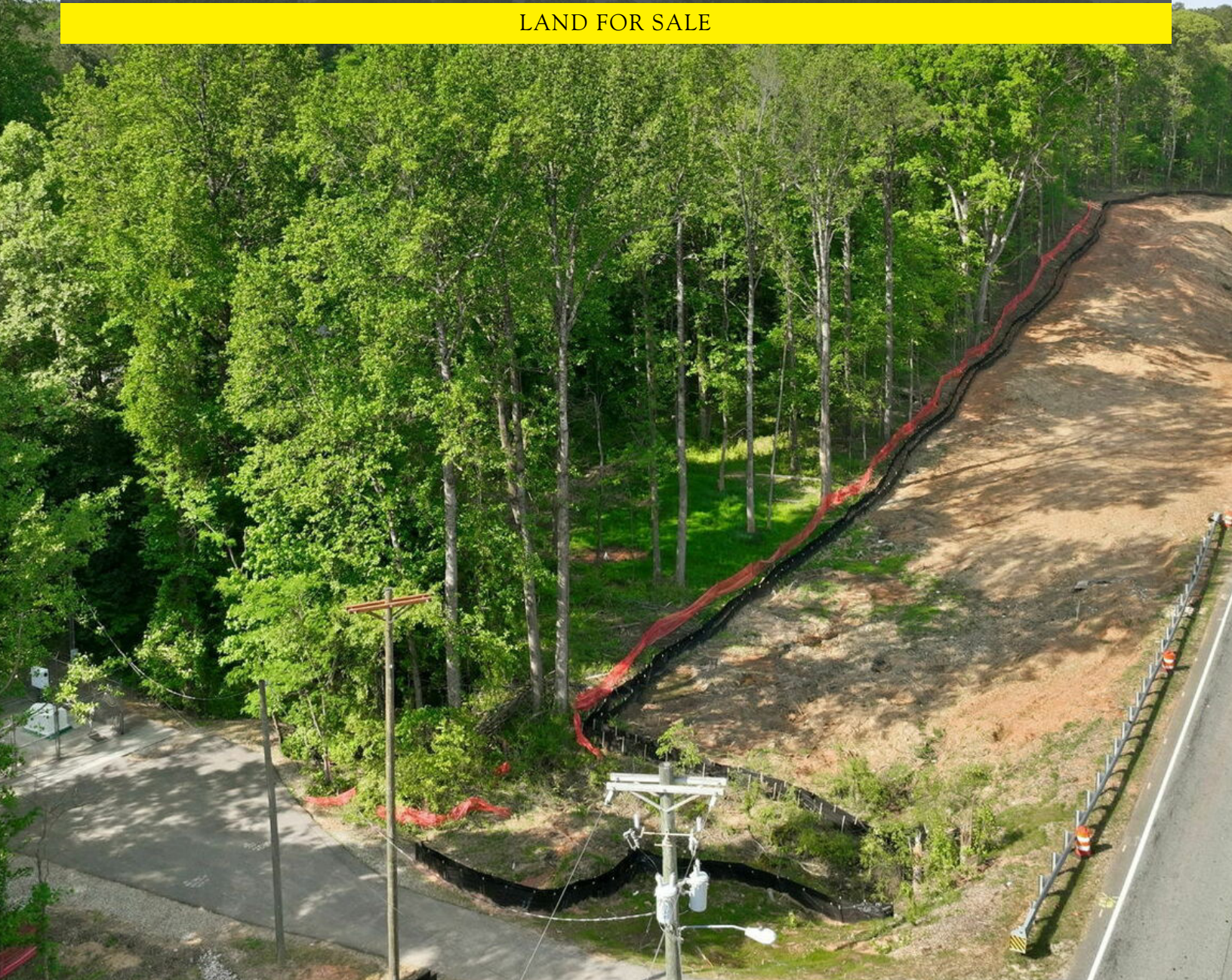


# Commercial/Industrial Land City Of Dacula

0 Winder Hwy Dacula, GA 30019

LAND FOR SALE



**Chase Unger, CCIM**  
678.234.5791  
cunger@nortoncommercial.com



# Property Summary

0 Winder Hwy Dacula, GA 30019

LAND FOR SALE



## PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present this 1.40± acre commercial parcel, strategically positioned on Winder Highway within the City of Dacula. It offers approximately 750 feet of road frontage for maximum visibility and branding. Located in the "Dacula Jobs Center" character area, the property is zoned C-2 (General Business District), which supports a wide range of uses including retail, hospitality, light manufacturing, and warehousing. The site boasts excellent connectivity, situated only 1,500 feet from SR-316 and 11 miles from I-85, and abuts the Norfolk Southern rail line. The property represents a prime opportunity for a commercial or industrial user/developer to capitalize on a high-growth corridor near the Gwinnett County Airport.

## PROPERTY HIGHLIGHTS

- Zoned C-2 in City of Dacula
- Versatile character area allowing for commercial or industrial development
- Road widening and infrastructure upgrades currently ongoing
- Sewer located on adjacent parcel

## OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	1.4 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	197	860
Total Population	138	565	2,685
Average HH Income	\$92,806	\$90,182	\$95,086

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# Additional Photos

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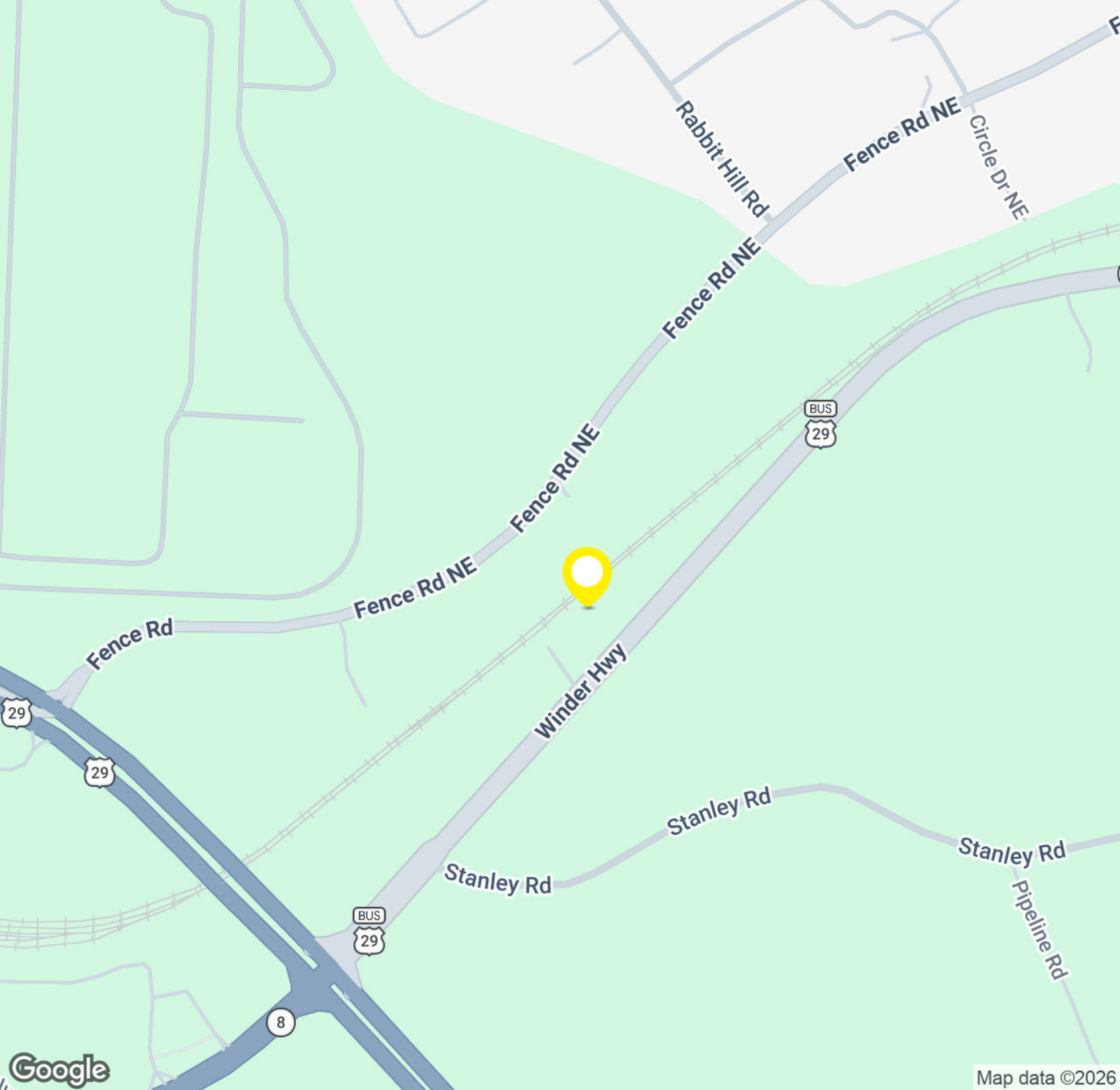
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# Location Map

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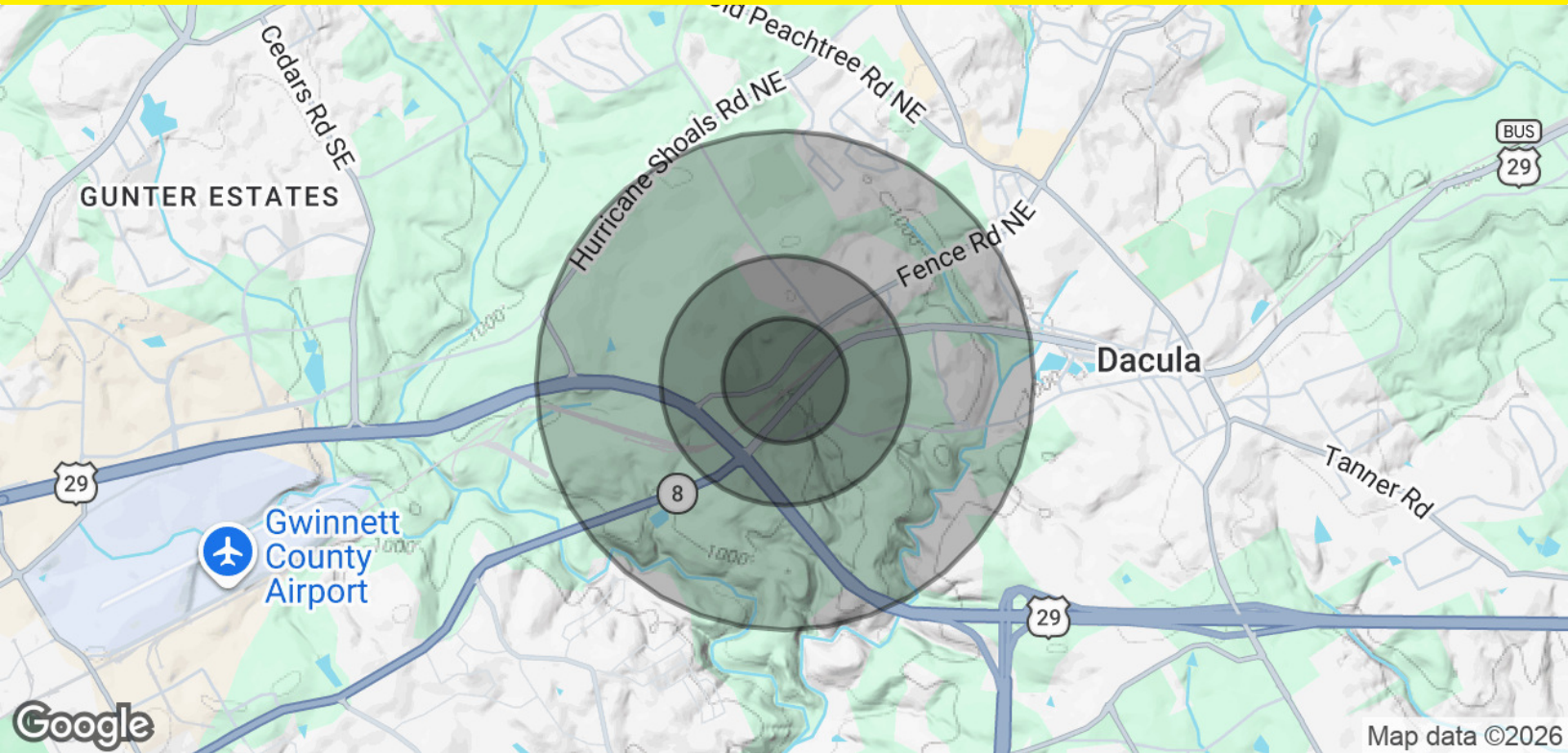
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# Demographics Map & Report

0 Winder Hwy Dacula, GA 30019

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	138	565	2,685
Average Age	32.2	32.4	31.9
Average Age (Male)	32.5	32.7	32.5
Average Age (Female)	32.0	32.1	31.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	197	860
# of Persons per HH	2.9	2.9	3.1
Average HH Income	\$92,806	\$90,182	\$95,086
Average House Value	\$330,656	\$322,378	\$332,531

2023 American Community Survey (ACS)

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