

PRELEASING

Braselton Village

Hwy 211 & Pinot Noir Dr | Braselton, GA



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Table of Contents

3 | Executive Summary

4 | Market Aerial

5 | Master Plan

7 | Demographics

10 | Major Employer Aerial

12 | Amazon

13 | Northeast Georgia Medical Center

14 | Residential Map - New Developments

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Braselton Village

Braselton Village is positioned to become the premier retail and mixed use destination servicing Braselton, Hoschton, Winder and beyond. The project is directly across GA Hwy 211 from the renowned Chateau Elan featuring over 2,000 homes, an award winning winery and the 394 room resort. Braselton Village will feature over 150,000 SF of retail and complimentary luxury residential. Just off I-85, the project is at the signalized intersection of Hwy 211 and Pinot Noir Drive. Hwy 211 is currently being widened to four lanes.

Trade Area Residential Growth

Braselton is the seventh fastest growing city in Georgia. The US Census Bureau named Barrow county the 62nd fastest growing county in the United States in 2016. The property's trade area extends beyond Barrow County and into Hall, Gwinnett, and Jackson Counties. Excluding Hall County, all have been listed within the top ten fastest growing counties in the State of Georgia in the past five years. Several major residential projects are ongoing or have recently delivered within close proximity to Braselton Village. Broadmoor Phases I to III (384 homes), Kensington (139 homes), and Creekside at Mulberry Park (135 homes) have all broken ground since 2014. Atlanta Riverwalk is a massive, 1,260 homes community planned within the trade area and The Village at Deaton Creek is an age restricted community that included over 1,144 units before its 2016 completion.

Trade Area Employment Growth

The trade area is also home to a booming employment sector. Amazon recently opened an approximately 600,000 square foot distribution facility in Braselton, bringing more than 500 full time jobs to the trade area. Amazon joins Petco, Mizuno, Kichler Lighting, Haverty's Furniture, Dayton Superior, and Carter Inc. (a 1,000,000 square foot facility) as companies with distribution centers within the trade area. Northeast Georgia Medical Center Braselton also recently opened just over a mile from Braselton Village.



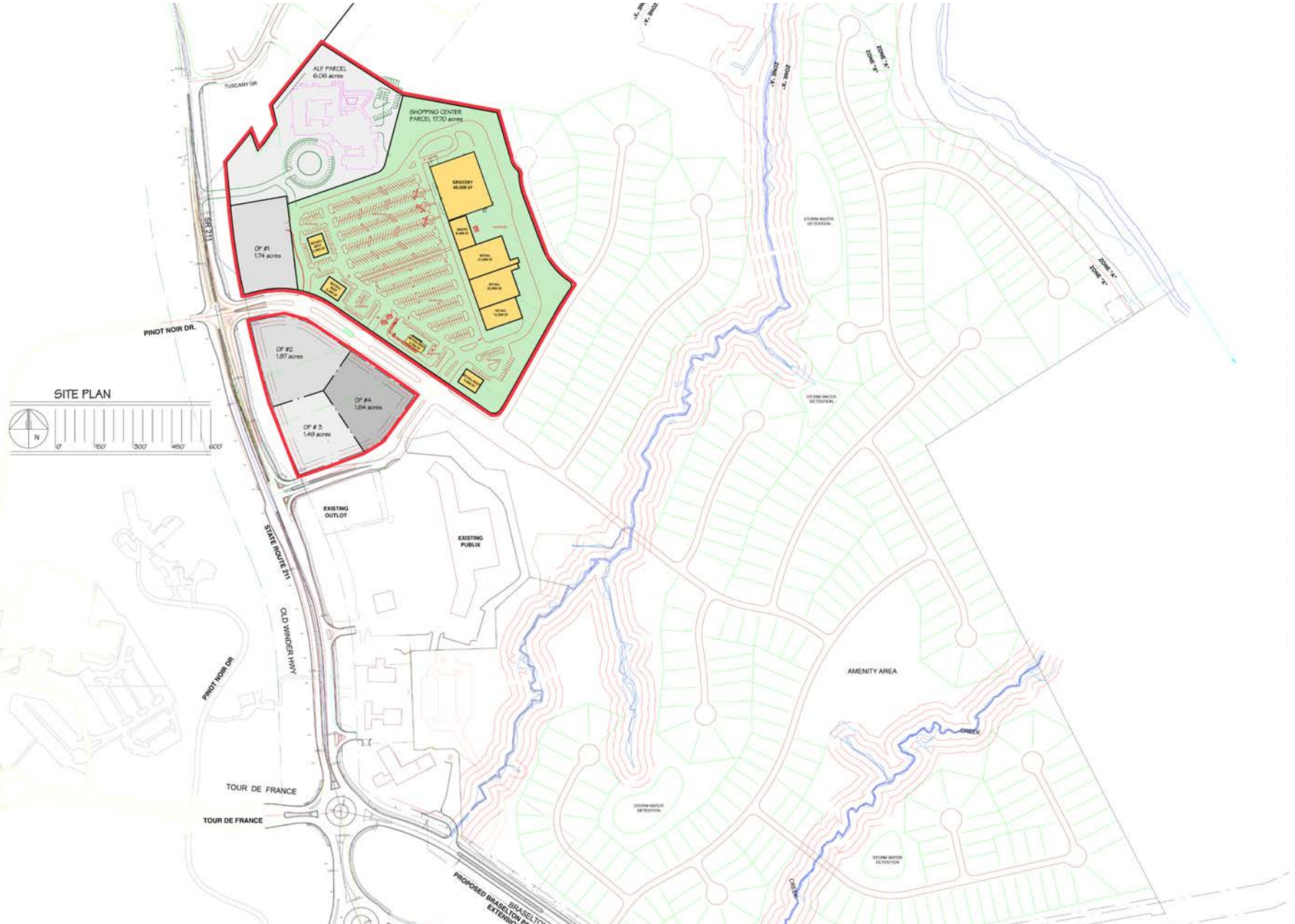
Braselton Village

Hwy 211 & Pinot Noir Dr | Braselton, GA



Braselton Village

Hwy 211 & Pinot Noir Dr | Braselton, GA



Infographics 10 Miles

Hwy 211 & Pinot Noir Dr | Braselton, GA

KEY FACTS

228,460

Population



75,061

Households

36.4

Median Age

\$54,038

Median Disposable Income

ANNUAL HOUSEHOLD SPENDING



\$2,350

Apparel & Services



\$185

Computers & Hardware



\$3,633

Eating Out



\$5,283

Groceries



\$5,909

Health Care

INCOME



\$28,703

Per Capita Income



\$86,329

2017 Average Household Income (Esri)



\$628,372

2017 Average Net Worth (Esri)

BUSINESS



6,336

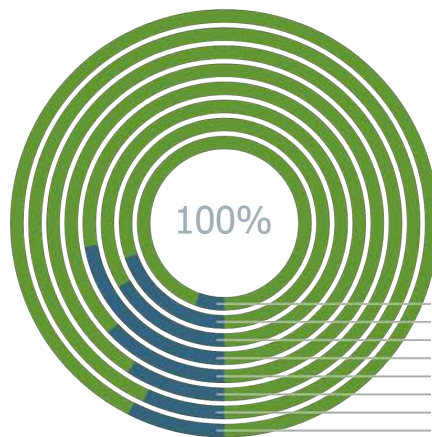
Total Businesses



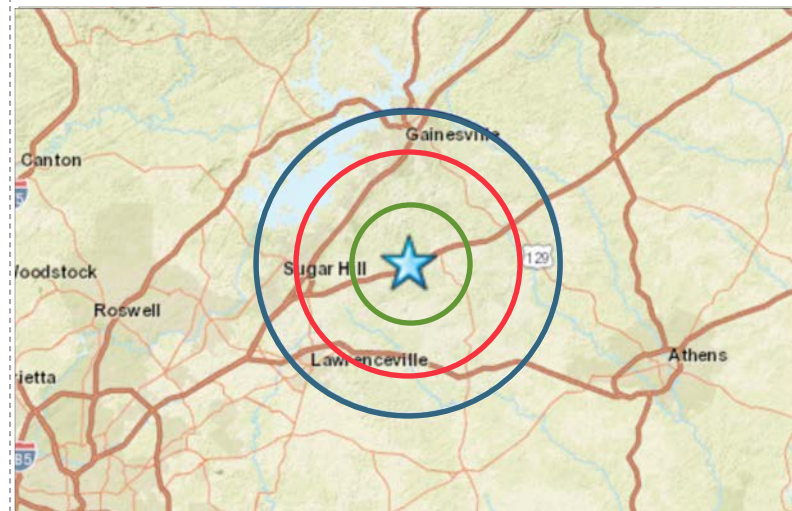
79,432

Total Employees

HOUSEHOLDS BY INCOME



\$200,000 & Above	3,775
\$100,000 - \$149,999	13,599
\$75,000 - \$99,999	11,345
\$50,000 - \$74,999	15,491
\$35,000 - \$49,999	9,017
\$25,000 - \$34,999	6,325
\$15,000 - \$24,999	4,716
0 - \$14,999	5,147



Demographics 5, 10, 15 Miles

Hwy 211 & Pinot Noir Dr | Braselton, GA

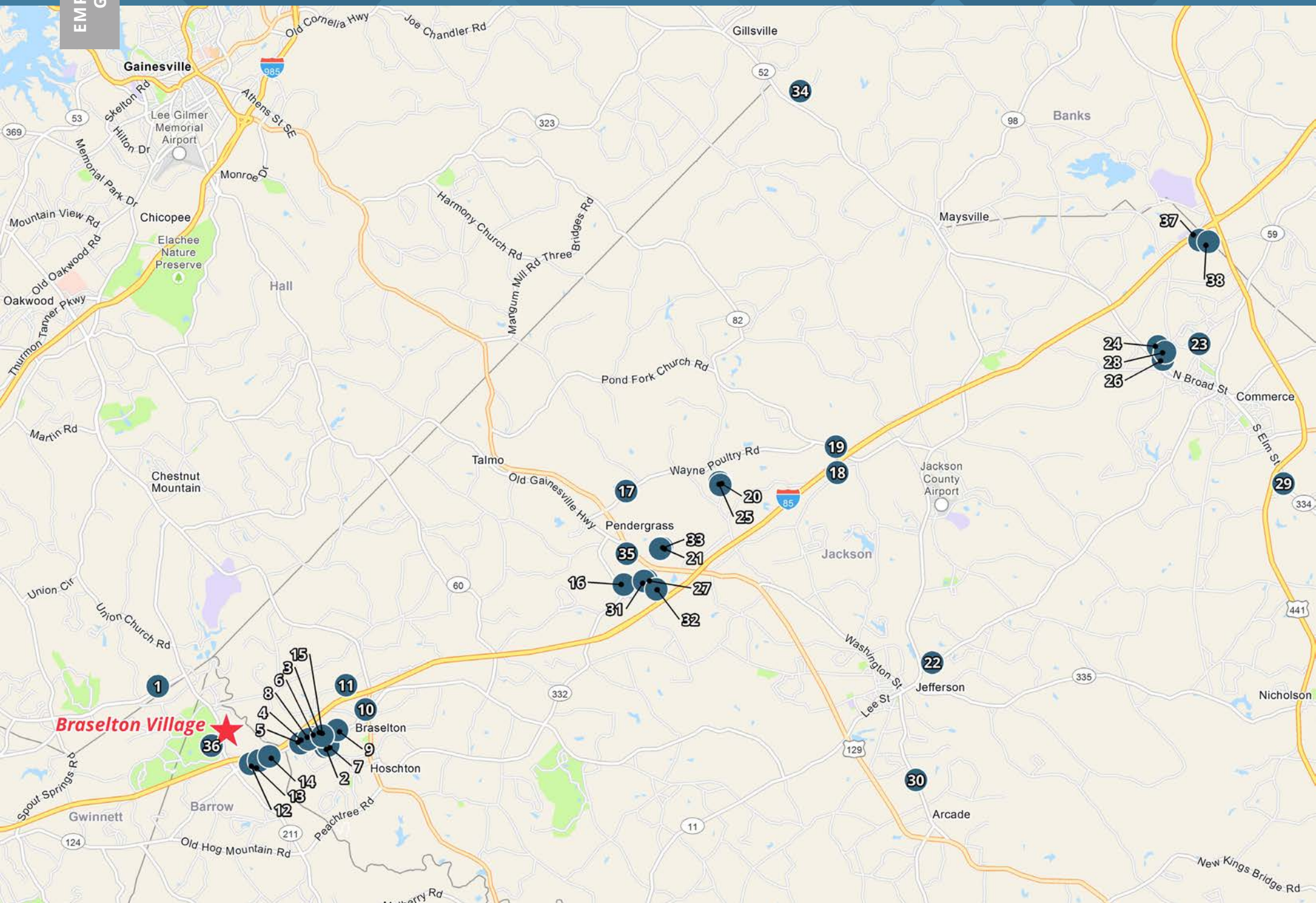


	5 miles	10 miles	15 miles
Population			
2017 Population	48,459	225,378	540,686
2000 Population	19,079	112,639	299,517
2010 Population	39,481	195,256	473,020
2022 Population	55,529	249,439	593,321
2000-2010 Annual Rate	7.54%	5.66%	4.68%
2010-2016 Annual Rate	2.87%	2.00%	1.86%
2016-2021 Annual Rate	2.76%	2.05%	1.88%
2017 Median Age	38.0	36.4	34.9
Households			
2000 Households	6,490	38,477	100,398
2010 Households	13,320	64,495	154,717
2017 Total Households	16,291	74,106	176,259
2022 Total Households	18,648	81,877	193,143
2000-2010 Annual Rate	7.45%	5.30%	4.42%
2010-2016 Annual Rate	2.82%	1.93%	1.81%
2016-2021 Annual Rate	2.74%	2.01%	1.85%
2017 Average Household Size	2.94	3.00	3.03
Housing Units			
2017 Total Housing Units	17,277	78,917	189,728
2017 Owner Occupied Housing Units	13,926	58,473	128,152
2017 Renter Occupied Housing Units	2,365	15,633	48,108
2017 Vacant Housing Units	986	4,811	13,469
Race and Ethnicity			
2017 White Alone	81.0%	73.7%	64.5%
2017 Black Alone	9.0%	12.6%	17.2%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2017 Asian Alone	3.9%	5.0%	6.0%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Hispanic Origin (Any Race)	9.4%	13.5%	19.3%
Income			
2017 Median Household Income	\$75,263	\$67,925	\$63,246
2017 Average Household Income	\$96,630	\$86,244	\$80,804
Per Capita Income	\$32,372	\$28,687	\$26,702
2017 Population 25+ by Educational Attainment			
Total	31,907	146,591	346,622
High School Graduate	20.4%	22.8%	22.1%
GED/Alternative Credential	4.4%	4.9%	4.4%
Some College, No Degree	21.8%	20.9%	20.9%
Associate Degree	9.6%	8.7%	8.8%
Bachelor's Degree	23.1%	20.3%	19.8%
Graduate/Professional Degree	11.5%	10.3%	9.7%
Data for all businesses in area			
Total Businesses:	1,116	5,999	17,248
Total Employees:	16,339	75,333	218,025
Total Residential Population:	48,459	225,378	540,686
Employee/Residential Population Ratio:	0.34:1	0.33:1	0.4:1
2017 Total Daytime Population	41,976	190,977	499,758
Workers	15,765	71,892	216,308
Residents	26,211	119,085	283,450



Major Employer Aerial

Braselton, GA



Major Employer Aerial

Braselton, GA



#	Company	Employees
1	Northeast GA Medical Center	600
2	Uline Shipping Supplies	75
3	Haverty's Furniture Distribution Center	201
4	DeltaWing Technologies	45
5	Ace Industries	12
6	Hitachi Koki USA	150
7	Georgia Distribution Center	120
8	Mayfield Dairy Farms	235
9	Amazon Fulfillment Center	500
10	Williams Sonoma Distribution	150
11	Carter's/OshKosh	1,200
12	Petco Distribution Center	250
13	Orbis SEDC	75
14	Kichler Lighting	25
15	Whole Foods Market South Distribution	100
16	Bed Bath & Beyond Processing Center	1,200
17	Wayne Farms LLC	1,100
18	Kubota Industrial	1,050
19	HomeGoods	210
20	TD Automotive	650
21	Mission Foods	500
22	Jackson EMC	430
23	Northridge Medical Center	422
24	Baker & Taylor Inc	400
25	Toyota Industrial Compressors of America	350
26	Roper Pump Co	325
27	TenCate Geosynthetics I	300
28	TenCate Geosynthetics II	300
29	Southeast Toyota Distributors	180
30	Buhler Quality Yarns	160
31	Resilux America	152
32	Shiloh Industries	127
33	Reckitt Benckiser	110
34	Country Charm Egg Distributors	100
35	Quiktrip Distribution Inc	100
36	Chateau Elan Resort & Winery	350
37	SK Group	2,000
38	GE	100
Total		14,354



Amazon plans fulfillment center in Braselton, 500 Jobs

Amazon.com Inc. (NASDAQ: AMZN) will build a new fulfillment center in Braselton, Ga., creating more than 500 jobs.

Amazon employees at the new 600,000-square-foot fulfillment center will pick, pack and ship large items for customers like household décor items, sporting equipment and gardening tools.

Full-time employees at Amazon receive competitive hourly wages and a comprehensive benefits package, including healthcare, 401(k) and company stock awards starting on day one, as well as generous maternity and parental leave benefits. Click here to apply. <http://www.amazondelivers.jobs/>

The Seattle-based online retailer currently has more than 1,500 full-time employees at its existing facilities in Georgia.

-Bizjournals.com

"We are excited to expand in the state of Georgia and add a new fulfillment center to better serve our customers in the region," said Akash Chauhan, Vice President of Amazon's North America operations. "This facility will create hundreds of new jobs with competitive pay and great benefits starting on day one. From the local community to state leadership, we appreciate the tremendous support from elected officials for this project and we look forward to growing in the Peach State."

"Amazon's decision to develop in Jackson County speaks to the strength and vitality of Georgia's business-friendly environment," said Governor Nathan Deal. "We are thrilled that a global leader such as Amazon has chosen to expand its footprint here in Georgia. This project further bolsters Georgia's reputation as the nation's No. 1 state in which to do business."

-AreaDevelopment.com



Northeast Georgia Medical Center

Braselton, GA



Georgia's Newest Resident: Northeast Georgia Medical Center Braselton

Not only is the new 235,000-square-foot, 100-bed Northeast Georgia Medical Center (NGMC) Braselton notable for sustainability measures that have it tracking LEED Gold and a rigorous use of Lean design that's streamlined clinical processes and operations. But what also makes the project a standout is the fact that it's the first new hospital to be built in the Peach State in 20 years.

Originally a very small, rural community, the town of Braselton, Ga., sprouted from just 418 residents in 1990 to 7,511 in 2010—and it's still and growing. Residents of the underserved community previously had to travel about 30 miles to the Atlanta area to seek medical care. But on

April 1, Northeast Georgia Health System's newest hospital opened its doors for business, housing 26 specialties including heart and vascular services, orthopedics, neuroscience, surgery, cancer treatment, and emergency services. Together, NGMC Braselton's inpatient platform and large ambulatory presence are helping to build the organization's brand as a small hospital with big programs.

Because NGMC Braselton was Georgia's first new hospital in two decades, the organization made sure to involve the community in the planning process. This included 11 community events, a series of public forums, workshops, and online surveys with participation from more than 1,000 community members, all in an effort to explore the ideal patient experience.

One design initiative that emerged from this input was the development of contextual ideas for the site and building that respond to the region—for example, the selection of native plant species and the use of materials such as locally quarried stone. Community education space was also added as well as amenities such as walking trails to connect surrounding neighborhoods to the site and promote wellness.

-Barbara Horwitz-Bennett | Healthcare Design



Korean battery manufacturer to create more than 2,000 jobs in Jackson County — SK innovation to invest \$1.67 billion in new manufacturing plant



ATLANTA - November 27, 2018 —Gov. Nathan Deal today announced that SK innovation, a developer and manufacturer of lithium-ion batteries for hybrid electric vehicles, is estimated to create more than 2,000 jobs and invest \$1.67 billion in a new manufacturing plant in Jackson County in the long term.

“As the No. 1 state for business six times over, Georgia continues to maintain strong partnerships with Korean businesses and international industry leaders that lead to real results,” said Deal. “SK innovation’s decision to make this significant investment and create more than 2,000 jobs in Jackson County reflects Georgia’s reputation as a top destination for international businesses, especially those in the automotive supply sector. By choosing Georgia, SK innovation will have access to our skilled workforce and extensive manufacturing resources, while also joining a number of other Korean-affiliated companies that operate manufacturing facilities across the state. We appreciate SK innovation’s investment in the Jackson County community and look forward to the company’s success long into the future.”

The proposed manufacturing plant will be constructed in two phases: each phase will add approximately 1,000,000 square feet of manufacturing space and include the hiring of more than 1,000 advanced manufacturing employees.

“SK innovation has been actively looking for a production base to secure competitiveness in the battery business in the major global market,” said Kim Jun, chief executive of SK innovation. “With our business in the hub of the global auto industry, we will grow as a top player in the battery business.”

SK innovation is a part of the SK Group, one of the largest conglomerates in South Korea. The company employs more than 6,500 individuals worldwide. Customers for SK innovation’s battery business include Mercedes-Benz and Hyundai-Kia Motors. “SK innovation is a world-class company and a leader in the energy, petrochemical and lubricants industries,” said Jackson County Development Authority (JCDA)

Director of Economic Development John Scott. “Jackson County, GA, is centrally located in the Southeast United States’ growing automotive industry and we’re excited that companies like SK innovation are taking advantage of our strategic location. Working with SK innovation has been a great experience and we’re very excited to welcome them to the Jackson County family.”

Georgia Department of Economic Development (GDEcD) Senior Project Manager Yoonie Kim represented the Global Commerce Division in partnership with JCDA and Georgia Power.

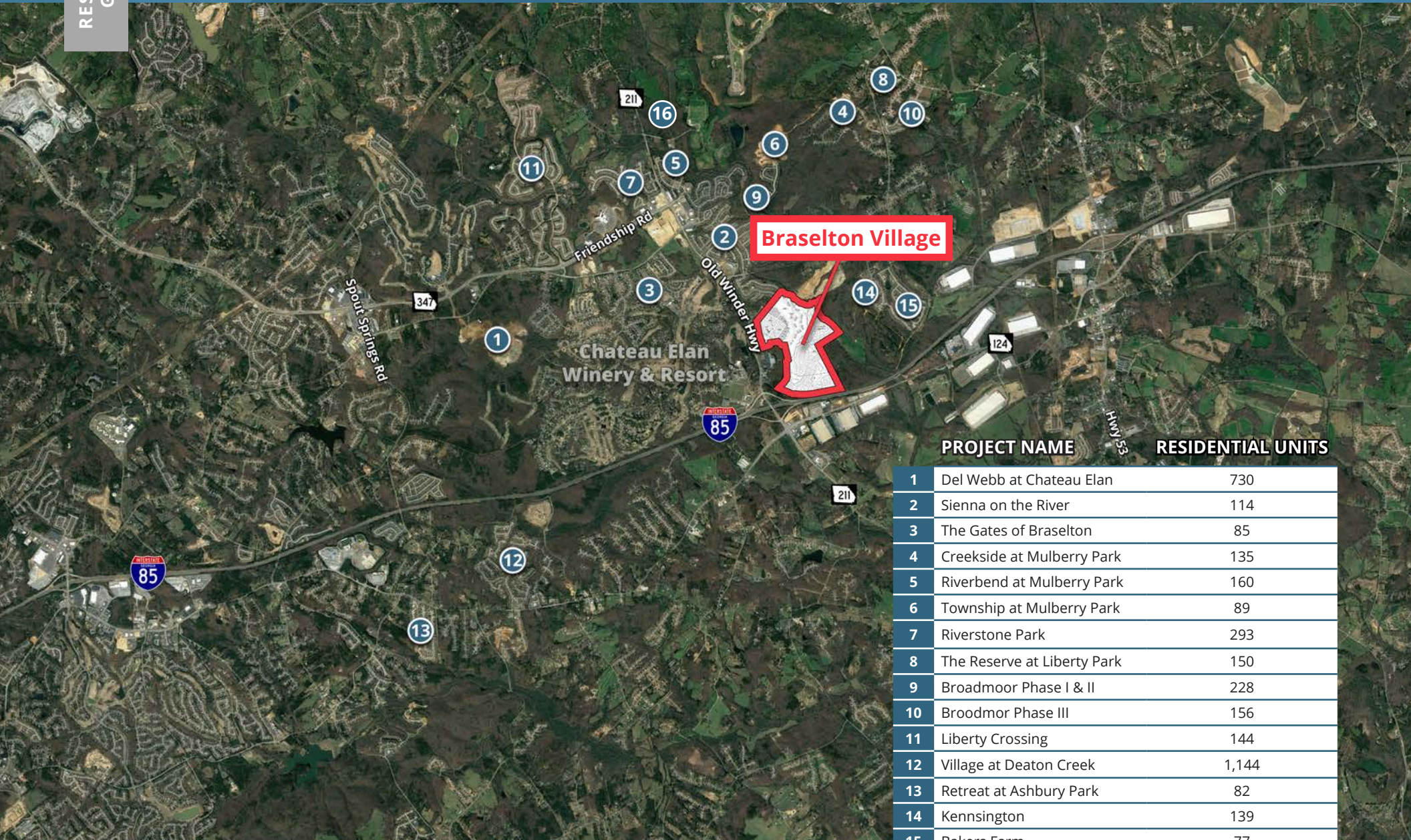
“SK Group was among the first Korean investors in Georgia, and has a longstanding history in our state,” said GDEcD Commissioner Pat Wilson. “Georgia works in aggressive ways to ensure companies like SK innovation have the best resources necessary for them to find success. The more than 2,000 jobs they are creating will be supported by a highly skilled workforce, and by opening its new plant in Jackson County, SK innovation reaffirms its commitment to the people and communities of Georgia. We look forward to partnering on future opportunities as the company continues to grow in our state.”

“We are excited to expand in the state of Georgia and add a new fulfillment center to better serve our customers in the region,” said Akash Chauhan, Vice President of Amazon’s North America operations. “This facility will create hundreds of new jobs with competitive pay and great benefits starting on day one. From the local community to state leadership, we appreciate the tremendous support from elected officials for this project and we look forward to growing in the Peach State.”

- John Vaughan & Kara Richardson
Georgia Department of Economic Development

Residential Map | New Developments

Braselton, GA



PROJECT NAME

RESIDENTIAL UNITS

1	Del Webb at Chateau Elan	730
2	Sienna on the River	114
3	The Gates of Braselton	85
4	Creekside at Mulberry Park	135
5	Riverbend at Mulberry Park	160
6	Township at Mulberry Park	89
7	Riverstone Park	293
8	The Reserve at Liberty Park	150
9	Broadmoor Phase I & II	228
10	Broodmor Phase III	156
11	Liberty Crossing	144
12	Village at Deaton Creek	1,144
13	Retreat at Ashbury Park	82
14	Kennington	139
15	Bakers Farm	77
16	Reveille	660

4,386

A 500-acre mixed use project to be known as “Reville” is being proposed in Hall County north of Atlanta.

Atlanta-based Rotunda Land & Development Group LLC wants to develop 122,500 square feet of retail, 122,500 square feet of office, 560 units of multifamily residential, 75 townhomes, 25 assisted-living townhomes and a 175-room hotel. Another pod would have a 5,000-square-foot event facility, 92,000 square feet of retail/commercial space, and 160 residential units over retail. A third pod would have 219 residential units, and a fourth pod would have 340 townhomes and 220 cottage homes, according to plans filed with Hall County. The developer has filed with the state of Georgia as a development of regional impact.

The project would be on 508 acres just north of the intersection of Interstate 85 and Georgia Highway 211, in between Château Élan and Road Atlanta.

The site is the same one where another developer in 2016 proposed a similarly huge development called Atlanta River Walk which never moved forward.

“We are seeking a change in conditions (not a rezoning) from the old Atlanta Riverwalk plan,” said Henry W. Massie, vice president of acquisitions and development for Rotunda Land & Development Group, in an email to Atlanta Business Chronicle. “We have renamed this master planned community ‘Reville’. The different deviations in conditions from the old plan include changing the specific type of uses for each Pod.

We are planning to have a southern coastal craftsman type architectural theme to be present throughout the project. The master plan will be developed in three phases and expect to be breaking ground sometime in the 4th quarter of 2019.”

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