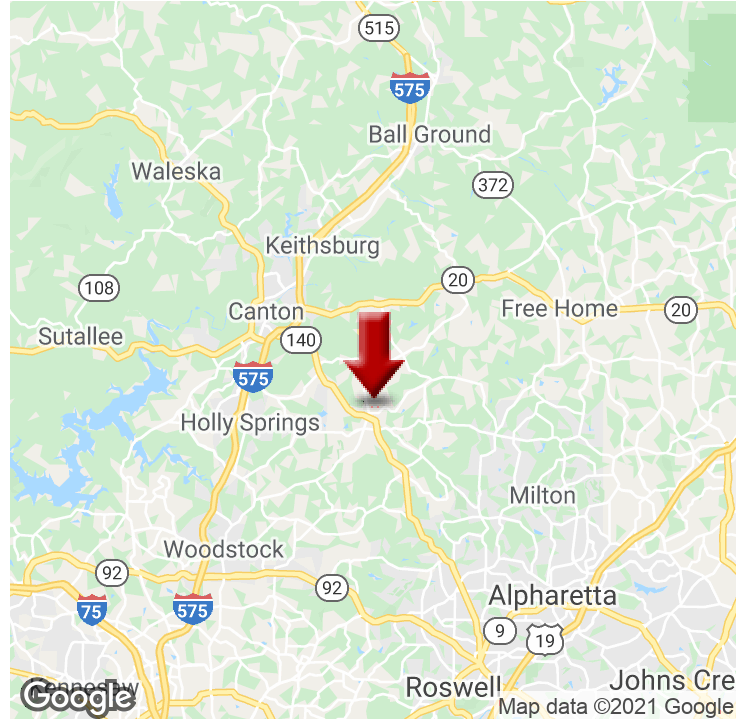


## LAND FOR SALE

# 301 LOWER UNION HILL ROAD

301 Lower Union Hill Road, Canton, GA 30115



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LOT SIZE:</b>	20.304 Acres
<b>ZONING:</b>	Currently AG but can be Easily Rezoned Mixed Use with both Cherokee County and City of Holly Springs if Annexed

## PROPERTY OVERVIEW

Corner Tract 20.30 Acres Ideal for Mixed Use Development. Tract Near Intersection of Hwy. 140 and East Cherokee. Currently Zoned AG. Cherokee County and City of Holly Springs (if Annexed) will Easily Rezone to Mixed Use Development. Sewer Nearby. Neighboring Parcel has been Rezoned to R20 for a 55+ Community. Note: Any Acreage Contracted for a Commercial Use is Priced at \$175,000. Acreage Contracted for a Residential Use is priced at \$80,000/Acre. Property Co-Listed with Bruce Swanson, Keller Williams Realty Partners 404.259.2161

**KW COMMERCIAL**  
722 Stonecroft Lane  
Woodstock, GA 30188

**DEEDEE VERES**  
Associate Broker  
0: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

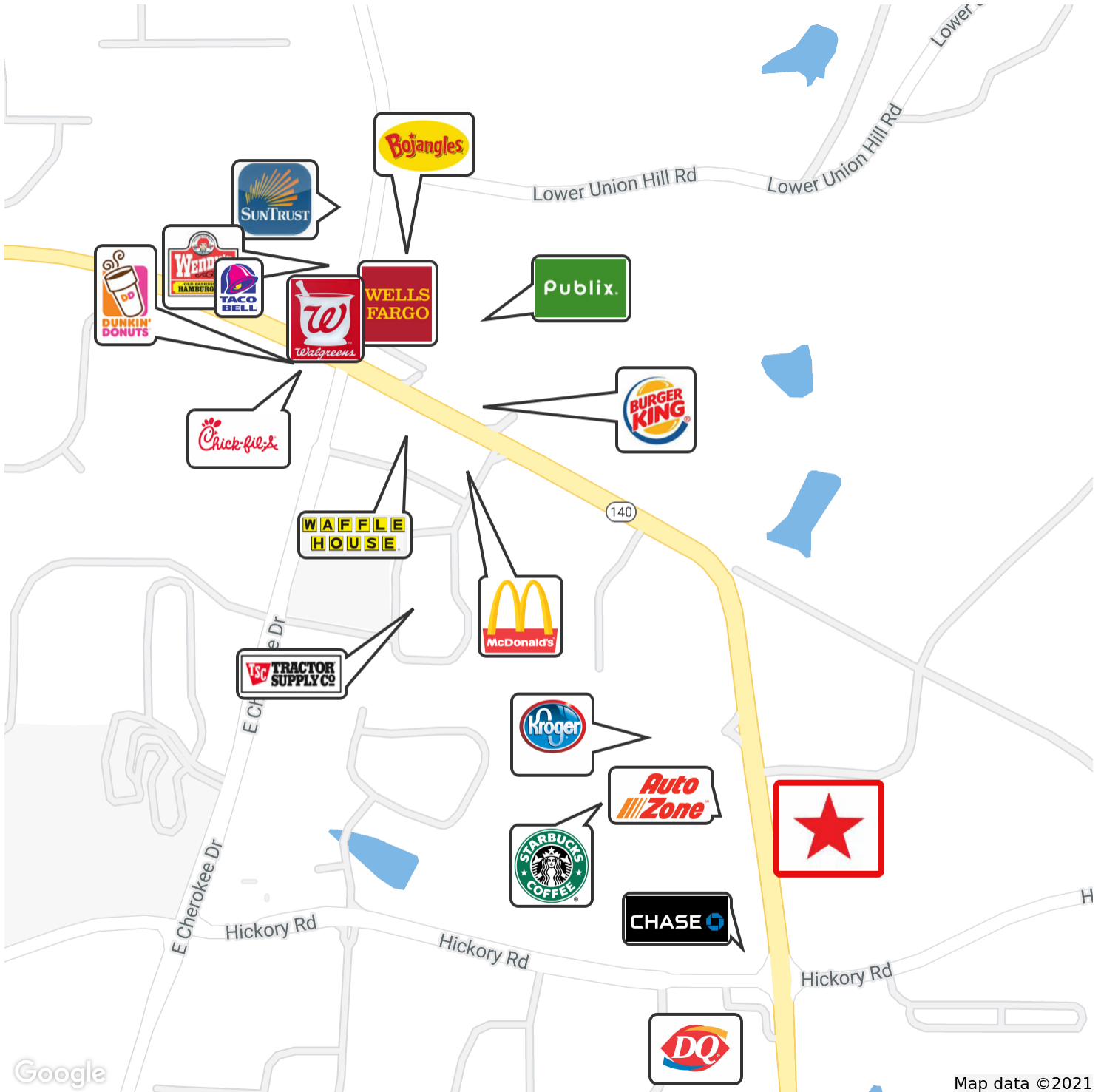
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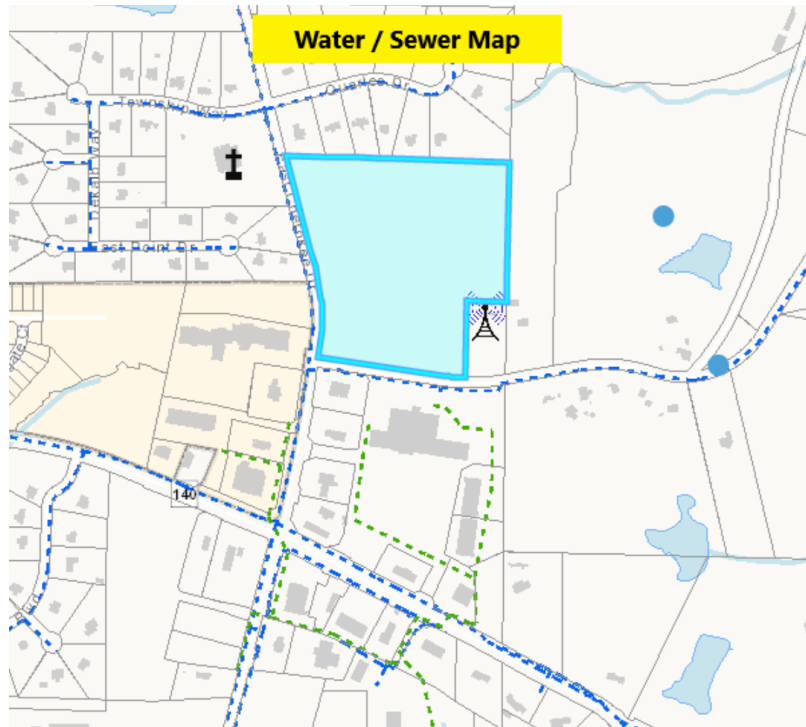
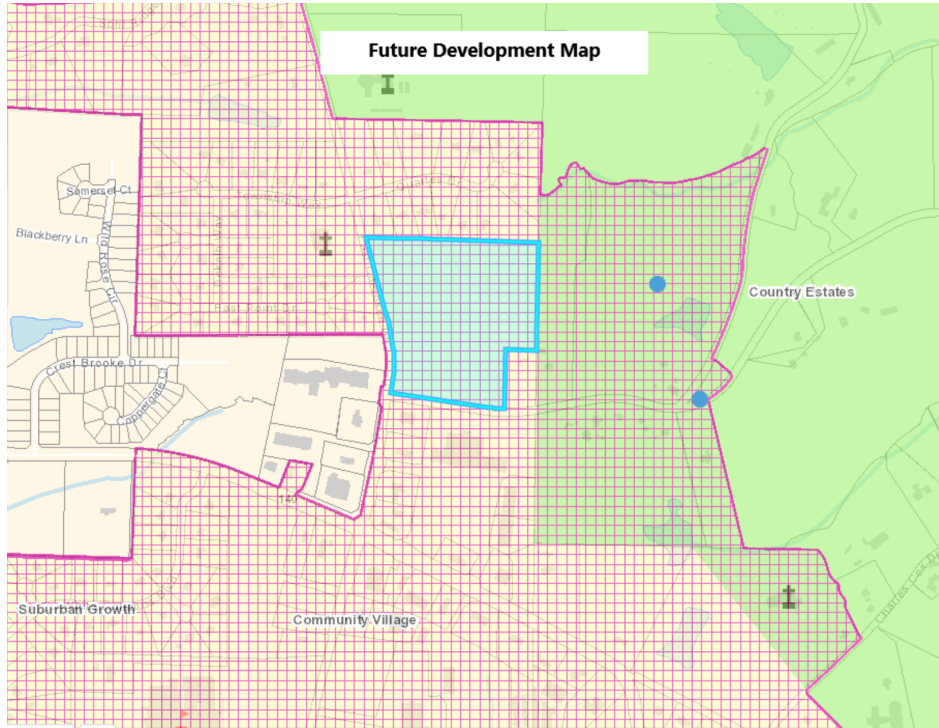
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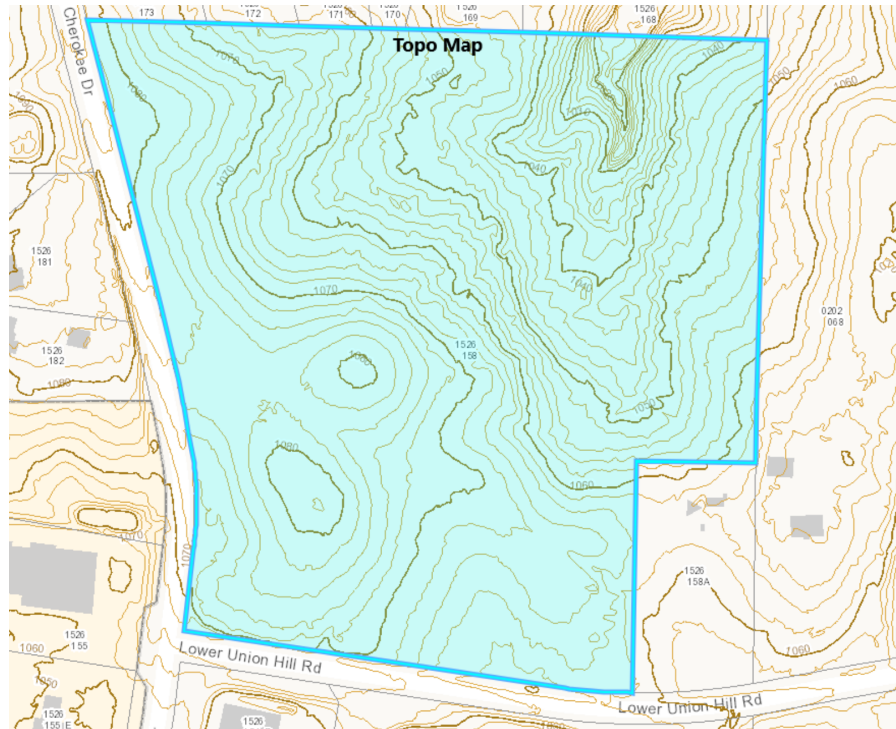
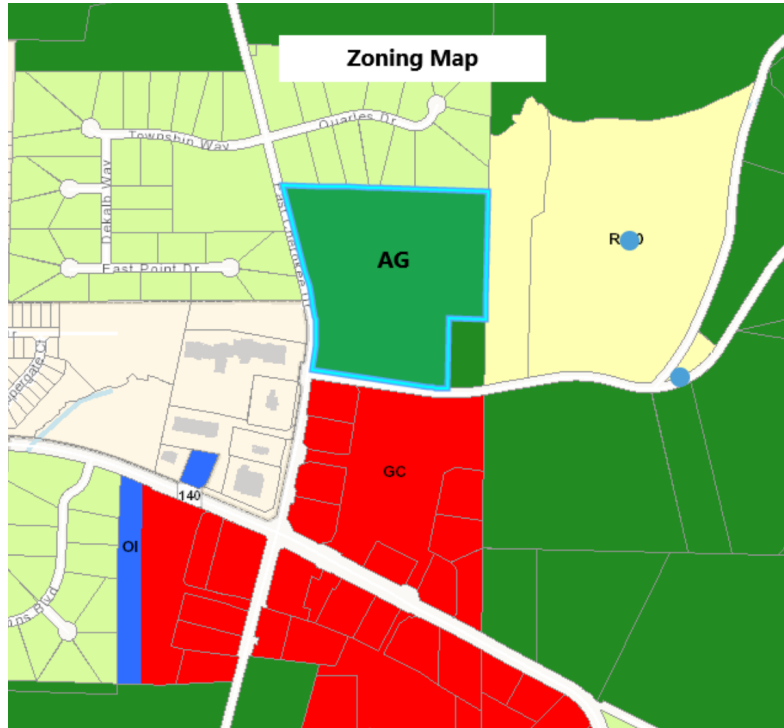
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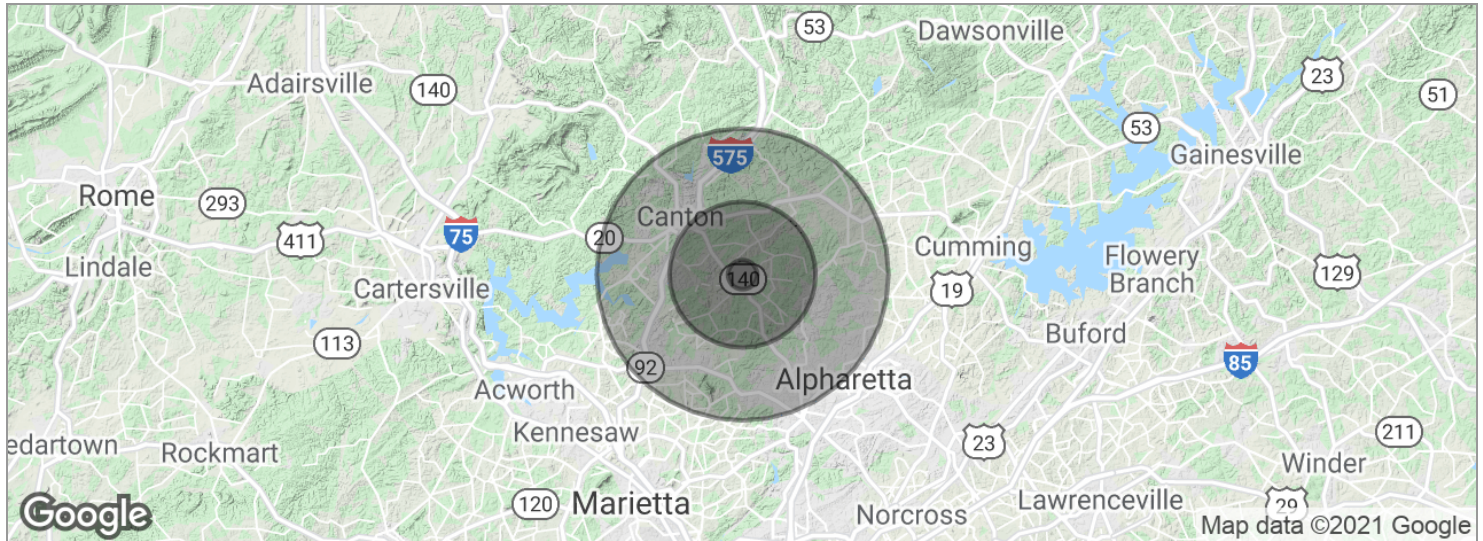
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,966	50,435	245,867
Median age	37.3	36.0	37.6
Median age (male)	37.9	35.9	36.9
Median age (Female)	36.8	36.1	37.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	652	17,082	87,606
# of persons per HH	3.0	3.0	2.8
Average HH income	\$105,045	\$94,346	\$103,162
Average house value	\$242,032	\$259,951	\$325,436

\* Demographic data derived from 2010 US Census

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