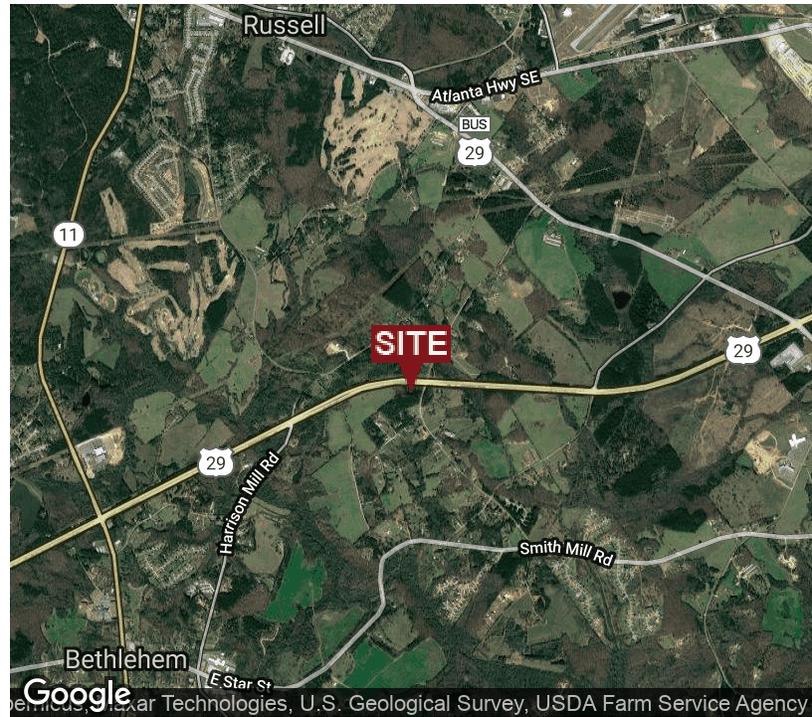
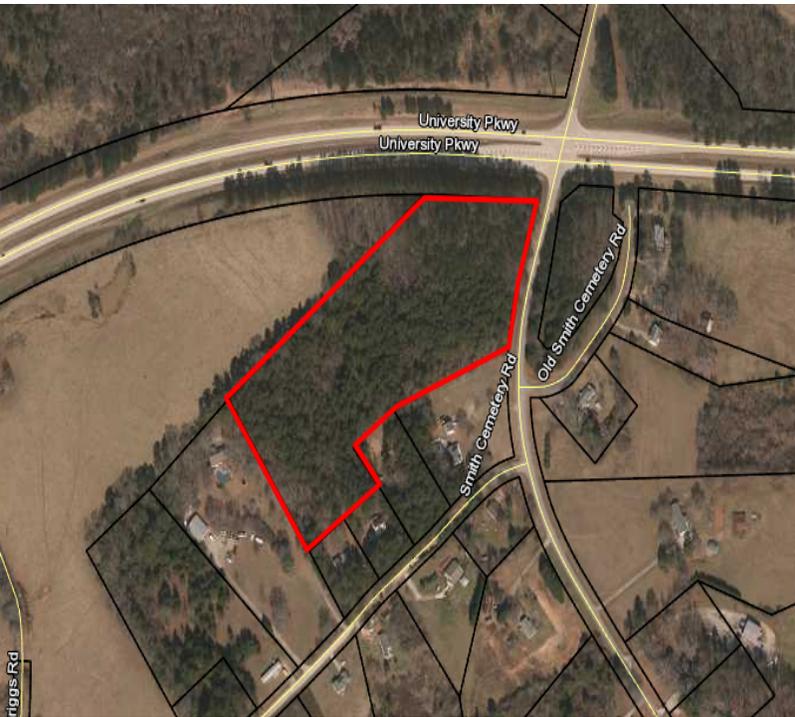


MERRITT COMMERCIAL TRACT

SMITH CEMETERY RD, WINDER, GA 30680



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$767,650
Price / Acre	\$65,000
Lot Size:	11.81 Acres
Lot Frontage:	406.8 ft Hwy 316 433.1 ft Ode Peppers Rd
Zoning:	C-3
Market:	Barrow County
Submarket:	Hwy 316 Corridor
Traffic Count:	29,700 Hwy 316

PROPERTY OVERVIEW

The property is well suited for commercial or industrial uses with great visibility and access from 316. It's zoned C-3 (Intensive Commercial District). The site is mostly wooded with rolling topography which should balance well for a potential development. The property has over 400 ft of frontage on 316 which was recently dedicated as a Freight Corridor by GDOT. It's within close proximity to the Barrow county Airport and the new Barrow County Industrial Park known as Park 53. Lanier Technical College and Career Academy are within close proximity as well.

LOCATION OVERVIEW

The property is located on the south west corner the at grade intersection of Hwy 316 (University Pkwy) and Smith Cemetery Road. It's roughly 1.6 miles east of Hwy 11 and 2 miles west of Hwy 53, which is the next interchange planned on Hwy 316. It's located just east of the City of Winder roughly 15 miles to Athens and 24 miles to I-85.

PROPERTY HIGHLIGHTS

- Great visibility and access from 316
- Intensive Commercial Zoning (C-3)
- High Growth Area

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

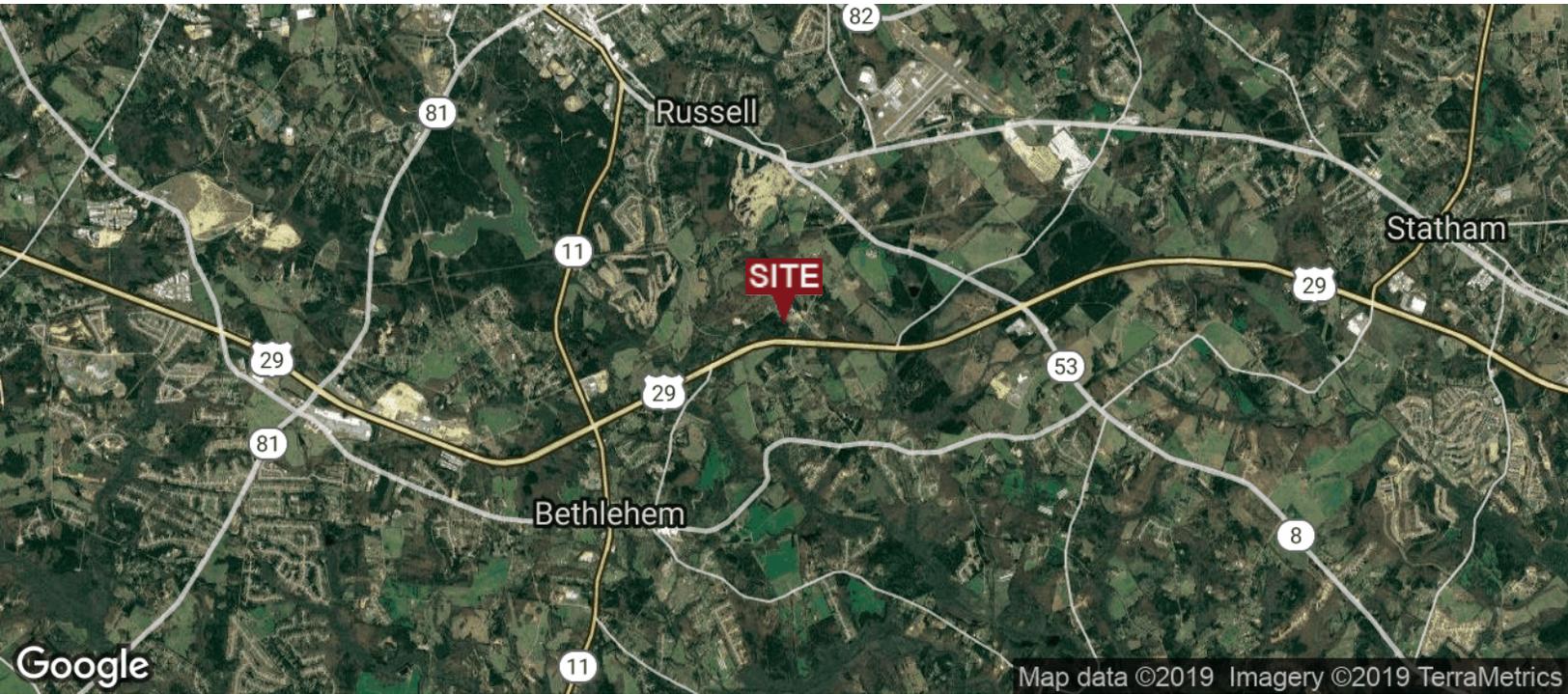
Revised: 12-18-19

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LOCATION MAPS



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AERIAL MAPS



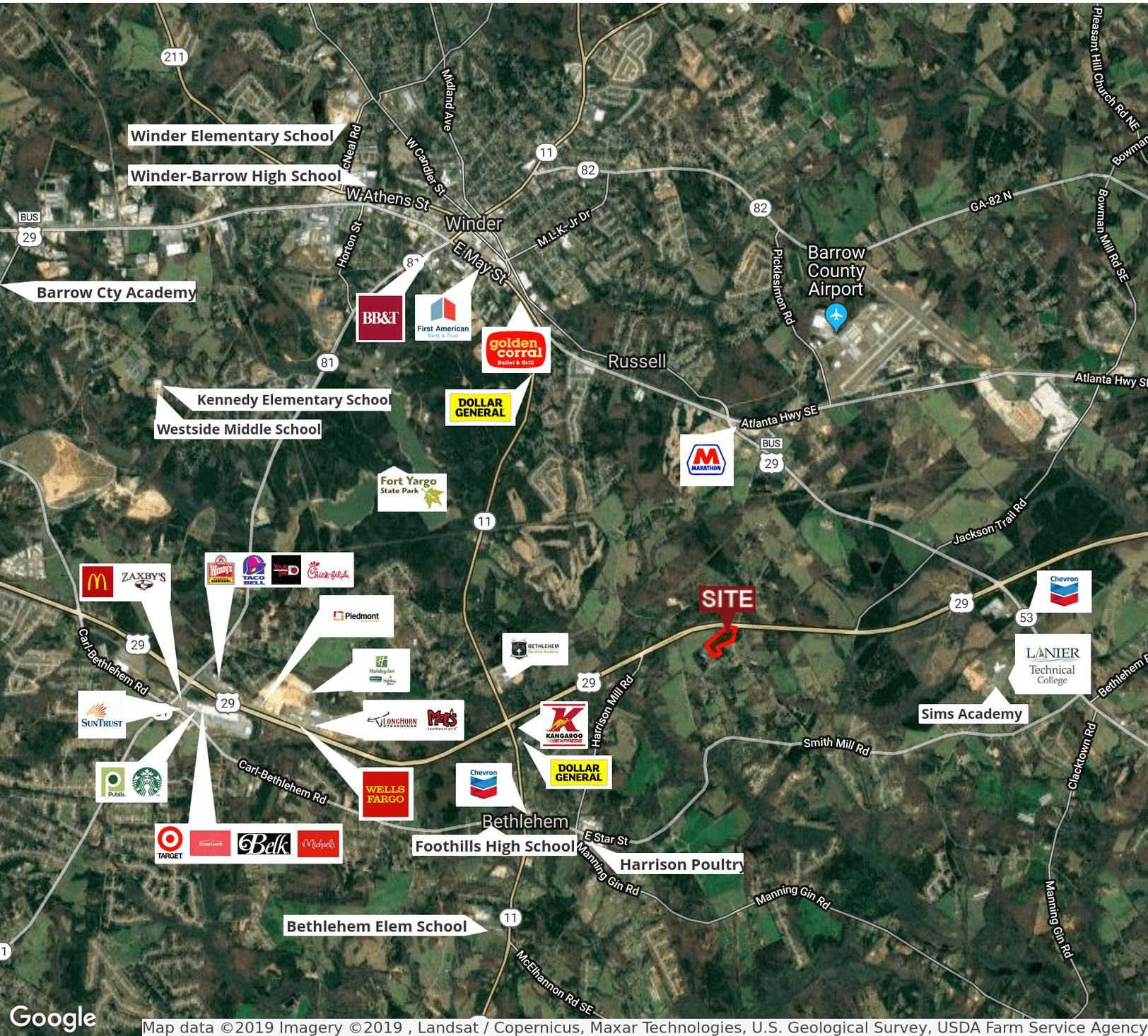
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MERRITT COMMERCIAL TRACT

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RETAILER MAP



Map data ©2019 Imagery ©2019, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

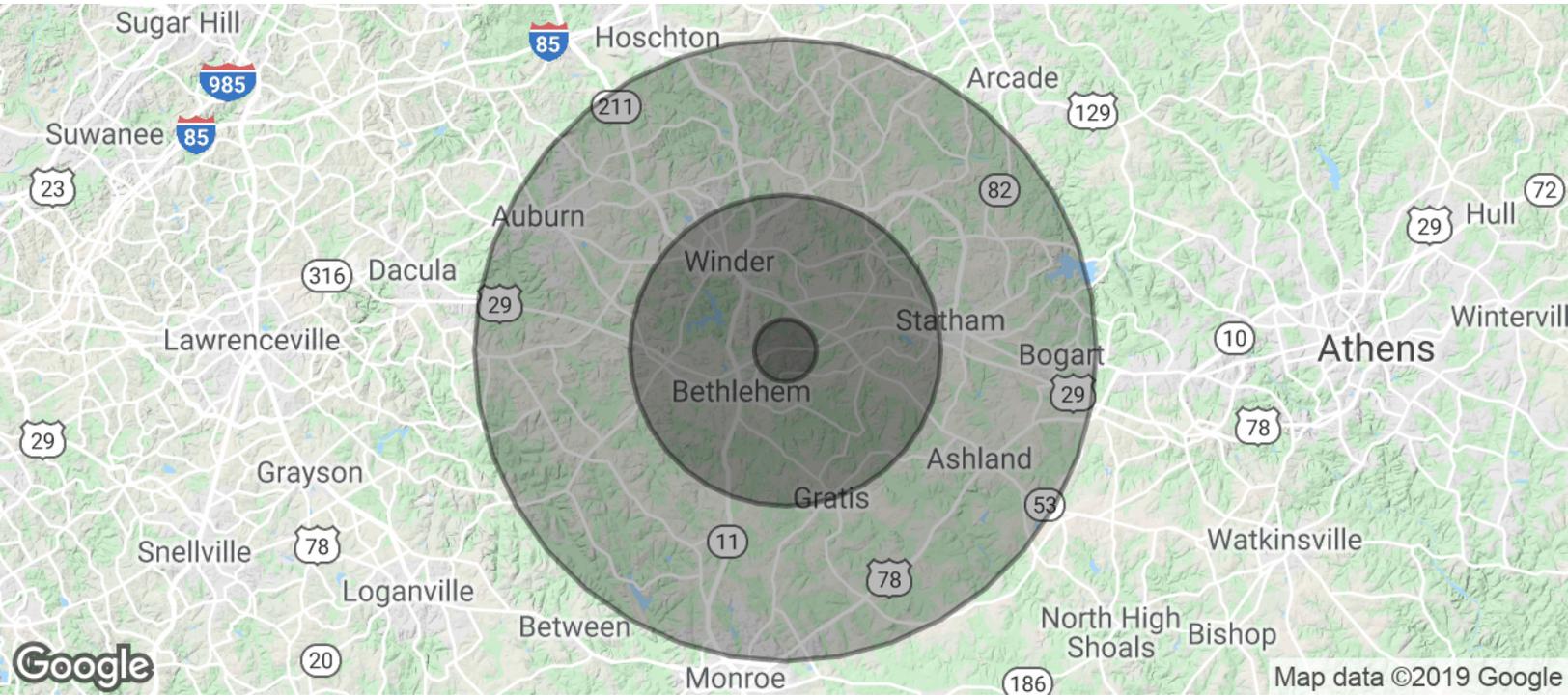
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	871	29,029	97,976
Median age	33.7	32.9	34.0
Median age (Male)	31.7	31.8	33.1
Median age (Female)	35.4	33.9	35.1

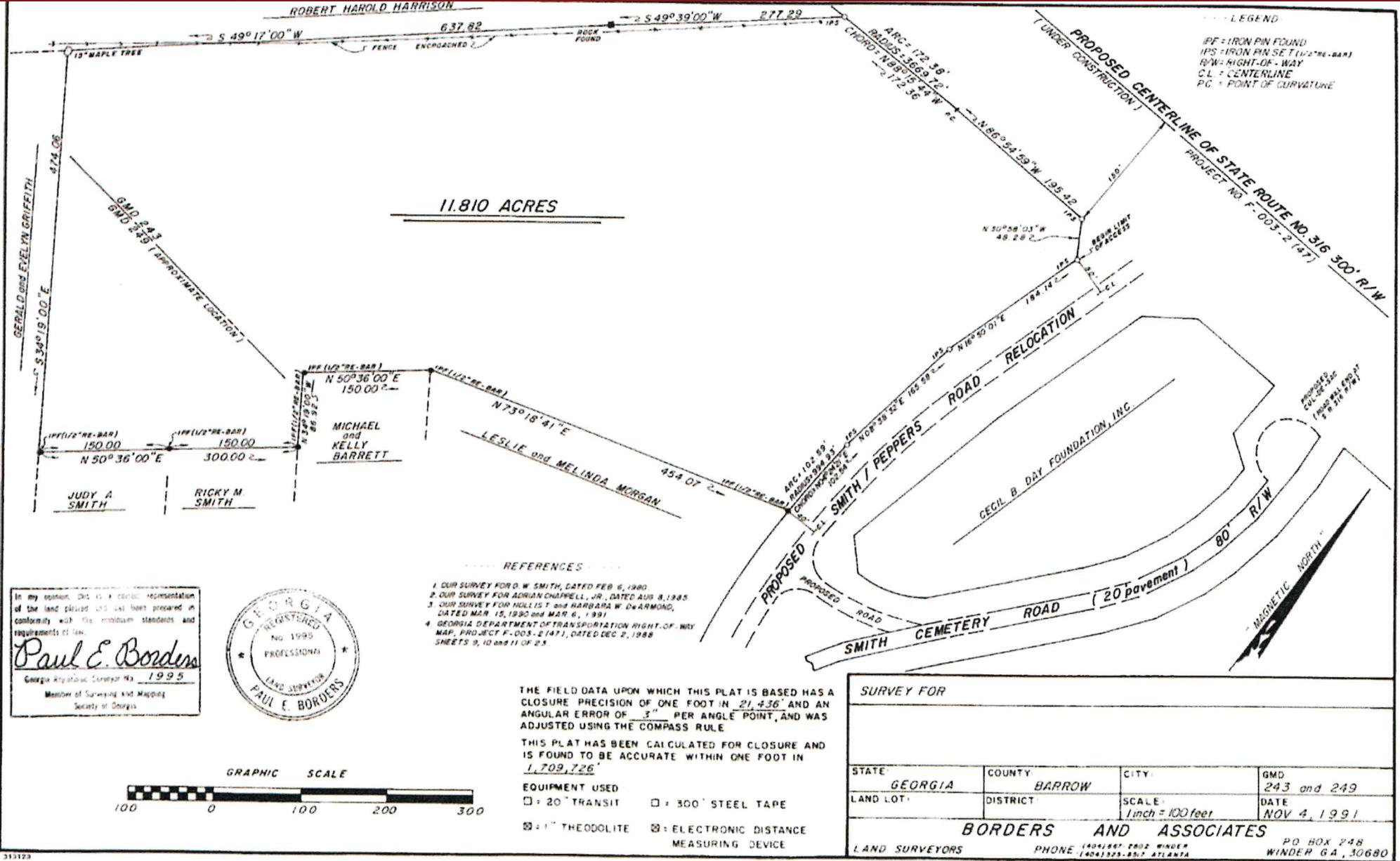
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	314	10,422	34,392
# of persons per HH	2.8	2.8	2.8
Average HH income	\$56,937	\$55,631	\$61,578
Average house value	\$227,702	\$177,149	\$191,612

* Demographic data derived from 2010 US Census

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SMITH CEMETERY RD, WINDER, GA 30680



In my opinion, this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Paul E. Borders
 Georgia Registered Land Surveyor No. 1995
 Member of Surveying and Mapping Society of Georgia



- REFERENCES
1. OUR SURVEY FOR D. W. SMITH, DATED FEB. 6, 1980.
 2. OUR SURVEY FOR ADRIAN CHAPPELL, JR., DATED AUG. 8, 1985.
 3. OUR SURVEY FOR HOLLIST and BARBARA W. DEARMOND, DATED MAR. 15, 1980 and MAR. 6, 1991.
 4. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT F-003-2(147), DATED DEC. 2, 1988 SHEETS 9, 10 and 11 OF 25.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,436' AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,709,726'

- EQUIPMENT USED
- 20" TRANSIT
 - 300' STEEL TAPE
 - 4" THEODOLITE
 - ELECTRONIC DISTANCE MEASURING DEVICE



SURVEY FOR			
STATE: GEORGIA	COUNTY: BARROW	CITY:	GMD: 243 and 249
LAND LOT:	DISTRICT:	SCALE: 1 inch = 100 feet	DATE: NOV 4, 1991
BORDERS AND ASSOCIATES			
LAND SURVEYORS		PHONE: (404) 867-2802 WINDER (404) 325-8572 ATLANTA	P.O. BOX 248 WINDER GA, 30680

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MERRITT COMMERCIAL TRACT

SMITH CEMETERY RD, WINDER, GA 30680



PROPERTY DETAILS

Sale Price	\$65,000 / ACRE
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PROPERTY INFORMATION

Property Subtype	Other
APN #	XX096 008
Lot Frontage	406.8 ft
Traffic Count	29700
Traffic Count Street	Hwy 316

LOCATION INFORMATION

Building Name	MERRITT COMMERCIAL TRACT
Street Address	Smith Cemetery Rd
City, State, Zip	Winder, GA 30680
County	Barrow
Market	Barrow County
Sub-market	Hwy 316 Corridor
Cross-Streets	Smith Cemetery Road
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 316
Nearest Airport	Ben Epps Field

UTILITIES & AMENITIES

Gas / Propane	Yes
Power	Yes
Water	Yes
Telephone	Yes

LAND INFORMATION

Number of Lots	1
Best Use	Development

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