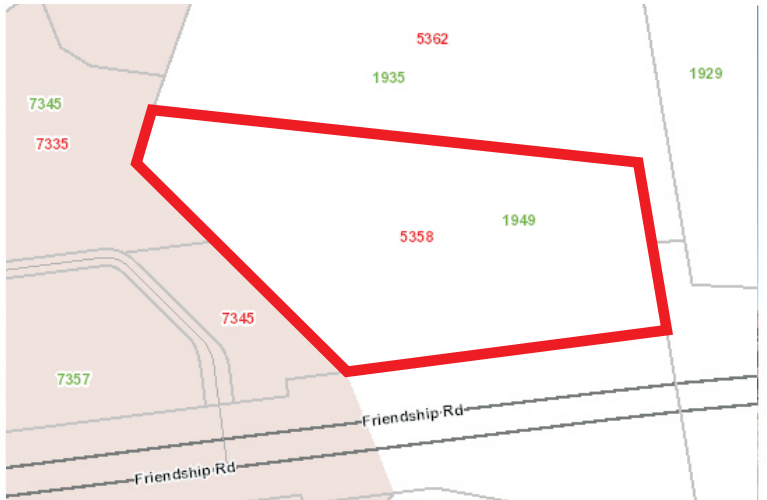
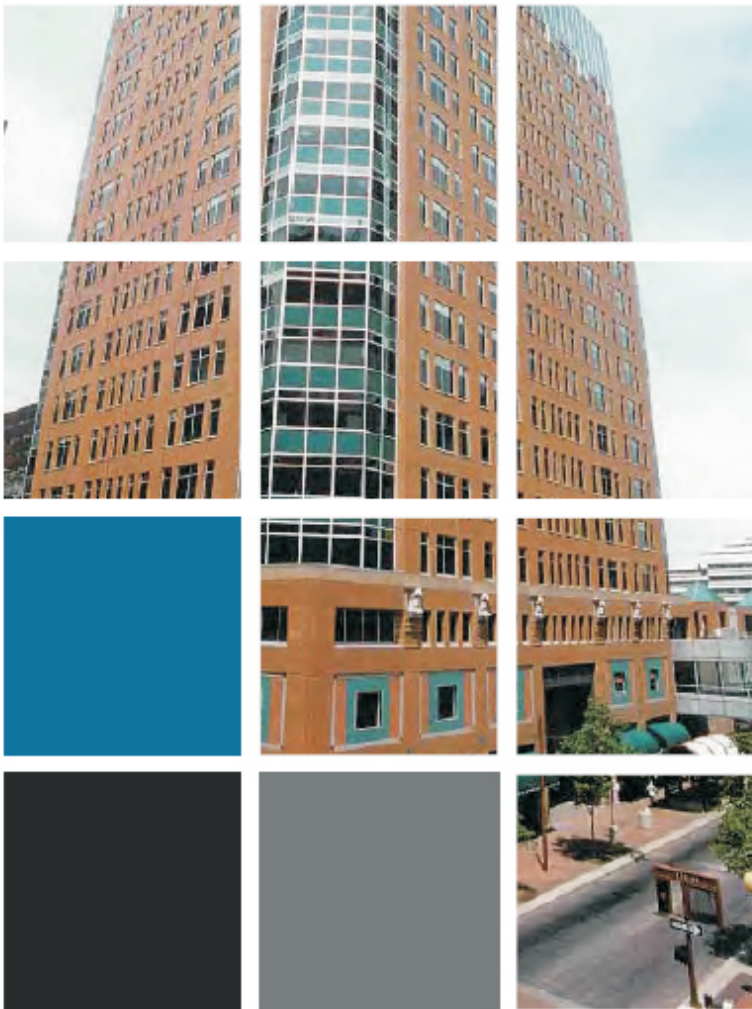


# OFFERING MEMORANDUM



**4.81 Acres of Potential Commercial Land**  
1949 Friendship Road, Hoschton, GA 30548



3296 Summit Ridge Pkwy, Suite 420  
Ph: 678.417.1434 Fax: 678.417.1438  
www.tbrealtor.com info@tbrealtor.com

1949 Friendship Road  
Hoschton, GA

## Confidentiality Agreement

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1949 Friendship Road  
Hoschton, GA

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## OFFERING SUMMARY

1949 Friendship Road  
Hoschton, GA

## INVESTMENT SUMMARY

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|                |                                      |
|----------------|--------------------------------------|
| Location       | 1949 Friendship Road<br>Hoschton, GA |
| Purchase Price | Price not disclosed                  |
| Acreage        | 4.81                                 |
| Square Footage | 209,523                              |
| Zoning         | Potential Commercial Land            |



1949 Friendship Road  
Hoschton, GA

## INVESTMENT HIGHLIGHTS

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- One of the best potential commercial land in Hall County
- The road widening plan has been started since 2012
- High visibility and great development opportunity
- Adjacent to New Northeast Georgia Medical Center Braselton, Reunion Country Club and Chateau Elan Resort
- 2015 Median Household Income within 1 mile : \$74,154
- House Hold Growth 2015~2020 within 1 mile : 7.67%
- Many Well-Known Retailers and Shopping Centers Surrounding Area (Kroger, Publix, Pizza Hut, Fidelity Bank, CVS, Sonic, Marco's Pizza, UPS, McDonald's, State Farm, Wells Fargo Bank, AutoZone, Advance Auto Parts, Chase Bank, AT&T, Sun Trust Bank, and Shell Gas Station, etc.)



1949 Friendship Road  
Hoschton, GA

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## PROPERTY INFORMATION

1949 Friendship Road  
Hoschton, GA

## PROPERTY DESCRIPTION

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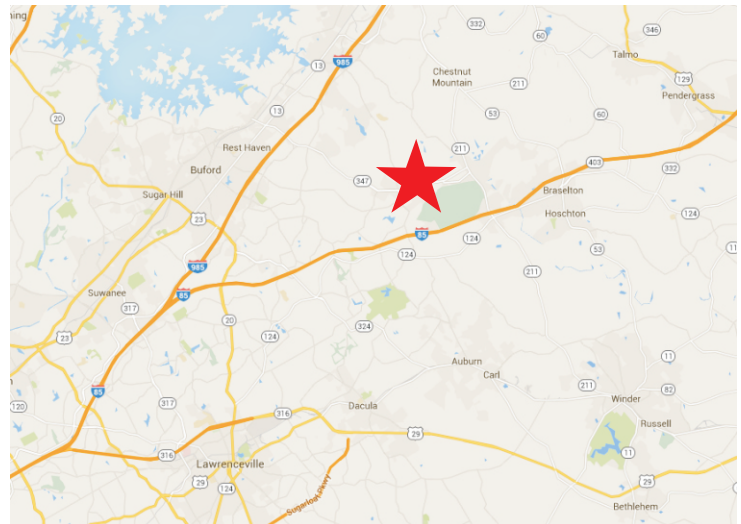


The subject property consists of 4.81 acres of undeveloped, wooded land and one single house located at 1949 Friendship Road in Hall County. This property has direct access to Friendship Road, which is a west-to-east state highway traveling from the Lake Lanier Islands north of Buford to a point on the northern edge of Braselton. The Road Widening plan has been already started since 2012. This subject property is a potential commercial land, which allows for various types of commercial developments.

## LOCATION DESCRIPTION

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The property is located across from the Publix and Kroger anchored shopping centers and adjacent to the ASAP Auto Car Wash Center near Jordan Lane. It is also adjacent to New Northeast Georgia Medical Center Braselton, Reunion Country Club and Chateau Elan Resort.

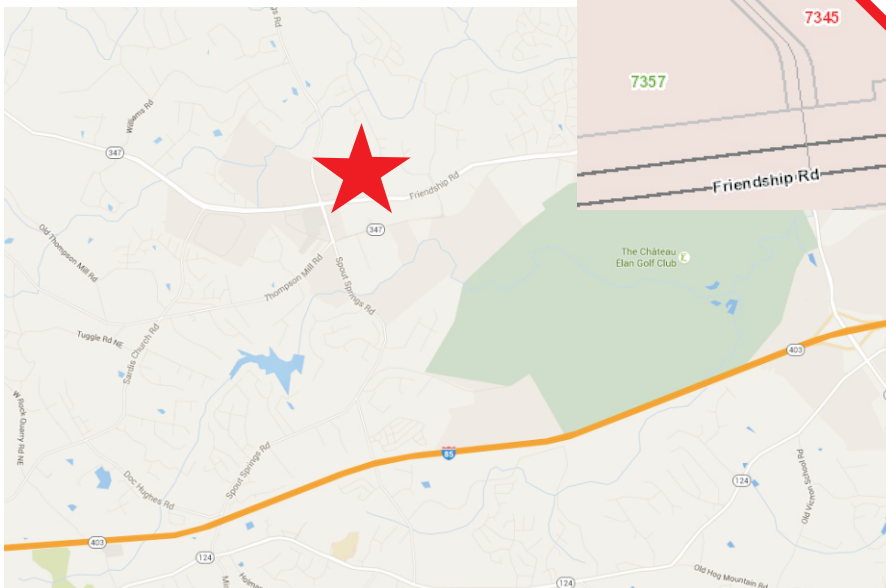
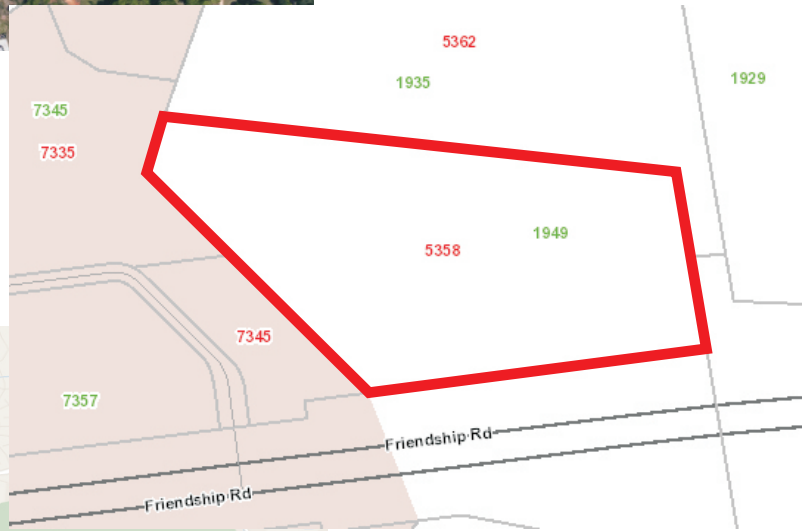


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1949 Friendship Road  
Hoschton, GA

## LOCATION MAP



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1949 Friendship Road  
Hoschton, GA

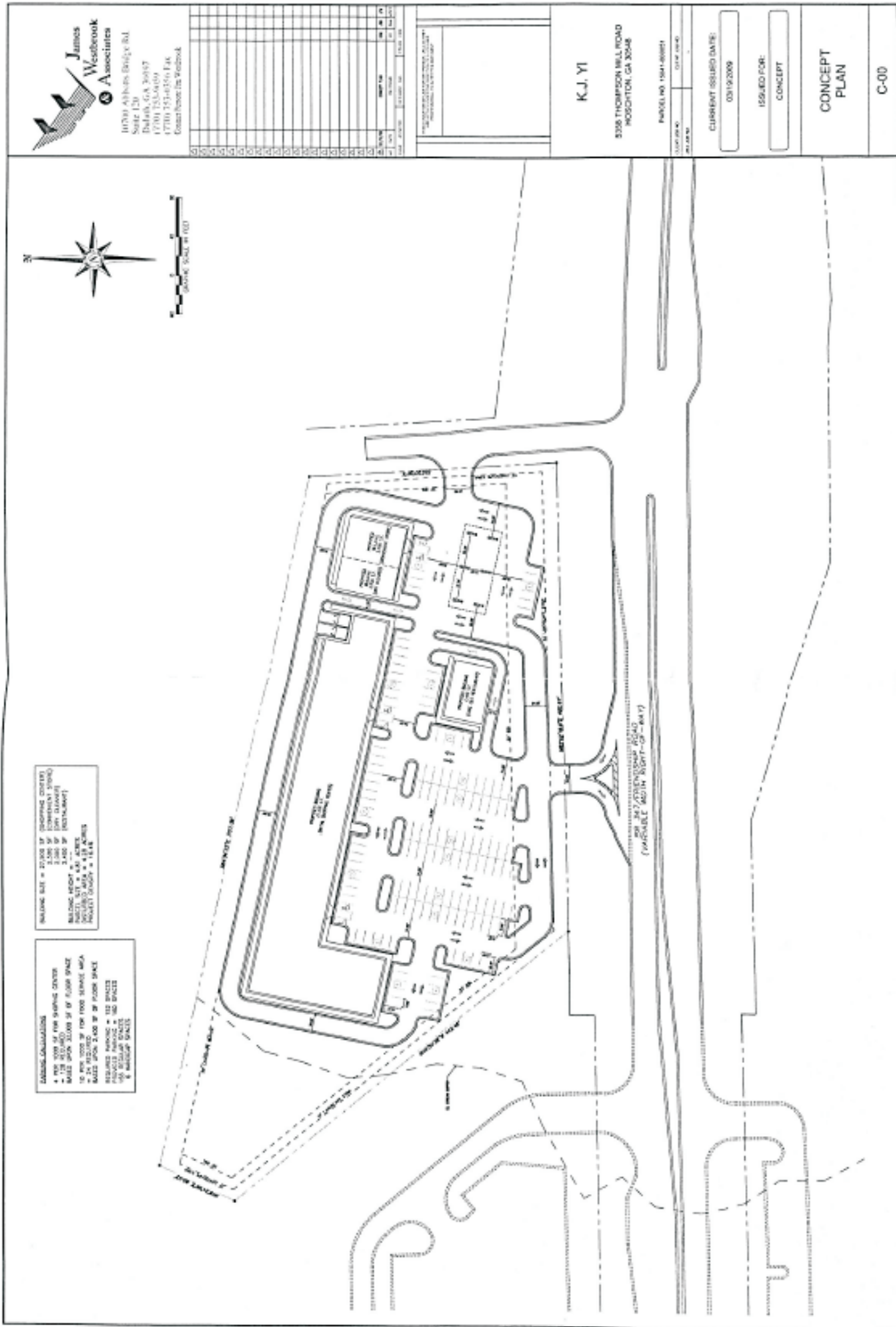
## LOCATION MAP



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1949 Friendship Road  
Hoschton, GA

# PROPOSED PROJECT (Retail)

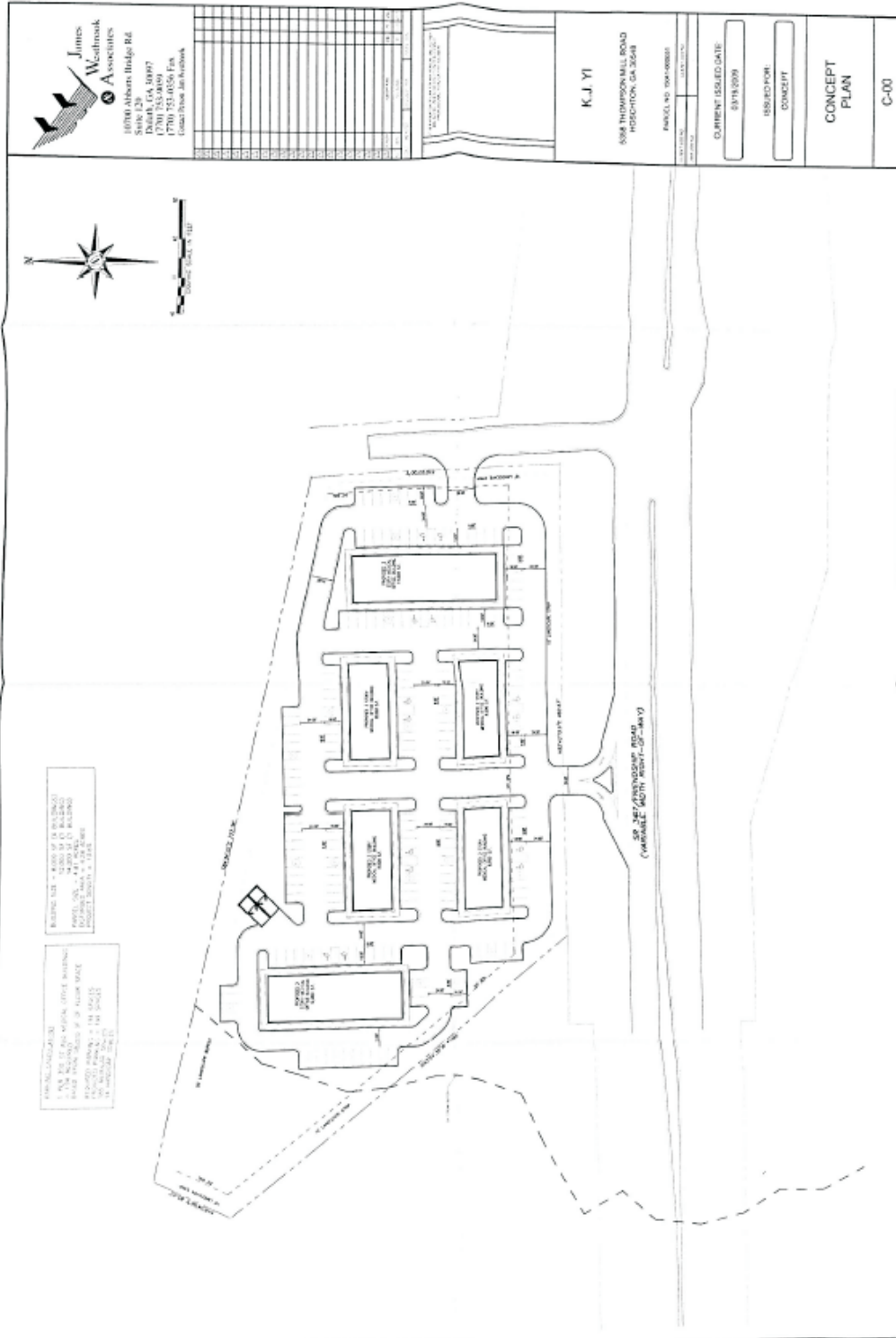


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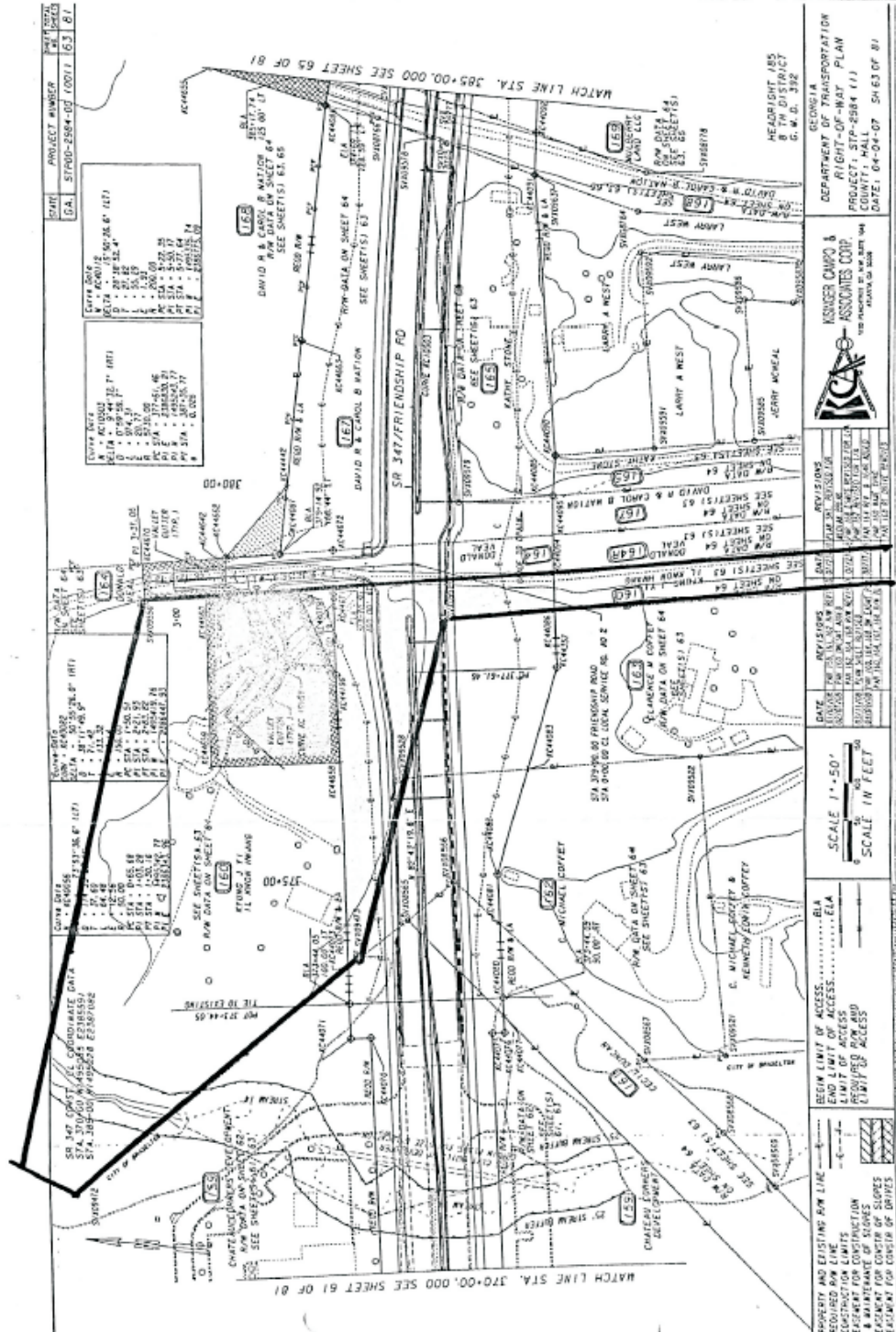
1949 Friendship Road  
Hoschton, GA

## PROPOSED PROJECT (Office)



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DOT PLANING MAP



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1949 Friendship Road  
Hoschton, GA

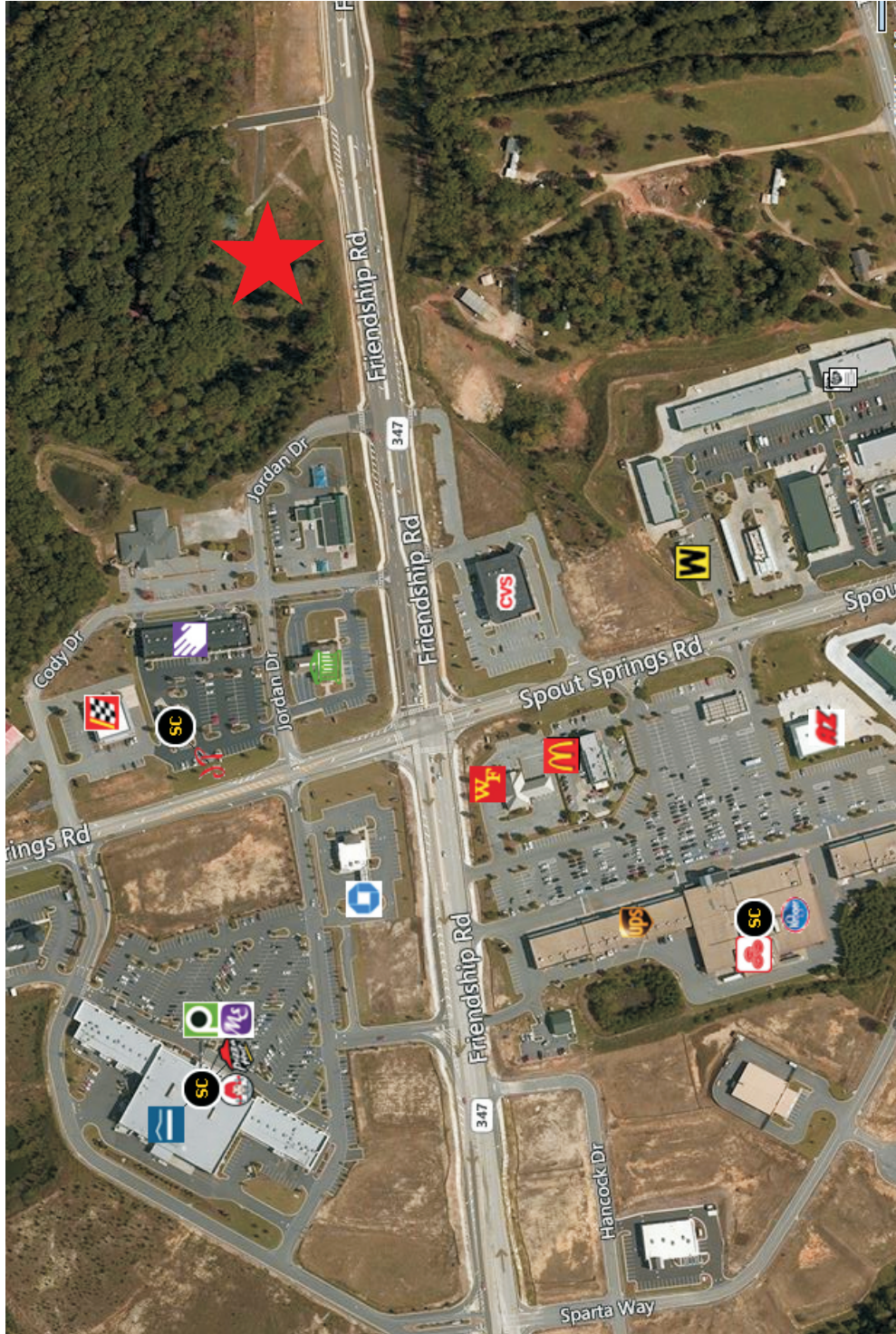
## FLOOD MAP



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1949 Friendship Road  
Hoschton, GA

## SURROUNDING RETAILERS



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1949 Friendship Road  
Hoschton, GA







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## MARKET ANALYSIS



1949 Friendship Road  
Hoschton, GA

## SALES COMPARABLES

|   |  |             |
|---|--|-------------|
| <b>1</b>  | <b>Friendship Rd - Lot 1</b>                               | <b>SOLD</b> |
| <p><b>Buford, GA 30519</b> <span style="float: right;"><b>Hall County</b></span></p> <p>Sale Date: <b>03/16/2016 (1,532 days on mkt)</b> Land Area: <b>1.17 AC (50,965 SF)</b><br/>           Sale Price: <b>\$575,000 - Confirmed</b> Lot Dimensions: -<br/>           \$/AC Land Gross: <b>\$491,452.99 (\$11.28/SF)</b> Proposed Use: <b>Commercial</b></p> <p>Parcel No: -</p> <p>Comp ID: <b>3543031</b> Sale Conditions: -<br/>           Research Status: <b>Confirmed</b></p>    |  |             |
| <b>2</b>  | <b>000 Friendship Rd - Freinship Springs Village Lot 5</b> | <b>SOLD</b> |
| <p><b>Flowery Branch, GA 30542</b> <span style="float: right;"><b>Hall County</b></span></p> <p>Sale Date: <b>10/30/2015 (84 days on mkt)</b> Land Area: <b>1 AC (43,560 SF)</b><br/>           Sale Price: <b>\$825,000 - Confirmed</b> Lot Dimensions: -<br/>           \$/AC Land Gross: <b>\$825,000.00 (\$18.94/SF)</b> Proposed Use: <b>Retail</b></p> <p>Parcel No: <b>15-00041-00-179</b></p> <p>Comp ID: <b>3537931</b> Sale Conditions: <b>Investment Triple Net</b><br/>           Research Status: <b>Confirmed</b></p>  |  |             |
| <b>3</b>  | <b>2121 Friendship Rd - Outlot 5</b>                       | <b>SOLD</b> |
| <p><b>Flowery Branch, GA 30542</b> <span style="float: right;"><b>Hall County</b></span></p> <p>Sale Date: <b>10/30/2015</b> Land Area: <b>1 AC (43,560 SF)</b><br/>           Sale Price: <b>\$825,000 - Confirmed</b> Lot Dimensions: -<br/>           \$/AC Land Gross: <b>\$825,000.00 (\$18.94/SF)</b> Proposed Use: -</p> <p>Parcel No: <b>15-00041-00-179</b></p> <p>Comp ID: <b>3444242</b> Sale Conditions: -<br/>           Research Status: <b>Confirmed</b></p>   |  |             |
| <b>4</b>  | <b>2701 Highway 211</b>                                    | <b>SOLD</b> |
| <p><b>Braselton, GA 30517</b> <span style="float: right;"><b>Gwinnett County</b></span></p> <p>Sale Date: <b>12/22/2015 (425 days on mkt)</b> Land Area: <b>6.15 AC (267,894 SF)</b><br/>           Sale Price: <b>\$2,785,000 - Full Value</b> Lot Dimensions: -<br/>           \$/AC Land Gross: <b>\$452,624.74 (\$10.39/SF)</b> Proposed Use: -</p> <p>Parcel No: <b>R3006-943, R3006-944, R3006-945</b></p> <p>Comp ID: <b>3502487</b> Sale Conditions: -<br/>           Research Status: <b>Full Value</b></p>               |  |             |
| <b>5</b>  | <b>0 Highway 53</b>  | <b>SOLD</b> |
| <p><b>Oakwood, GA 30502</b> <span style="float: right;"><b>Hall County</b></span></p> <p>Sale Date: <b>11/23/2015 (200 days on mkt)</b> Land Area: <b>0.75 AC (32,670 SF)</b><br/>           Sale Price: <b>\$425,000 - Confirmed</b> Lot Dimensions: -<br/>           \$/AC Land Gross: <b>\$566,666.67 (\$13.01/SF)</b> Proposed Use: <b>Commercial</b></p> <p>Parcel No: <b>15-00044-00-416</b></p> <p>Comp ID: <b>3511502</b> Sale Conditions: -<br/>           Research Status: <b>Confirmed</b></p>                          |  |             |
| <b>6</b>  | <b>1324 HWY 324</b>  | <b>SOLD</b> |
| <p><b>Dacula, GA 30019</b> <span style="float: right;"><b>Gwinnett County</b></span></p> <p>Sale Date: <b>07/15/2015 (1,577 days on mkt)</b> Land Area: <b>1.50 AC (65,340 SF)</b><br/>           Sale Price: <b>\$653,000 - Confirmed</b> Lot Dimensions: -<br/>           \$/AC Land Gross: <b>\$435,333.33 (\$9.99/SF)</b> Proposed Use: <b>Drug Store [Partial List]</b></p> <p>Parcel No: <b>R2001-123</b></p> <p>Comp ID: <b>3406238</b> Sale Conditions: -<br/>           Research Status: <b>Confirmed</b></p>             |  |             |

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