

# HWY 81 TRACT

LOGANVILLE HWY (HWY 81), WINDER, GA 30680



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,002,600
Price / Acre	\$45,000
Lot Size:	22.28 Acres
Lot Frontage:	1,661 ft Hwy 81 830 ft Bethel-Bower Rd
Zoning:	AG
Market:	Barrow County
Traffic Count:	11,000 Loganville Rd

### PROPERTY OVERVIEW

Excellent tract of land located just south of Hwy 316 in a prime location. The potential uses for the property could be office, commercial, and multi-family subject to rezoning by Barrow County. Sewer is in the area and could possibly be connected with Barrow County approval. The property has moderate topography and a creek running through southern portion. Prime location in a growing area with close proximity to the City of Atlanta and Gwinnett County.

### LOCATION OVERVIEW

The site is approximately one mile south of Hwy 316 on the Loganville Hwy. Located between Loganville (81) Hwy and Bethel-Bower Rd. With 1600'+ along the east side of Hwy 81.

### PROPERTY HIGHLIGHTS

- Excellent location.
- Office, commercial, & multi-family subject to rezoning.
- Close proximity to the new diamond interchange at Hwy 316 and Hwy 81.
- Less than half a mile from the proposed new hospital on Hwy 81.

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: 2-17-2020



# HWY 81 TRACT

LOGANVILLE HWY (HWY 81), WINDER, GA 30680



## LOCATION MAPS



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com



# HWY 81 TRACT

LOGANVILLE HWY (HWY 81), WINDER, GA 30680



## AERIAL MAP



Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

**GRANT WHITWORTH**  
706.548.9300  
grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

AERIAL MAP **P3**

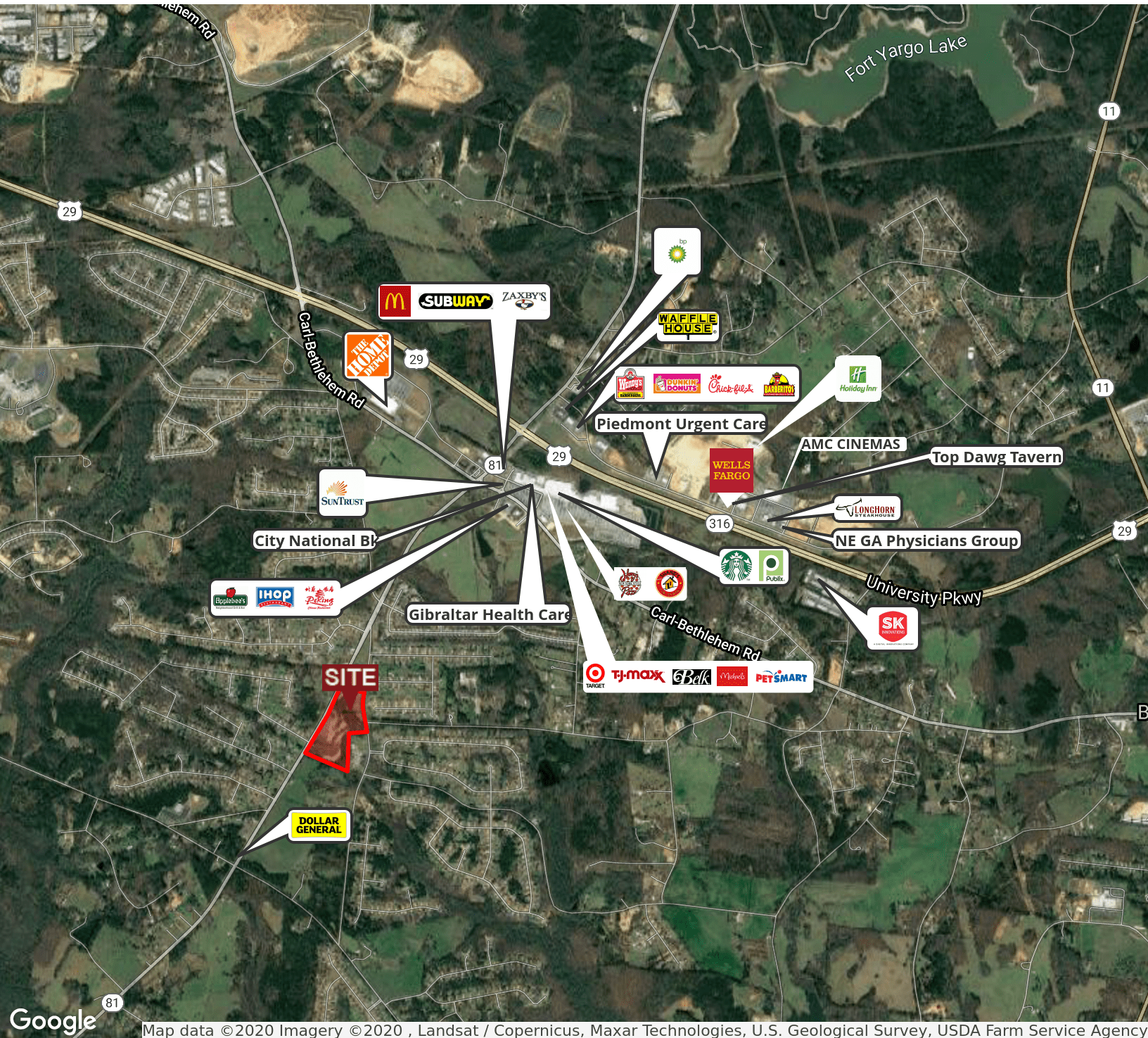


# HWY 81 TRACT

LOGANVILLE HWY (HWY 81), WINDER, GA 30680



## RETAILER MAP



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

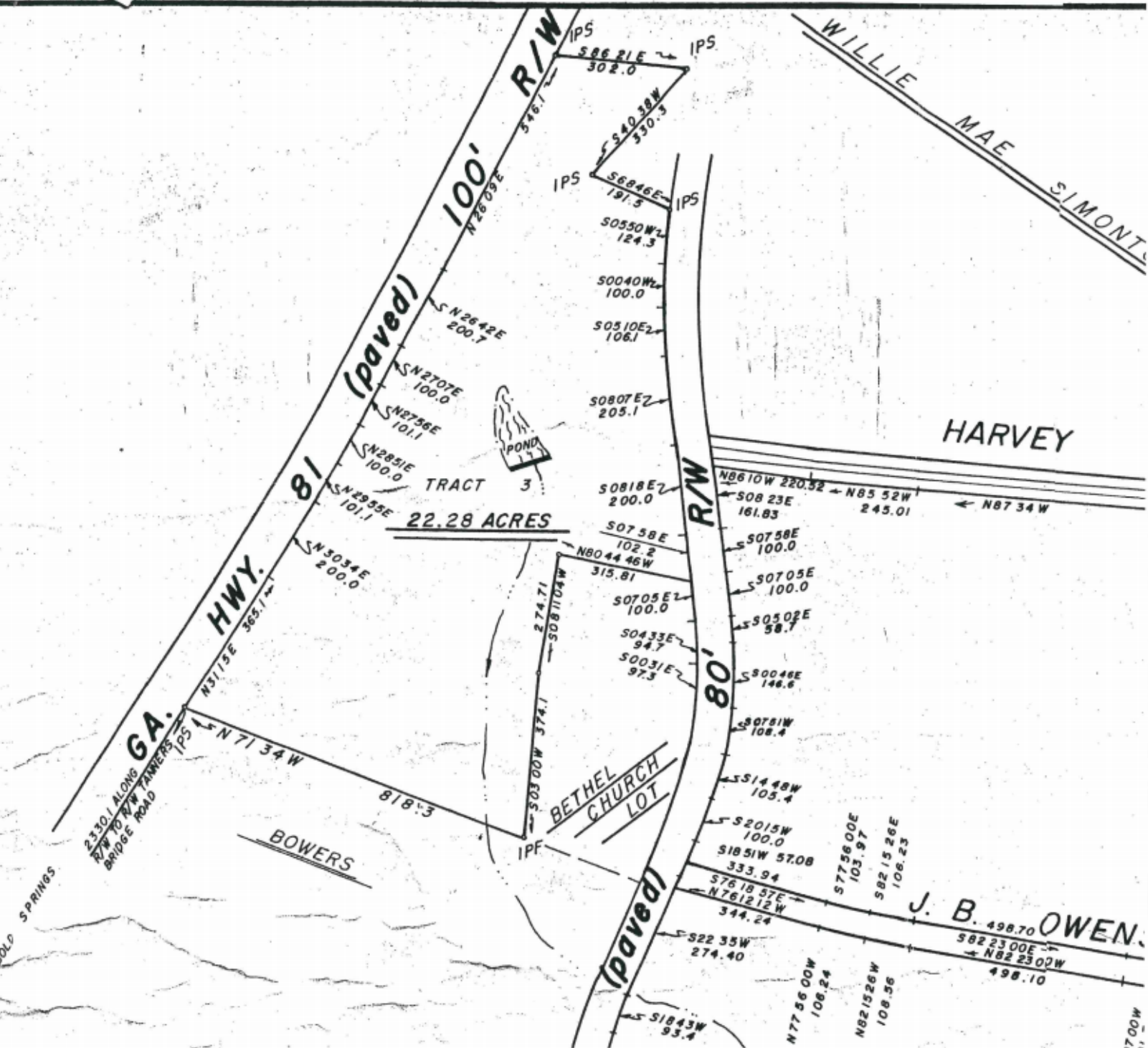


# HWY 81 TRACT

LOGANVILLE HWY (HWY 81), WINDER, GA 30680



## ADDITIONAL PHOTOS



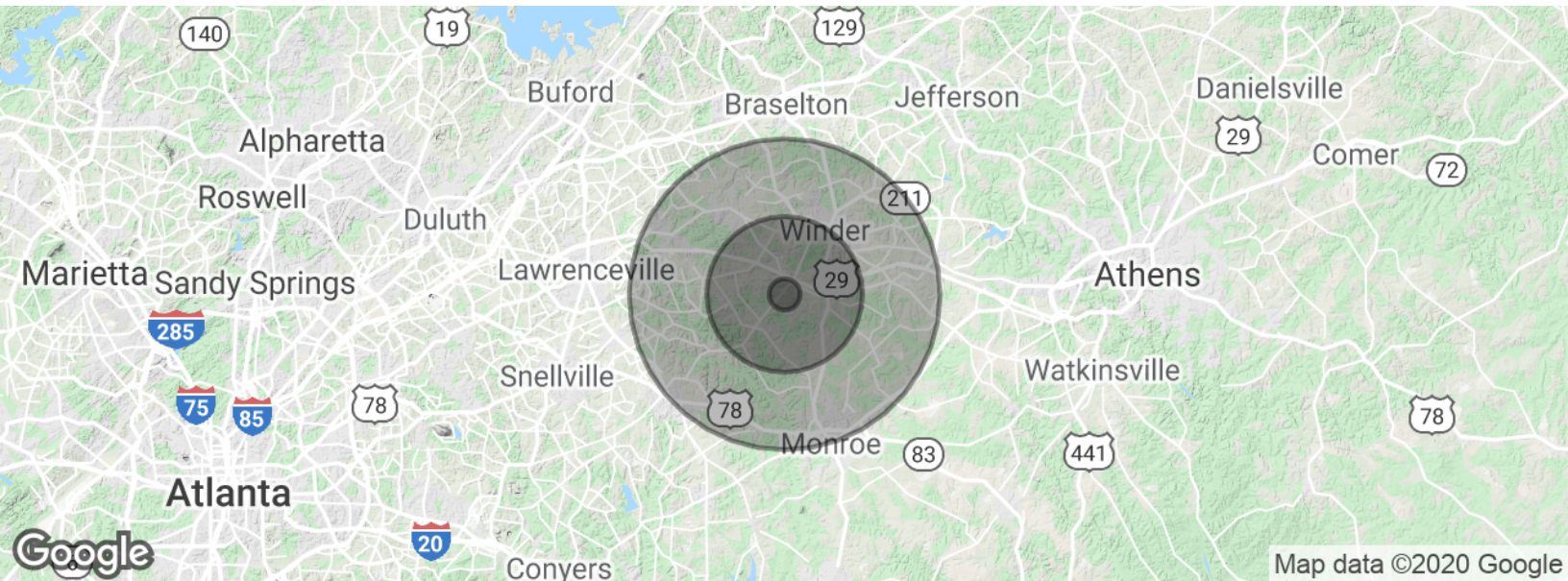
GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

# HWY 81 TRACT

LOGANVILLE HWY (HWY 81), WINDER, GA 30680



## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,390	28,592	133,176
Median age	31.9	33.4	33.7
Median age (Male)	30.6	32.7	32.9
Median age (Female)	33.6	34.3	34.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	475	9,788	45,412
# of persons per HH	2.9	2.9	2.9
Average HH income	\$61,122	\$60,739	\$63,790
Average house value	\$151,494	\$170,717	\$209,663

\* Demographic data derived from 2010 US Census

GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

# HWY 81 TRACT

LOGANVILLE HWY (HWY 81), WINDER, GA 30680



## PROPERTY DETAILS

Sale Price	\$45,000 / ACRE
------------	-----------------

### LOCATION INFORMATION

Building Name	HWY 81 TRACT
Street Address	Loganville Hwy (Hwy 81)
City, State, Zip	Winder, GA 30680
County	Barrow
Market	Barrow County
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 316
Nearest Airport	Barrow County Airport

### BUILDING INFORMATION

Number of Lots	1
Best Use	Development

### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
APN #	XX053 027B
lot Frontage	1,661 ft
Traffic Count	14000
Traffic Count Street	Loganville Hwy
Traffic Count Frontage	1661
Power	Yes
Topography	Moderate to Rolling

### UTILITIES & AMENITIES

Water	Yes
Telephone	Yes