

A map of the Southeastern United States, showing parts of Kentucky, Tennessee, North Carolina, South Carolina, Georgia, Alabama, and Florida. Major cities like Knoxville, Charlotte, Columbia, Atlanta, Montgomery, Jacksonville, and Tallahassee are labeled. The map is overlaid with a semi-transparent white rounded rectangle containing text.

CO●REPROPERTIES

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL

Specializing in land, mixed use and residential to commercial, we are always looking to expand our offerings to meet the criteria of our clients growing needs.

[Contact us](#)

CORE PROPERTIES COMMERCIAL SERVICES with Berkshire Hathaway HomeServices Georgia Properties

Our Commercial Real Estate Specialists offer a full suite of commercial real estate services for office, retail, industrial, land, developments, farms, equestrian, estate properties, auctions, multi-family, specialty/religious, investment properties and more.

For over 50 years, our Commercial Specialists have been serving the unique needs of our commercial clients. Our team also has the resources of over 1,500 local associates to help find more buyers for our listings. We work closely with developers from our New Homes Services team and affluent investors from our Corporate Relocation and Luxury Collection Specialists.



Featured Opportunity - 75 +/- acres on corner of Hwy 211 NW & Mulberry Rd

CORNER OF HWY 211 NW & MULBERRY RD



DOT APPROVED ROUND ABOUT

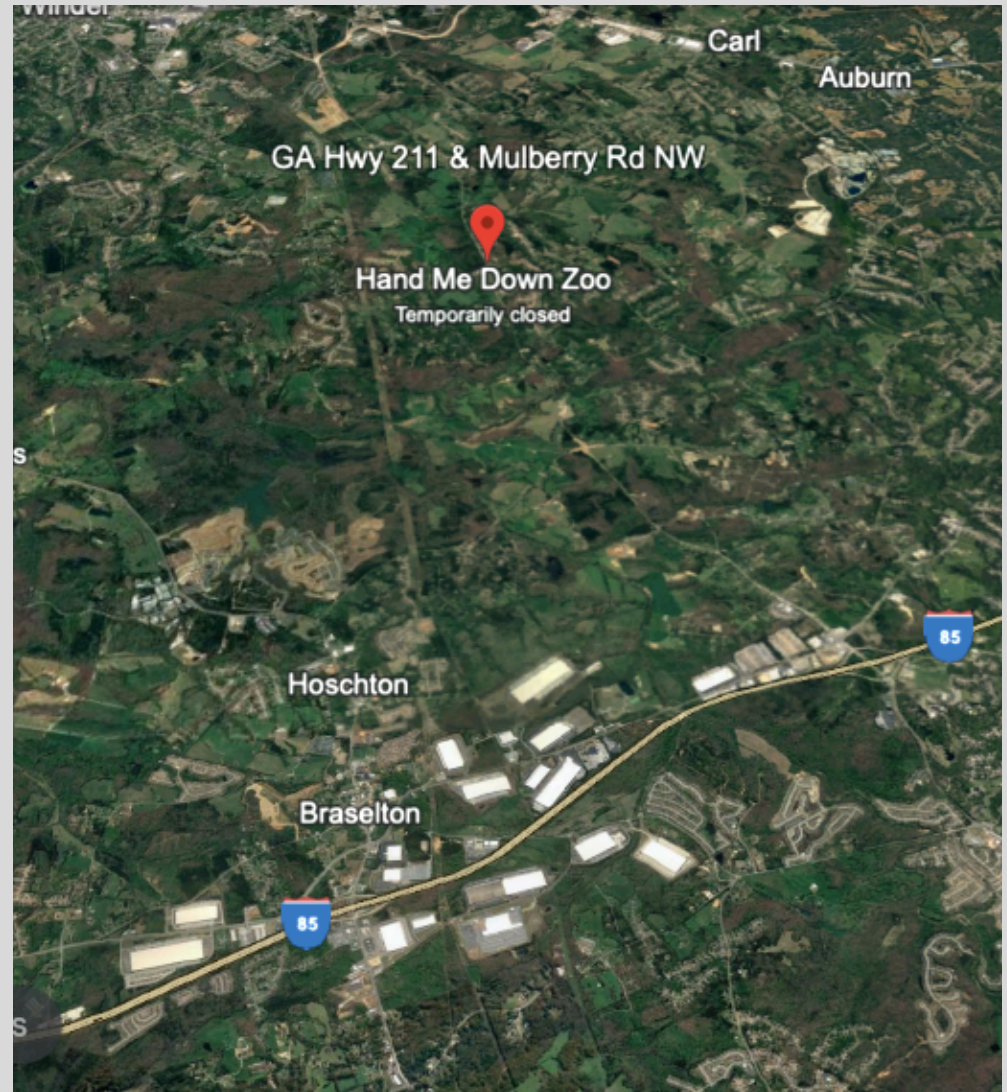


75 +/- ACRES



Located in Winder, Barrow County is this Corner property with incredible visibility.

- Corner of Hwy 211 & Mulberry Road
- 16 +/- acres zoned C1 (Neighborhood Commercial District).
- Approved site plan consists of C-store, Retail, Fast Food & Restaurant)
- 58 +/- acres zoned R1 (Low Density Single Family Residential District).
- Approved site plan consists of 45 +/- lots.
- DOT approved Round-A-Bout Concept layout at site
- Phase 1 Environmental Complete
- **All 74.19 +/- Acres available for \$4,000,000.**



Hand Me Down Zoo
Temporarily closed

GA Hwy 211 & Mulberry Rd NW

Primerio Staffing

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BERKSHIRE HATHAWAY HOMESERVICES | GEORGIA PROPERTIES COMMERCIAL

**DOT approved
Round-A-Bout
Concept
layout at site**



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COREPROPERTIES

**ROW COUNTY
LAYOUT**

LEGEND

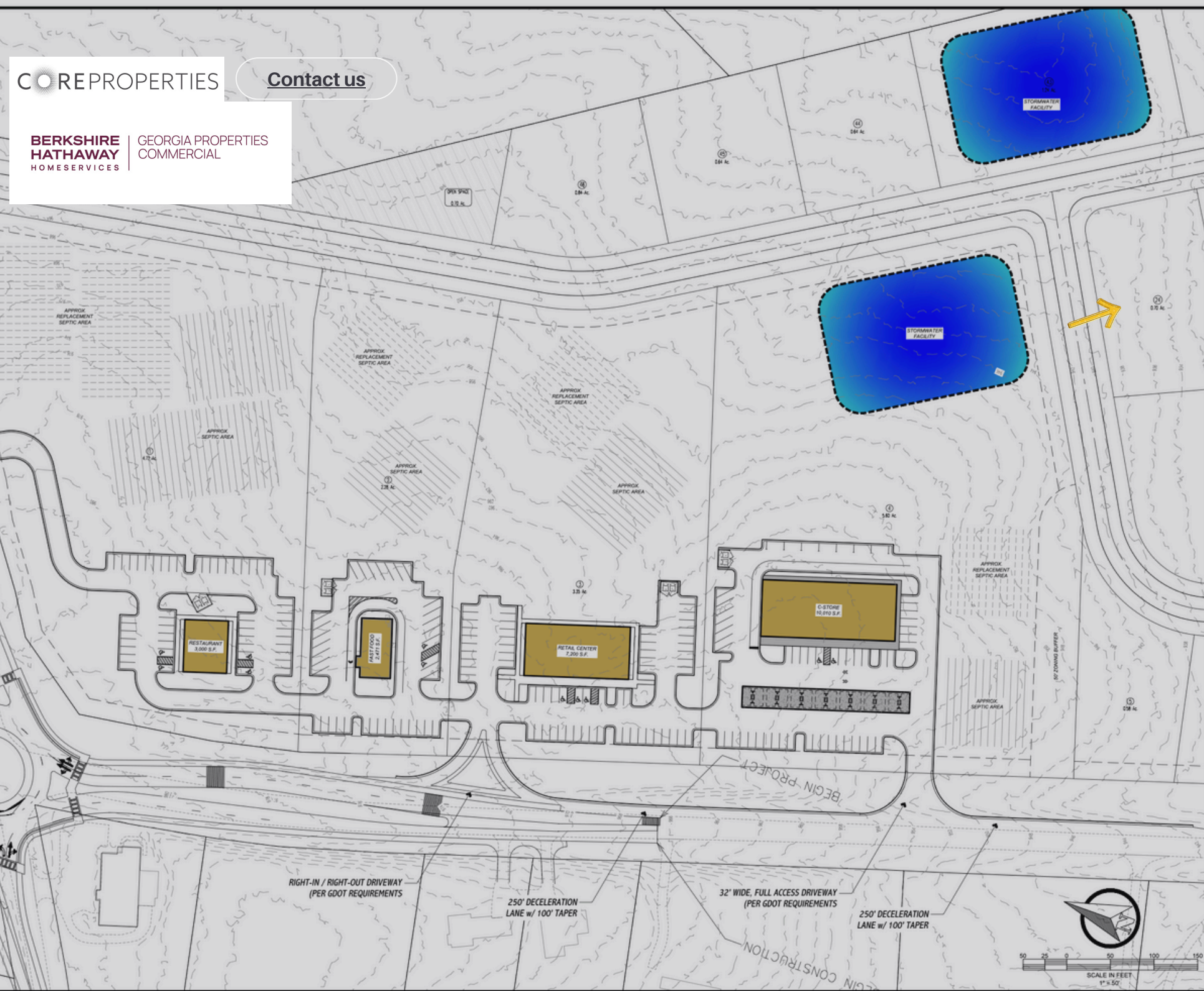
PROPERTY LINE	
ROD LINE	
POUNDLE STRIPS	
PERMANENT EASEMENT	
DRIVEWAY EASEMENT	
IN OTHERS	

G&T

ROADWAY DESIGN



**BERKSHIRE
HATHAWAY** | GEORGIA PROPERTIES
HOMESERVICES | COMMERCIAL



SHEET TITLE: #####

SIGNED / SEALED



DATE:

REVISION

No.

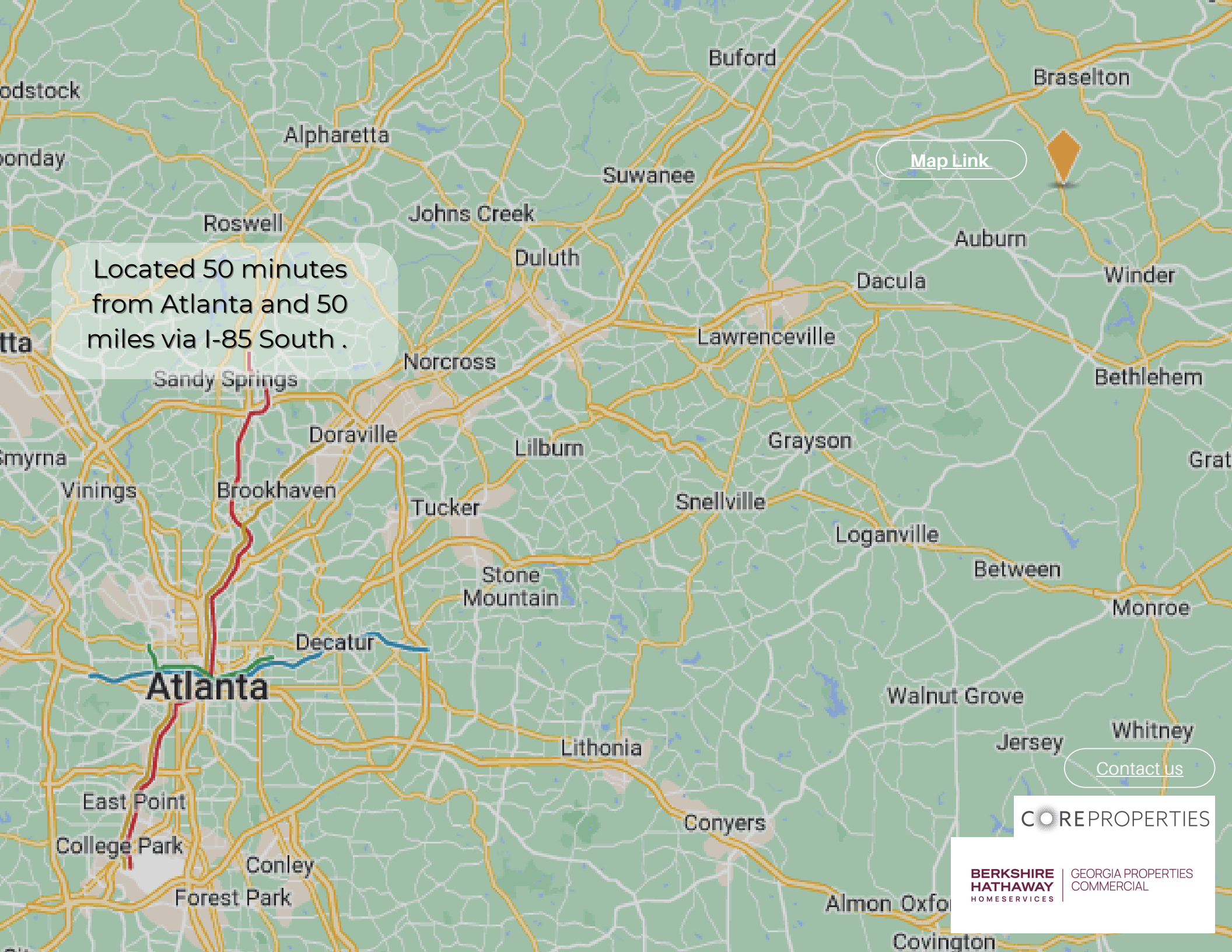
DESIGNED BY: RAC SCALE: AS SHOWN

DRAWN BY: JAM

CHECKED BY: RAC SHEET

22- 4-Nov-22





[Map Link](#)

Located 50 minutes from Atlanta and 50 miles via I-85 South .

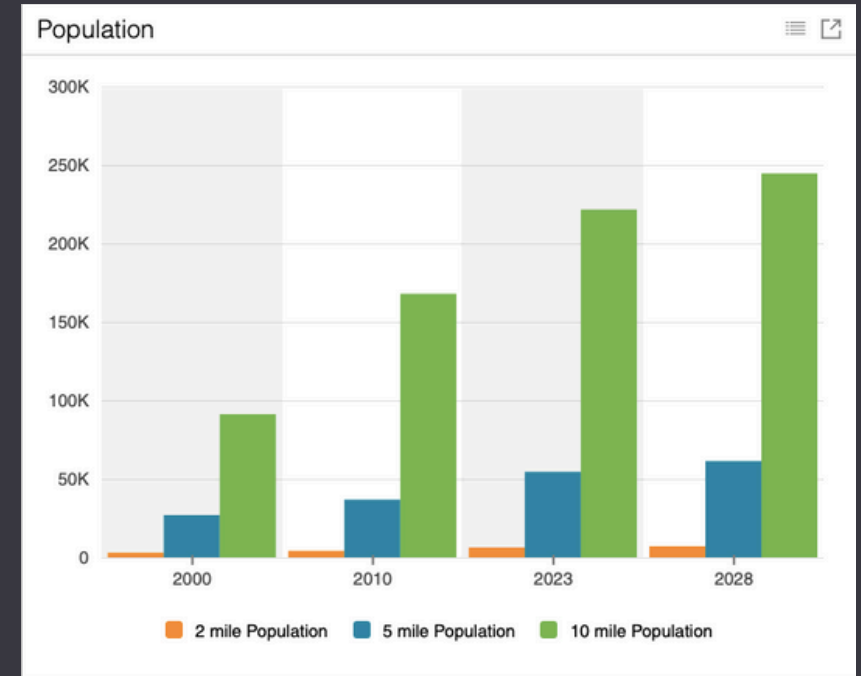
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COREPROPERTIES

BERKSHIRE HATHAWAY HOMESERVICES | **GEORGIA PROPERTIES COMMERCIAL**

Population

Population	2 mile	5 mile	10 mile
2010 Population	4,198	36,814	167,956
2023 Population	6,346	54,476	221,621
2028 Population Projection	7,093	61,381	244,637
Annual Growth 2010-2023	3.9%	3.7%	2.5%
Annual Growth 2023-2028	2.4%	2.5%	2.1%
Median Age	38.6	37.8	37.7
Bachelor's Degree or Higher	21%	21%	28%
U.S. Armed Forces	0	13	187



221,621

10 mile

54,476

5 mile

6,346

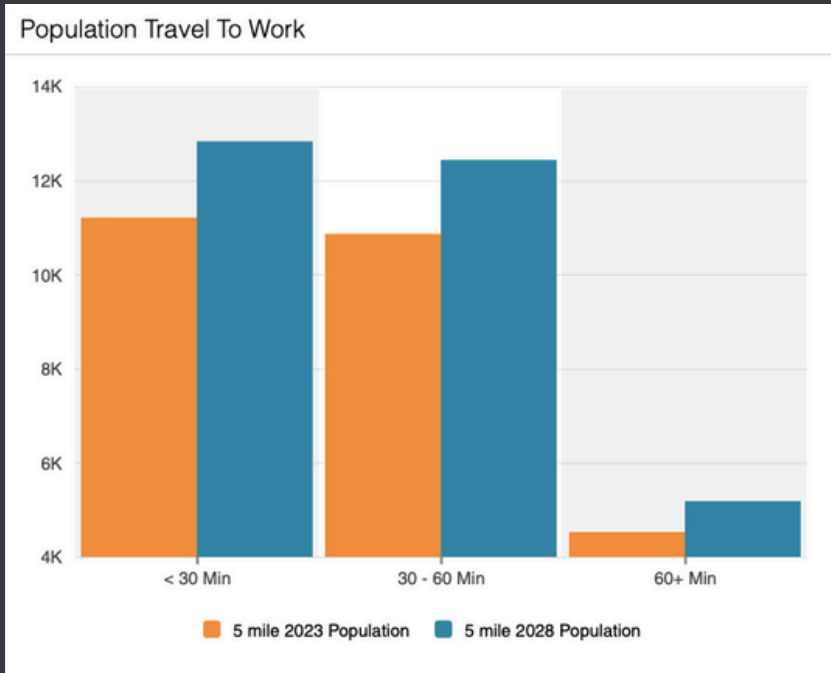
2 mile

2.5%

Projected Growth in 5 years

All materials furnished from sources deemed reliable, and information should be verified by buyer and is subject to errors and omissions.

Travel and Household



Households

	2 mile	5 mile	10 mile
2010 Households	1,437	12,813	55,171
2023 Households	2,173	18,776	72,825
2028 Household Projection	2,430	21,124	80,368
Annual Growth 2010-2023	3.2%	3.0%	2.1%
Annual Growth 2023-2028	2.4%	2.5%	2.1%
Owner Occupied Households	2,067	16,067	67,379
Renter Occupied Households	363	5,057	12,989
Avg Household Size	2.9	2.9	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$80.1M	\$646.8M	\$2.8B

72,825

10 Mile Households

18,776

5 Mile Households

2,173

2 Mile Households

80,368

2028 Projected Households

All materials furnished from sources deemed reliable, and information should be verified by buyer and is subject to errors and omissions.

Your **CORE** partners

You can find our exclusively marketed listings on CoStar, Loopnet, Crexi, MLS, and shared web sites including corepropertiesga.com.



Christina Brooks
352.216.1361

Joey Abercrombie
678.316.9922



PROFILE

Our network of commercial sales professionals offers clients the expertise of a locally owned and operated company combined with a world-class brand that stands for strength, integrity and trust.

Unquestioned Financial Strength

Berkshire Hathaway HomeServices is among the few companies entrusted with the Berkshire Hathaway name, an enterprise worth more than \$200 billion dollars today.

Among The Most Respected Companies Worldwide.

Our namesake, Berkshire Hathaway, was named the No. 1 company in Barron's annual ranking of the world's 100 most respected companies. This speaks to a commitment to business ethics and integrity over all else, as is consistently demonstrated by its chairman, Warren Buffett.

United Strengths

The company is built on the proven operational excellence, demonstrated integrity, and the reputation of Berkshire Hathaway – among the world's most admired companies, according to Fortune's Rankings.

Simply put, our network of commercial sales professionals share the strength of a solid universal business reputation that's great for business.

470.228.0846
WWW.COREPROPERTIESGA.COM

**A POWER HOUSE REALTY GROUP SPECIALIZING IN
RESIDENTIAL, LAND, AND COMMERCIAL REAL ESTATE.**

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL

COREPROPERTIES

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Business Hours

Monday to Friday
9:00 am to 6:00 pm

Saturday
9:00 am to 12 noon

Sunday by
appointment only.

Get Social

