



carter's

ZAXBY'S

RaceTrac

Cracker Barrel  
Old Country Store

Wendy's

McDonald's

Best Western

Chevron

Waffle House

Shell

Bojangles

UNITED STATES  
POSTAL SERVICE

Highway 53

85

Lewis Branch Road

amazon

## Offering Memorandum

BRASELTON COMMERCIAL SITE | 3.47 ACRES



BULL REALTY  
ASSET & OCCUPANCY SOLUTIONS

# TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	3
EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
RETAILER MAP	6
TAX PLAT	7
LOCATION MAP	8
ABOUT THE AREA	9
BROKER PROFILE	10
TEAM PROFILE	11

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**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

# DISCLAIMER & LIMITING CONDITIONS

BRASELTON COMMERCIAL SITE | 3.47 ACRES

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

# EXECUTIVE SUMMARY

BRASELTON COMMERCIAL SITE | 3.47 ACRES



## PROPERTY OVERVIEW

3.47 acre site in Braselton near Interstate 85 at the busy, signalized intersection of GA Hwy 53 (Green Street) and Lewis Braselton Blvd. This is an excellent opportunity for users or investors to build a convenience store, retail, office, hospitality or any general commercial use. Topography is generally flat and there is an unused residential structure on the property.

This property is also located four miles near the famous Chateau Elon Winery and Resort. The resort attracts more than a half a million visitors a year and the adjoining Chateau Elan Golf and Residential community has thrived as part of Braselton.

## PROPERTY HIGHLIGHTS

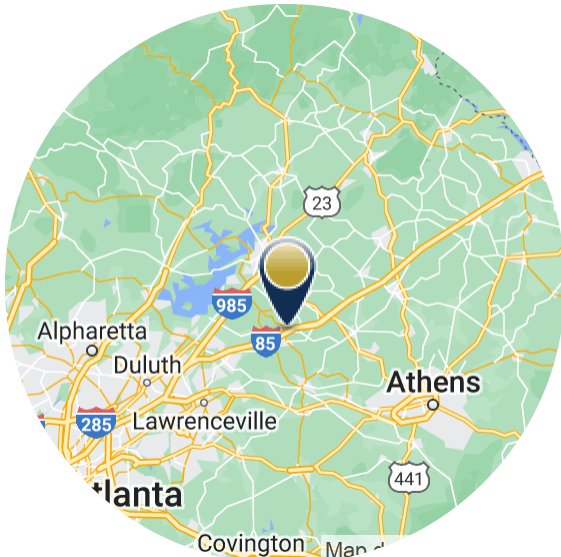
- 3.47 acre site in Braselton, GA
- 1/4 mile from Interstate 85
- Located near the famous Chateau Elon Resort and Golf Course
- 390' of frontage on Hwy 53 and 500' on Lewis Braselton Blvd
- City of Braselton is friendly to commercial use
- All utilities available
- Generally flat topography
- Signalized intersection
- Parcel ID B02 013

**PRICE | \$3,460,000**

# PROPERTY OVERVIEW

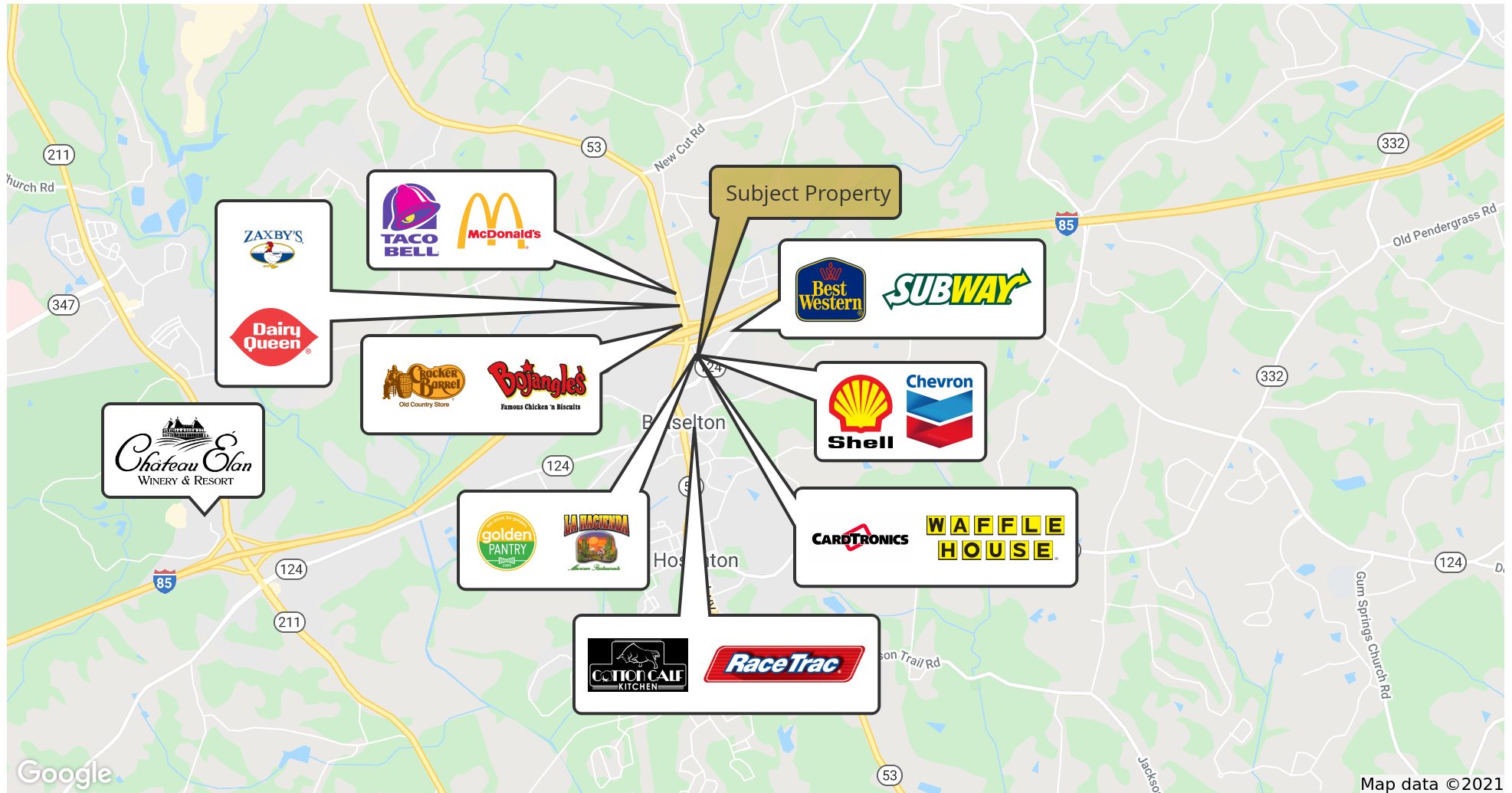
BRASELTON COMMERCIAL SITE | 3.47 ACRES

Address:	5394 Hwy 53, Braselton, GA 30517
County:	Jackson
Site Size:	3.47 Acres
Parcel ID:	B02 013
Zoning:	C-3
Proposed Use:	Convenience store, retail, office or hospitality
Sale Price:	\$3,460,000



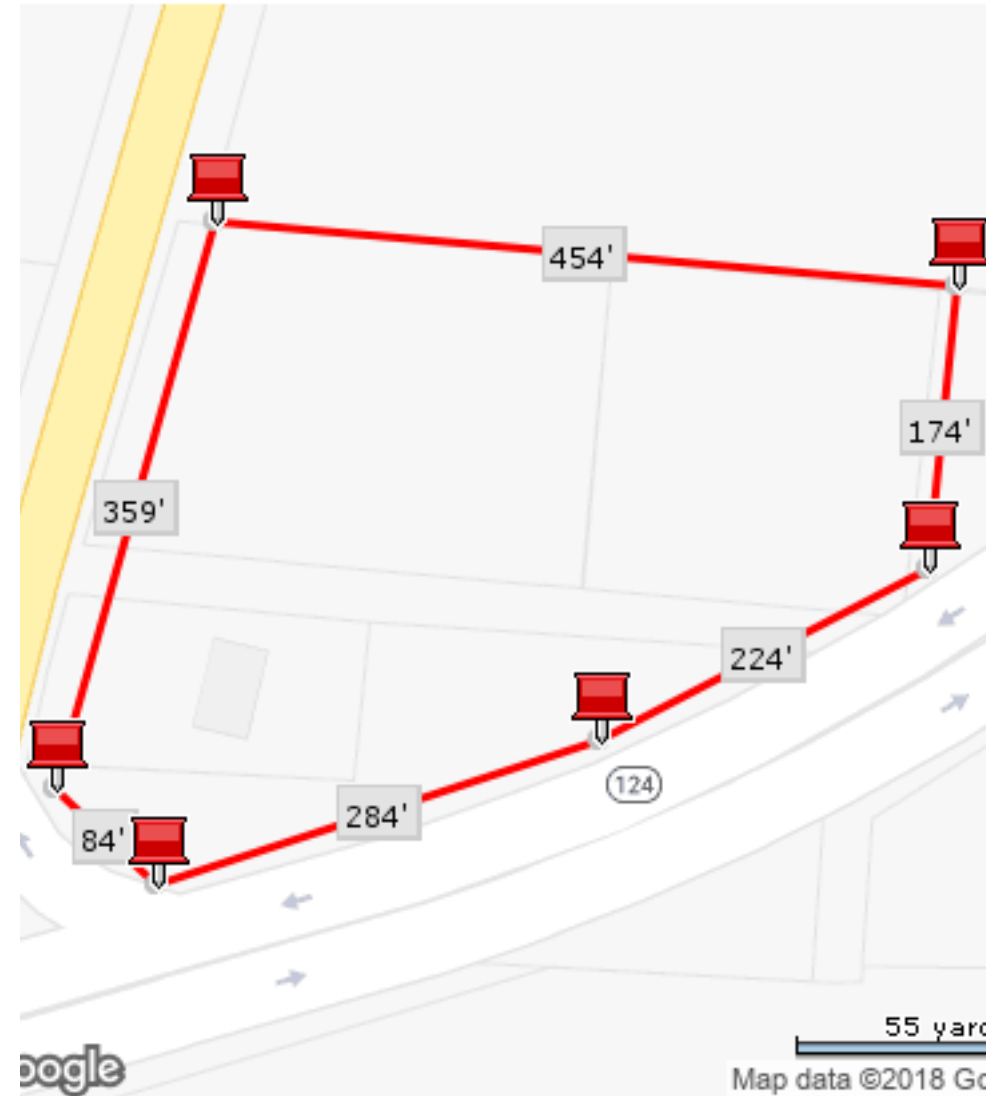
# RETAILER MAP

BRASELTON COMMERCIAL SITE | 3.47 ACRES



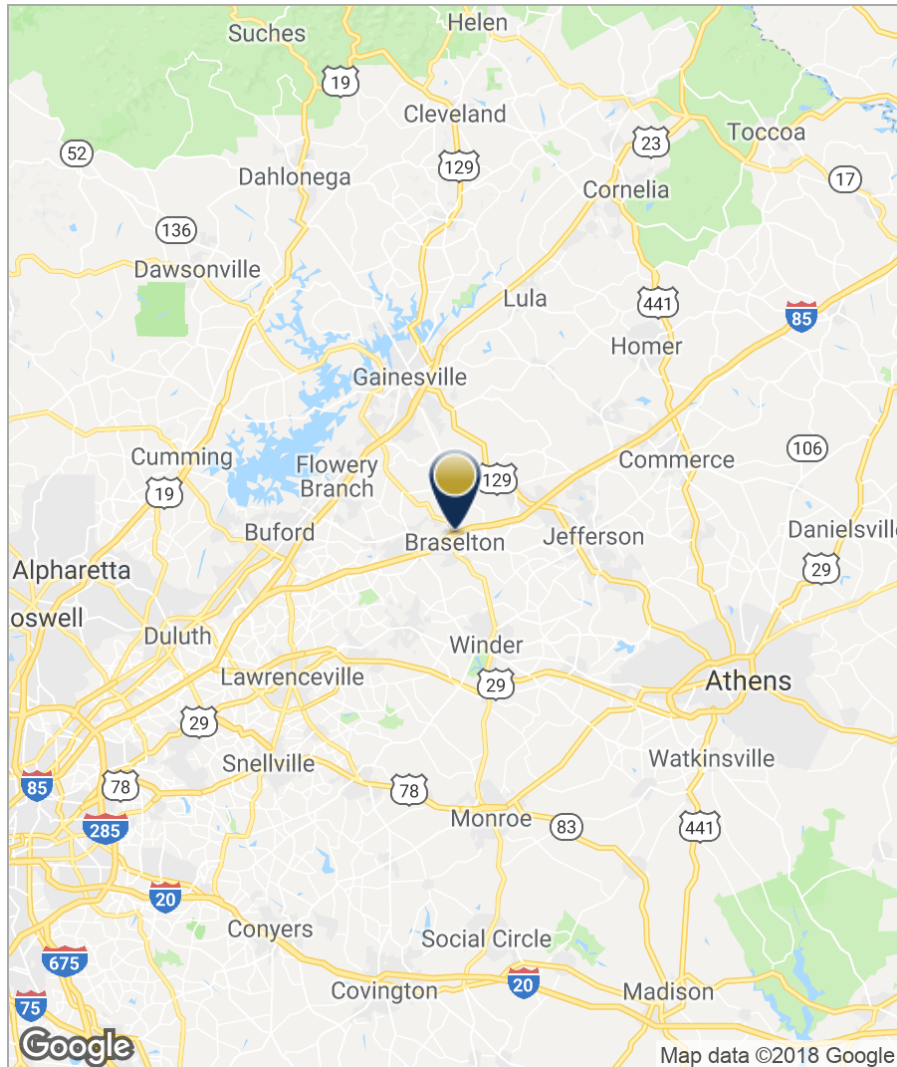
# TAX PLAT

BRASELTON COMMERCIAL SITE | 3.47 ACRES



# LOCATION MAP

BRASELTON COMMERCIAL SITE | 3.47 ACRES



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	745	23,356	135,495
MEDIAN AGE	34.8	34.9	33.8
MEDIAN AGE (MALE)	34.9	35.0	33.7
MEDIAN AGE (FEMALE)	34.7	35.3	34.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	253	7,656	43,821
# OF PERSONS PER HH	2.9	3.1	3.1
AVERAGE HH INCOME	\$75,601	\$75,086	\$73,544
AVERAGE HOUSE VALUE	\$242,349	\$233,340	\$240,889

Source: ESRI



135,495

2018 Total Population  
(Esri)



43,821

2018 Total Households  
(Esri)



\$73,544

2018 Average  
Household Income  
(Esri)

# ABOUT THE AREA

BRASELTON COMMERCIAL SITE | 3.47 ACRES

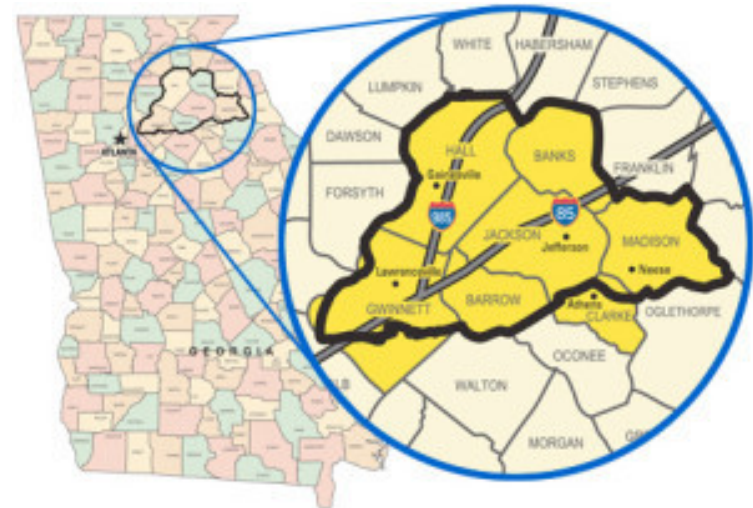
## BRASELTON, GA

Braselton is a city friendly to commercial development with flexible zoning. It is a leader in providing critical infrastructure necessary to facilitate new businesses and industries. As a result Braselton houses distribution facilities for Haverty's, Mizuno, Whole Foods, Hitachi, Williams-Sonoma, PetCo, Mayfield, Amazon and Carter's. The city has also undergone rapid growth and is now home to 7,500 permanent residents.

Historic homes, big city amenities and small town charms abound as you drive through downtown Braselton. Stop for coffee, take your pick from many different restaurants around town, shop in family owned stores or just enjoy the scenery-Braselton has something for everyone.

## JACKSON COUNTY

Located 60 miles northeast of Atlanta, Jackson County is a progressive and diverse area, rich in history and culture. Jackson county is home to Braselton, Commerce and Jefferson city. Top attractions in the area include the Atlanta Dragway, Georgia's original strip for automotive racing, Mayfield's dairy farm which includes popular educational tours and a gift-shop as well as Chateau Elon Winery and Resort. Chateau Elon is the premier tourist destination in the area, drawing 500,000 tourists annually to enjoy the golf resort, winery, spa, fine dining, wedding venue and hospitality.



Source: Enter text here

## DARRELL CHAPMAN

Broker



### Bull Realty Inc.

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## Professional Background

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been industrial investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 21 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, property management, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and [www.CREshow.com](http://www.CREshow.com). The firm also produces Atlanta's Commercial Real Estate Show available on [AtlCREshow.com](http://AtlCREshow.com).

# CONFIDENTIALITY AGREEMENT

BRASELTON COMMERCIAL SITE | 3.47 ACRES

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 5394 Hwy 53. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to \_\_ / \_\_ / \_\_

Receiving Party

Signature .....

Printed Name .....

Title .....

Company Name .....

Address .....

Email .....

Phone .....

**Bull Realty, Inc.**  
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