



CAPITAL GROWTH
BUCHALTER

PROPERTY AVAILABLE

GROUND LEASE OR BTS

1.15 Acres Available

5555 Highway 53
Braselton, GA 30517

CONTACT

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PROPERTY OVERVIEW

5555 Highway 53 / Braselton, GA 30517



Site has excellent visibility to over 22,000 VPD via Hwy 53 & is located nearby to I-85 (66,200 VPD). 3 mile population growth is expected to exceed 5% by 2027. Site is nearby to Chateau Elan, a 3,500 AC destination resort, & Michelin's Road Atlanta Raceway with 400,000 annual visitors from 35 states and 20 countries.

LOCATED NEAR

-  Residential Development Activity
-  Major Highways
-  Commercial Development Activity
-  Employment Opportunities
-  Multiple Destination Hubs

MAJOR BRANDS



MAJOR INTERSECTIONS

Hwy 53 & Lewis Braselton Blvd / 37,200 VPD
I-85 (At Exit 129) / 62,200 VPD

DEMOGRAPHICS

5555 Highway 53 / Braselton, GA 30517

POPULATION	1 MILES	3 MILES	5 MILES
2022 Estimated Population	1,828	13,766	39,022
2027 Projected Population	2,381	17,691	44,563
Projected Growth Rate (2022-2027)	5.43%	5.15%	2.69%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2022 Estimated Households	628	4,789	13,439
2027 Projected Households	813	6,181	15,363

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2022 Estimated Median Totals	\$80,179	\$90,918	\$98,687

BUSINESS	1 MILES	3 MILES	5 MILES
2022 Estimated Total Businesses	140	473	917
2022 Estimated Total Employees	1,361	4,221	13,579



\$98,687

Median Income



39,022

Population



13,439

Households



2.98%

Unemployment

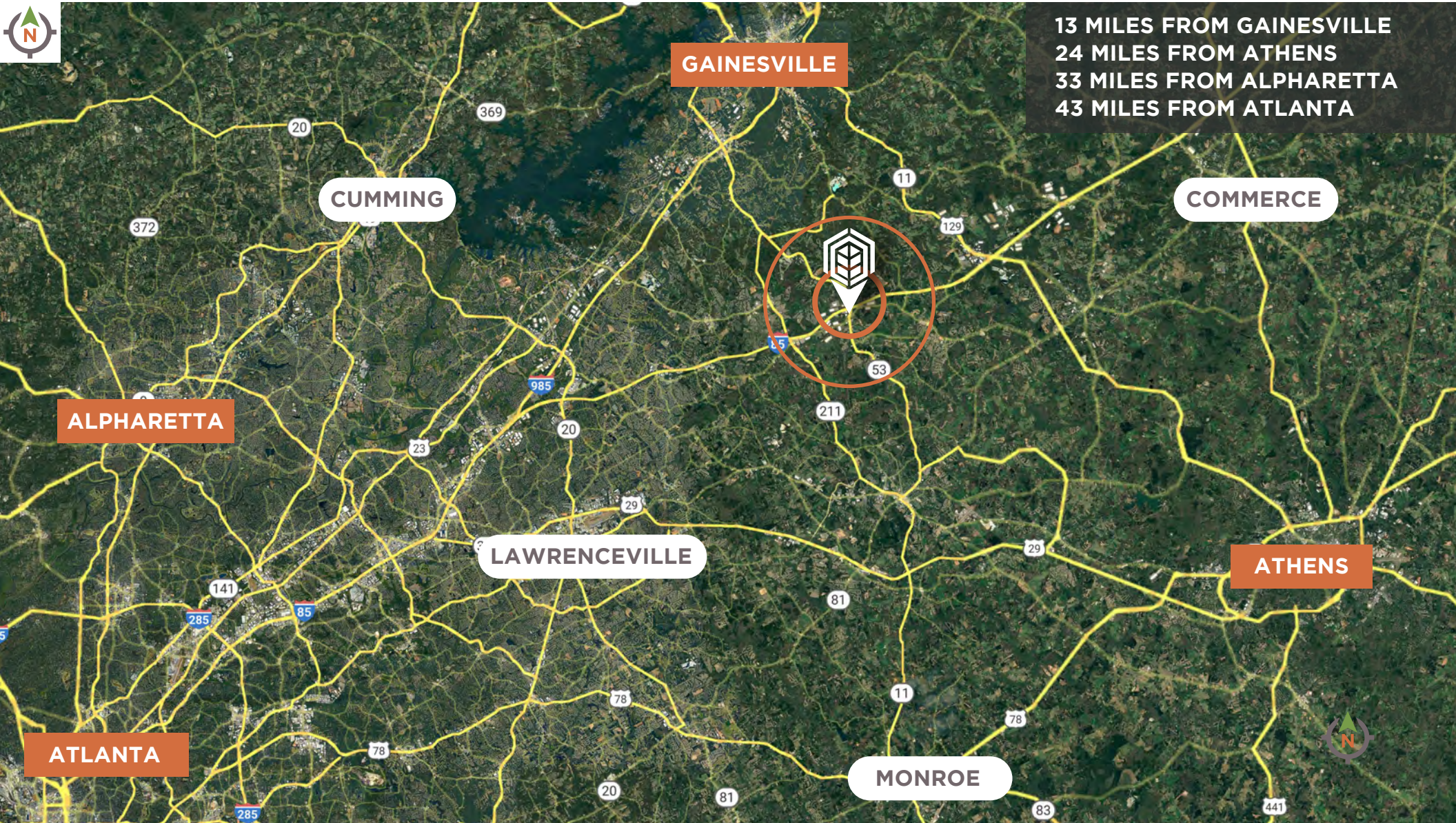


30,312

Labor Force

LOCATION OVERVIEW

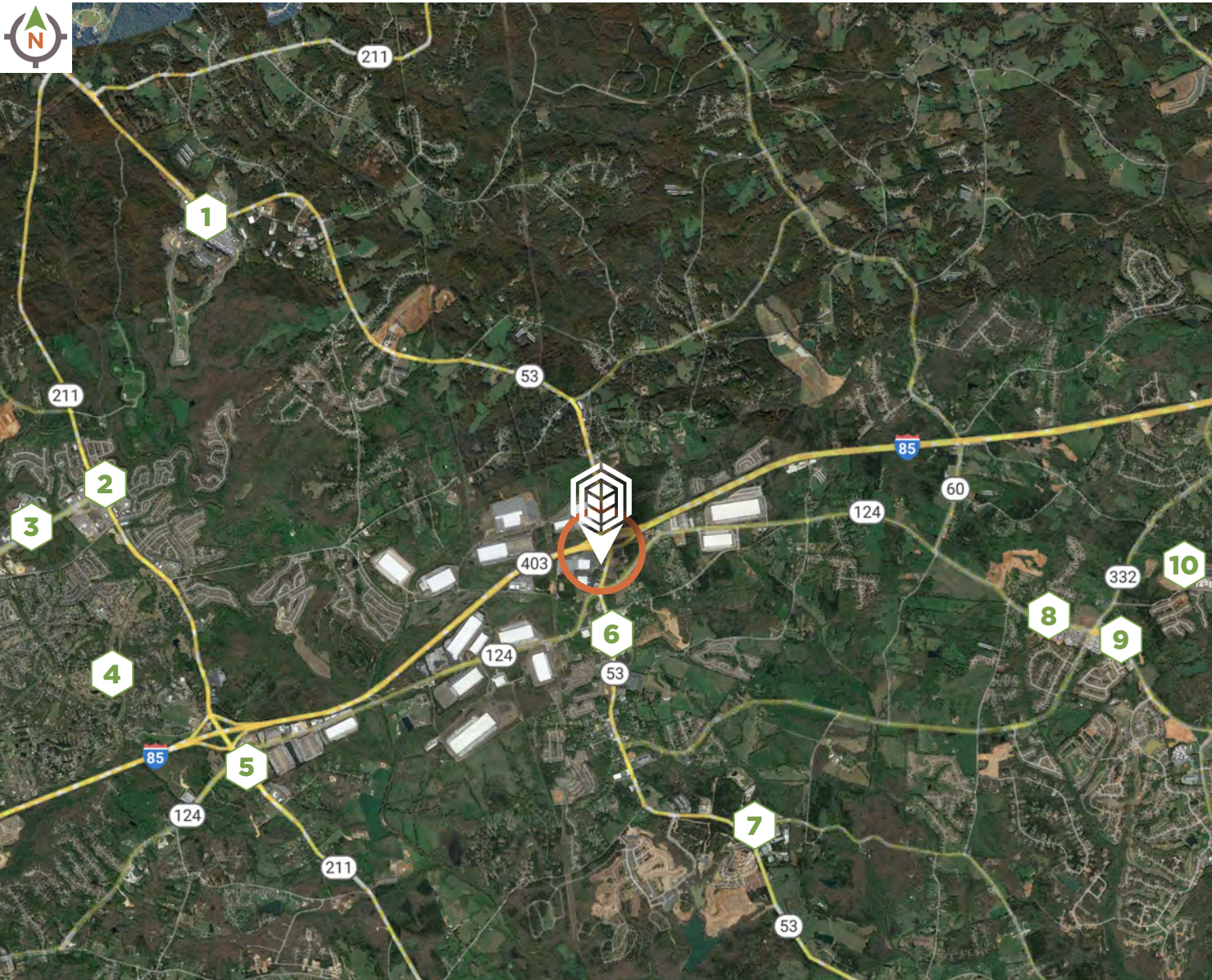
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13 MILES FROM GAINESVILLE
24 MILES FROM ATHENS
33 MILES FROM ALPHARETTA
43 MILES FROM ATLANTA

SURROUNDING MARKET

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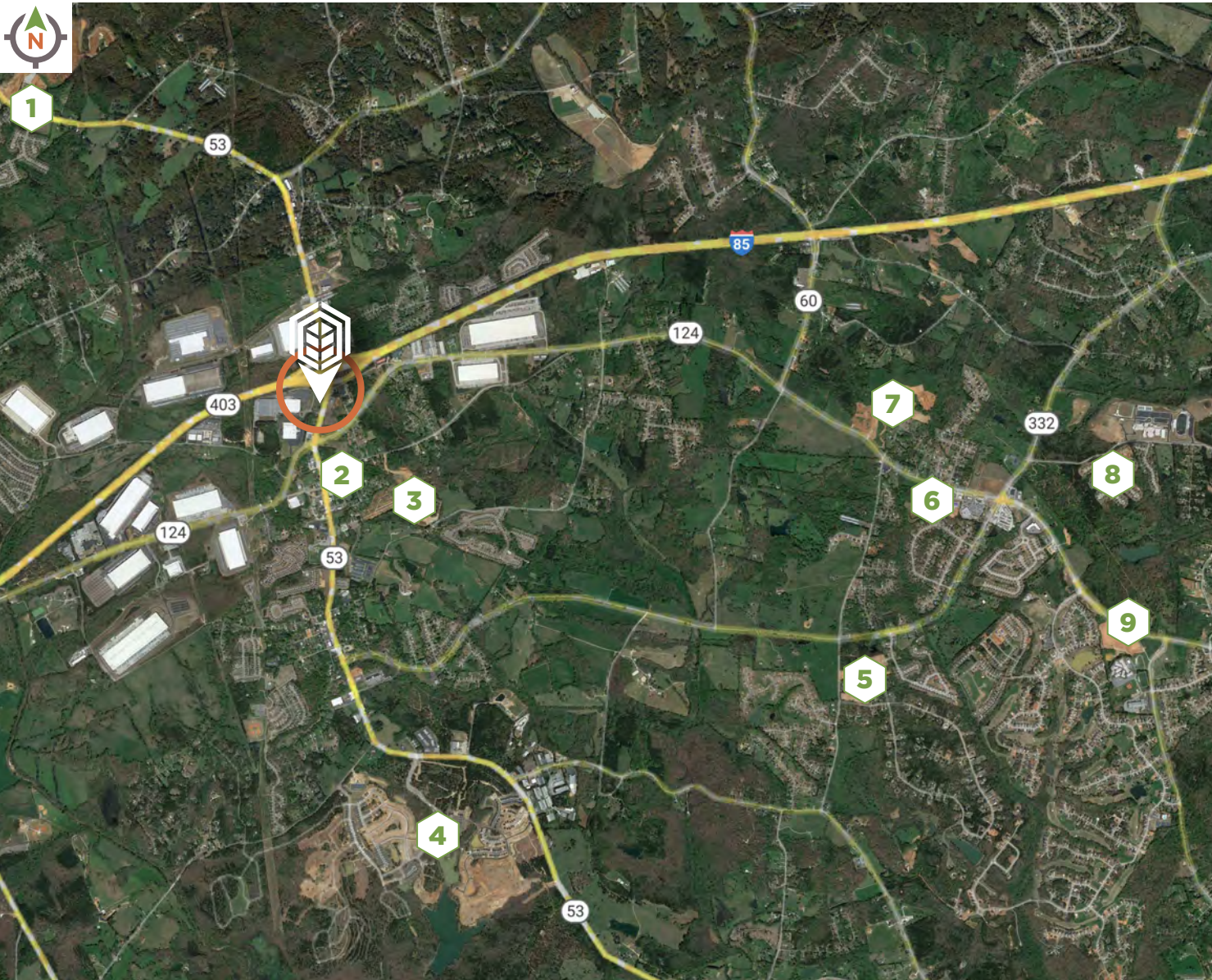


- 1 
- 2 
- 3 NE Georgia Medical Center
284 Total Beds
- 4 
- 5 
- 6 Downtown Braselton
- 7 Downtown Hoschtton
- 8 
- 9 
- 10 Jackson County High School
1,613 total students

CONTACT

DEVELOPMENT PROJECTS

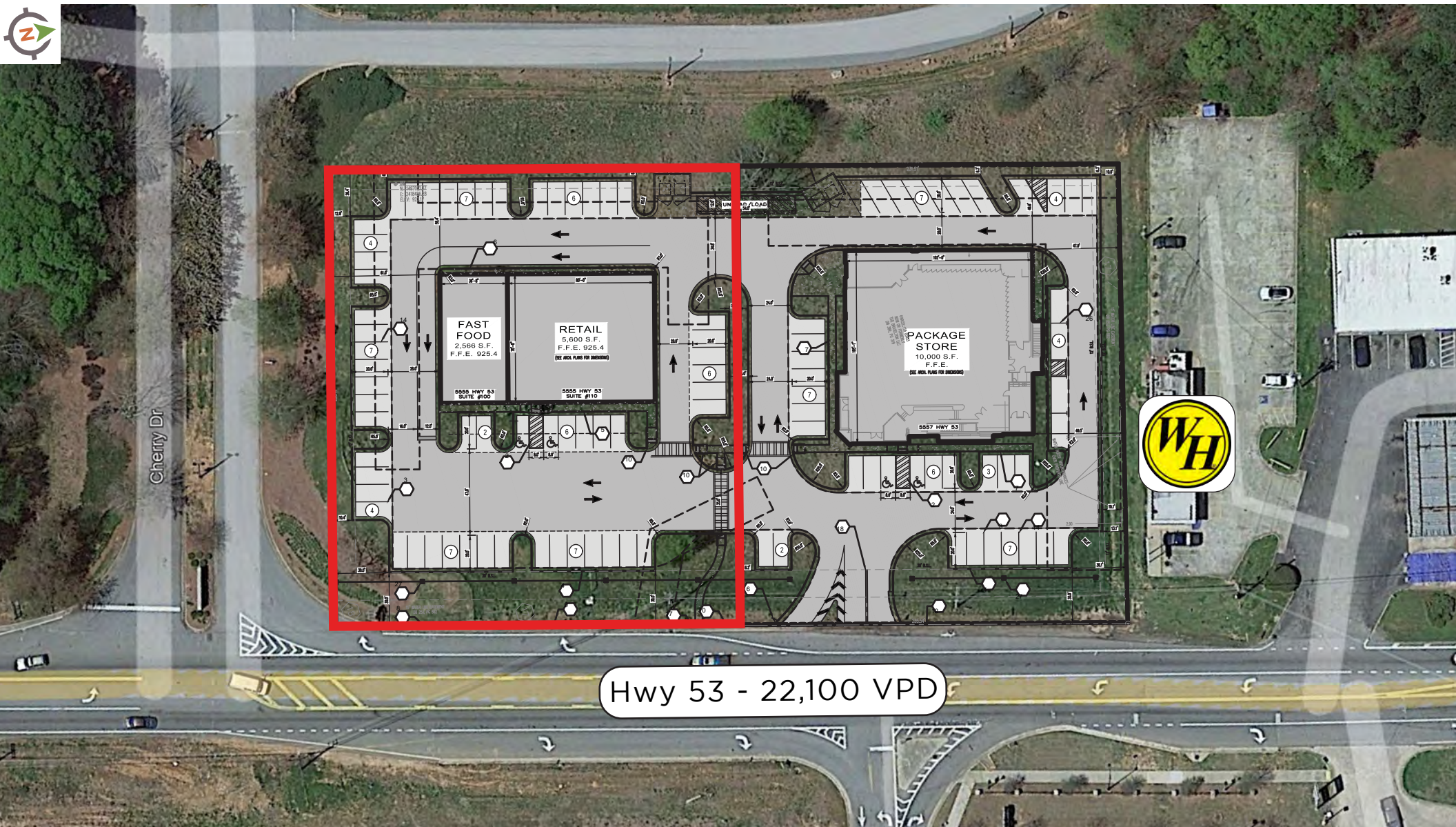
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- 1 Helen Valley**
115 single family homes
(under construction)
- 2 Braselton Civic Center**
10,000+ sq. ft. event space
(Opened 2022)
- 3 Braselton Townside**
116 single family homes
(under construction)
- 4 Twin Lakes Community**
2,600 single family homes
(under construction)
- 5 Morris Creek**
127 single family homes
(under construction)
- 6 Manor Lake Assisted Living**
87 units | 109 beds
(Opened 2022)
- 7 Bentwater**
100 single family homes
(under construction)
- 8 Charlotte Estates**
104 single family homes
(under construction)
- 9 Gum Springs Park**
15 acre recreation center
(under construction)

PROPERTY SITE VIEW

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Hwy 53 - 22,100 VPD



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TO INQUIRE ABOUT THIS PROPERTY

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