

210 CLIFF DAY ROAD

WINDER, GA 30680

FOR SALE

1.99 ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY



JUDD SWARTZBERG

770.490.5235

jswartzberg@swartzcocre.com



// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a prime development opportunity for sale located at 210 Cliff Day Rd, Winder, GA 30680. The property is offered at a purchase price of \$499,000 and consists of approximately 1.99 acres of M-1 zoned land, suitable for a wide range of industrial and commercial uses.

This fully cleared site is positioned on a highly visible corner lot, offering excellent accessibility and flexibility for future development. The M-1 zoning allows for light industrial, warehouse, distribution, and other compatible uses, making the property well-suited for investors, developers, or owner-users seeking a strategic location.

Located in a growing area of Barrow County, the property benefits from close proximity to the Barrow County Airport, major roadways, and surrounding commercial activity. With its favorable zoning, cleared condition, and development-ready layout, this site presents an exceptional opportunity to capitalize on continued growth in the Winder market.

For more information or to schedule a tour, please contact Judd Swartzberg.

HIGHLIGHTS

- \$499,000.00
- Zoned M-1
- 1.99 Acres
- Barrow County
- Cleared Lot
- Close to Major Highways

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: WINDER, GA

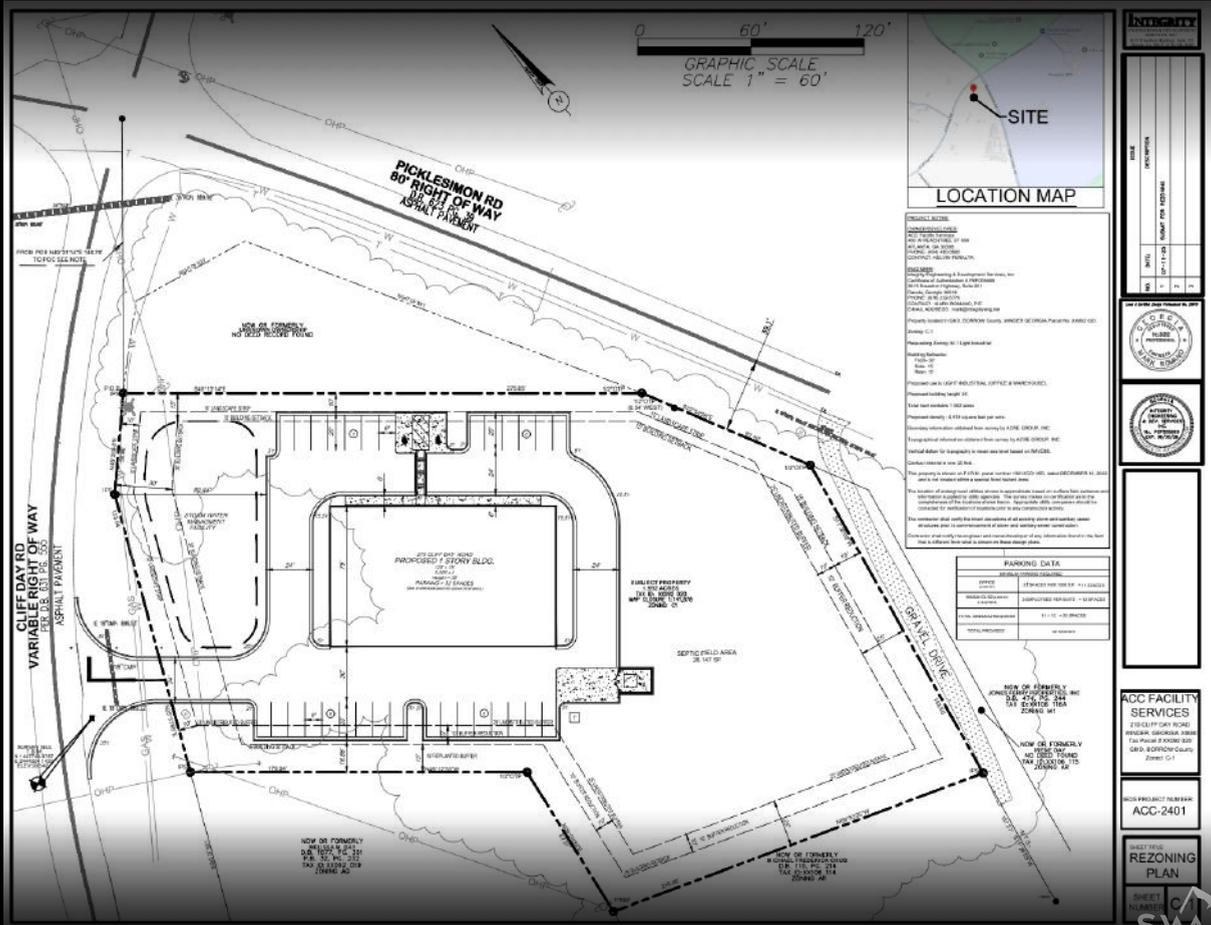
Winder, Georgia is an emerging commercial and industrial market located in Barrow County, approximately 45 miles northeast of downtown Atlanta. The city benefits from strong regional connectivity via nearby Highway 316, providing direct access to the Atlanta metro area, Athens, and major transportation corridors. This strategic location has made Winder increasingly attractive to commercial real estate investors seeking growth markets with lower entry costs and expanding demand.

The area has experienced steady population growth and significant economic development, driven by new residential construction, expanding industrial parks, and continued infrastructure investment. Barrow County's pro-business environment, favorable zoning options, and competitive tax structure further enhance Winder's appeal for industrial, warehouse, distribution, and flex users.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	15,800	39,400	87,600
Number of Employees	12,200	30,800	67,800
Avg. Household Income	\$57,400	\$70,600	\$81,600

// APPROVED SITE PLAN



INTEGRITY
COMMERCIAL REAL ESTATE

DATE	DESCRIPTION

ACC FACILITY SERVICES
270 CLIFF DAY ROAD
BROOKFIELD, ILLINOIS 60089
Tax Parcel # 00000 000
CLIFF DAY DRIVE/CLIFF COUNTY
Zone# C-1

ACC-2401

REZONING PLAN



// BROKER PROFILES

Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.



Judd Swartzberg

Senior Associate

770.490.5235

jswartzberg@swartzcocre.com

Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



swartzcocre.com