

FOR SALE

COMMERCIAL LAND

1.5 +/- ACRES

**HIGHWAY 124
(AKA LEWIS BRASELTON BLVD)**

**BRASELTON
JACKSON COUNTY**

Presented By:

**James Hester
Berkshire Hathaway HS Georgia Properties
Commercial Division
<https://jameshester.bhhsgeorgia.com>
Phone: (770) 356-2869
Email: hestercre@gmail.com**

Every effort has been made to provide accurate information, but, no liability is assumed for errors and omissions. Offering is subject to change, prior sale, or withdrawal without notice and approval by the owner.

PROPERTY INFORMATION

PROPERTY:	1.509 Acres Commercial Land
LOCATION:	Highway 124 (Lewis Braselton Blvd) Braselton, Jackson County
ZONING:	GC (General Commercial)
FRONTAGE:	Highway 124 (Lewis Braselton Blvd) – 560.65 FT
ACCESS:	Full Access to 1 GDOT Curb Cut w/median cut
UTILITIES:	All underground utilities on Hwy 124 City of Braselton – Water & Sewer Jackson EMC - Power
COMMENTS:	Great opportunity to buy or invest in commercial zoned tract located in the city limits of Braselton just off I-85 on-ramp. Low development costs with all underground utilities and full access to GDOT installed curb cuts with median break on Highway 124. Future land use is medium density residential and surrounding by residential property on both sides. Would make great site for small office park, medical office, hospitality, retail, hotel. Adjacent property available.
PRICE:	\$499,900
PRESENTED BY:	James Hester Berkshire Hathaway HomeServices Georgia Properties - Commercial Division https://jameshester.bhhsgeorgia.com (770) 356-2869 Hestercre@gmail.com

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Property Location Map



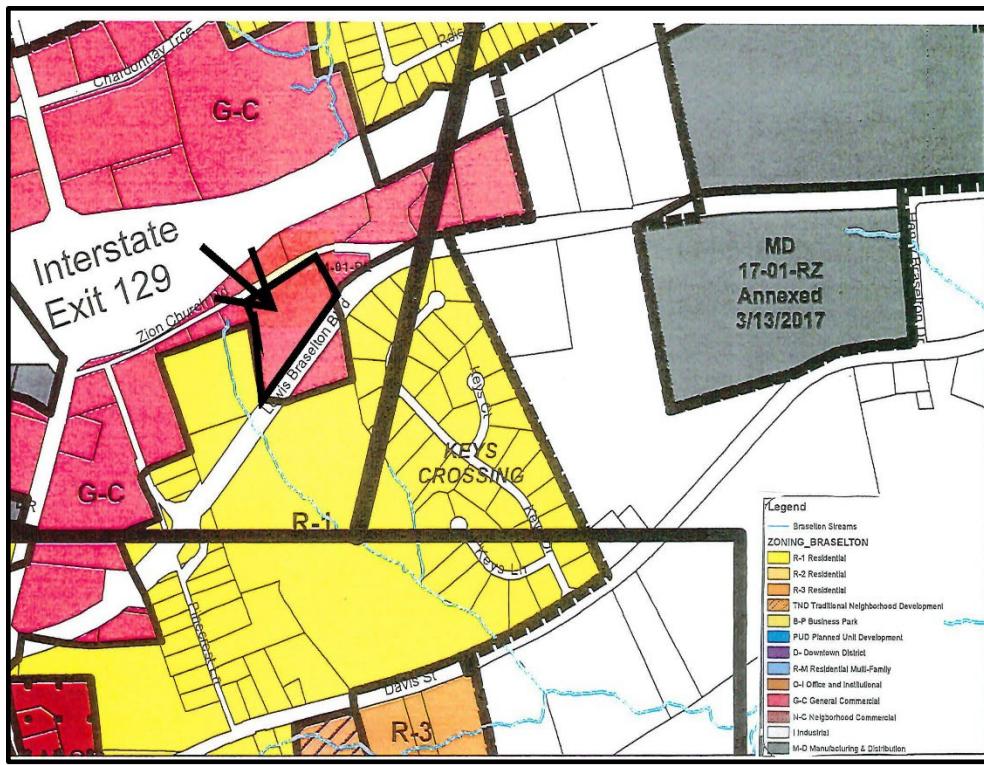
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Parcel Map:

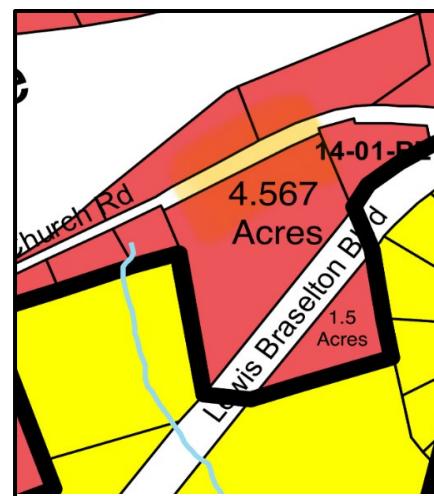
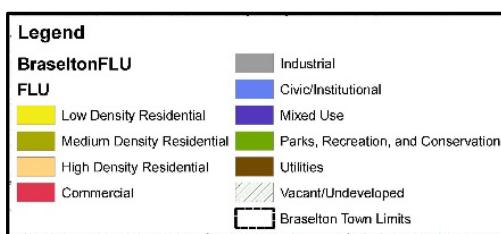


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CURRENT ZONING MAP



FUTURE LAND USE MAP

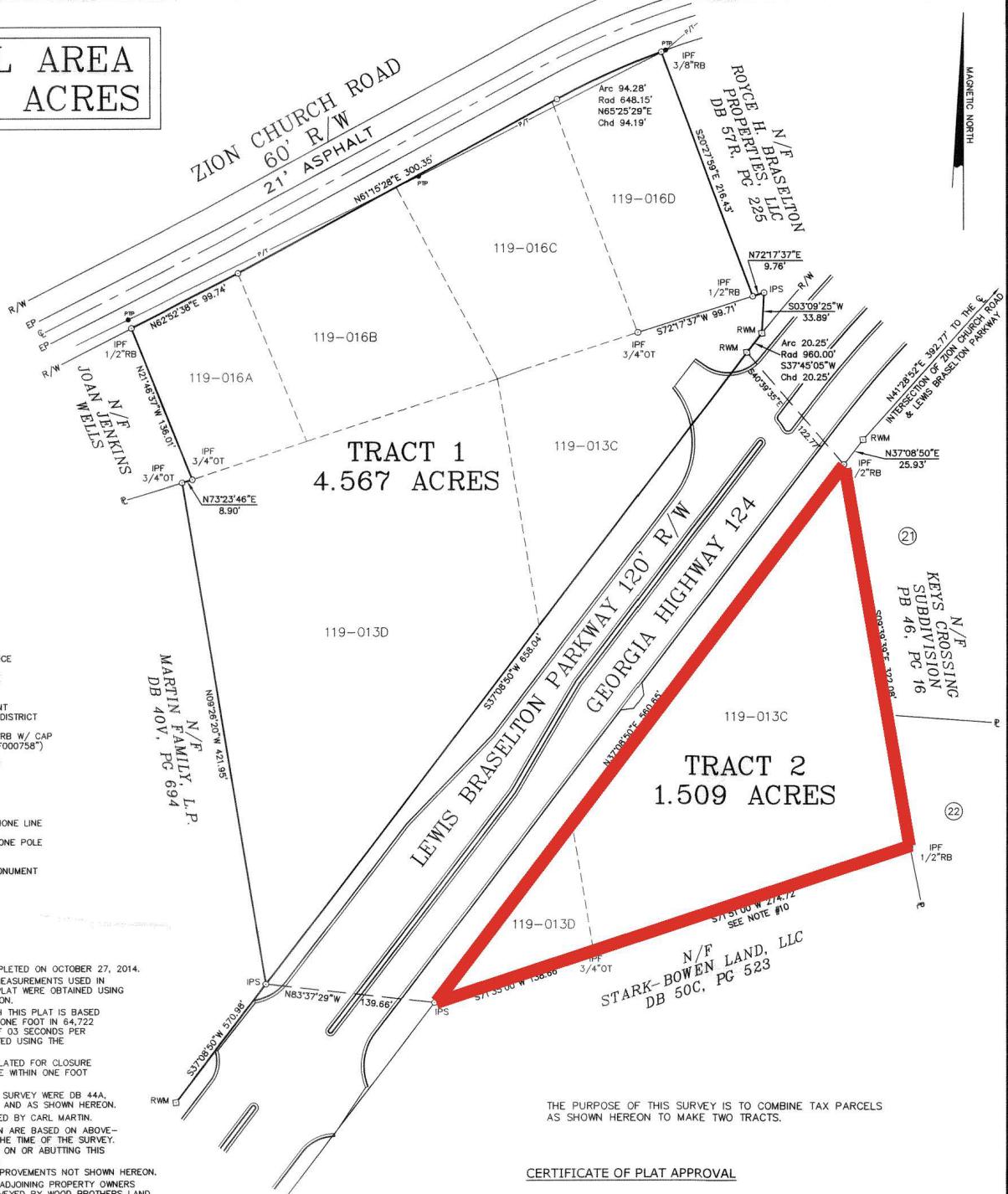


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PROPERTY SURVEY

00076 Pg 0113

TOTAL AREA
6.076 ACRES



CERTIFICATE OF PLAT APPROVAL

ALL APPLICABLE ZONING AND SUBDIVISION REQUIREMENTS OF THE TOWN OF BRASELTON HAVING BEEN FULFILLED BY THIS PLAT, THE TOWN OF BRASELTON PLANNING DIRECTOR HEREBY APPROVES THIS PLAT FOR RECORDATION IN THE CLERK'S OFFICE, JACKSON COUNTY SUPERIOR COURT.

PLANNING DIRECTOR

DATE 11/04/14

PREPARED BY
WOOD BROTHERS
LAND SURVEYORS, INC.
P.O. BOX 477
(706) 387-0075
JOB NO. 14041.B-548 SHEET 1 OF 1

COMBINATION SURVEY FOR INTERSTATE INVESTMENT PROPERTIES, INC. <small>LOCATED IN TOWN OF BRASELTON G.M.D. 1765 JACKSON COUNTY, GEORGIA</small> <small>THIS PLAT WAS PREPARED ON OCTOBER 27, 2014.</small>	<small>THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. 15-6-67.</small>	<small>THIS PLAT IS VALID ONLY IF IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN BLUE INK, ACROSS THE REGISTRANT'S SEAL. WARREN S. WOOD, RLS #2849 MY REGISTRATION EXPIRES ON DECEMBER 31, 2014.</small>	
<small>0' 30' 60' 120' 180'</small> <small>GRAPHIC SCALE 1"=60'</small>	<small>0' 30' 60' 120' 180'</small> <small>GRAPHIC SCALE 1"=60'</small>	<small>0' 30' 60' 120' 180'</small> <small>GRAPHIC SCALE 1"=60'</small>	<small>0' 30' 60' 120' 180'</small> <small>GRAPHIC SCALE 1"=60'</small>