



## PROPERTY DESCRIPTION

Vision Commercial Advisors presents a unique opportunity for businesses to purchase, lease or have a build to suit location at a gateway business park on a corner lot on Hwy 92 in Woodstock. Located at a signalized intersection on Highway 92, the site is comprised of 1.59 acres at the corner of Highway 92 and Creekview Drive. Parking is in place but will need to be finished.

**Price: \$1.65 Million**

**Parcel Size:** 1.59+/- Acres of Commercial Land with rough grade, rough parking, access, storm water

### Key Features:

- **Utilities:** All utilities available on-site
- **Storm Water:** Master Storm Water Detention included, some modifications may be needed
- **Site Flexibility:** Configuration determined by design
- **Parking:** Curb and gutter in place but asphalt needs to be finished.
- **Ideal Uses:** Medical, Retail, Office, Restaurant, Showroom
- **Zoning:** GC City of Woodstock
- **Traffic Count:** 49,300 Vehicles Per Day on Hwy 92

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

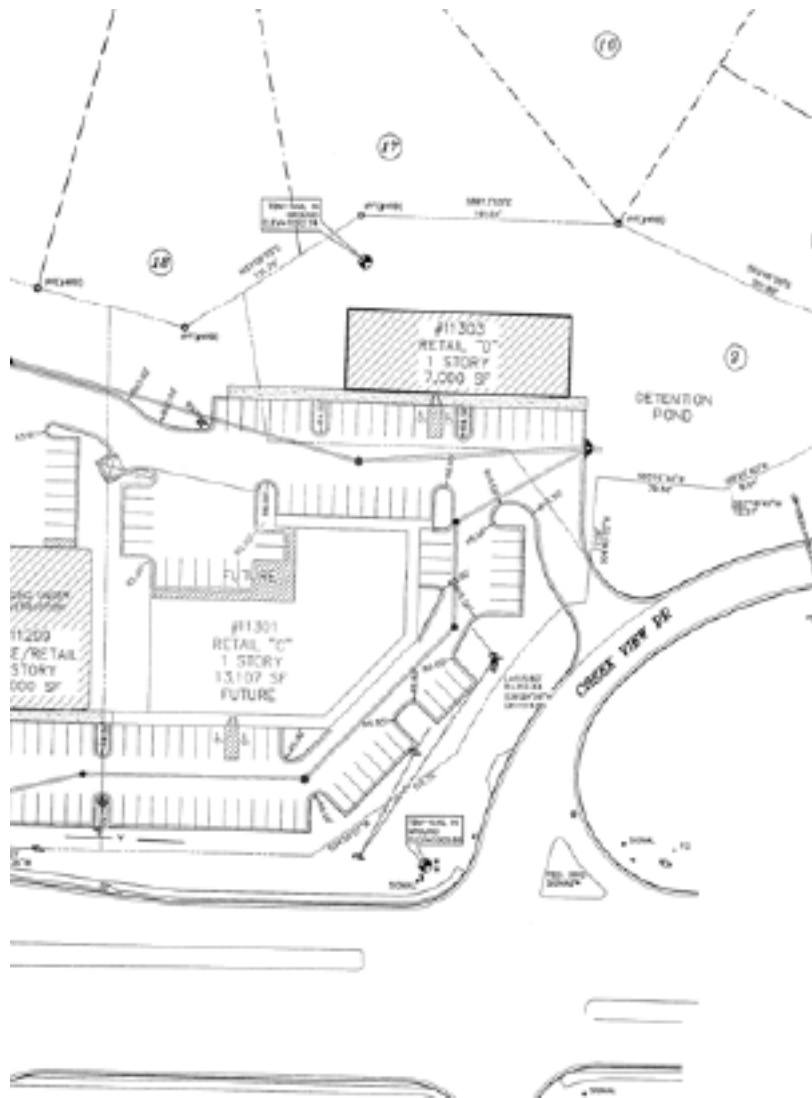
**DAVID HACKER, CCIM**

President

770.740.4766 x101

[david.hacker@vcacre.com](mailto:david.hacker@vcacre.com)





POPULATION	1 MILE	3 MILES	7 MILES
Total Population	10,747	69,245	321,349
Median Age	39.4	39.8	39.5
HOUSEHOLDS & INCOME			
Total Households	4,440	26,416	117,331
Median HH Income	\$102,641	\$103,428	\$109,761
Median Net Worth	\$353,954	\$402,471	\$510,236

Source: This infographic contains data provided by ESRI (2024, 2029).



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Direct: 770.740.4766 x101

Cell: 770.329.2878

GA #174269 // NC #284919

## PROFESSIONAL BACKGROUND

David is the Principal Broker who leads the dedicated Vision team, bringing with him over 31 years of extensive experience in the commercial real estate sector, holding brokerage licenses in the states of Georgia, North Carolina, and Florida. His journey in real estate began in 1994 when he started working with Gearon & Company of Atlanta, which was recognized as one of the fastest growing companies in America at that time. In his role as a site acquisition specialist in the burgeoning field of wireless network development, David was instrumental in successfully negotiating numerous ground leases throughout the Southeastern United States. His outstanding performance earned him rapid promotions into key roles including zoning management, project management, and business development, culminating in his decision to leave the company in 2002 and pursue a broader career in commercial real estate in Atlanta. In 2006, he took a significant step by founding Vision Commercial and has since witnessed consistent and impressive growth in sales and leasing, attributed to his strong work ethic alongside his unwavering attention to customer service. He holds the prestigious designation of CCIM (Certified Commercial Investment Member) and is a proud member of the Atlanta Commercial Board of Realtors. In his personal life, David is happily married, a father to six children and a grandfather. He enjoys a variety of interests including travel, music, writing, exercise, public speaking, and most importantly, cherishing quality time with his family.

## MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, Cherokee County Chamber of Commerce, International Council of Shopping Centers

Vision Commercial Advisors, Inc.

770 Dobbs Road

Woodstock, GA 30188

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