



New Construction Commercial Property

639 Davenport Road Braselton, GA. 30517

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PROPERTY SUMMARY

This new construction commercial property is spacious and offers plenty of options for the business of your choice!

The property is currently approved for 15 residents and a live in manager with room to grow. Residents will enjoy several indoor, outdoor community living and dining spaces. The property offers parking for visitors and is accessible from Davenport Road. Additional features include a spacious storage area on the third floor and top of the line hard wired fire safety system.

The structure is surrounded by a tranquil, wooded lot and is convenient to the cities of Braselton, Hoschton, Gainesville, is only minutes from I-85 and just an hour drive north of Atlanta! A place where a peaceful small town feeling and open space meets the convenience of modern revitalization and easy accessibility.



PROPERTY HIGHLIGHTS

NEW CONSTRUCTION

- New Construction from foundation up
- Current Certificate of Occupancy for 15 residents with the Special Use Permit for 15 residents and one on site manager
- The property is situated on + 3.16 acres
- Property is wooded and very private
- Handicap accessibility in all areas of the property
- Easy to clean and maintain LVP flooring throughout
- Plenty of windows and natural light in each unit
- 7,800 Square Feet

THE PROPERTY

- Units include living space and closets
- 6 Units include a private bathroom and shower
- 4 Units have a shared bathroom and shower space
- 2 Fully equipped kitchens
- 1 Large laundry room on each level
- One Community and dining room area per floor
- Outdoor patio area on the lower level
- Large Deck on the main level

THE LOCATION

- Convenient to I-85
- 6 miles to NE GA Medical Center Braselton
- Dining, entertainment and grocery options are all convenient to the property



PARCEL MAP



COMMUNITY MAP



IN THE AREA



The city of Braselton is a small community and a wonderful place to live. It is located just off interstate 85 in Jackson County, about 35 miles northeast of the Atlanta perimeter. This small area of North Georgia offers an abundance of open spaces and unspoiled views of the state's Piedmont Region- just south of the Blue Ridge Mountains.

The city mixes the advantage of small town southern living and the convenience of being less than 45 minutes from urban areas such as Athens, Gainesville and metro Atlanta. This is great for shopping, dining and entertainment as well as plenty of highly rated hospitals and healthcare facilities, including the new Northeast Georgia Medical Center. Braselton has also been named the safest city in Georgia several times, most recently at the end of 2023!

For any family wanting to visit their loved ones residing on site, they will find a fast commute and plenty of family entertainment for all ages. This property is in an ideal location to enjoy the benefits of quiet, peaceful surroundings and the closeness of family.

UNIT OVERVIEWS

PRIVATE UNIT | PRIVATE BATHROOM

- LVP flooring throughout
- Handicap accessible shower and comfort height toilets
- Recessed lighting
- Natural light with wooded view in each unit
- Bathroom vanity with roomy storage cabinet
- Large closet space for each unit
- Plenty of room for personal furniture storage items



UNIT OVERVIEW

PRIVATE UNIT | SHARED BATHROOM



EXTERIOR

COZY FRONT PORCH | ON MAIN



EXTERIOR

LARGE BACK DECK | ON MAIN



EXTERIOR

SHADED OUTDOOR PATIO | ON LOWER



EXTERIOR



PRIVATE WOODED ACREAGE SURROUNDING PROPERTY



**HANDICAP ACCESSIBLE PARKING
FOR BOTH FLOORS**

COMMUNITY AREAS

MAIN FLOOR



EACH FLOOR OFFERS PLENTY
OF SPACE TO RELAX, EAT,
AND ENJOY SOCIAL
INTERACTIONS

COMMUNITY AREAS

LOWER FLOOR



KITCHEN AREAS

MAIN FLOOR





FULLY EQUIPPED KITCHENS WITH PLENTY OF SPACE
FOR COOKING.
OPEN TO DINING AREAS.

BROKER PROFILE



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This property is proudly presented by Corinne Christie and Janet Pipkin, experienced and vital members of Keller Williams Atlanta Partners.

Corinne has 12 years experience and is a true industry expert.

Janet has over 30 years of experience in commercial real estate and income producing properties.

Keller Williams Atlanta Partners is composed of a dynamic team of real estate agents serving North Atlanta and is consistently ranked in the top 20 % of real estate sales teams in Georgia for properties sold.

All information contained herein is believed to be accurate but is not warranted or guaranteed. The information in this brochure is subject to errors, omissions or withdrawal at any time.