

# SALE

## 8 ACRES ON RESOURCE PARKWAY

Resource Parkway, Winder, GA

SALE PRICE

\$250,000



**COLDWELL BANKER  
COMMERCIAL**  
METRO BROKERS

**Tyler Lo**  
404 843 2500

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## 8 ACRES ON RESOURCE PARKWAY

Winder, GA 30680

### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**2,600+**

Professionals

Presence in  
**40 COUNTRIES**

**11,989**

YE Sales Transactions

**4,970**

YE Lease Transactions

**\$9.2 BILLION**

Sales Volume

**\$1.63 BILLION**

Lease Volume

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## WHY COLDWELL BANKER COMMERCIAL METRO BROKERS

### **CAPTURING UNREALIZED VALUE**

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

### **DIRECT CONTACT WITH MARKET PLAYERS**

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

### **VALUATING & MARKETING YOUR PROPERTY**

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

### **CONNECTED TO A GLOBAL BRAND**

CBC has one of the largest domestic footprints in commercial real estate with almost 180 offices in primary, secondary and international markets and nearly 3,000 professionals worldwide.

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### THE PROPERTY

8 acres of land located on Resource Parkway in Winder, GA 30680

### SCOPE OF SERVICE

Coldwell Banker Commercial Metro Brokers to represent Simplex Advantage LLC in the sale of Resource Parkway

### MARKET INFO

An exceptional location both for business and life after-hours, Resource Parkway is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

### MARKETING THE PROPERTY

Coldwell Banker Commercial Metro Brokers has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

### RECOMMENDATION

Based on the information we have acquired about the Market, we recommend the property be sold for \$250,000.00.

### ABOUT COLDWELL BANKER COMMERCIAL METRO BROKERS

Coldwell Banker Commercial Metro Brokers is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

### ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises almost 190 companies and 2,756 professionals throughout the U.S.

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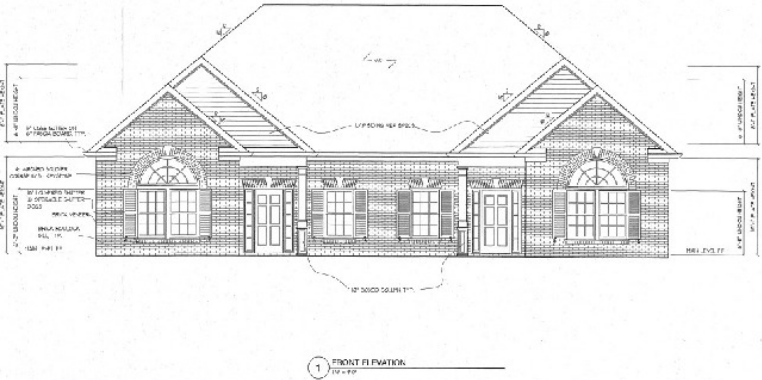
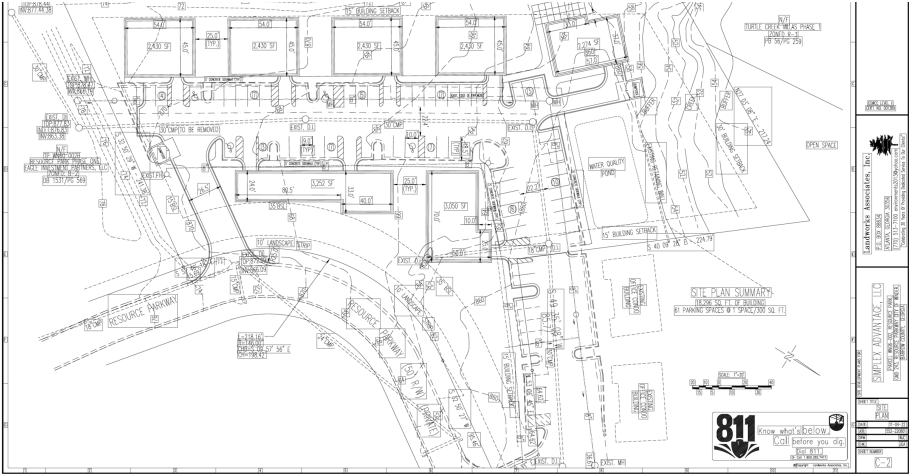
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# PROPERTY SUMMARY

8 ACRES ON RESOURCE PARKWAY

Winder, GA 30680



**PROPERTY DESCRIPTION**

**8 ACRES**

**PROPERTY HIGHLIGHTS**

- 7 OFFICE LOTS**
- CAN BE SPLIT INTO DUPLEXES FOR A TOTAL OF 14 OFFICES**
- 10 OF THE OFFICE DUPLEX WATER AND SEWER TAPS BEEN PAID**
- UTILITIES ON SITE**
- EXISTING PARKING PAD**

**OFFERING SUMMARY**

Sale Price:	\$250,000
Lot Size:	38,673 SF
Zoning:	B-2
APN:	WN06 002D

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	592	17,362	50,916
Total Population	1,712	49,273	148,475
Average HH Income	\$62,724	\$67,132	\$84,661

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# LOCATION

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# DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,712	49,273	148,475
Average Age	34.7	36.5	37.2
Average Age (Male)	32.5	35.4	36.3
Average Age (Female)	35.2	37	38.1

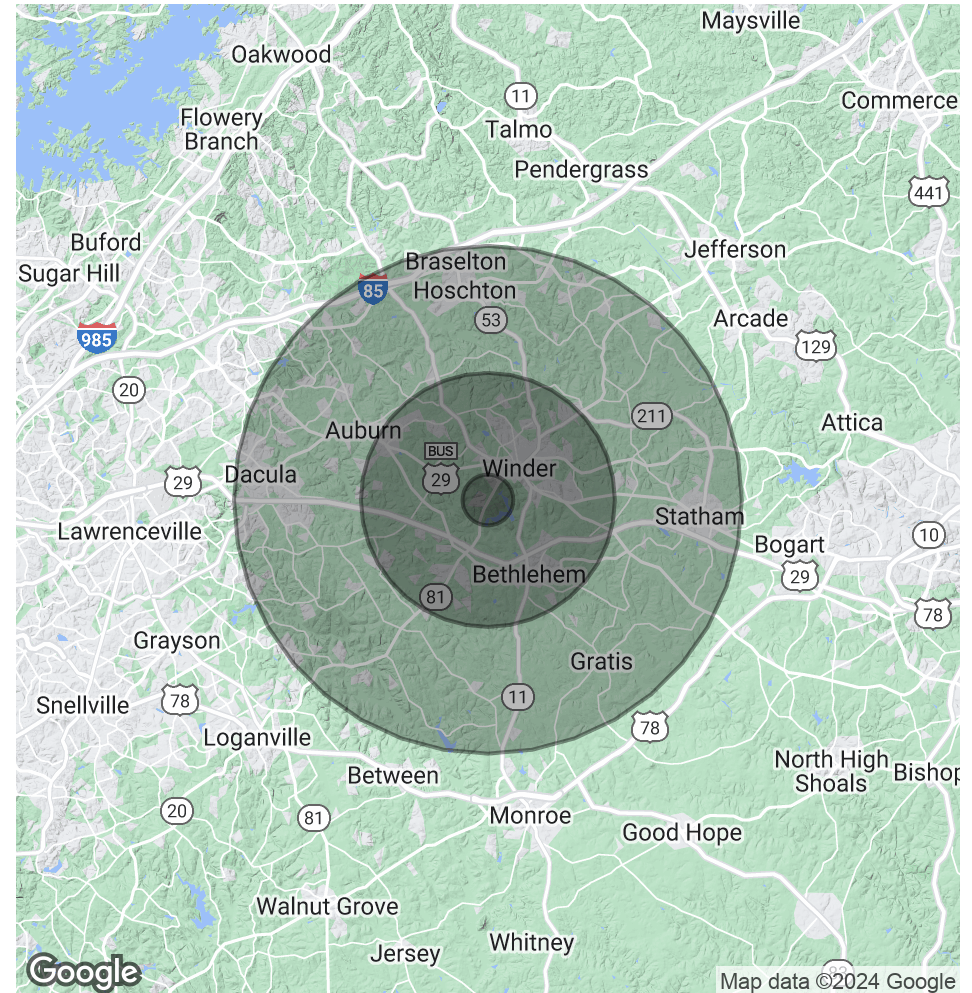
  

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	592	17,362	50,916
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$62,724	\$67,132	\$84,661
Average House Value	\$156,121	\$168,751	\$224,582

\* Demographic data derived from 2020 ACS - US Census

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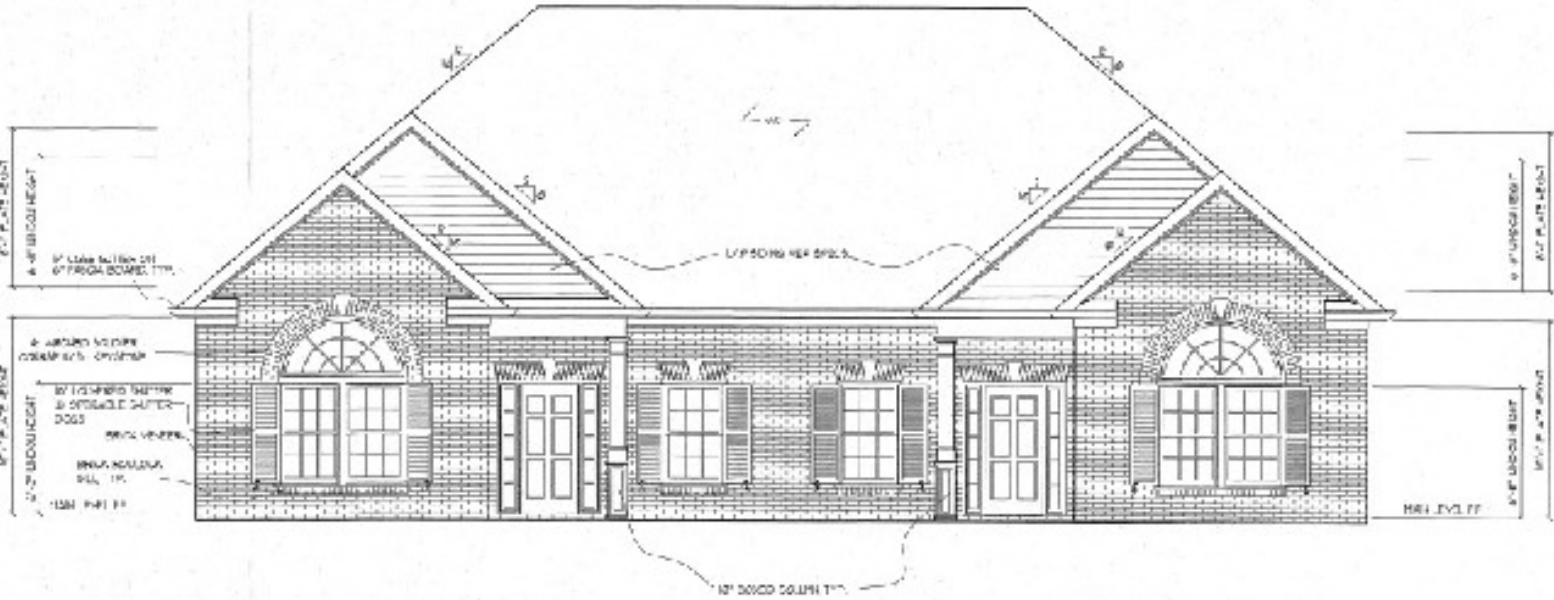




# FRONT ELEVATION

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1 FRONT ELEVATION  
1/4" = 1'-0"

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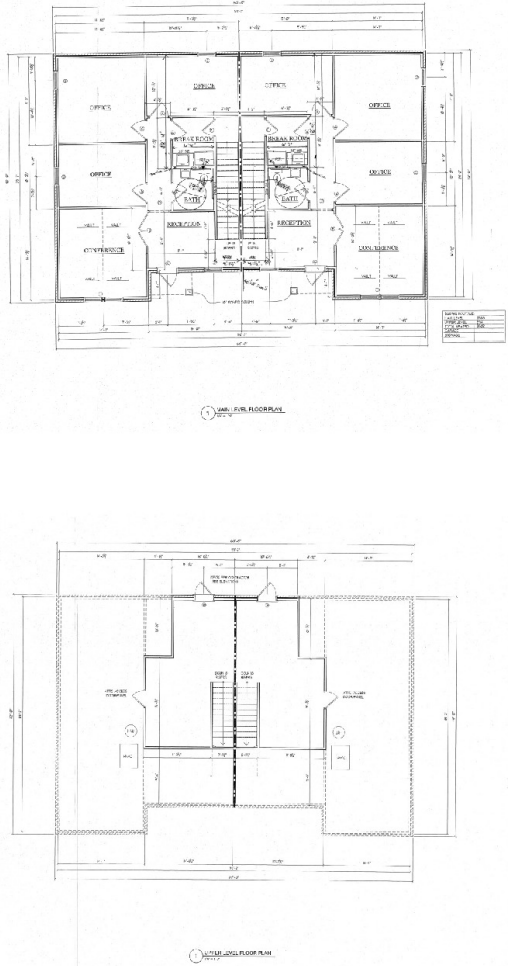
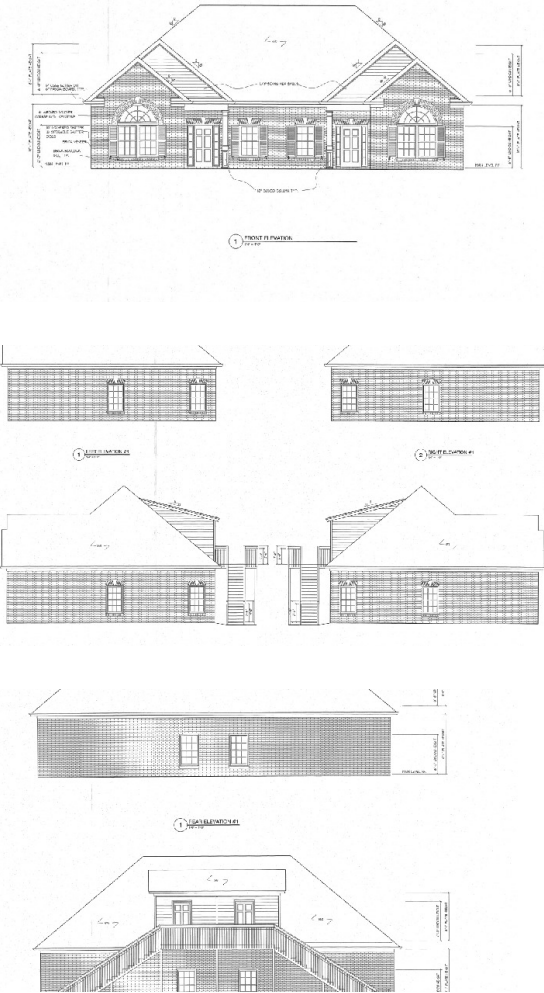
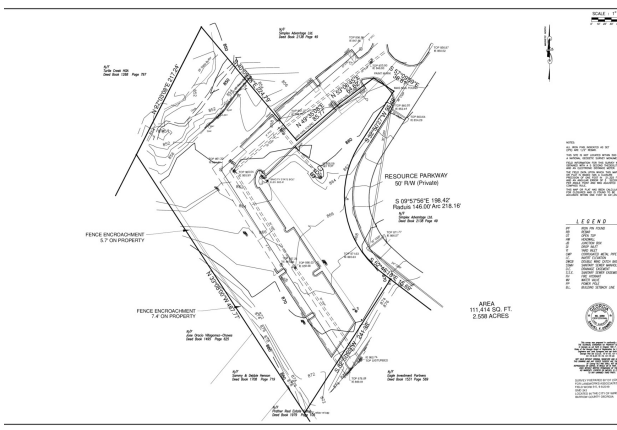
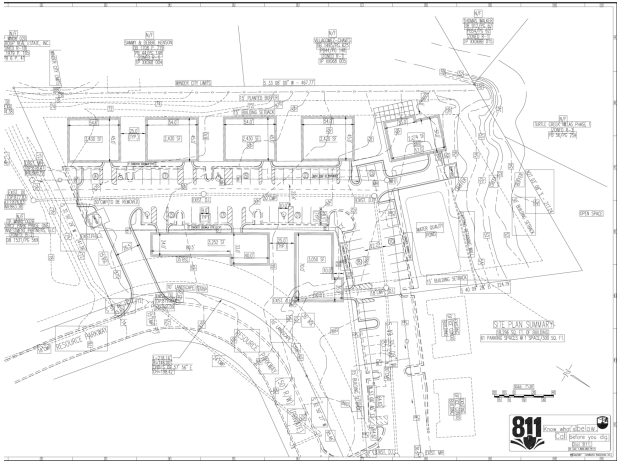




# PLANS

## 8 ACRES ON RESOURCE PARKWAY

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