

SALE OFFERING

Haymon Morris @ Tom Miller

1001 HAYMON MORRIS RD

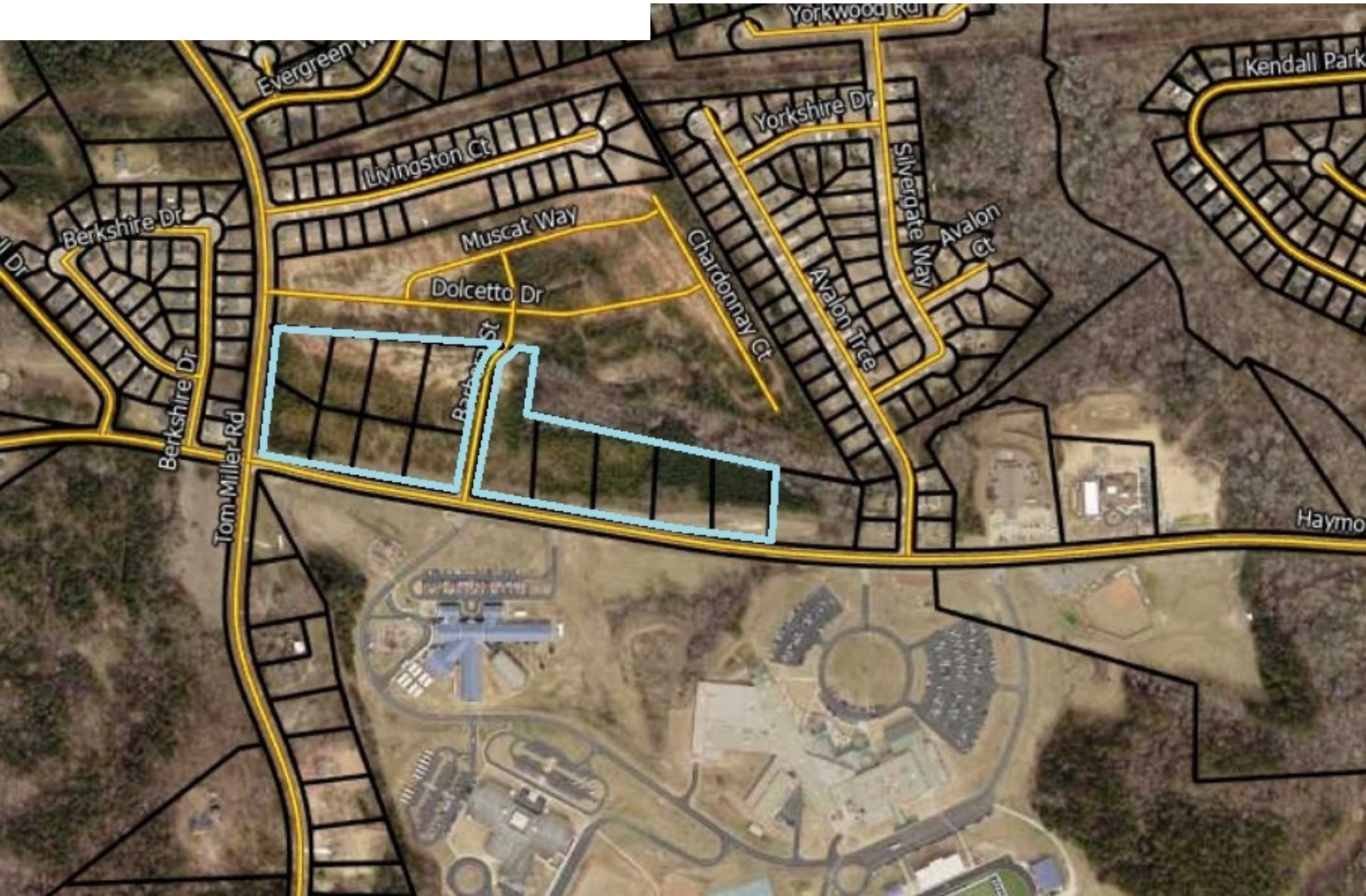
Winder, GA 30680

PRESENTED BY:

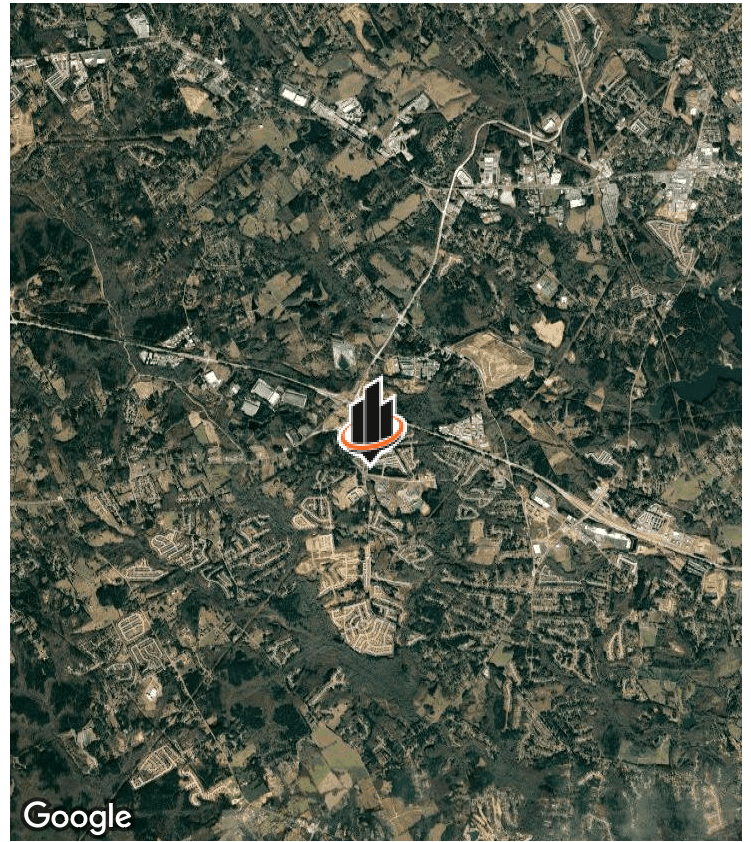
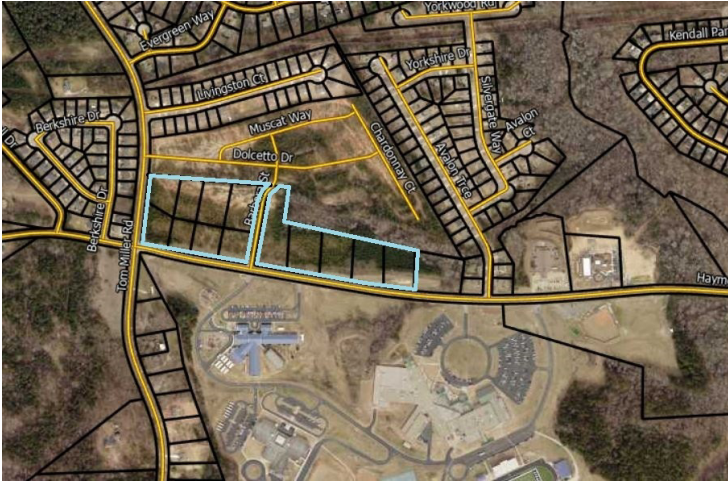
TOM HUNTER

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tom.hunter@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,000,000
LOT SIZE:	17.62 Acres
PRICE / ACRE:	\$227,015
ZONING:	R3
POTENTIAL USES	Office, Retail, Multifamily
MARKET:	Atlanta MSA
SUBMARKET:	Winder/Barrow

PROPERTY OVERVIEW

Property consists of 17.628 acres consisting of 13 lots zoned R-3 with all utilities available

PROPERTY HIGHLIGHTS

- 17.63 acre corner site
- 13 individual lots
- All utilities available
- Detention in place
- Located across from Apalachee High School
- High growth market area

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

17.63 +/- acre corner site fronting on Haymon Morris Rd and Tom Miller Rd and bisected by Barber St. Tract is comprised of 13 lots located across from Apalachee High School in Barrow County, Georgia. Property can be purchased as a whole or divided. All utilities available. Property was zoned C-2 but reverted to R-3 zoning since it was not constructed on.

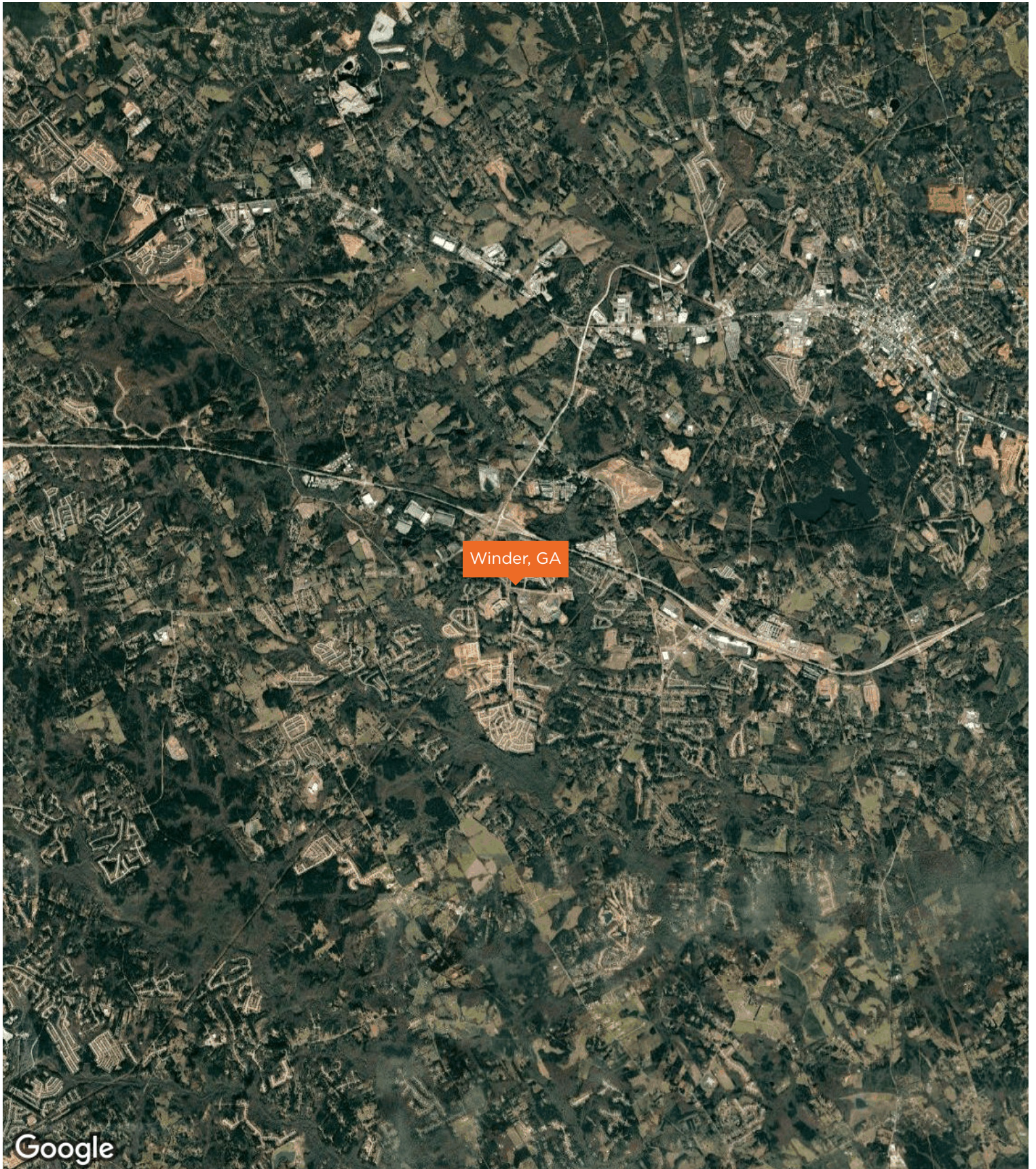
LOCATION DESCRIPTION

17.63 acres at NE Corner of Haymon Morris Rd & Tom Miller Rd. Unsignalled intersection across from Apalachee High School. Property is in front of Tessa Barrow Crossing apartments. Property is located 45 miles northeast of downtown Atlanta. Property is 1 mile from GA-316 University Parkway via Patrick Mill Rd and Tom Miller Rd and 2 miles from GA-316 University Parkway via Carl Bethlehem Rd and Haymon Morris Rd. The central point of major retail node is located 2.3 miles east at the GA-316/Hwy 81 interchange.

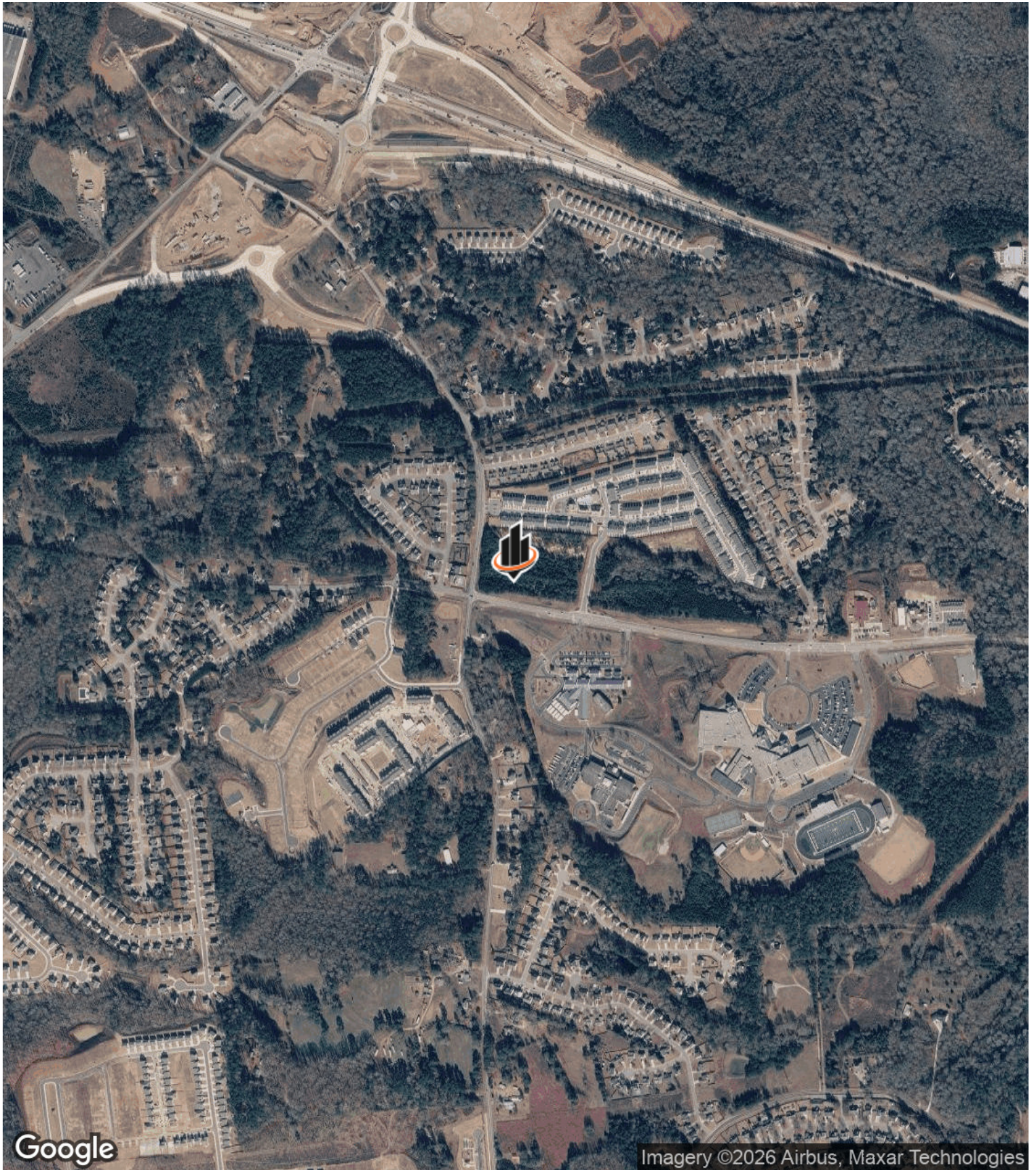
SITE DESCRIPTION

17.63 acres comprised of 13 lots located at the NW corner of Hamon Morris Rd. and Tom Miller Rd and bisected by Barber St. Property is located across from Apalachee High School and has easy access to GA-316 Univeristy Parkway. A major retail node is located approximately 2 miles east of the property.

AREA MAP



AERIAL MAP



ADVISOR BIO 1



TOM HUNTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Tom Hunter serves as an Associate Broker and Auctioneer for SVN Interstate Brokers and Interstate Auction Company, independently-owned offices of SVN based in Atlanta, GA. SVN is a leading commercial real estate brokerage firm with over 100 offices nationwide.

Over the course of his 30-year commercial brokerage and auction management career, Hunter has developed and executed high-impact, accelerated marketing programs for all types of commercial real estate assets for banking and investment clients throughout the United States.

Prior to becoming a commercial real estate broker and auctioneer, Hunter served as a project manager for Bank Earnings International, Inc., (acquired by Electronic Data Systems, Inc.) and BEI Real Estate Services (acquired by Amresco) where he provided consulting services to financial institutions for commercial real estate loan portfolios and real estate asset management and dispositions.

With an extensive commercial real estate background, Hunter has completed numerous property analysis and feasibility studies, identified potential buyer groups, structured property offerings, and implemented marketing plans on time, under budget, optimizing results to reach targeted buyers. Hunter's client list includes international, regional and local financial institutions, government agencies, and private investors.

Some of the notable disposition transactions Hunter has been involved in include the sale of a surplus 400-acre psychiatric hospital complex in Livonia, Michigan for the State of Michigan for \$31,000,000 and a 22 building, section 8, apartment portfolio in the Little Havana district of Miami, Florida for \$36,000,000. Regardless of the asset size or value, Hunter always endeavors to structure the offering to achieve a sale for the highest price possible for the client.

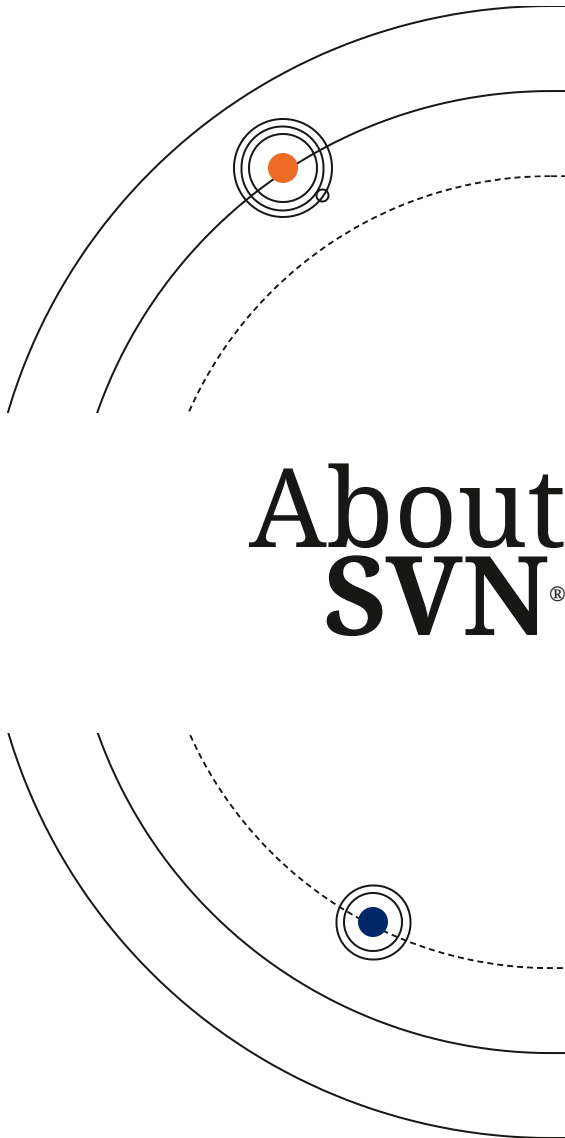
Hunter is a member of the Atlanta Commercial Board of Realtors and the National Auctioneers Association. In addition, he frequently volunteers as an auctioneer for fund raising auctions held by charitable organizations. Hunter earned an MBA with concentrations in Finance and Real Estate from the Terry College of Business at the University of Georgia (1984) and a Bachelor of Science degree (1980) in Psychology.

EDUCATION

MBA University of Georgia Terry College of Business
BS University of Georgia

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ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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