



**For Sale**  
**Development Opportunity**  
**Hwy 124 Braselton, GA**

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KW Commercial Peachtree Road  
804 Town Blvd. Ste A2040  
Atlanta, GA 30319  
404-419-3500

# Property Overview

Total Acreage: 6.18 acres

Parcel ID: 119 013A

County: Jackson

Zoning: Residential

Utilities: Water & Sewer available

Topography – Rolling hills

Highway I-85 visibility : 1,466 linear feet

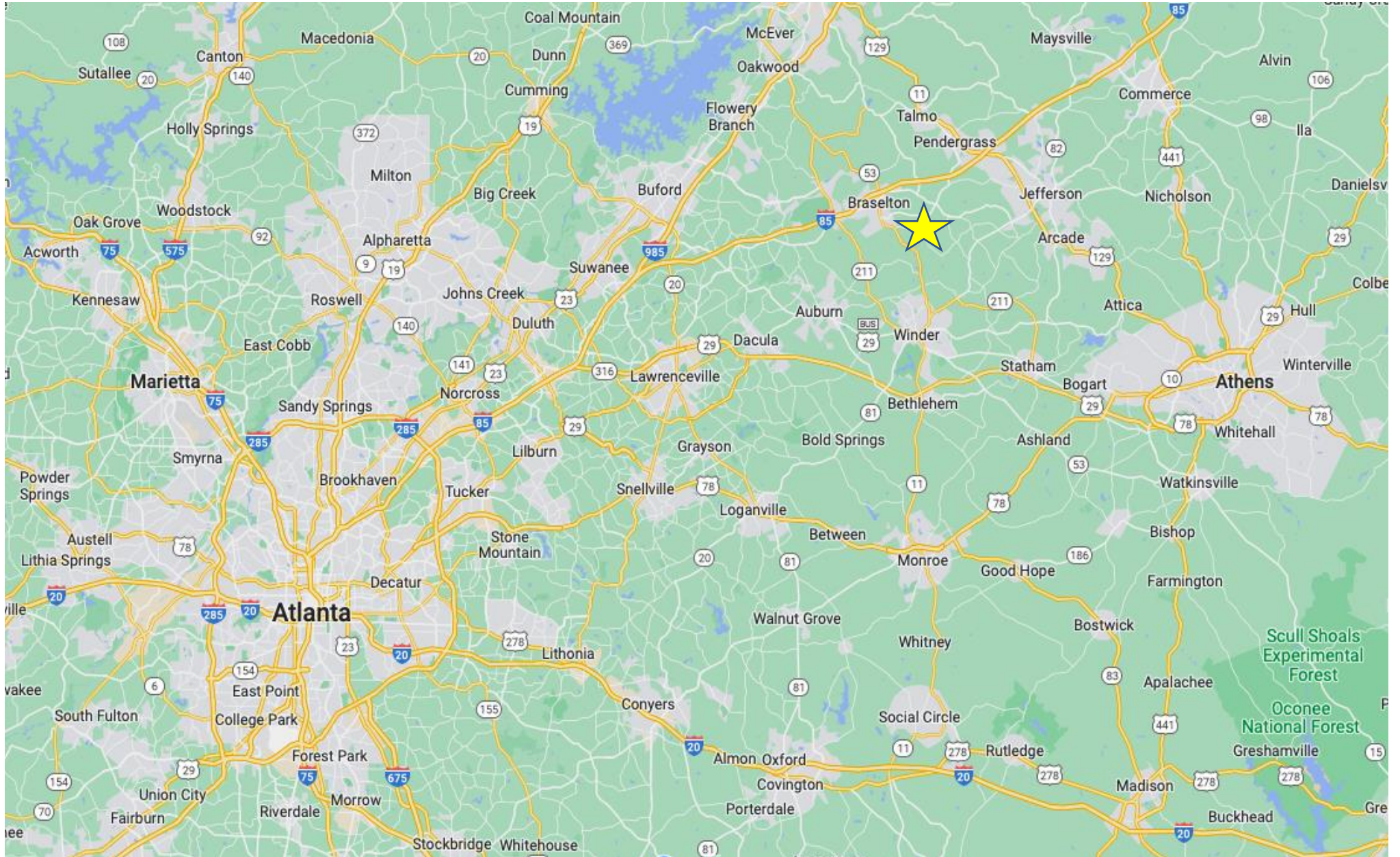
Perfect site for Hotel or Retail Strip Center

Offering Price: \$350,000 per acre

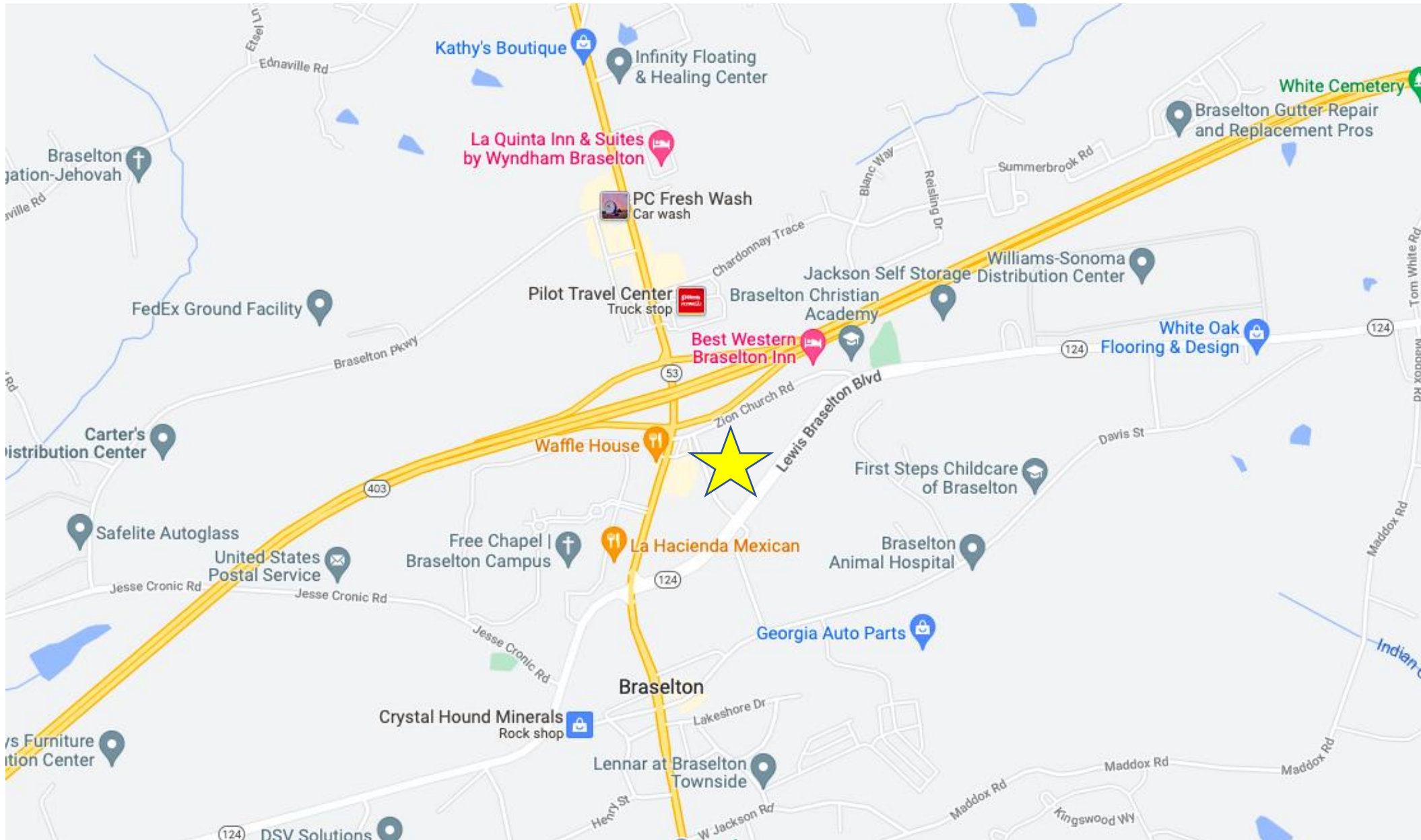
# Tax Plat



# Distance Map



# Submarket Aerial





## Demographic and Income Profile

GA-53 & GA-124, Braselton, Georgia, 30517  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 34.11208  
Longitude: -83.76370

Summary	Census 2010	Census 2020	2022	2027
Population	7,729	11,866	13,503	17,394
Households	2,735	4,101	4,681	6,060
Families	2,196	-	3,660	4,691
Average Household Size	2.82	2.89	2.88	2.87
Owner Occupied Housing Units	2,284	-	4,087	5,452
Renter Occupied Housing Units	451	-	594	607
Median Age	36.9	-	39.3	40.4
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	5.19%	0.51%	0.25%	
Households	5.30%	0.56%	0.31%	
Families	5.09%	0.51%	0.28%	
Owner HHs	5.93%	0.77%	0.53%	
Median Household Income	1.42%	3.59%	3.12%	
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	389	8.3%	343	5.7%
\$15,000 - \$24,999	148	3.2%	161	2.7%
\$25,000 - \$34,999	373	8.0%	348	5.7%
\$35,000 - \$49,999	341	7.3%	293	4.8%
\$50,000 - \$74,999	541	11.6%	814	13.4%
\$75,000 - \$99,999	767	16.4%	1,142	18.8%
\$100,000 - \$149,999	1,200	25.6%	1,580	26.1%
\$150,000 - \$199,999	350	7.5%	575	9.5%
\$200,000+	572	12.2%	803	13.3%
Median Household Income	\$91,267		\$97,917	
Average Household Income	\$117,759		\$131,752	
Per Capita Income	\$40,357		\$45,426	