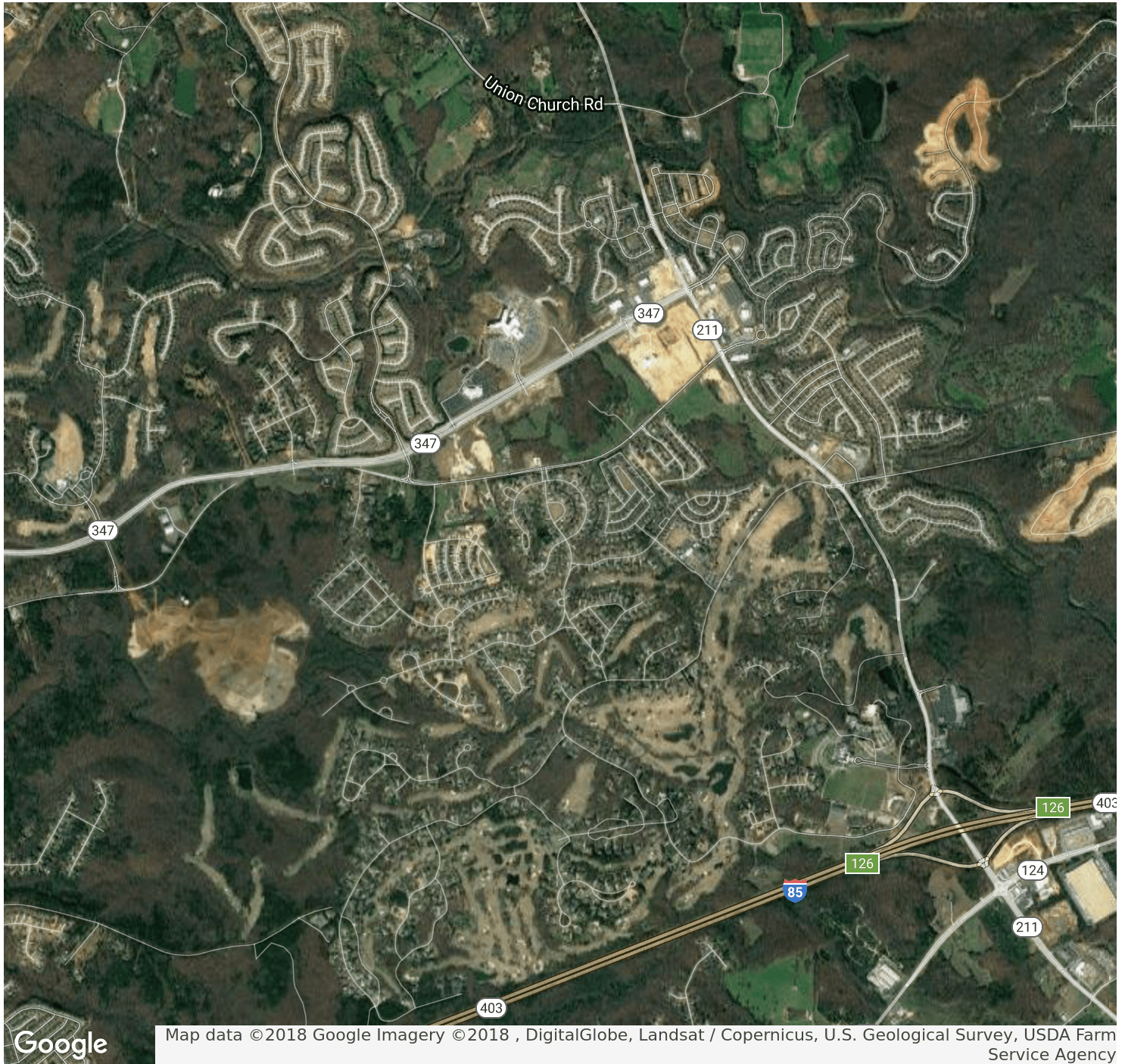
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# NORTON

RETAILER MAP

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