

OFFERING MEMORANDUM

± 10.25 AC Development Opportunity Zoned GC – General Commercial (Town of Braselton)

7595 Highway 53 | Braselton, GA 30517 | Jackson County

Tenure
LAND GROUP





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Offering Summary



\$1,450,000
(\$141,463/AC)



± 10.25 Acres



Current Zoning: GC
General Commercial
(Town of Braselton)



Public Water is across Hwy 53
Possible Sewer Easement to Rear*



± 396 ft of Road Frontage
On Highway 53



Traffic
Highway 53: +/- 12,000 VPD





Location Overview

7595 Highway 53 is positioned along the Braselton-Hoschton growth corridor, approximately 2 miles from I-85 Exit 129.

Highway 53 provides connectivity to Downtown Braselton, regional retail and employment centers, Northeast Georgia Medical Center Braselton and the broader Northeast Georgia market.

Braselton benefits from direct access to I-85 through Exits 126 and 129 and is served by several important regional routes, including Highways 53, 211, 60 and 124. Continued residential expansion and investment in healthcare, commercial services and infrastructure support long-term demand for well-positioned commercial sites throughout the area.

TOWN OF BRASELTON

37.9%

Population Growth
Since 2020

\$1.93B

Total Retail
Sales - Latest
Census Data

800+

Businesses Located
Throughout
Braselton



Property Overview

Tenure Land Group is offering ±10.25 acres located at 7595 Highway 53 in the Town of Braselton, Jackson County. The property is zoned GC – General Commercial and offers approximately 396 feet of frontage along Highway 53, providing strong visibility along one of the area's primary commercial corridors.

Located approximately 2 miles from I-85 Exit 129, the site is positioned to serve continued growth throughout the Braselton-Hoschton market. With existing commercial zoning, highway frontage and potential sewer access, the property presents an opportunity for a small professional or medical business park with approximately four to six commercial lots, subject to approvals.

The primarily wooded site includes an existing drive, mature timber and several older structures. Public water is reportedly located across Highway 53, with potential sewer access near the rear of the property. All utility availability and connection points should be independently verified.



INVESTMENT HIGHLIGHTS



Commercial Zoning

Existing GC zoning provides flexibility for a broad range of commercial uses, subject to applicable Town approvals and development standards.



Highway Frontage

Approximately 396 feet of frontage along Highway 53 provides strong visibility and direct exposure along a growing regional corridor.



Interstate Access

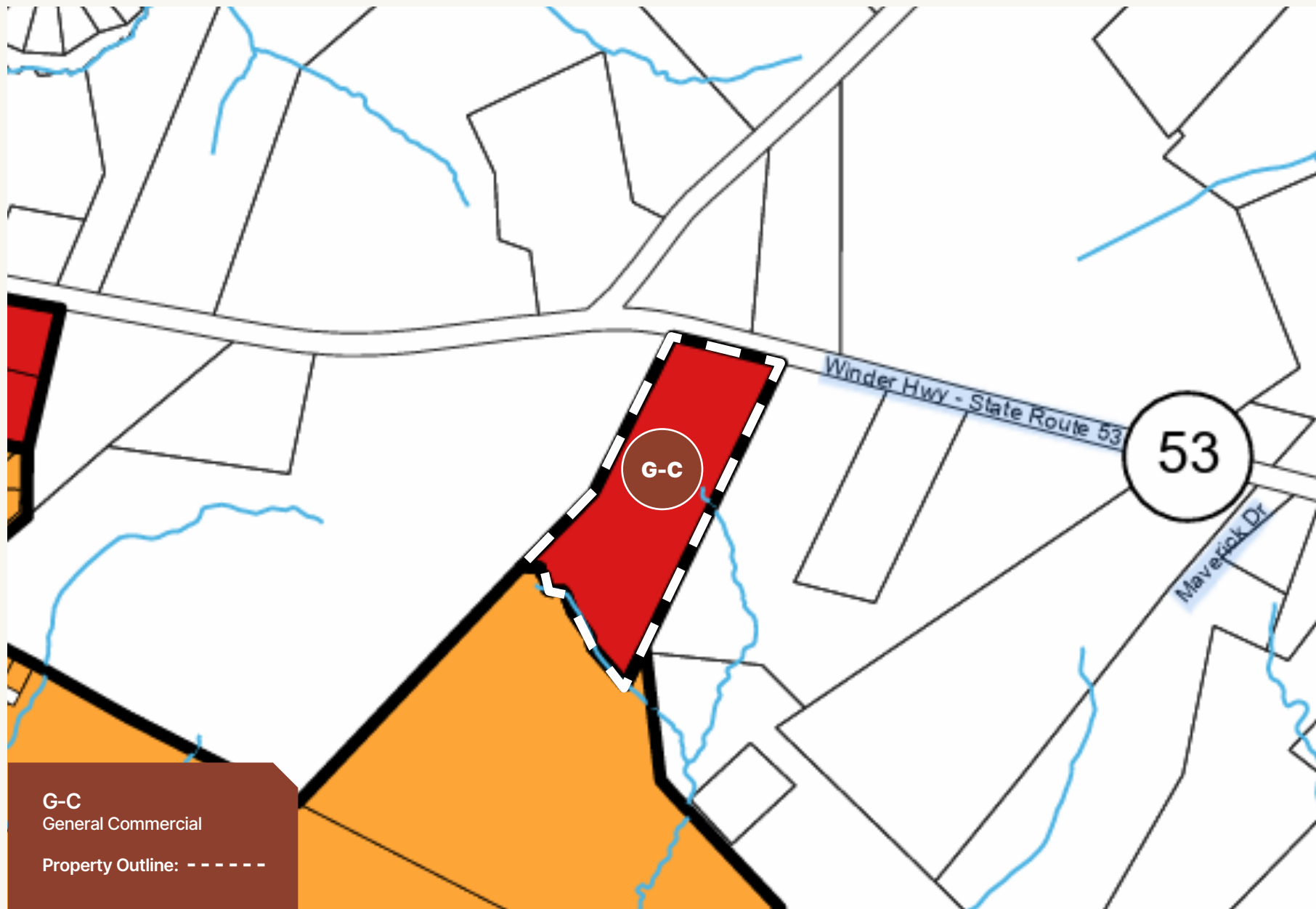
Located approximately 2 miles from I-85 Exit 129, offering convenient access to Metro Atlanta, Gainesville and Northeast Georgia.



Growth Corridor

Positioned near continued residential, healthcare and commercial expansion throughout the Braselton-Hoschton market.

Current Zoning



Site Photos



Community Highlights



Downtown Braselton

Downtown Braselton blends historic character with a growing mix of local restaurants, boutiques, gathering spaces, and community events. The Town Green hosts festivals, concerts, markets, and seasonal celebrations throughout the year. Visitors can explore the restored Braselton Brothers Department Store building, enjoy local dining, or shop at nearby boutiques. The 1904 adds another destination for shopping, food, and cultural experiences, while the Braselton Trolley helps connect downtown attractions and other destinations around town.



Chateau Elan Winery & Resort

Chateau Elan Winery & Resort is one of Braselton's most recognizable destinations, offering luxury hospitality, recreation, dining, and entertainment across 3,500 scenic acres. The resort features an award-winning winery, 45 holes of championship golf, a full-service spa, multiple restaurants, and year-round activities. Chateau Elan also offers approximately 50,000 square feet of event space and is a popular destination for weddings, conferences, corporate retreats, and private gatherings.



Northeast GA Medical Center

Northeast Georgia Medical Center Braselton provides advanced healthcare services to Braselton and surrounding Northeast Georgia communities. The 236-bed hospital offers heart and vascular care, orthopedics, cancer treatment, surgery, emergency services, obstetrics, NICU care, and pediatric emergency services. Its 119-acre campus also includes specialty medical offices, urgent care, imaging, rehabilitation, and more than 20 physician practices. NGMC Braselton continues to expand alongside the area's growing population, further strengthening the campus as a leading regional healthcare destination.

LOCATION MAP

2.5 miles

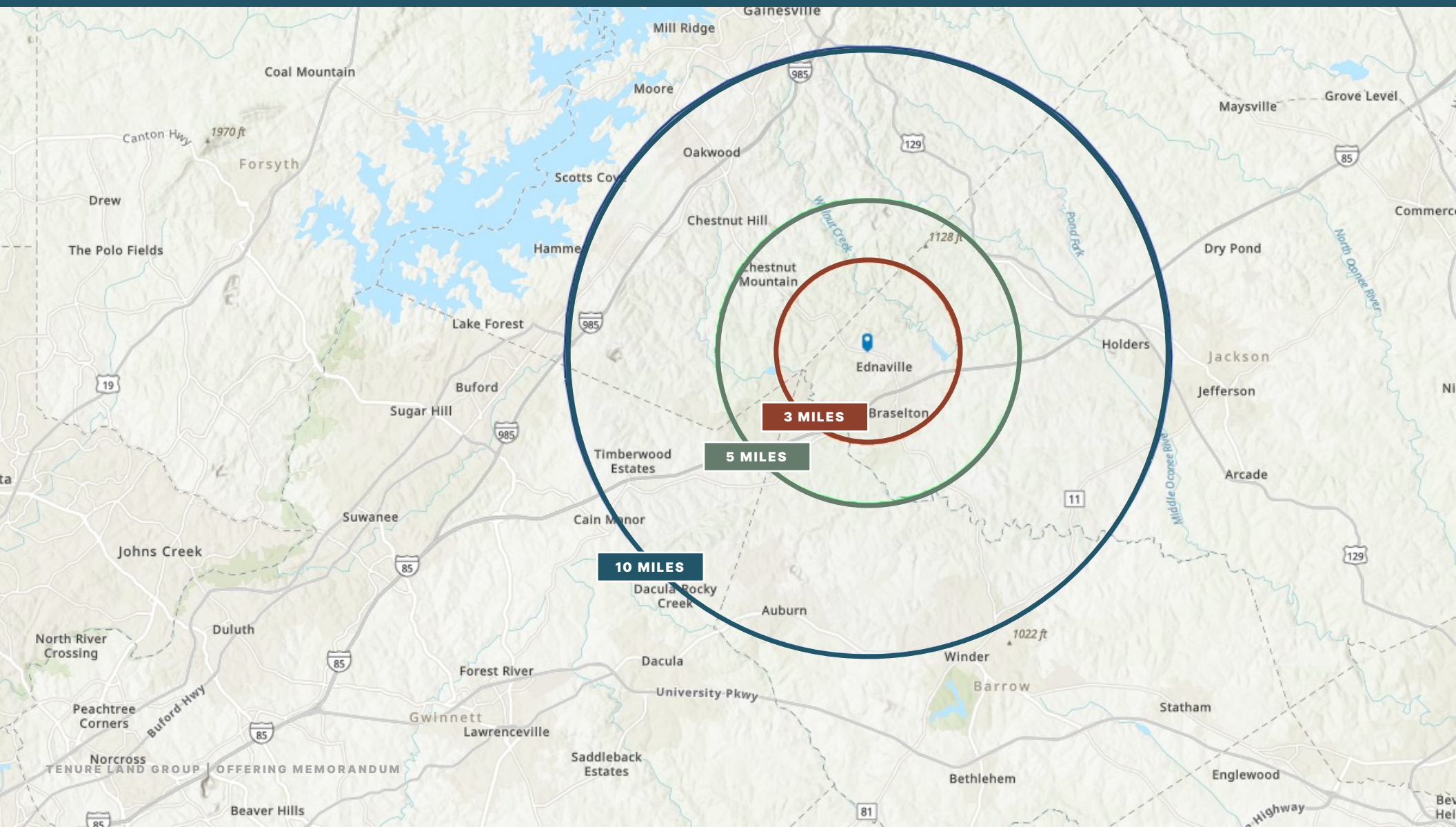
to Downtown Braselton

5.7 miles/11minDrive to Northeast Georgia
Medical Center**35 miles /40min**

Drive to Atlanta Perimeter

50,152

Population within 5 miles

\$141,474Average Household
income (5 miles)

Retailers Map



Demographics

Executive Summary | 7595 Highway 53, Braselton, Georgia, 30517 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	123	129	110
2010 Total Households	3,749	9,552	50,853
2020 Total Households	5,224	12,976	64,856
2026 Total Households	6,717	17,781	82,429
2031 Total Households	7,881	20,647	92,522
2010-2020 Annual Rate	3.37%	3.11%	2.46%
2020-2026 Annual Rate	4.10%	5.17%	3.91%
2026-2031 Annual Rate	3.25%	3.03%	2.34%
2026 Average Household Size	2.98	2.82	2.97

The household count in this area has changed from **64,856** in 2020 to **82,429** in the current year, a change of **3.91%** annually. The five-year projection of households is **92,522**, a change of **2.34%** annually from the current year total. Average household size is currently **2.97**, compared to **3.01** in the year 2020. The number of families in the current year is **64,167** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	18.2%	19.3%	20.6%
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Median Household Income

2026 Median Household Income	\$122,116	\$118,840	\$110,422
2031 Median Household Income	\$137,941	\$132,802	\$125,626
2026-2031 Annual Rate	2.47%	2.25%	2.61%

Average Household Income

2026 Average Household Income	\$143,182	\$141,474	\$132,906
2031 Average Household Income	\$155,990	\$155,850	\$148,052
2026-2031 Annual Rate	1.73%	1.95%	2.18%

Per Capita Income

2026 Per Capita Income	\$47,893	\$49,662	\$44,631
2031 Per Capita Income	\$52,130	\$54,749	\$50,067
2026-2031 Annual Rate	1.71%	1.97%	2.33%

Income Equality

2026 Gini Index	36.9	37.1	38.2
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 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary

7595 Highway 53, Braselton, Georgia, 30517

Rings: 3, 5, 10 mile radii



Population	3 miles	5 miles	10 miles
2020 Population	15,518	36,776	197,763
2020 Male Population	48.2%	48.5%	49.5%
2020 Female Population	51.8%	51.5%	50.5%
2026 Population	20,002	50,152	246,757
2026 Male Population	48.8%	49.1%	50.0%
2026 Female Population	51.2%	50.9%	50.0%
2031 Population	23,496	58,176	274,787
2031 Male Population	48.6%	48.9%	49.7%
2031 Female Population	51.4%	51.1%	50.3%
2010-2020 Annual Rate	3.74%	3.10%	2.36%
2020-2026 Annual Rate	4.14%	5.09%	3.60%
2026-2031 Annual Rate	3.27%	3.01%	2.18%

In the identified area, the current year population is **246,757**. In 2020, the Census count in the area was **197,763**. The rate of change since 2020 was **3.60%** annually. The five-year projection for the population in the area is **274,787** representing a change of **2.18%** annually from 2026 to 2031. Currently, the population is **50.0%** male and **50.0%** female.

Median Age

2026 Median Age	37.2	40.1	37.9
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The median age in this area is **37.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	67.8%	72.3%	62.6%
2026 Black Alone	10.4%	8.2%	10.6%
2026 American Indian Alone	0.4%	0.3%	0.6%
2026 Asian Alone	4.2%	4.0%	5.5%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	7.1%	6.0%	10.0%
2026 Two or More Races	10.1%	9.2%	10.7%
2026 Hispanic Origin	16.7%	14.6%	21.3%
2026 Diversity Index	64.9	59.3	71.6

Persons of Hispanic origin represent **21.3%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **71.6** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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