

APPROVED COMMERCIAL 38.11+/- ACRES - CHEROKEE COUNTY

FOR SALE

38.11+/- Acres - Lower Burris Road @ Land Road
Canton, GA 30114

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

Butch Springer, CCIM
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678-320-4800

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EXECUTIVE SUMMARY

The Property

38.11+/- Acres - Burris Road @ Land Road
Canton, GA 30114

PROPERTY SPECIFICATIONS

Property Type:	Mixed Use Development
Land:	38.11+/- Acres
Tax ID:	14N13 067 & 14N13 066
2023 Taxes:	\$18,093.19

PRICE

Sale Price: \$1,714,950

COMMERCIAL SITE ANALYSIS

Total Land Area:	28.11+/- Acres
Zoning:	G.C. (General Commercial District)
Retail:	204,950 S.F.



PROPERTY DESCRIPTION

38.11 +/- Acres in Fast-growing Cherokee County, GA. Entitlement of property completed and now ready for development to begin. Property has gentle rolling topo and the commercial site has been rough graded. Prime Investment Opportunity with this 38.11 +/- Acres of Entitlement Property. This development will compliment the area and consist of 28+/- Acres of Commercial Use with 1,250+/- Feet Frontage along Lower Burris Road. Some light grading has been done on site along with a completed Detention Pond. There is a 10 +/- Acre septic field behind it

LOCATION HIGHLIGHTS

- 7 Miles to I-575
- 34 Miles to Dobbins Air Reserve Base
- 48 Miles to Downtown Atlanta or Peachtree Dekalb Airport
- 56 Miles to Hartsfield Jackson Airport

REZONING RESOLUTION

RESOLUTION NO. 2005 – R – 012
CASE #05-01-001
Clayton Land, LLC

A resolution approving the rezoning of the following described property:

108.9 acres located in land lot(s) 179, 182 of the 14th district, 2nd section of Cherokee County, Georgia, and indicated as parcel 67 on tax map 14N13.

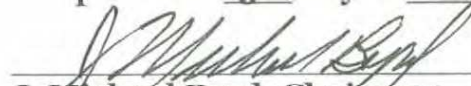
WHEREAS, it hereby is found and determined that a petition to change the zone of the above described property from R-80 to GC & R-40 was filed on August 30, 2004.

Proposed Use: Single Family Detached Residential Office Condominiums and Neighborhood Retail Commercial

WHEREAS, it likewise is found that the Cherokee County Municipal Planning Commission, after notice as required by law, did conduct a public hearing upon such change of zone on Tuesday, February 8, 2005 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission was for approval with conditions.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above described property is now located in the R-40 and O&I and GC* zoning districts with conditions and the Cherokee County Planner hereby is directed to change the district maps accompanying and being part of the rezoning resolution.

Adopted this 15th day of February, 2005.



J. Michael Byrd, Chairman



Sheila R. Corbin, County Clerk

*Zoning on Sections A and C to be R-40; Section B to be zoned O&I; Section D to be zoned GC with the following conditions:

- (1) Applicant or successor of the applicant will mitigate traffic engineering problems more specifically a traffic signal.
- (2) No Auto Body or Mini-warehouses allowed.
- (3) Applicant to provide sidewalks along Land Road from the North and South entrance east to Upper Burris Road.
- (4) A (50) fifty foot buffer around the perimeter of the development, except against government land uses. Such buffer to remain undisturbed except for necessary utility access and to plant or re-plant vegetation as necessary to provide an effective visual screen.

COMMERCIAL - 38.11+/- Acres

OFFERED AT: \$1,714,950



38.11 +/- Commercial Acres in Fast-growing Cherokee County GA. Rough graded and now ready for development to begin.. Prime Investment Opportunity with this 28+/- Acres of Commercial Use on Lower Burris Rd on the South side of Land Rd with over 900 frontage feet on Land Road and over 1,400 frontage feet along Lower Burris Road. Site also includes an additional 10+/- Acre sewer field in the back.

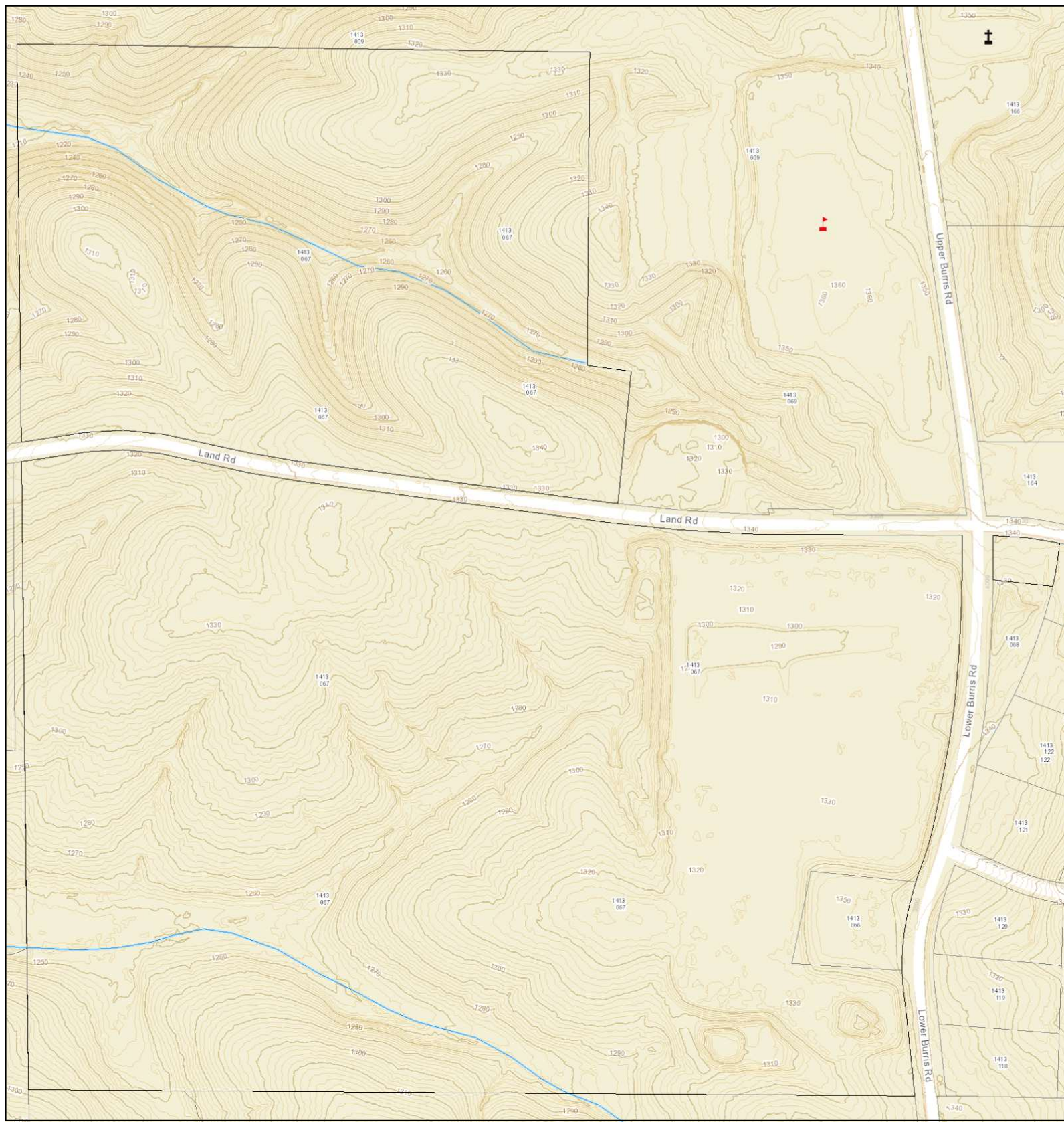
SITE PLAN

COMMERCIAL SITE ANALYSIS	
TOTAL LAND AREA	28.11+/- ACRES
ZONING	G.C. (GENERAL COMMERCIAL DISTRICT)
RETAIL	204,950 S.F.
PARKING	
RETAIL PARKING REQUIRED (5.0/MSF)	1,025 SPACES
PARKING PROVIDED (6.08/MSF)	1,025 SPACES

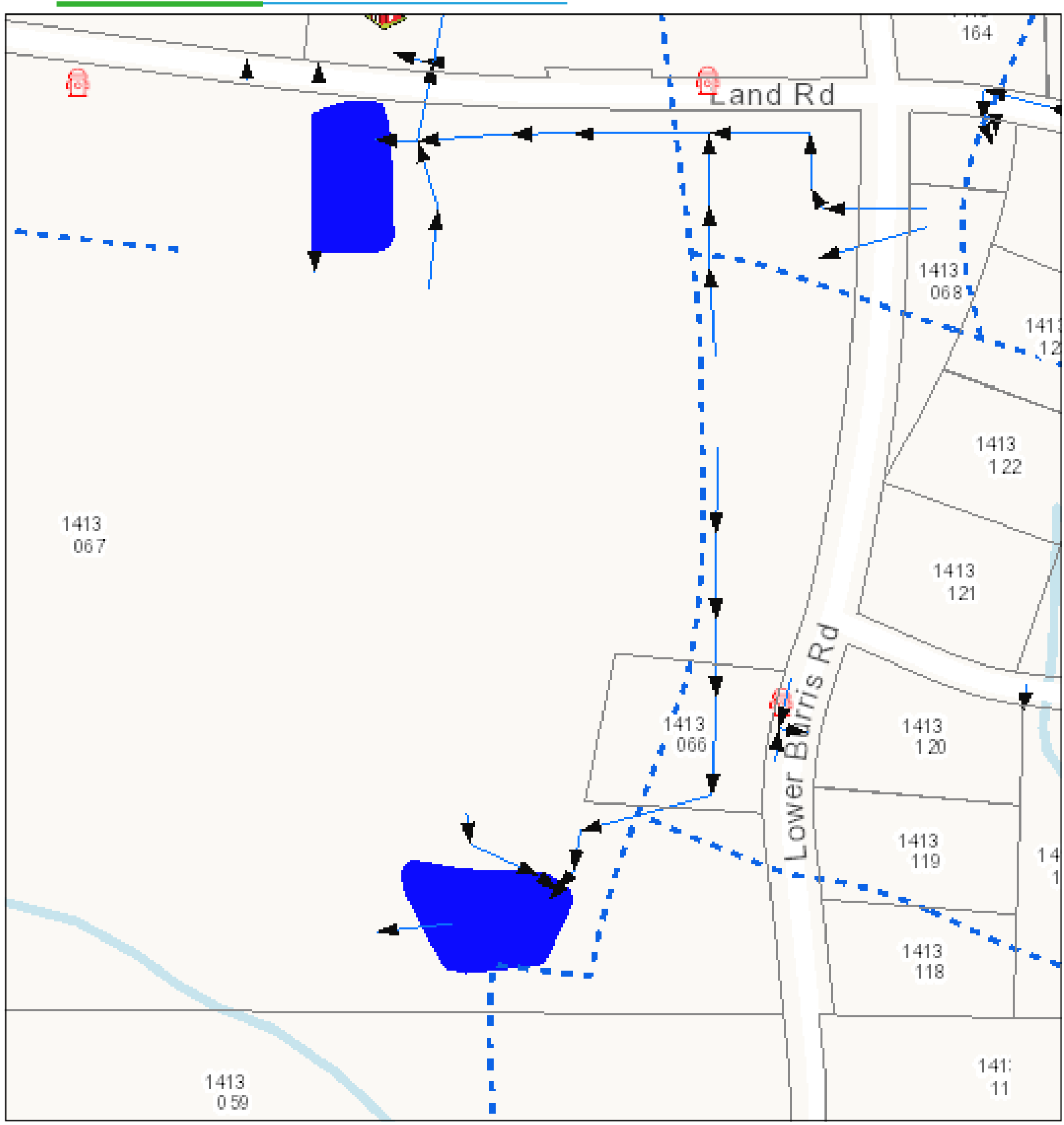
SEPTIC FIELD	
TOTAL LAND AREA	10+/- ACRES



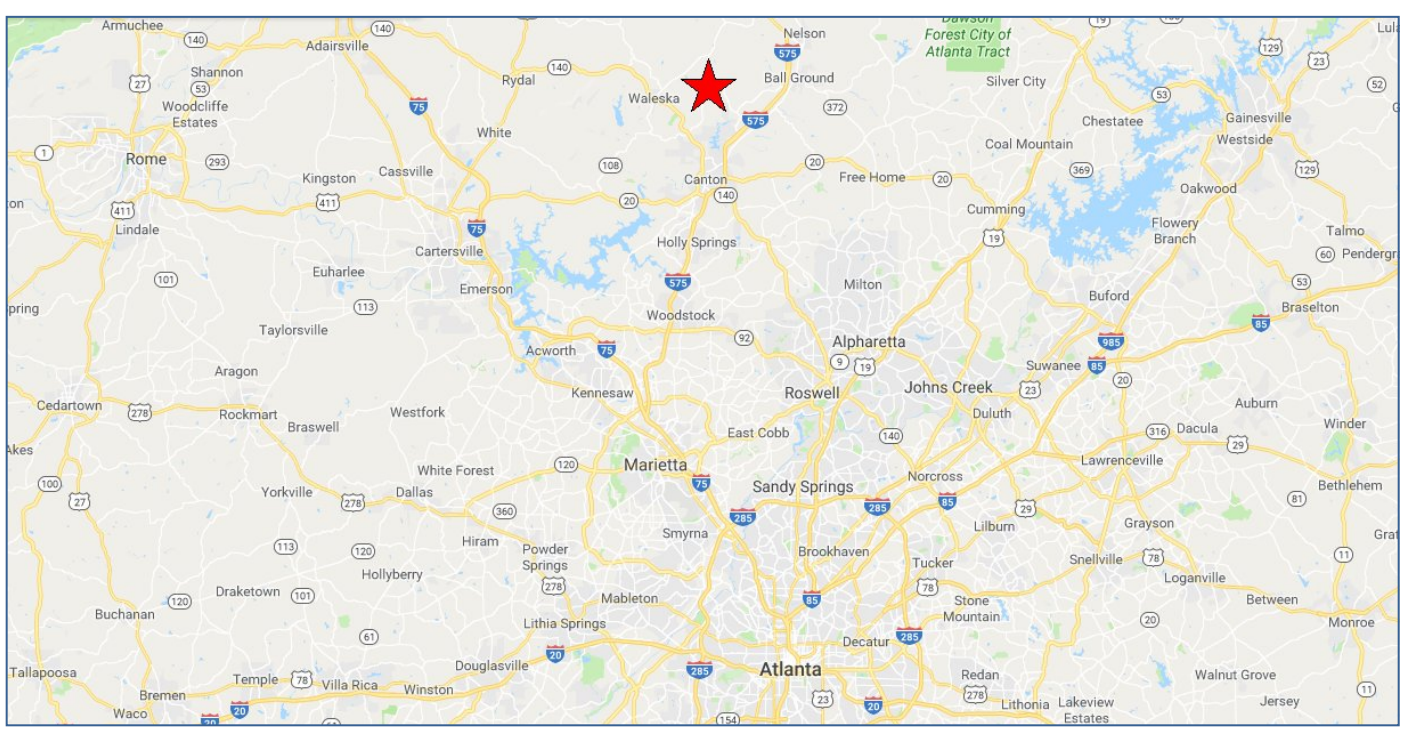
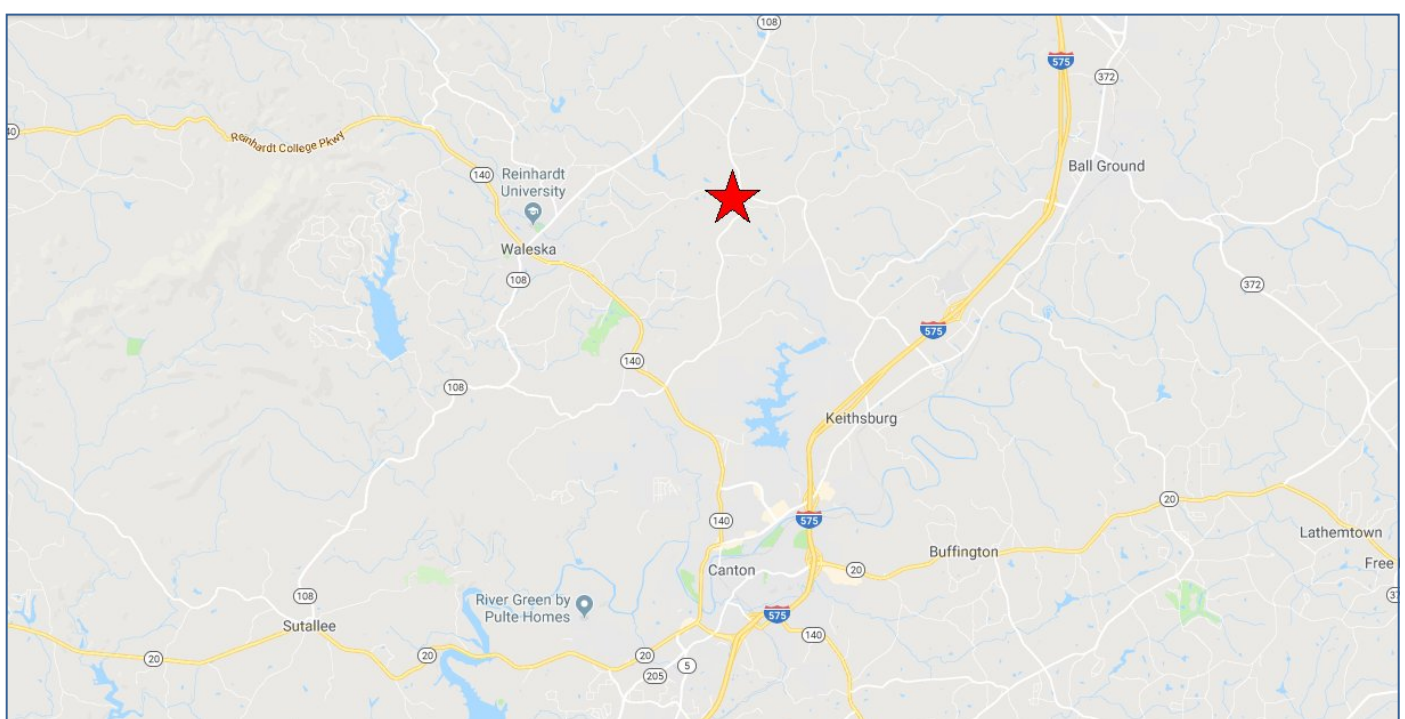
TOPOGRAPHY



STORMWATER / POND IMPROVEMENTS



MAPS



AGENT PROFILE



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Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 2,200 acres of land, with total dollar sales volume of all properties sold in excess of \$125 million.

1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate. 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

2005 – 2008: Metro Brokers GMAC Real Estate. As Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

2008 – 2014: Springer and Associates Real Estate was formed and focused largely on lender-owned as well as investment based properties.

2015 – present: Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

CONFIDENTIALITY STATEMENT

For more information, please contact:

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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.