

FOR SALE

5407 Technology Pkwy & Hwy 53 - Braselton, Hall County, GA

5407 Technology Parkway & Hwy 53, Braselton, GA 30517

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

5407 Technology Parkway & Hwy 53 - Braselton, Hall County, GA

5407 TECHNOLOGY PARKWAY & HWY 53, BRASELTON , GA 30517



OFFERING SUMMARY

Sale Price: \$529,000

Price / Acre: \$175,689

Lot Size: 3.011 Acres

Zoning: I-II - Heavy Industrial

Traffic Count: 10,500 VPD

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present this graded corner on the major thoroughfare of Highway 53 at Technology Parkway. This sale includes two (2) parcels totaling 3.011+/- acres. These lots offer approximately 400 ft of total frontage on Highway 53 and approximately 300 ft of frontage on Technology Parkway. The property is zoned Heavy Industrial (I-II) in Hall County. The site is cleared, generally level, with all utilities available, including public water (12" and 8" lines). Septic tank would be required. Highly desirable location fronting Highway 53 which connects I-85 and I-985. The site offers full access to Highway 53.

LOCATION OVERVIEW

Raceway Technology Park is home to many industrial companies serving the nearby Road Atlanta and Lanier Raceplex. The site is located directly between I-85 and Road Atlanta, one of the world's best road courses with more than 320,000 annual visitors. Braselton is one the fastest growing cities in the US. In the last 5 years, there have been over 2,700 new homes built and over 2,600 new homes sold within 5 miles of the property, including 715 new home sales from July 2020-June 2021. In August 2021, an expansion of Lanier Raceplex was approved to include a hotel, restaurants, shops and 82 cottages for racing enthusiasts.

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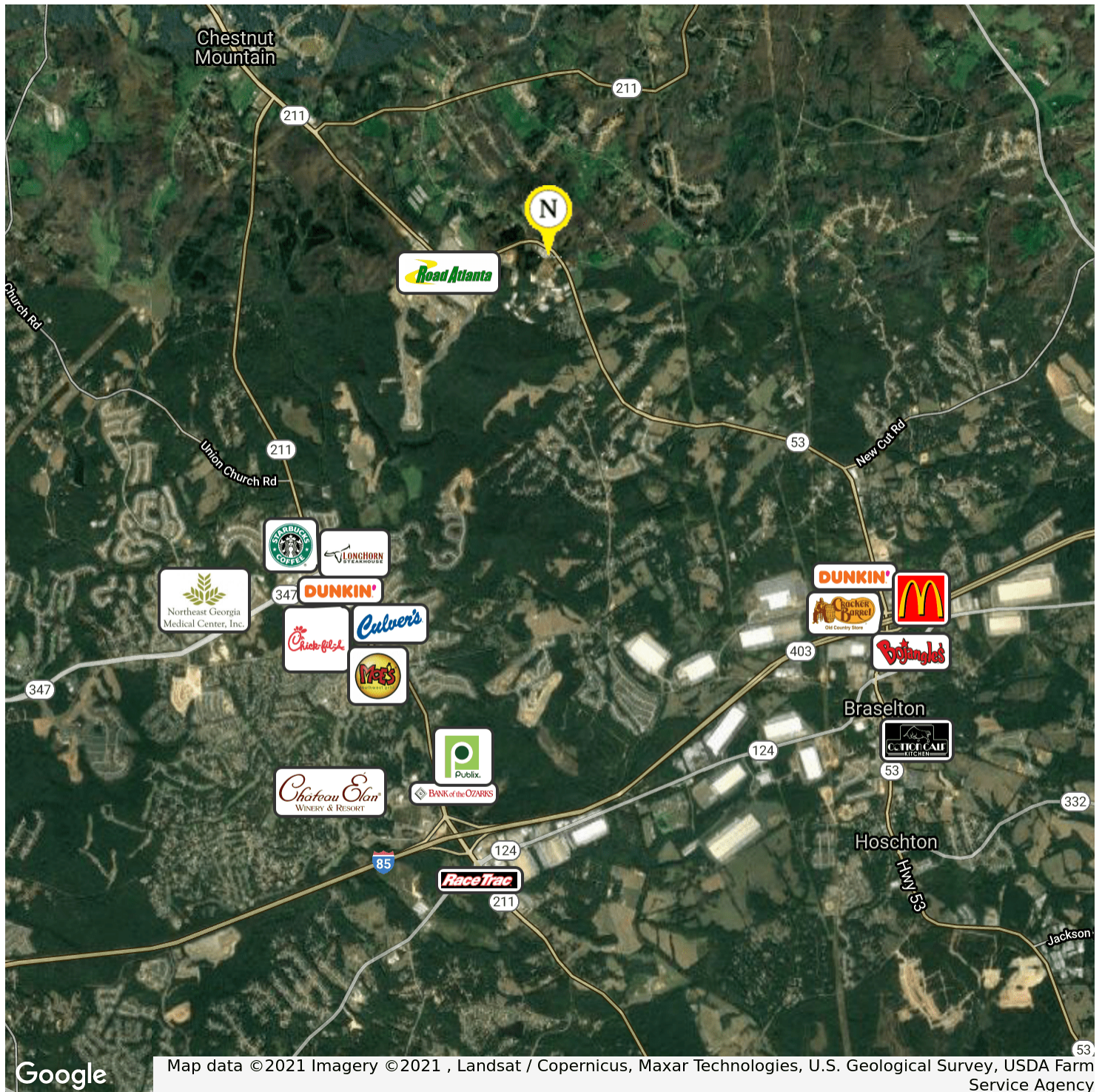
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ADDITIONAL PHOTOS

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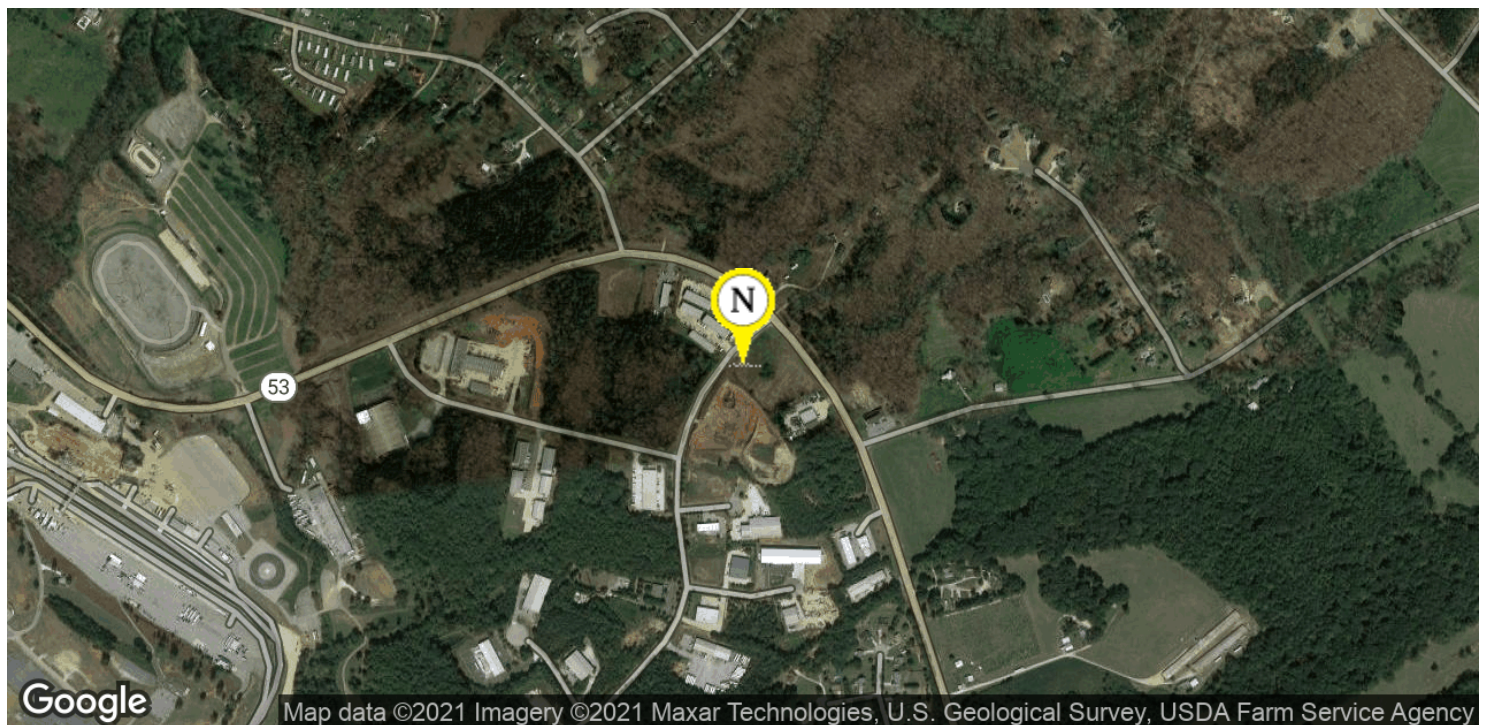
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LOCATION MAP

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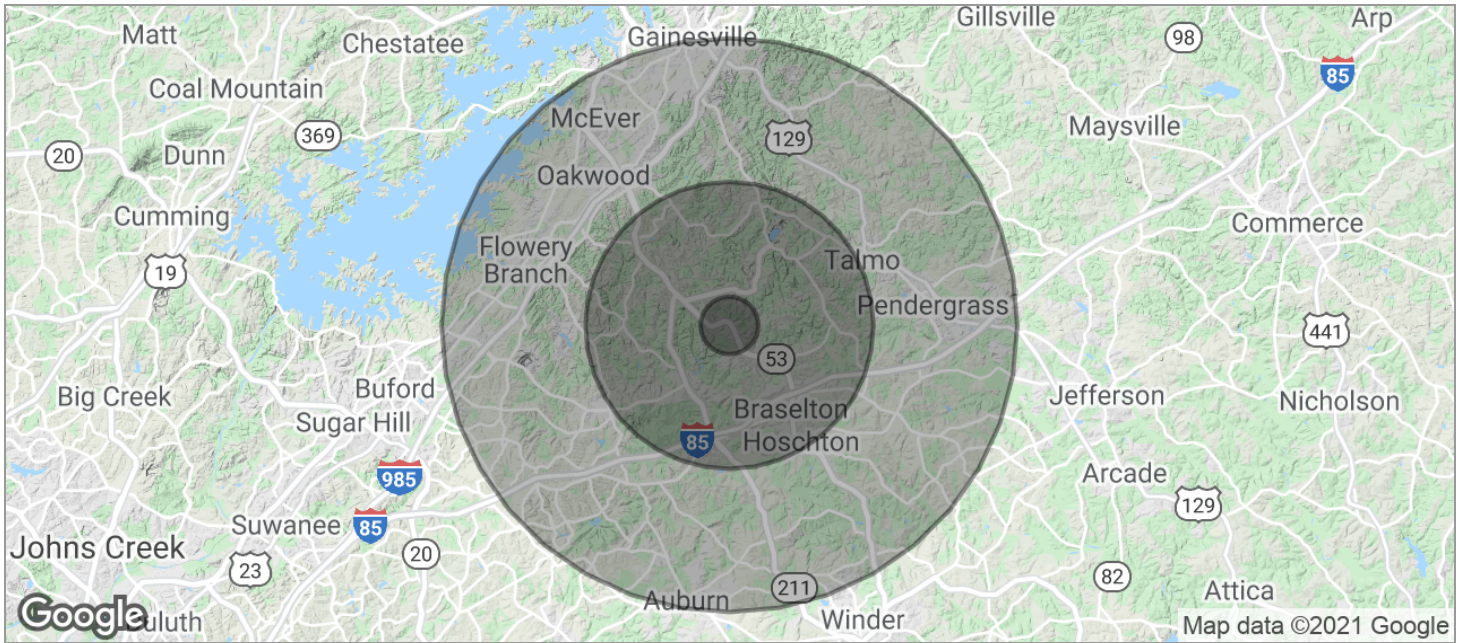
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	863	29,330	150,598
MEDIAN AGE	33.8	35.4	33.6
MEDIAN AGE (MALE)	33.7	35.8	33.3
MEDIAN AGE (FEMALE)	33.9	35.1	34.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	292	9,388	48,074
# OF PERSONS PER HH	3.0	3.1	3.1
AVERAGE HH INCOME	\$62,489	\$76,971	\$75,003
AVERAGE HOUSE VALUE	\$193,862	\$234,155	\$248,550

* Demographic data derived from 2010 US Census

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