

COMMERCIAL LAND
± 401 ACRES
FOR SALE



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HOG MOUNTAIN ROAD
WINDER, GA 30680

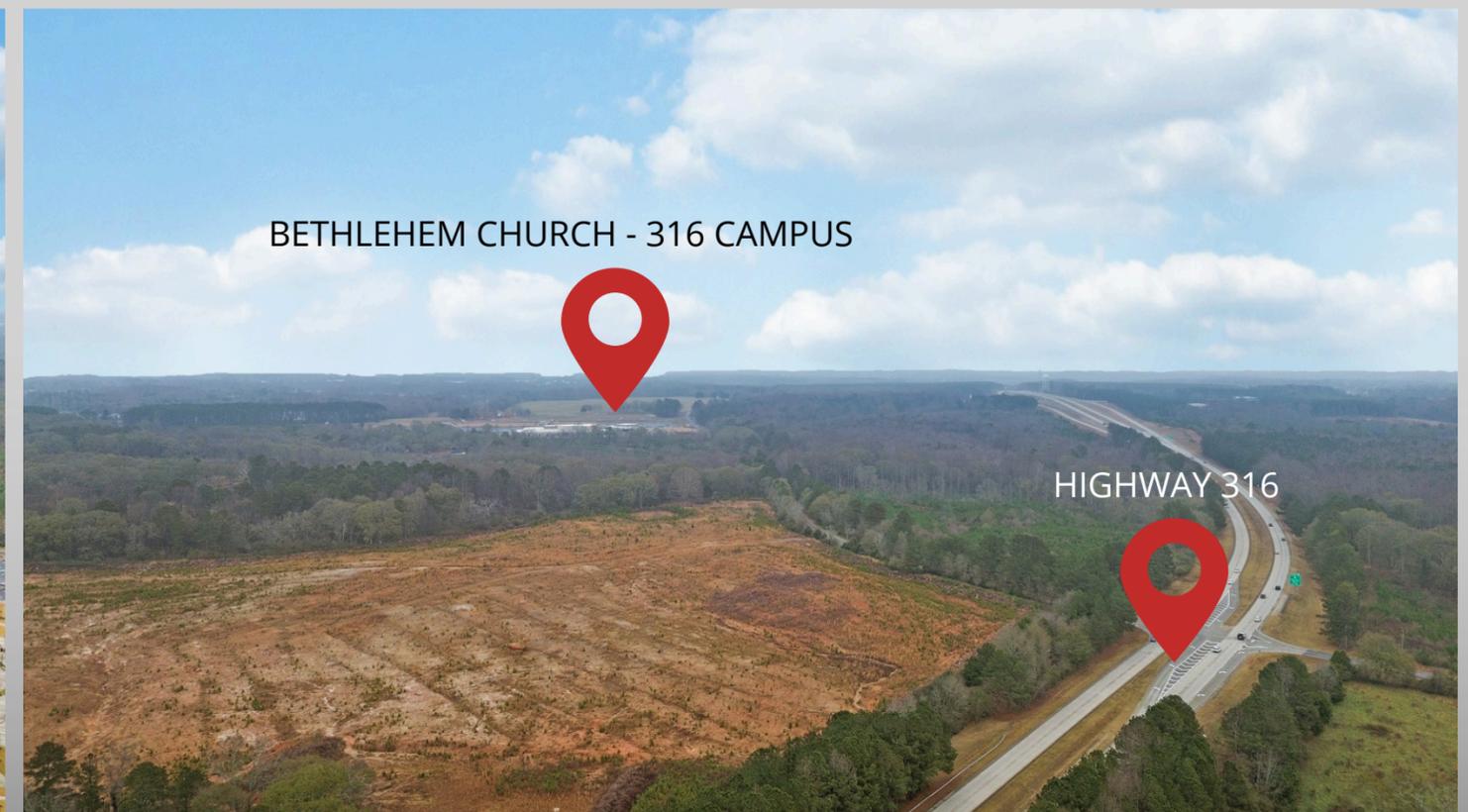
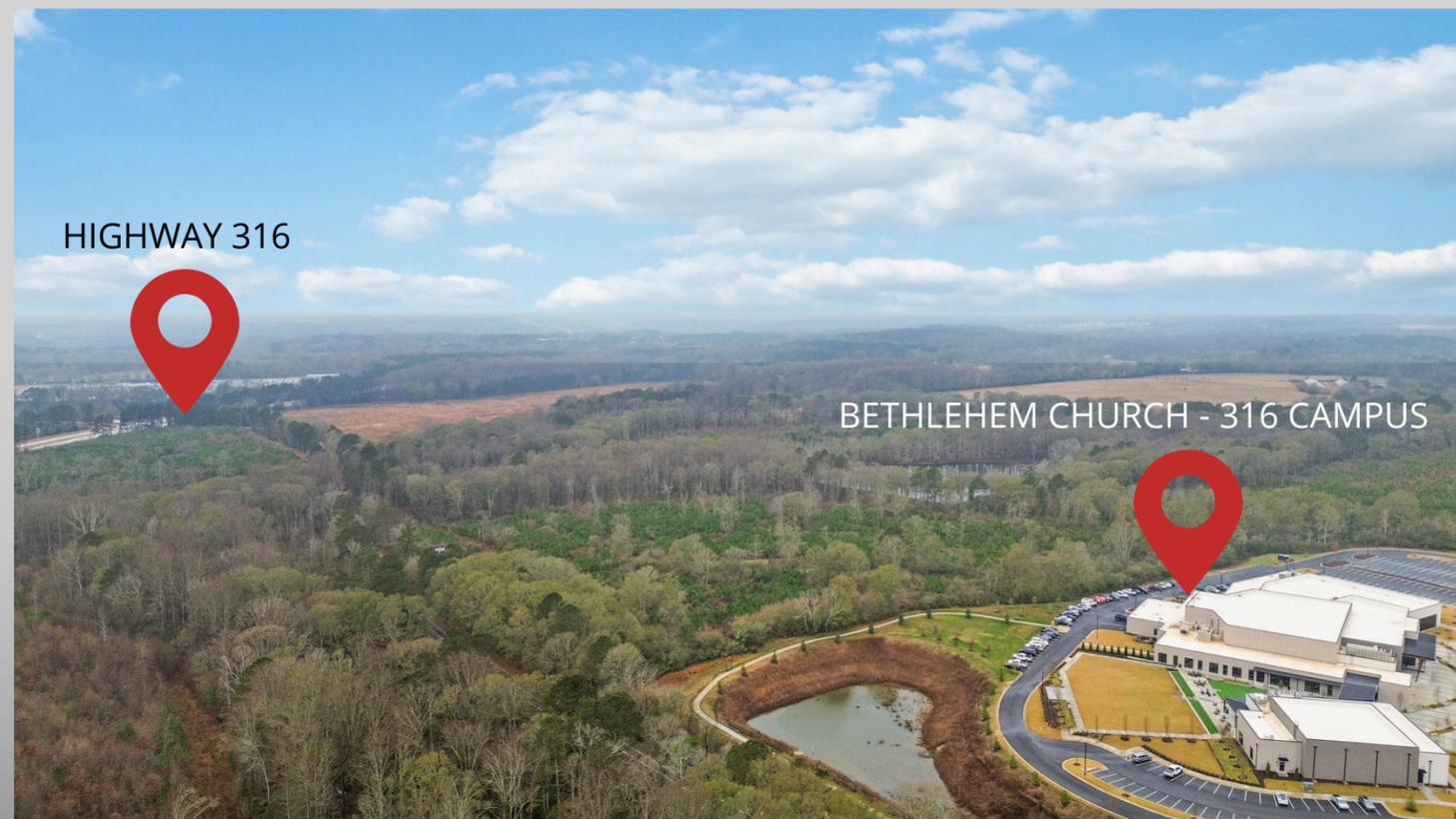


PROGRESSIVE
REALTY LLC.com

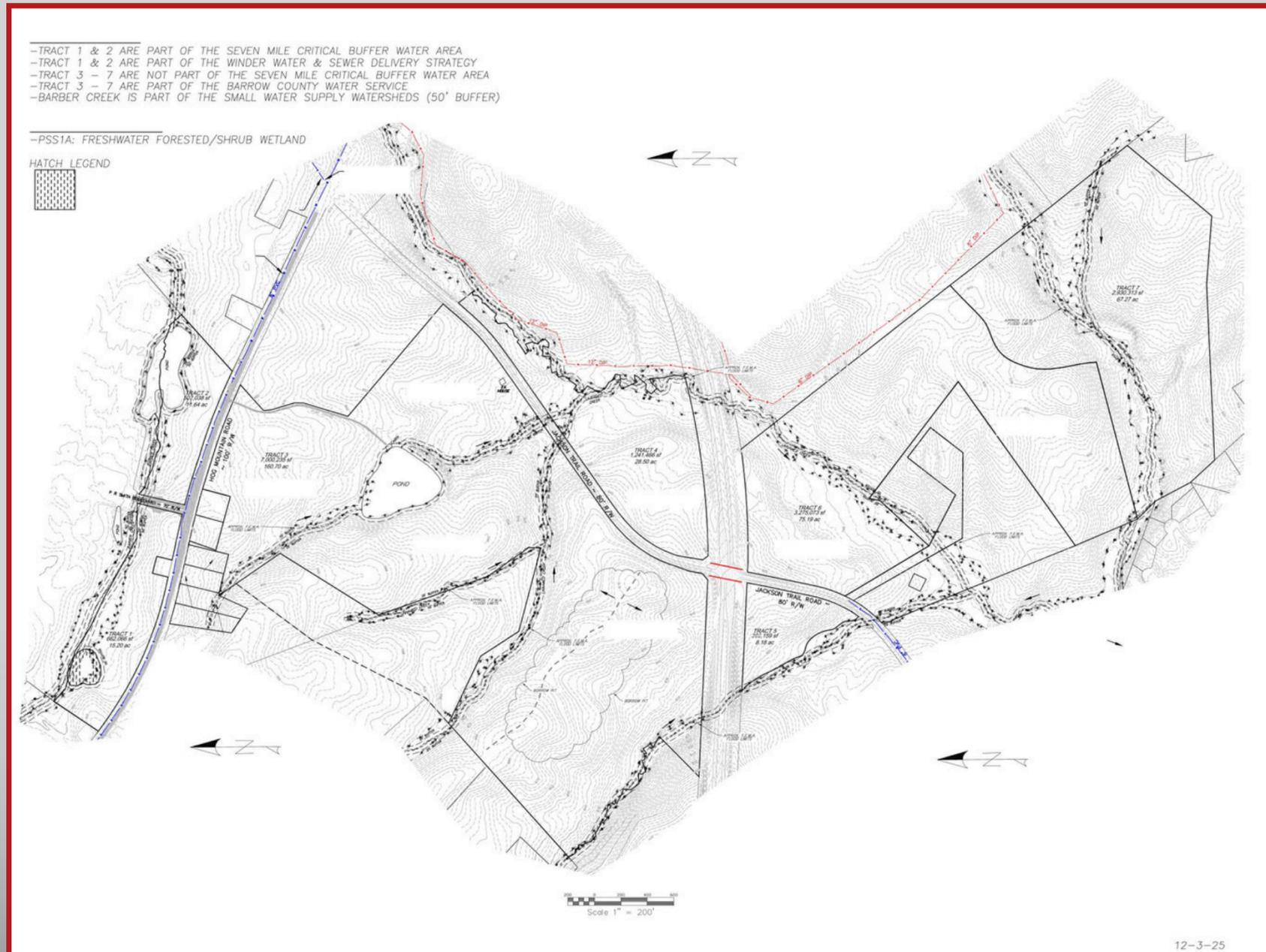
PROPERTY DESCRIPTION

Situated in a premier location, this ±401.85-acre assemblage is located in Winder, Georgia—one of the fastest-growing corridors in the Northeast Atlanta metro. The property is comprised of four contiguous parcels: Parcel XX107 051 (308.51 acres), XX107 008B (25.75 acres), XX107 008C (4.99 acres), and XX108 097 (62.60 acres).

The site sits directly off Hog Mountain Road and Jackson Trail Road, offering excellent access to major regional corridors including GA-316, U.S. 29, and I-85. Its strategic location places it just minutes from downtown Winder, local schools, retail amenities, and key Barrow County employment centers. With immediate connectivity to major highways and interstates, the property provides efficient access to the broader Atlanta MSA, Athens, and regional distribution networks.



PROPERTY DESCRIPTION



Property Size	±401.85 acres
Location	Hog Mountain Road Winder, GA 30153 Barrow County
Access	Access via Hog Mountain Road and Jackson Trail Road
Topography	Predominantly level topography, with gentle rolling contours
Potential Uses	Residential, commercial, and industrial
Price	Contact broker for pricing

This location provides a rare balance of growth-driven demand, logistical accessibility, and strong surrounding residential fundamentals, making it well-suited for residential development, mixed-use concepts, commercial/industrial development, or large-scale corporate users.

DEMOGRAPHICS

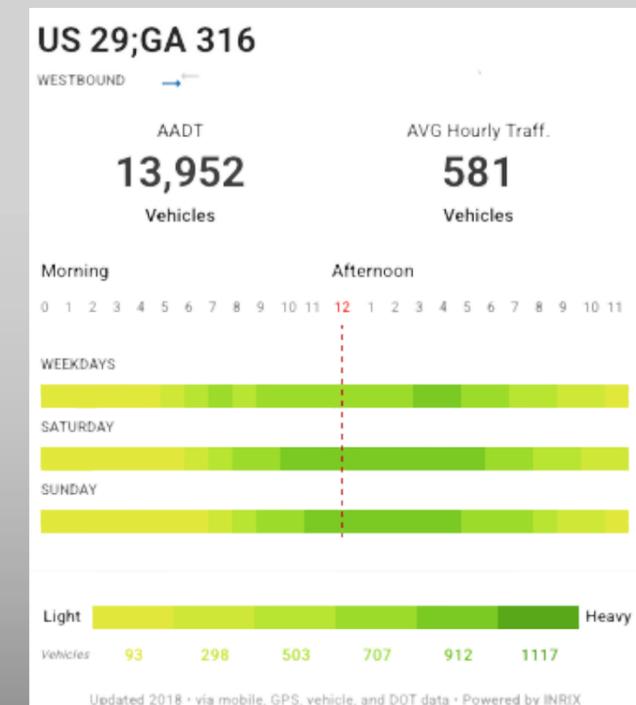
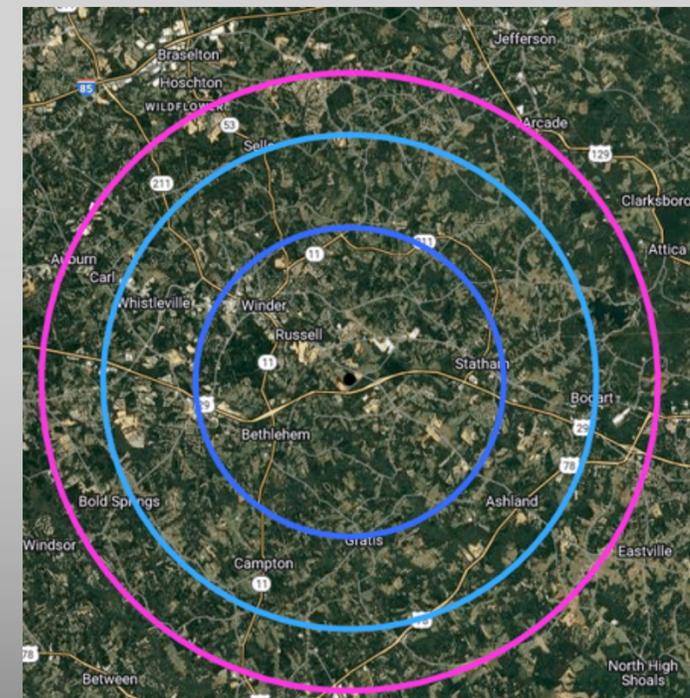


POPULATION	5 miles	8 miles	10 miles
2025 Estimated Population	41,712	90,378	136,690
2025 Daytime Population	38,281	71,757	107,249
2030 Population Forecast	45,428	99,469	151,181
<u>Census Population</u>			
2010	32,003	64,750	94,313
2000	21,502	40,703	61,056
<u>Annual Growth</u>			
Projected 2025-2030	1.72%	1.94%	2.04%

HOUSEHOLDS	5 miles	8 miles	10 miles
2025 Estimated Households	14,974	31,297	47,078
2030 Household Forecast	16,456	34,686	53,359
<u>Census Households</u>			
2010	11,373	22,583	32,792
2000	7,942	14,636	21,684
<u>Annual Growth</u>			
Projected 2025-2030	1.91%	2.08%	2.15%

GENDER	5 miles	8 miles	10 miles
FEMALE	21,174	45,515	68,911
MALE	20,538	44,863	67,779

RACE	5 miles	8 miles	10 miles
WHITE	25,770	58,665	91,920
BLACK/AFRICAN AMERICAN	7,140	13,449	19,041
ASIAN/PACIFIC ISLANDER	1,590	3,784	5,566

























Drone
Aerials



CONTACTS



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