HWY 92 LAND FOR SALE

17 ACRES OF COMMERCIAL PROPERTY - CHEROKEE COUNTY, GEORGIA

MACALLAN
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

HEATH MILLIGAN
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Marietta, Georgia 30067

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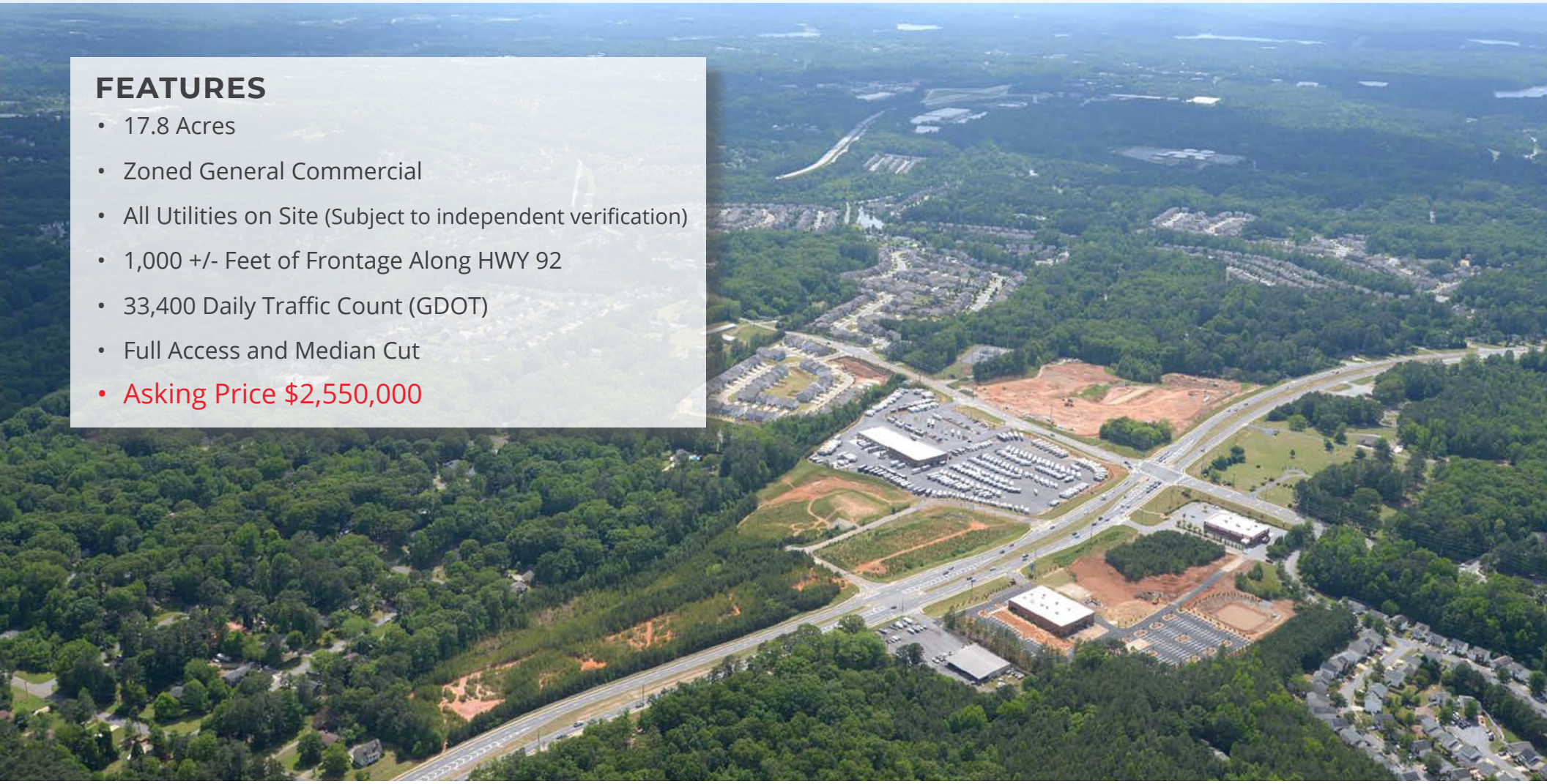

FEATURES

- 17.8 Acres
- Zoned General Commercial
- All Utilities on Site (Subject to independent verification)
- 1,000 +/- Feet of Frontage Along HWY 92
- 33,400 Daily Traffic Count (GDOT)
- Full Access and Median Cut
- Asking Price $2,550,000

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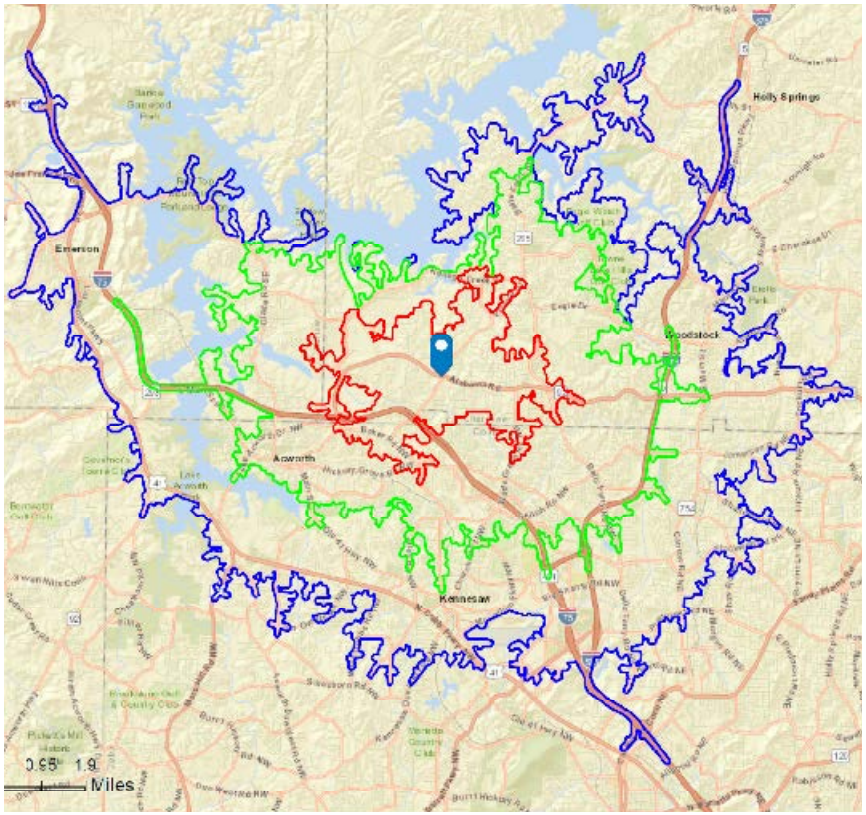
DEMOGRAPHICS



DEMOGRAPHICS	5 MINUTE DRIVE	10 MINUTE DRIVE	15 MINUTE DRIVE
2019 TOTAL POPULATION	18,617	108,090	209,173
2010 TOTAL POPULATION	13,725	96,280	184,818
2019 HOUSEHOLDS	6,452	37,622	75,196
2010 HOUSEHOLDS	4,774	33,691	66,509
MEDIAN HH INCOME	$75,702	$72,687	$72,335
PER CAPITA HH INCOME	$28,885	$30,649	$31,980
AVERAGE HH INCOME	$85,304	$87,684	$89,086

CLICK HERE TO DOWNLOAD THE FULL DEMOGRAPHIC REPORT

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LOCATOR MAP

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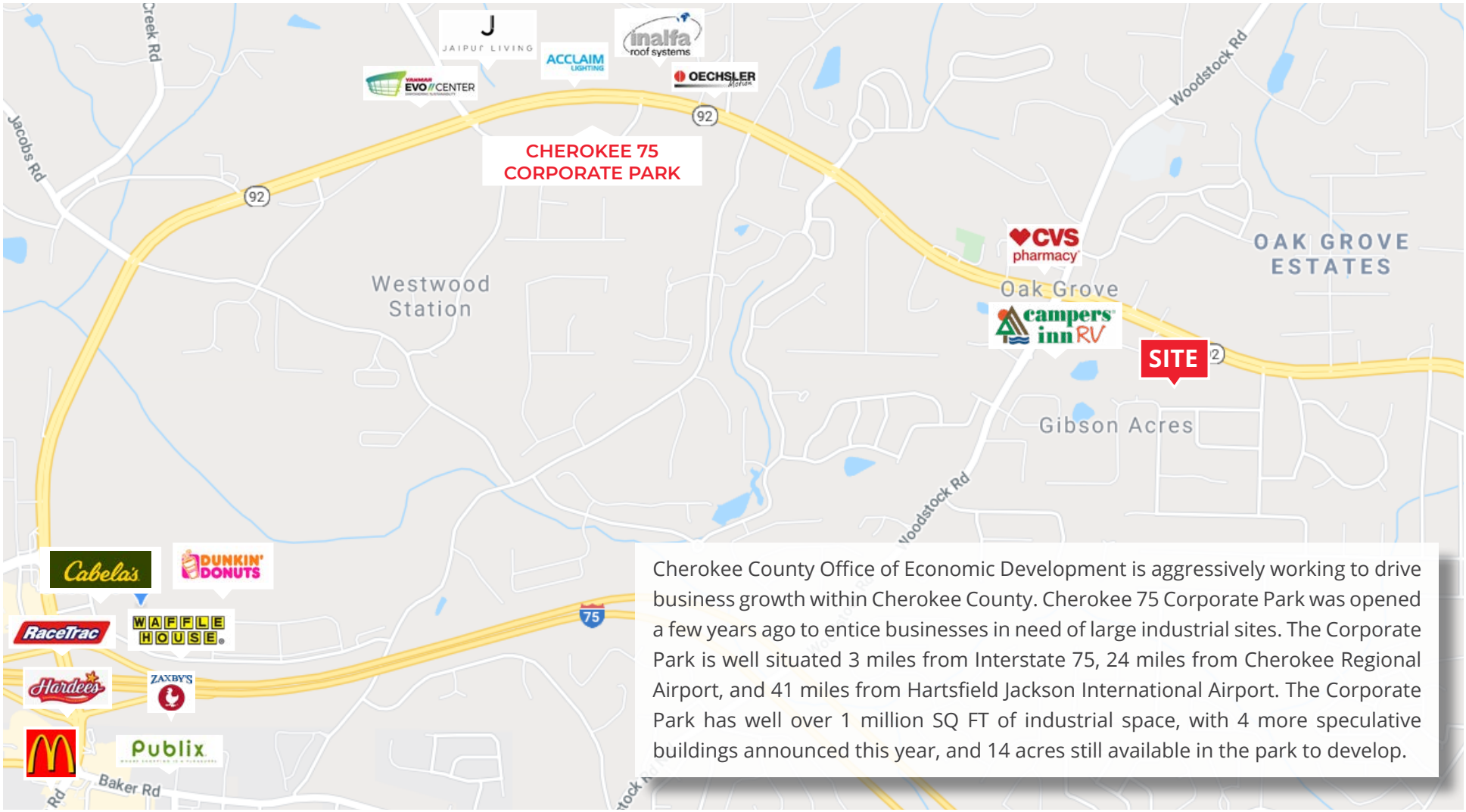

Cherokee County Office of Economic Development is aggressively working to drive business growth within Cherokee County. Cherokee 75 Corporate Park was opened a few years ago to entice businesses in need of large industrial sites. The Corporate Park is well situated 3 miles from Interstate 75, 24 miles from Cherokee Regional Airport, and 41 miles from Hartsfield Jackson International Airport. The Corporate Park has well over 1 million SQ FT of industrial space, with 4 more speculative buildings announced this year, and 14 acres still available in the park to develop.

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AREA HOME SALES

AREA HOME SALES								
	ETOWAH HIGH SCHOOL				CHEROKEE COUNTY			
	DETACHED		TOWNHOME		DETACHED		TOWNHOME	
YEAR	AVERAGE PRICE	# OF UNITS	AVERAGE PRICE	# OF UNITS	AVERAGE PRICE	# OF UNITS	AVERAGE PRICE	# OF UNITS
2020 YTD	$316,596	38	$268,563	8	$379,536	238	$306,591	32
2019	$326,640	176	$270,335	19	$392,015	1634	$326,385	219
2018	$327,419	142	$197,830	7	$387,246	1633	$298,886	215
2017	$287,622	141	$168,917	82	$368,485	1585	$223,877	248

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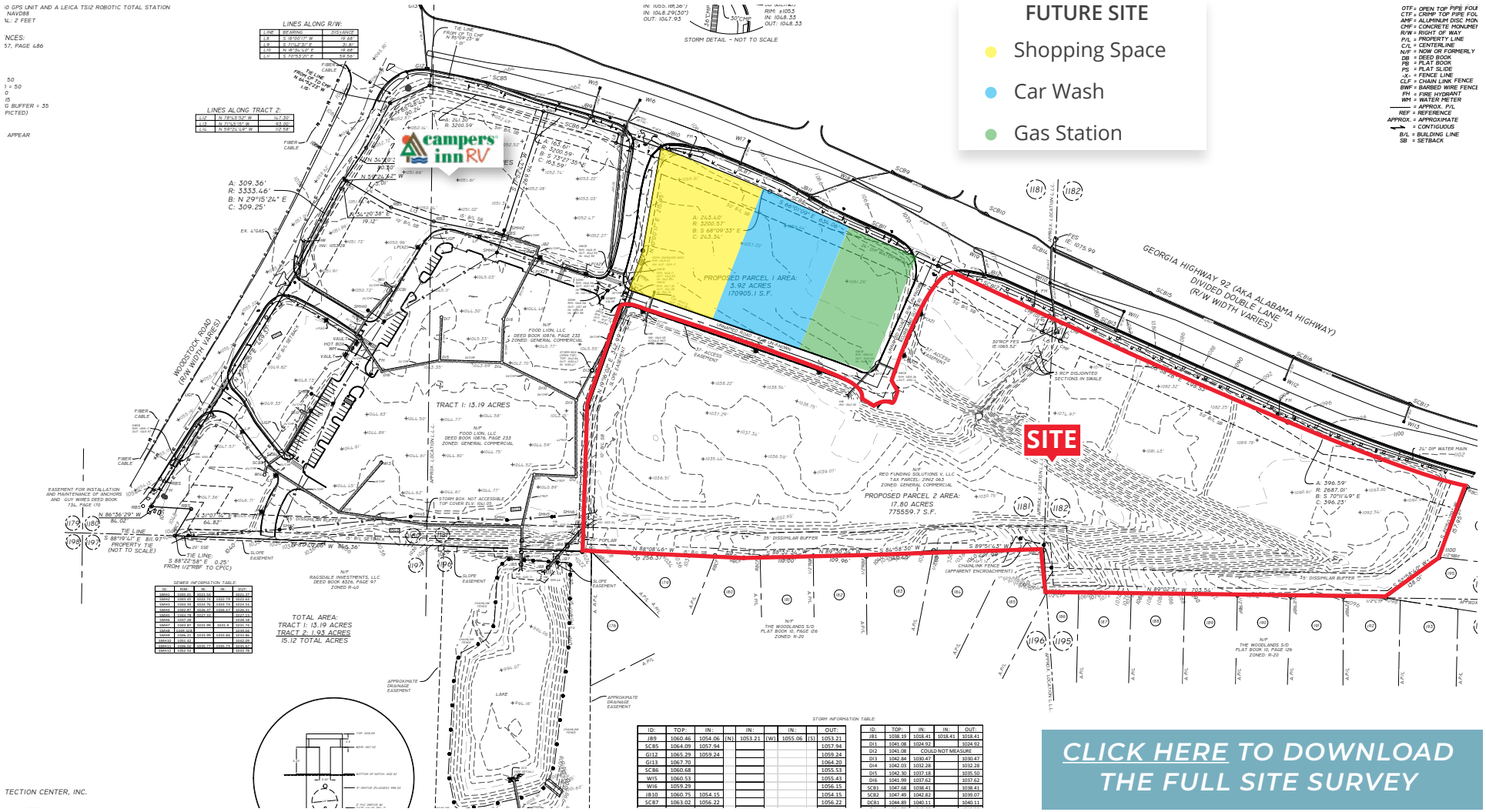
SITE SURVEY



CLICK HERE TO DOWNLOAD THE FULL SITE SURVEY

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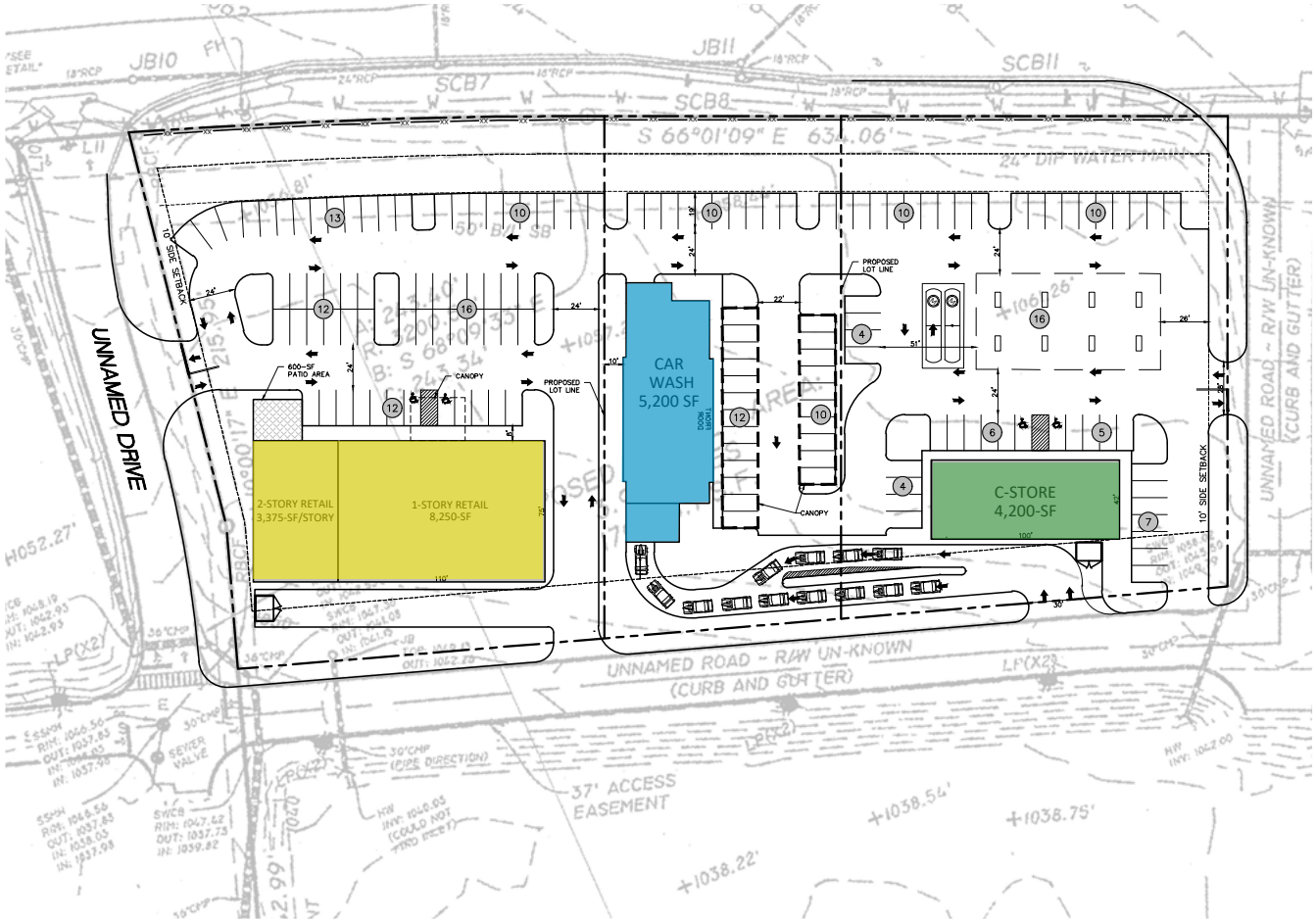
ADJACENT SITE DEVELOPMENT



The adjacent pad site on HWY 92 was recently sold to a developer. The plans for the site include a gas station with a 4,200 SF market, a full-service car wash, and a small retail center with 12,500 +\- SF of shopping space.

CLICK HERE TO DOWNLOAD THE FULL FINAL LAYOUT

FUTURE SITE

- Shopping Space
- Car Wash
- Gas Station

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GEORGIA OPPORTUNITY ZONE

The Site is currently located within a Georgia Opportunity Zone. The Opportunity Zone (OZ) incentive is available for new or existing businesses which create two (2) or more jobs. The credits can be taken against the business's income tax liability with the excess claimed against withholding. For more information on the OZ please use below link to see full report from the Cherokee Office of Economic Development.

CLICK HERE TO DOWNLOAD REPORT BY CHEROKEE OFFICE OF ECONOMIC DEVELOPMENT.

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Additional Due Diligence Information Available Upon Request:

- Survey
- Topo Map
- Title Policy
- Hydrology Study
- Utilities Plan

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