

LAND FOR SALE

3548 Cumming Hwy , Canton, GA 30114



OFFERING SUMMARY

SALE PRICE:	\$850,000
AVAILABLE SF:	
LOT SIZE:	15.5 Acres
ZONING:	AG but can easily be rezoned Multifamily, NC or GC
PRICE / SF:	\$1.26

PROPERTY OVERVIEW

Easily rezoned to GC, NC or Multifamily. Traffic Count: 26,500. Acreage Approx. 15.5 acres Road Frontage: Approx: 660'. Property is located within the Transitional Zone of Cherokee County. DOT is widening Hwy. 20 and this property has already been settled.

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722 Stonecroft Lane
Woodstock, GA 30188

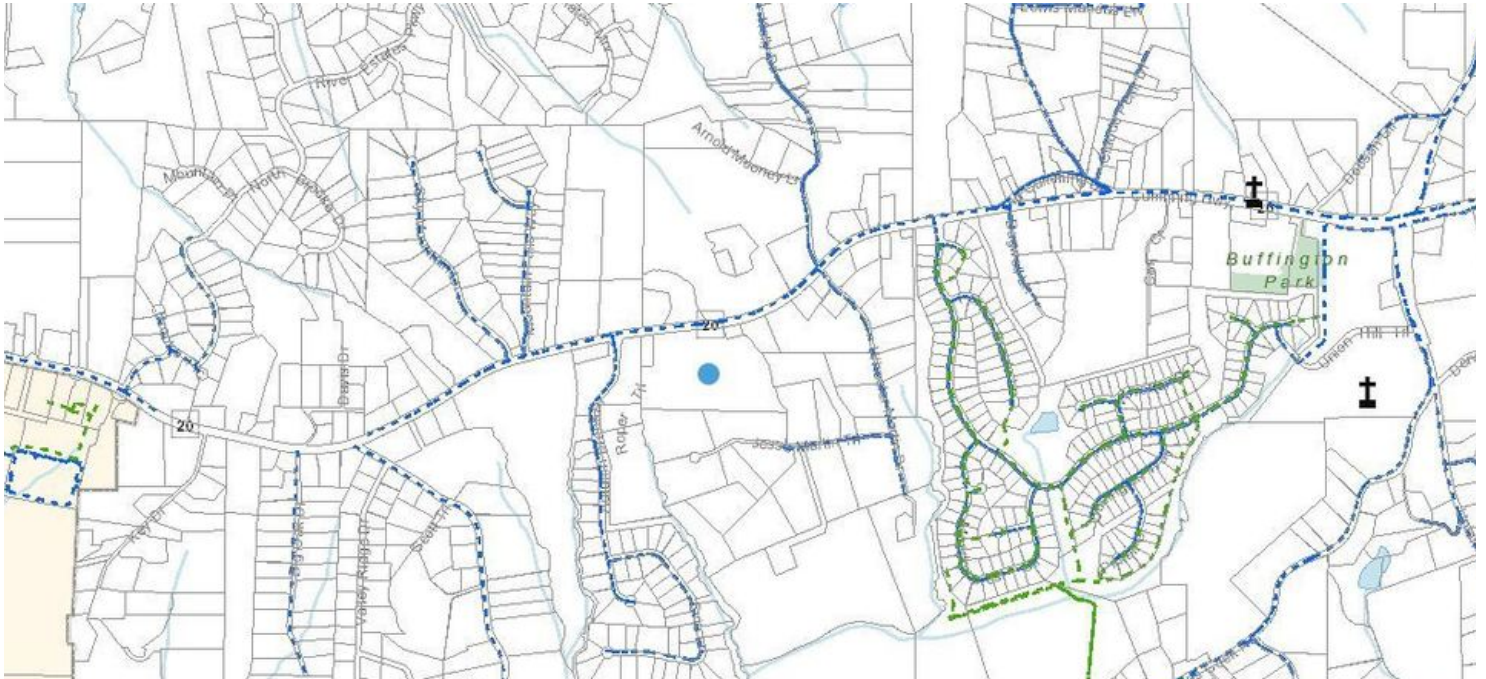
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GA #183928

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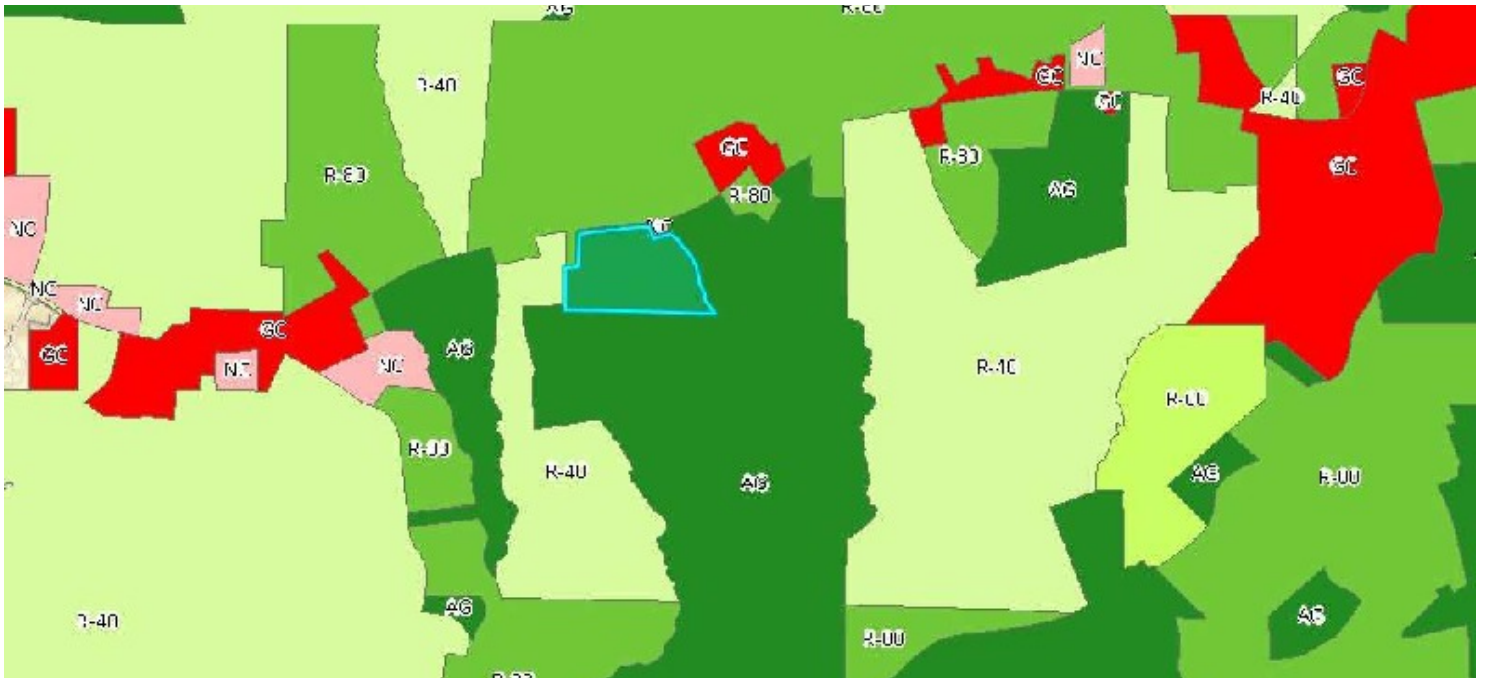
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Water/Sewer Map



Cherokee County Zoning Map

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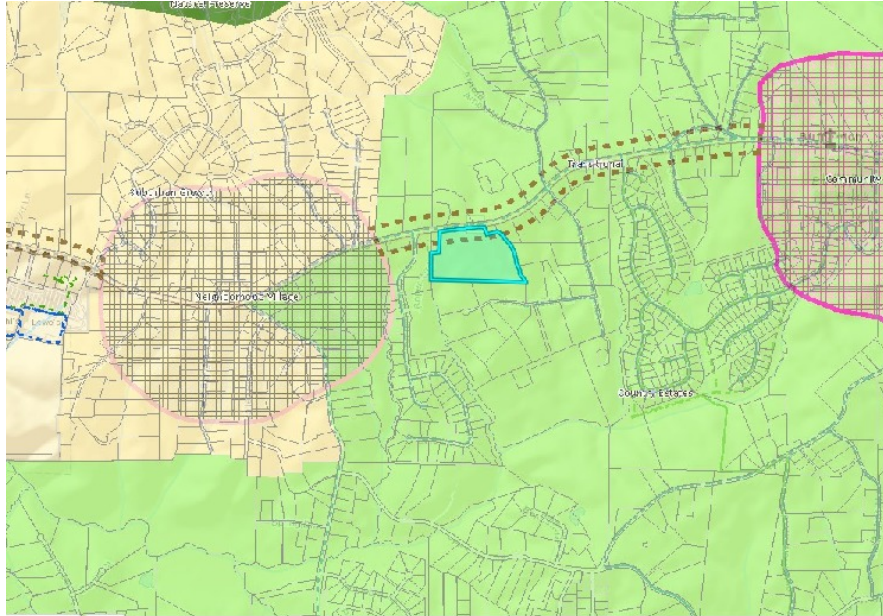
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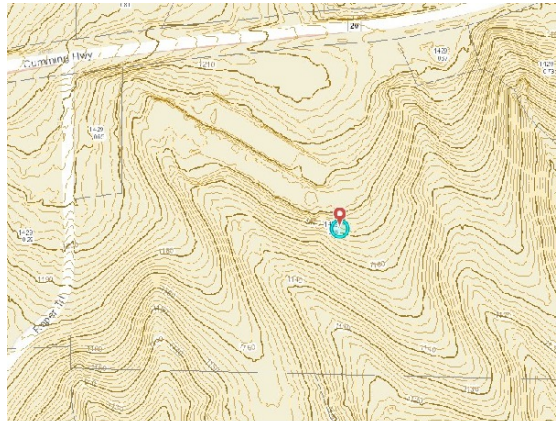
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Cherokee County Future Plan Map



Topo Map

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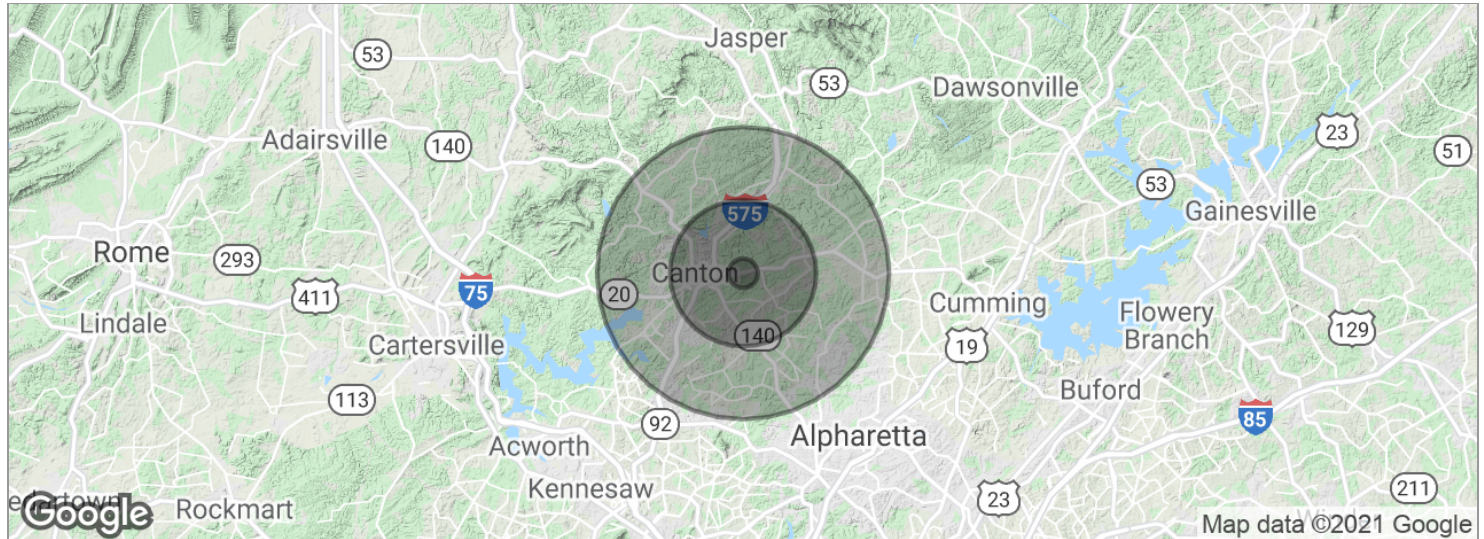
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,838	39,434	142,702
Median age	32.9	34.8	35.8
Median age (male)	32.2	33.2	35.2
Median age (Female)	34.1	35.9	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	617	13,856	50,228
# of persons per HH	3.0	2.8	2.8
Average HH income	\$74,482	\$76,349	\$90,473
Average house value		\$220,068	\$279,788

* Demographic data derived from 2010 US Census

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