

**31 Townhome Pads
74 Williamson Street
Winder, Georgia**

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[m](#)

KW Commercial Peachtree Road
804 Town Blvd – Suite A 2040
Atlanta, GA 30319
404-419-3500

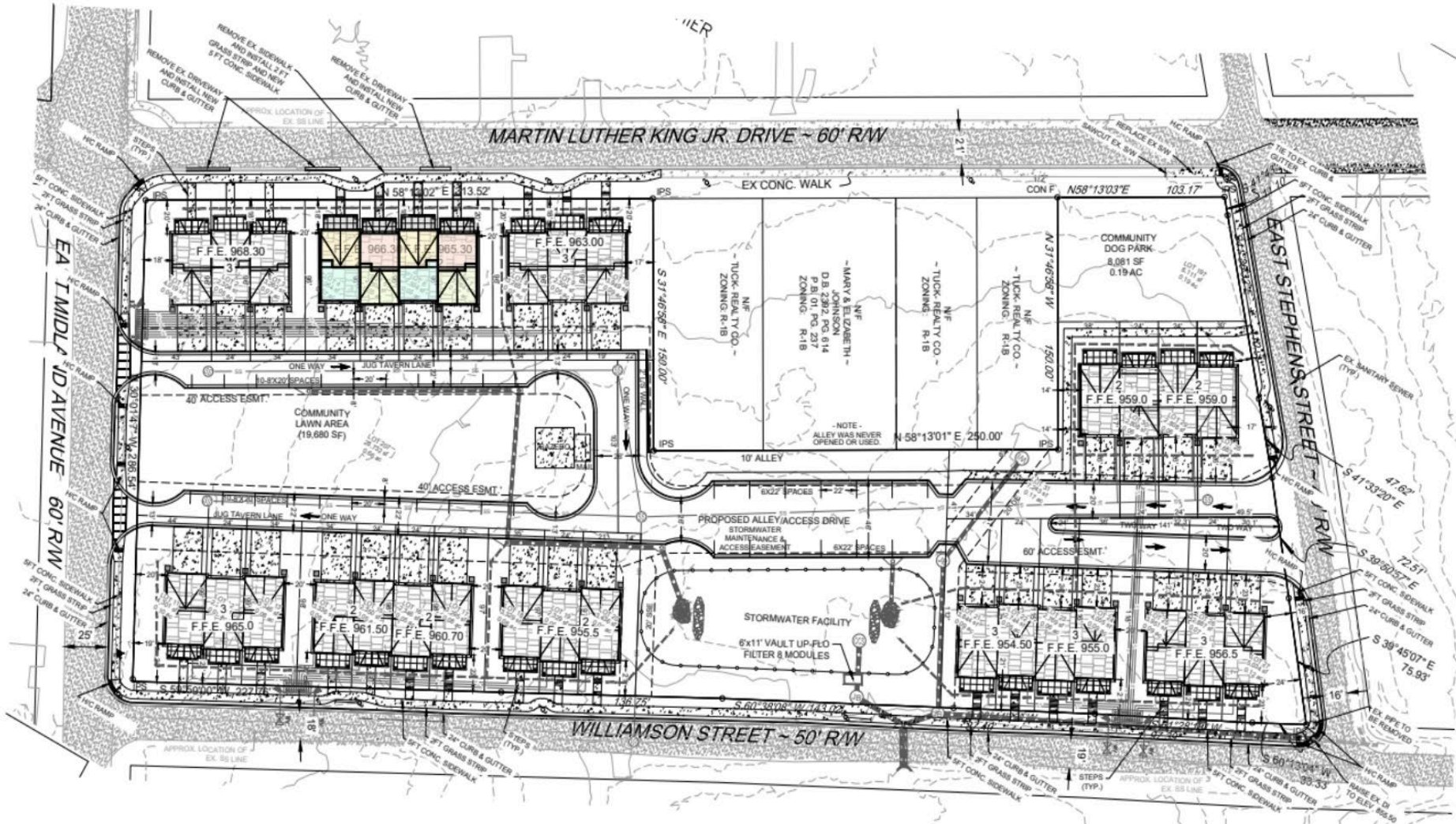
Executive Summary

- Fully entitled pad ready build to rent townhome community in downtown Winder, Georgia with LDP in hand.
- Single Plat development
- This nearly completed project is a perfect opportunity for a developer to build out the units and rent them on a monthly basis.
- There is a pent-up demand for rental townhomes in the city with many large businesses located to the west on Hwy 316 and to the north on I-85.
- Winder is a growing area of north Atlanta with a bustling city life with many restaurants and places to go with the family.
- Fort Yargo State Park is just west of the site on Hwy 53.

74 Williamson Street

- Parcel IDs: WN21 217, WN21 217Z
- 3.91 acres
- Single Plat – 31 Build To Rent Townhome Pads
- 24 ft x 42 ft pads – 6 ft porch
- two story – with ground floor garages – 3 BR/2.5BA
- All Utilities at the site - Zone R-1B
- Offering Price: \$2,250,000

Site Plan



Front Concept Elevations



Rear Concept Elevations

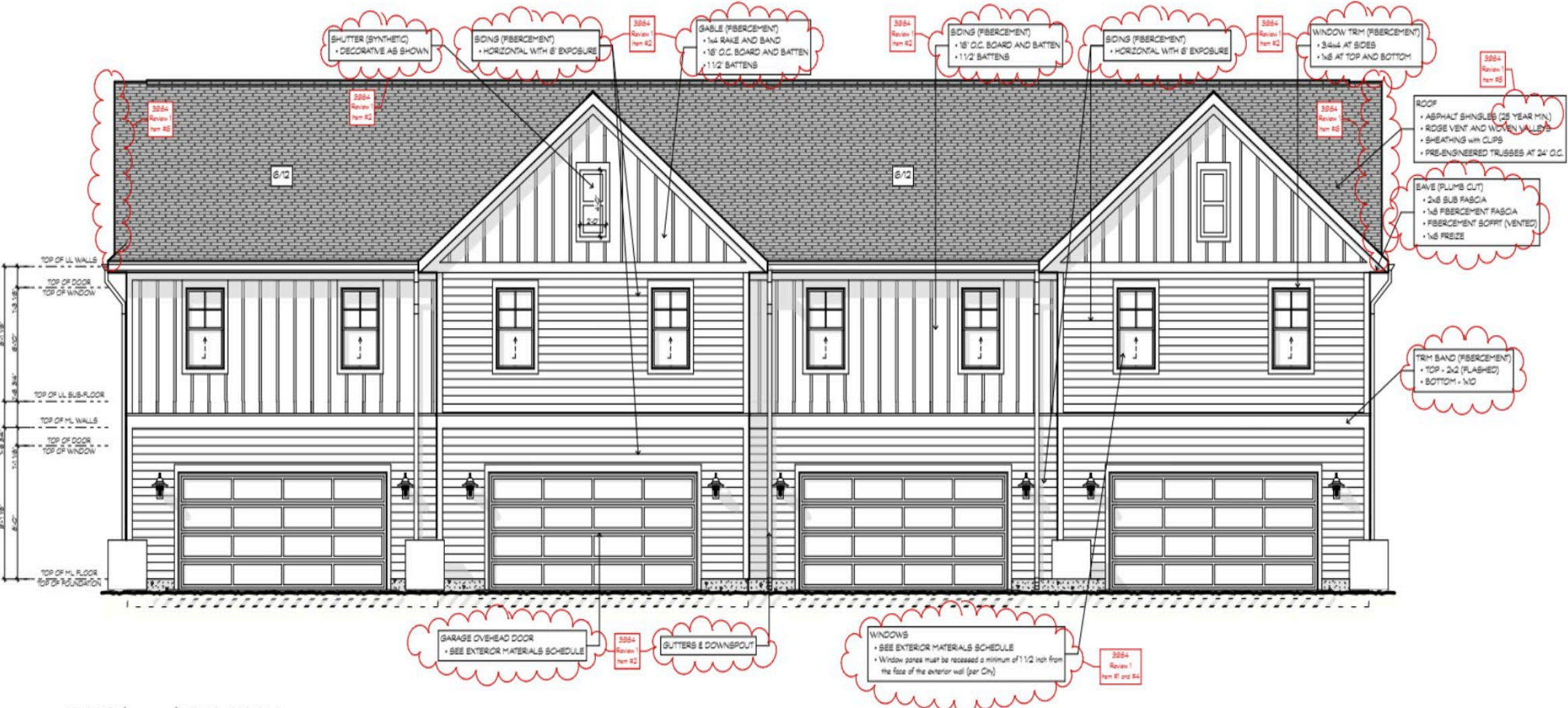


Front Elevation



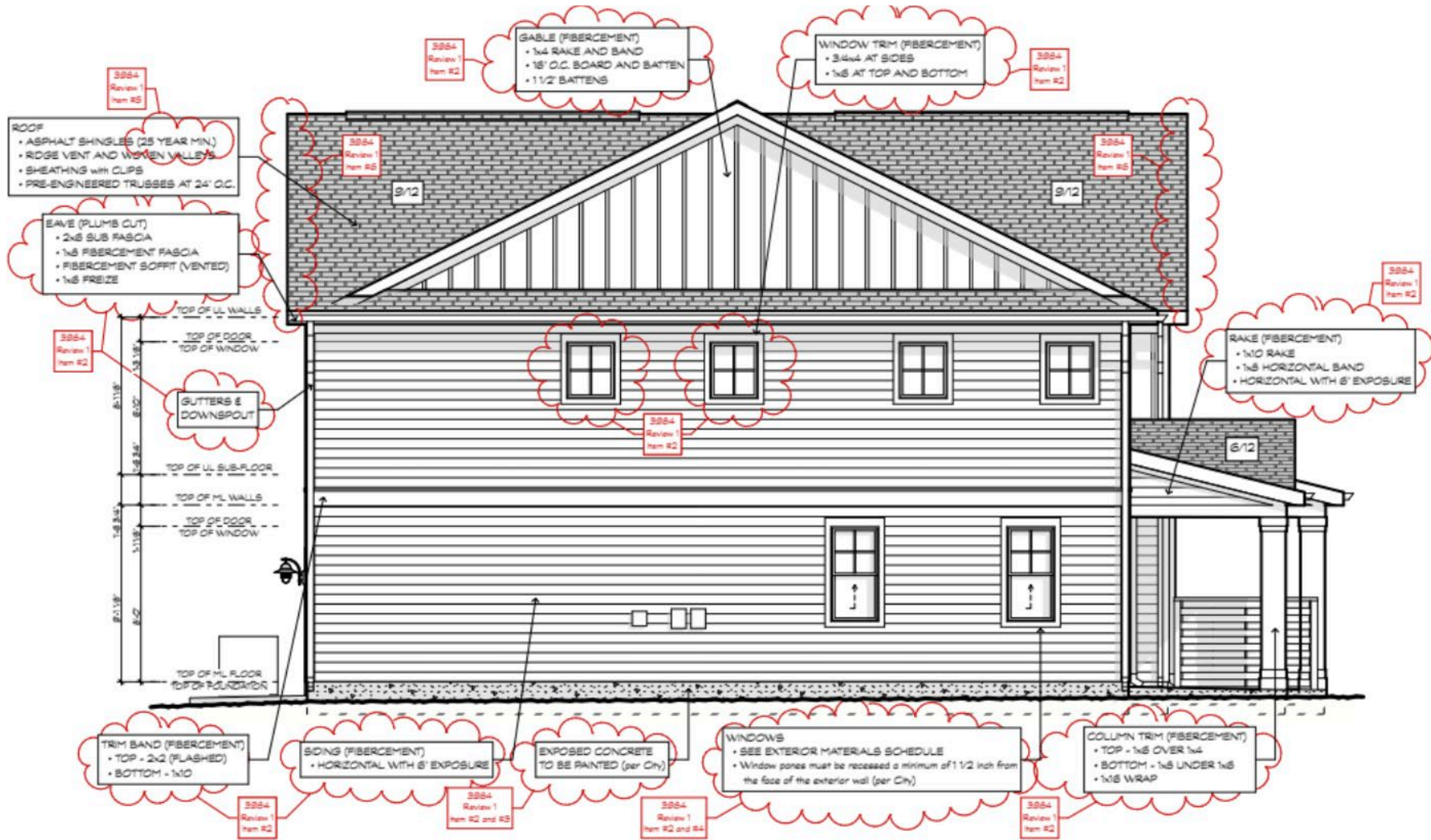
1 ENTRY ELEVATION

Rear Elevation



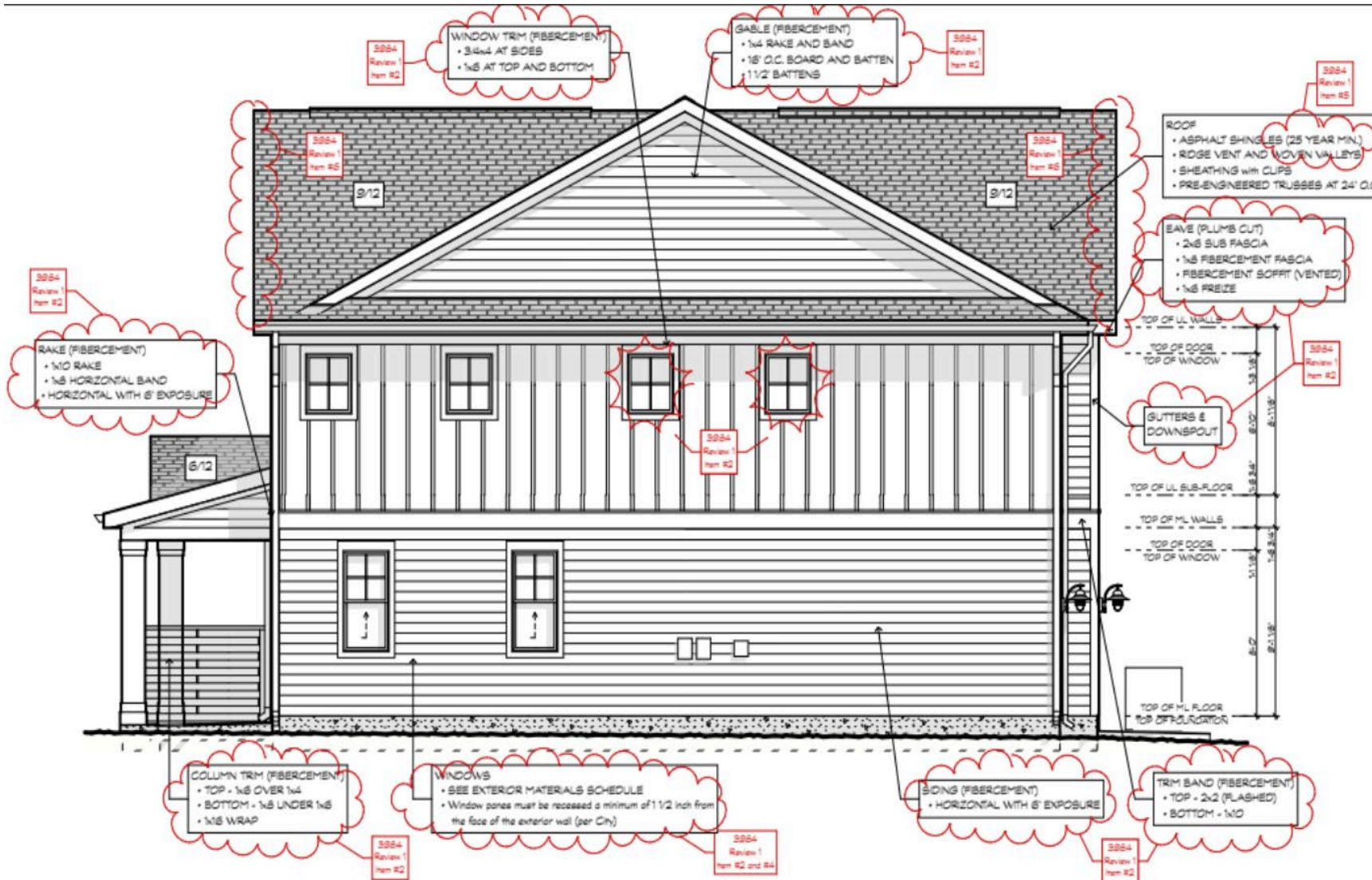
REAR (garage) ELEVATION

Left Elevation



2 LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

Right Elevation

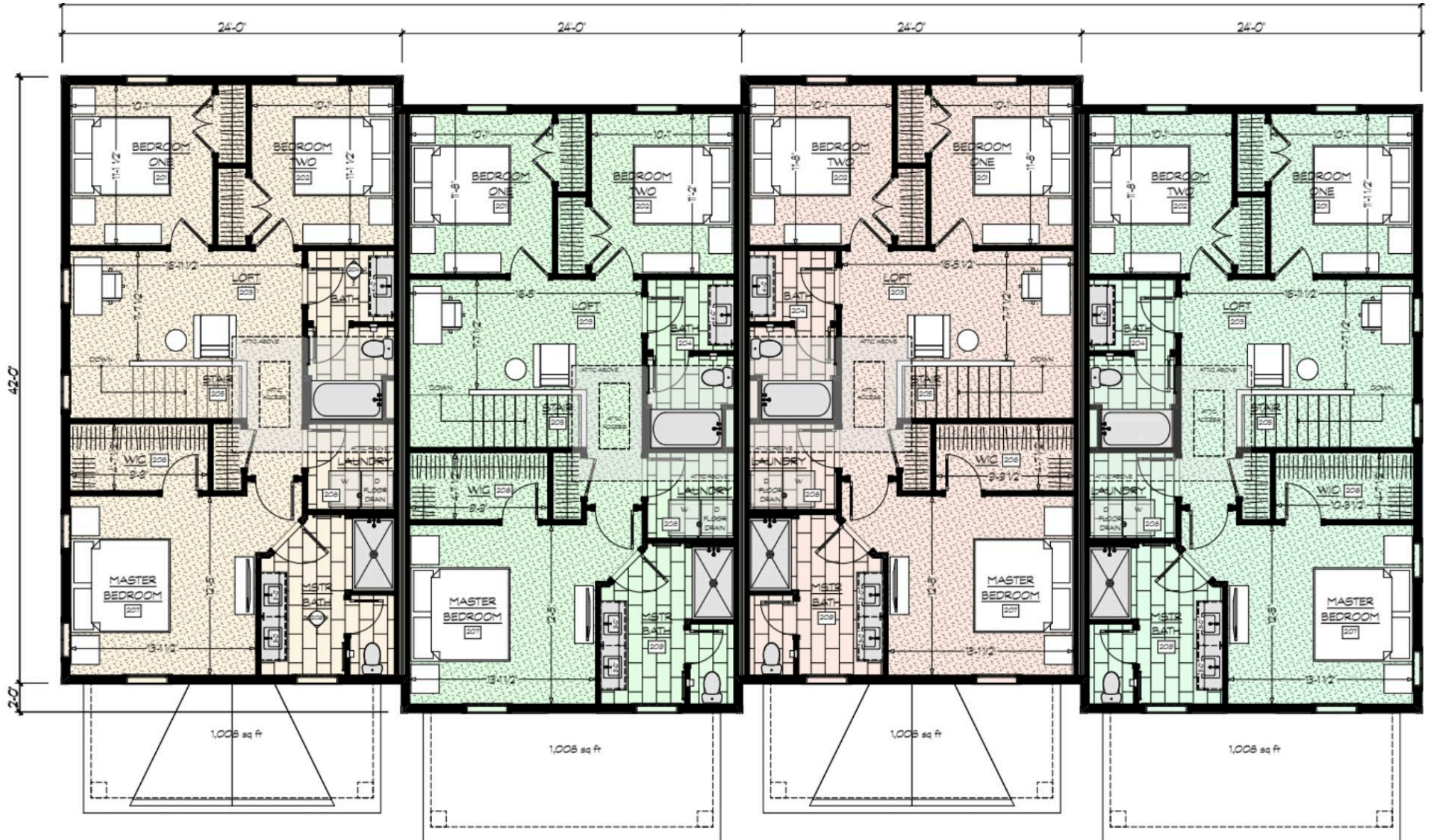


RIGHT SIDE ELEVATION

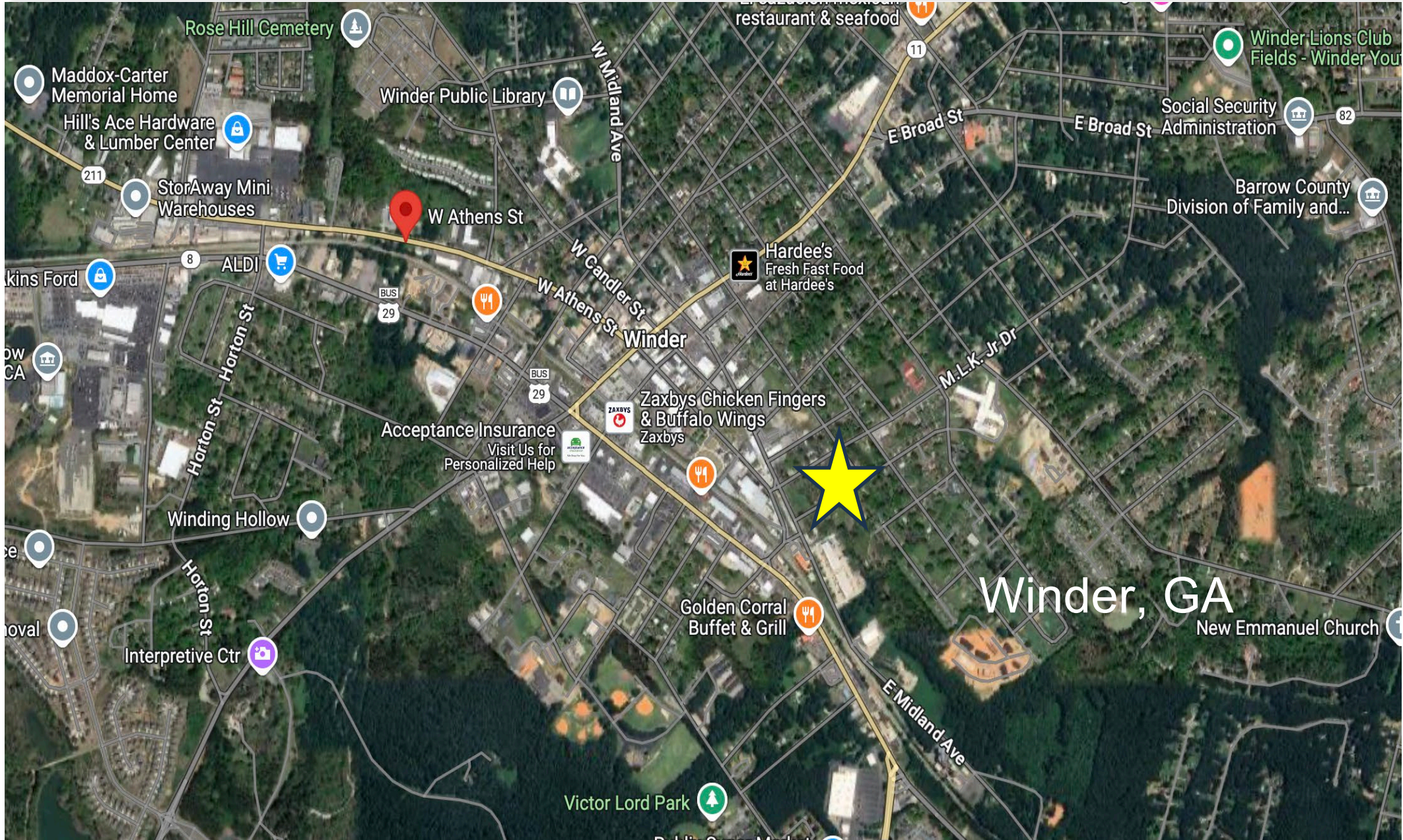
Ground Floor



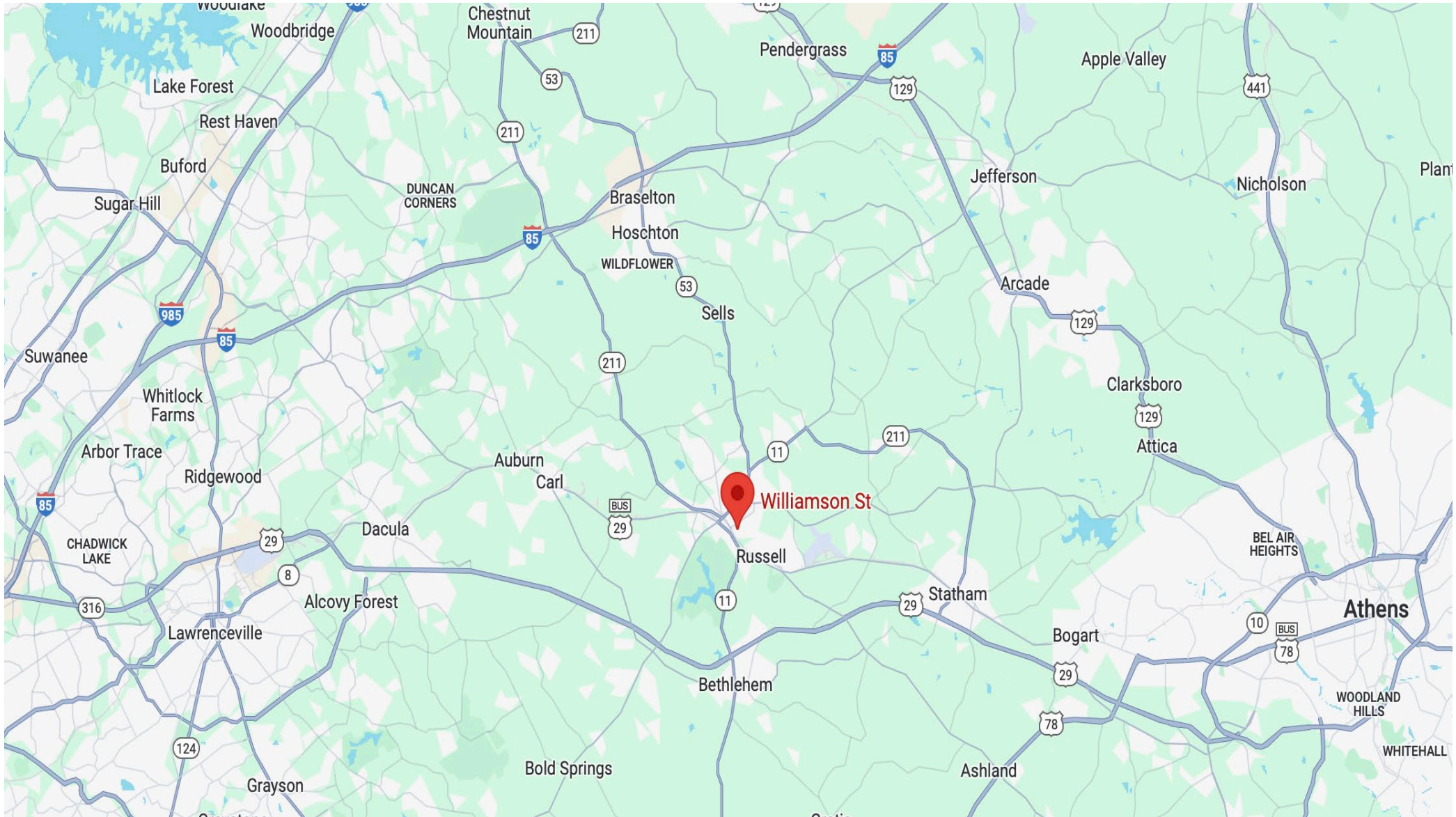
Second Floor



Aerial Map



Distance Map





Demographic and Income Profile

N Williamson St, Winder, Georgia, 30680
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.98813
Longitude: -83.71533

Summary	Census 2010	Census 2020	2024	2029
Population	20,692	24,350	26,202	28,217
Households	7,361	8,631	9,347	10,220
Families	5,247	6,070	6,459	7,016
Average Household Size	2.78	2.79	2.78	2.74
Owner Occupied Housing Units	4,704	5,705	6,488	7,332
Renter Occupied Housing Units	2,657	2,926	2,859	2,888
Median Age	34.4	36.5	36.8	38.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.49%	0.61%	0.38%	
Households	1.80%	0.86%	0.64%	
Families	1.67%	0.75%	0.56%	
Owner HHs	2.48%	1.32%	0.97%	
Median Household Income	2.33%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	762	8.2%	697	6.8%
\$15,000 - \$24,999	581	6.2%	478	4.7%
\$25,000 - \$34,999	737	7.9%	648	6.3%
\$35,000 - \$49,999	809	8.7%	754	7.4%
\$50,000 - \$74,999	1,816	19.4%	1,830	17.9%
\$75,000 - \$99,999	1,481	15.8%	1,701	16.6%
\$100,000 - \$149,999	1,974	21.1%	2,470	24.2%
\$150,000 - \$199,999	1,022	10.9%	1,424	13.9%
\$200,000+	166	1.8%	219	2.1%



Demographic and Income Profile

N Williamson St, Winder, Georgia, 30680
Ring: 7 mile radius

Prepared by Esri
Latitude: 33.98813
Longitude: -83.71533

Summary	Census 2010	Census 2020	2024	2029
Population	61,785	75,166	84,385	93,020
Households	21,154	25,528	28,954	32,359
Families	16,150	19,404	21,701	24,130
Average Household Size	2.91	2.93	2.90	2.86
Owner Occupied Housing Units	16,339	19,838	23,365	26,605
Renter Occupied Housing Units	4,814	5,690	5,589	5,755
Median Age	33.9	36.4	37.1	38.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.97%	0.61%	0.38%	
Households	2.25%	0.86%	0.64%	
Families	2.14%	0.75%	0.56%	
Owner HHs	2.63%	1.32%	0.97%	
Median Household Income	2.60%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,683	5.8%	1,497	4.6%
\$15,000 - \$24,999	1,390	4.8%	1,073	3.3%
\$25,000 - \$34,999	1,625	5.6%	1,372	4.2%
\$35,000 - \$49,999	2,175	7.5%	2,021	6.2%
\$50,000 - \$74,999	5,333	18.4%	5,374	16.6%
\$75,000 - \$99,999	4,934	17.0%	5,495	17.0%
\$100,000 - \$149,999	6,757	23.3%	8,453	26.1%
\$150,000 - \$199,999	3,437	11.9%	4,917	15.2%
\$200,000+	1,619	5.6%	2,156	6.7%



Demographic and Income Profile

N Williamson St, Winder, Georgia, 30680
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.98813
Longitude: -83.71533

Summary	Census 2010	Census 2020	2024	2029
Population	36,361	44,283	48,218	52,034
Households	12,698	15,296	16,754	18,346
Families	9,419	11,283	12,164	13,239
Average Household Size	2.84	2.87	2.85	2.81
Owner Occupied Housing Units	9,190	11,206	12,758	14,271
Renter Occupied Housing Units	3,508	4,090	3,996	4,075
Median Age	33.9	36.2	36.8	37.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.53%	0.61%	0.38%	
Households	1.83%	0.86%	0.64%	
Families	1.71%	0.75%	0.56%	
Owner HHs	2.27%	1.32%	0.97%	
Median Household Income	2.49%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,168	7.0%	1,045	5.7%
\$15,000 - \$24,999	997	6.0%	778	4.2%
\$25,000 - \$34,999	1,065	6.4%	904	4.9%
\$35,000 - \$49,999	1,298	7.7%	1,190	6.5%
\$50,000 - \$74,999	3,179	19.0%	3,168	17.3%
\$75,000 - \$99,999	2,760	16.5%	3,093	16.9%
\$100,000 - \$149,999	3,791	22.6%	4,712	25.7%
\$150,000 - \$199,999	1,984	11.8%	2,791	15.2%
\$200,000+	511	3.1%	665	3.6%



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