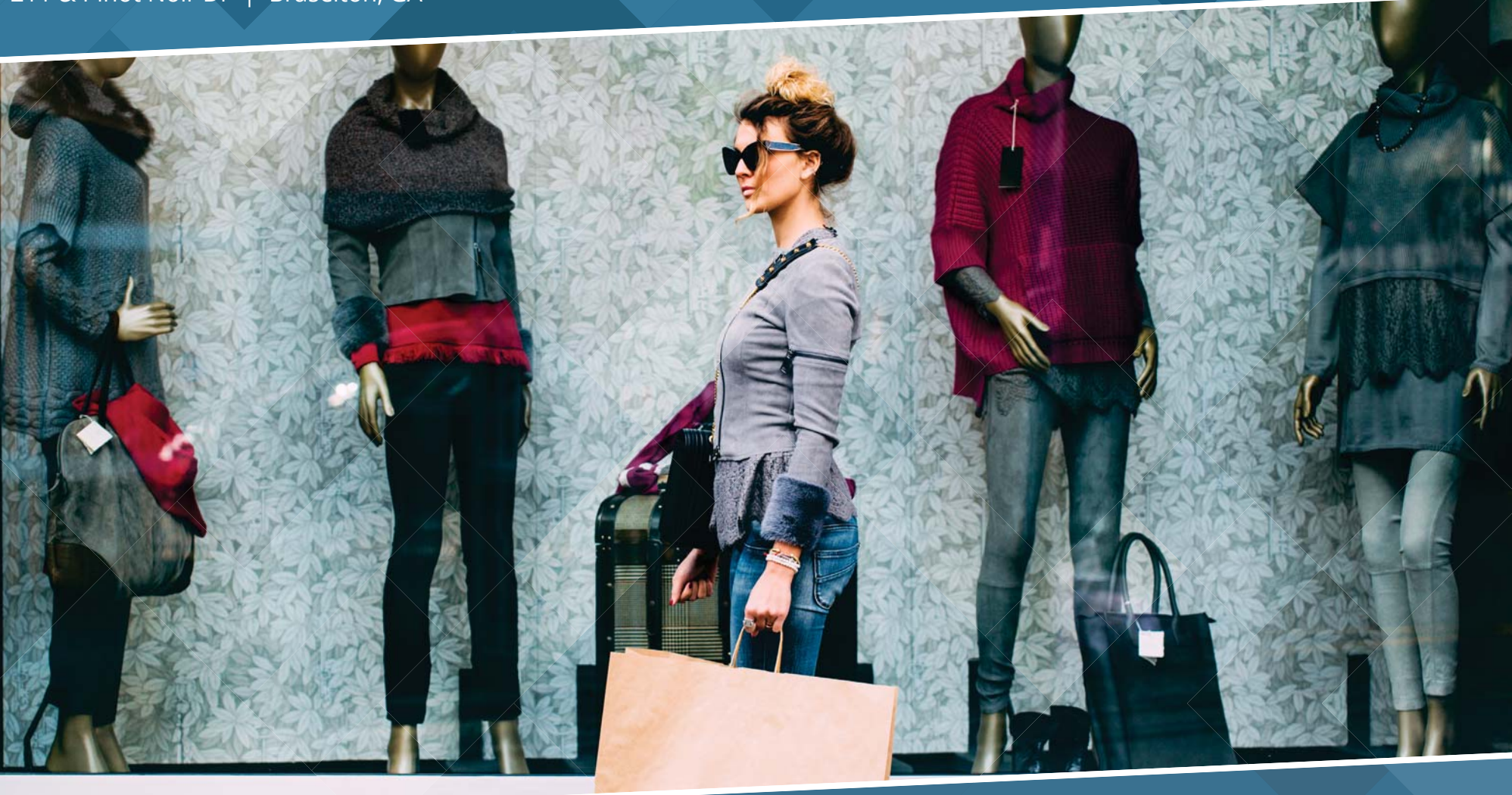


PRELEASING

Chateau Village

Hwy 211 & Pinot Noir Dr | Braselton, GA



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Chateau Village

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Chateau Village

Chateau 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. Chateau 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 Chateau 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

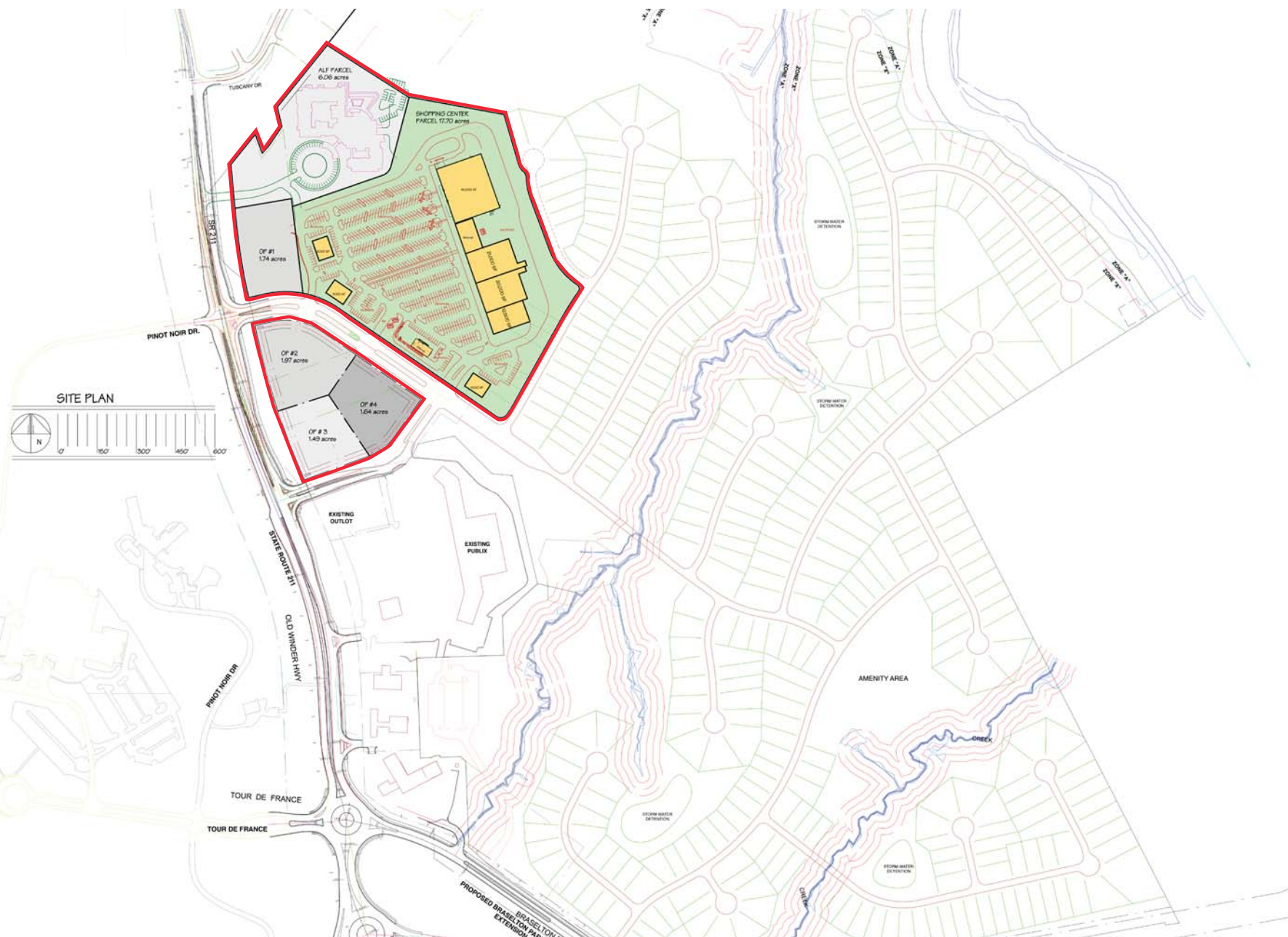
The trade area is also home to a booming employment sector. Amazon recently opened an approximately 600,000 square foot distribution facility in Braselton, bringing more than 500 full time jobs to the trade area. Amazon joins Petco, Mizuno, Kichler Lighting, Haverty's Furniture, Dayton Superior, and 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 Chateau Village.



Chateau Village

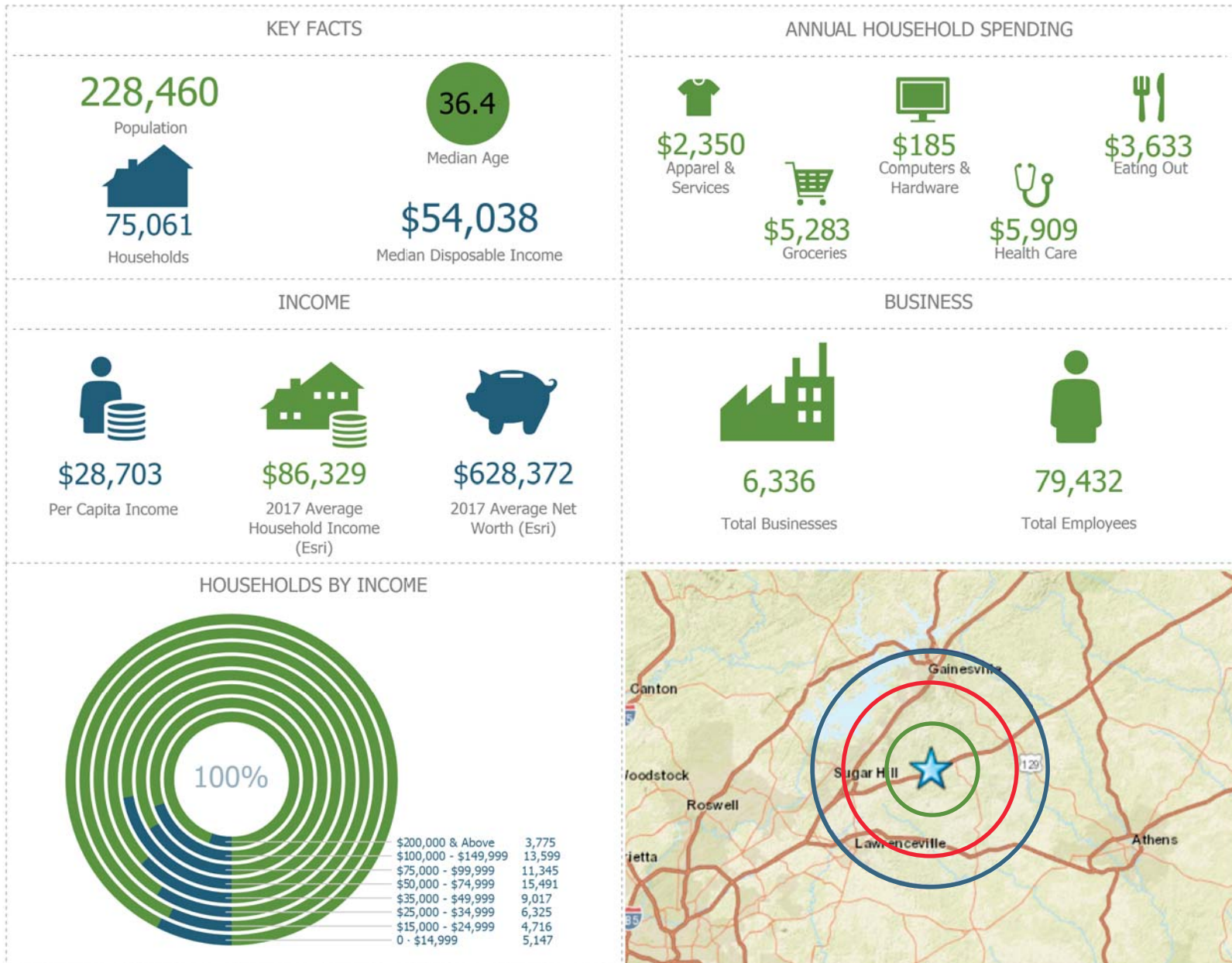
Hwy 211 & Pinot Noir Dr | Braselton, GA





Infographics 10 Miles

Hwy 211 & Pinot Noir Dr | Braselton, GA

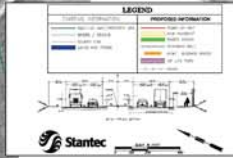


Demographics 5, 10, 15 Miles

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

#	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
Total		12,254



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.

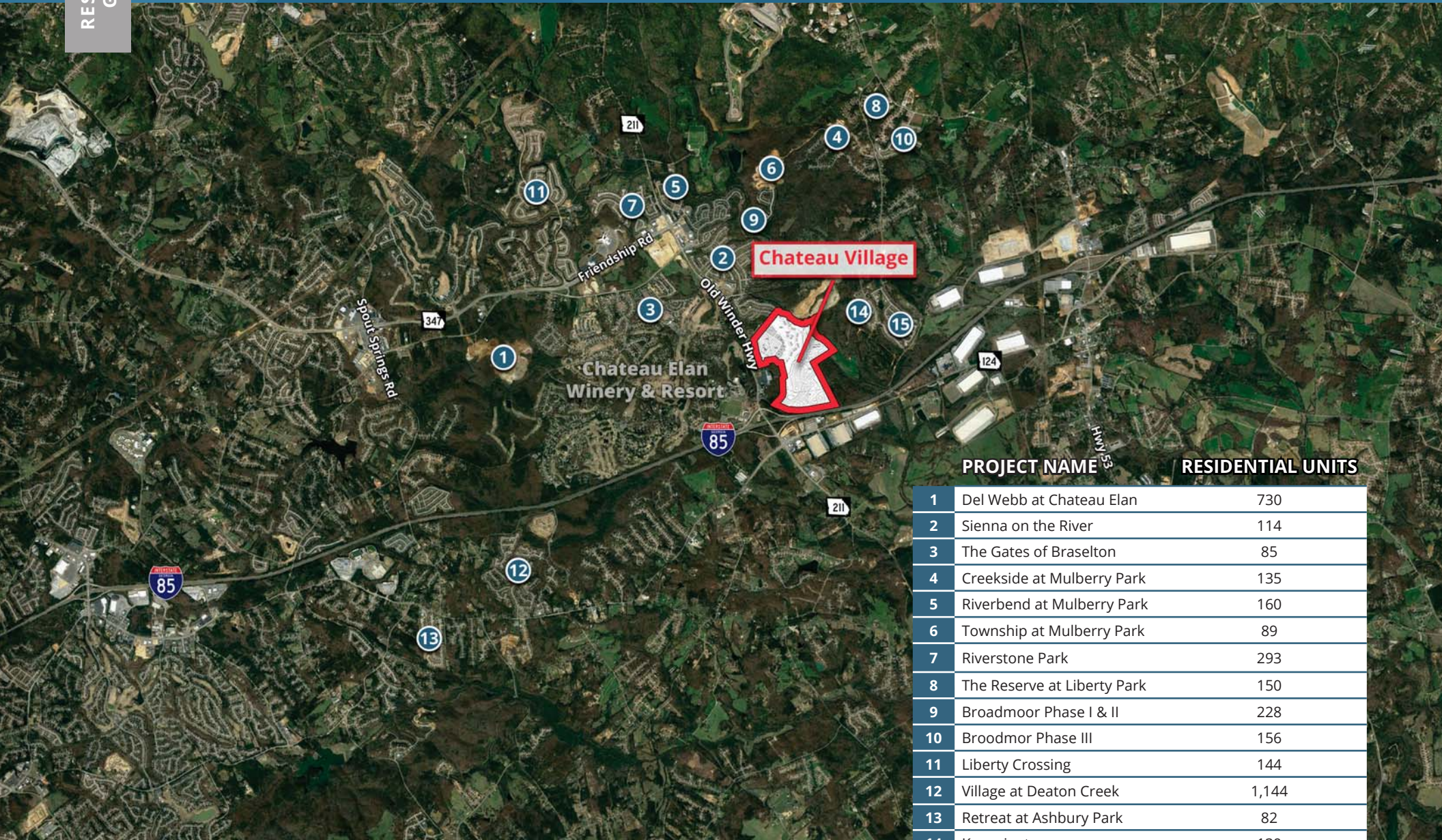
One design initiative that emerged from this input was the development of contextual ideas for the site and building that respond to the region—for example, the selection of native plant species and the use of materials such as locally quarried stone. Community education space was also added as well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

-Barbara Horwitz-Bennett | Healthcare Design



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	Kennsington	139
15	Bakers Farm	77

3,726

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