

HICKORY FLAT ±4.21 ACRES

COMMERCIAL PAD OPPORTUNITY - HICKORY FLAT, CHEROKEE COUNTY, GEORGIA



WALKER & DUNLOP
INVESTMENT SALES

HICKORY FLAT

EXCLUSIVE OFFERING IN HICKORY FLAT,
CHEROKEE COUNTY, GEORGIA

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WALKER & DUNLOP | ATLANTA

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Walker & Dunlop Investment Sales, LLC | Firm License Number: 263036
BRO License Number: 274875 | 404.384.3900

WALKER & DUNLOP

OFFERING MEMORANDUM

Walker & Dunlop is pleased to present the opportunity to purchase ± 4.21 acres of commercial land located on East Cherokee Drive approximately 0.25 miles south of Hickory Flat Hwy (Hwy 140) in unincorporated Hickory Flat, Cherokee County, Georgia.

ZONING:	General Commercial
UTILITIES:	All available to site <i>*Subject to Independent Verification</i>
FRONTAGE:	Nearly 800' of road frontage along East Cherokee Drive
IMPROVEMENTS	Two curb cuts and a deceleration lane in place
LOCATION COUNTS:	Directly across from large public elementary, middle and high schools Located in one of the fastest growing areas of Cherokee County, which has experienced a surge in population over the past 7 years 10+ new residential developments underway in the area
DEMOGRAPHICS:	E. Cherokee Drive has a traffic count of 8,120 cars per day Hickory Flat Hwy has a traffic count of 19,300 cars per day 2022 Average Household Income \$130,007 within 2 miles 2022-2027 two-mile population growth 3.4% 2022-2027 two-mile household growth 3.5% <i>Year: 2022 Source: GDOT, CoStar, FMLS</i>
PRICE:	Call for Pricing



AERIAL





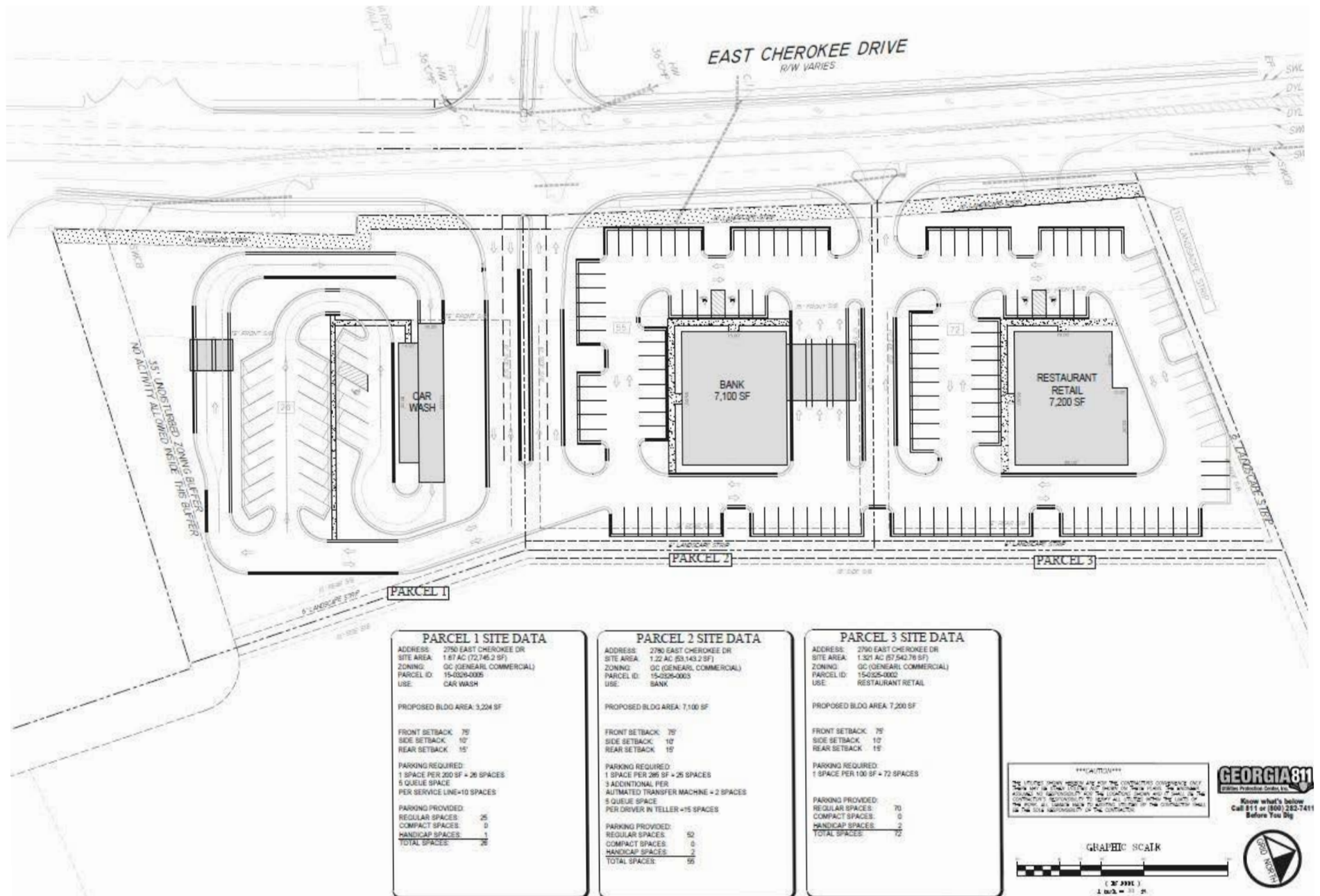
NEARBY POINTS OF INTEREST



NEARBY SUBDIVISIONS



CONCEPTUAL PLAN 1



PARCEL 1 SITE DATA

ADDRESS: 2750 EAST CHEROKEE DR
 SITE AREA: 1.97 AC (127,452.2 SF)
 ZONING: GC (GENEAL COMMERCIAL)
 PARCEL ID: 15-0326-0005
 USE: CAR WASH

PROPOSED BLDG AREA: 3,224 SF

FRONT SETBACK: 75'
 SIDE SETBACK: 10'
 REAR SETBACK: 15'

PARKING REQUIRED:
 1 SPACE PER 200 SF = 26 SPACES
 5 QUEUE SPACE
 PER SERVICE LINE=10 SPACES

PARKING PROVIDED:
 REGULAR SPACES: 25
 COMPACT SPACES: 0
 HANDICAP SPACES: 1
 TOTAL SPACES: 26

PARCEL 2 SITE DATA

ADDRESS: 2750 EAST CHEROKEE DR, 2790 EAST CHEROKEE DR
 SITE AREA: 2.54 AC (170,685 SF)
 ZONING: GC (GENEAL COMMERCIAL)
 PARCEL ID: 15-0326-0003, 15-0325-0002
 USE: STORAGE FACILITY

PROPOSED BLDG AREA: 108,000 SF

FRONT SETBACK: 75'
 SIDE SETBACK: 10'
 REAR SETBACK: 15'

PARKING REQUIRED:
 1 SPACE PER 2,000 SF OF
 WITH A MINIMUM OF 5 SPACES : 54 SPACES

PARKING PROVIDED:
 REGULAR SPACES: 44
 LOAD AREA: 16
 HANDICAP SPACES: 2
 TOTAL SPACES: 62

*****CAUTION*****

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100
 (IN FEET)

GEORGIA811
 Utilities Protection Center Inc.
 Know what's below
 Call 811 or (800) 282-7411
 Before You Dig

SPRIND NORTH

LOCAL COMMERCIAL LAND SALES

ADDRESS	OWNER / TENANT	ACREAGE	SALE PRICE	PRICE/ACRE	DATE	NOTES
6870 Hickory Rd	N3 Real Estate	0.5	\$450,000	\$900,000	3/14/2022	-
6374 Hickory Flat Hwy	Auto Craze Care & Pet Wash	0.91	\$405,000.00	\$445,054.95	5/21/2018	Raw
6679 Hickory Flat Hwy	Hickory Drugs Family Pharm	1.58	\$865,000.00	\$547,468.35	3/28/2018	Former Single Family House
6759 Hickory Road	Hickory Commons Dental	1.013	\$675,000.00	\$666,337.61	2/12/2018	Rough Graded
6770 Hickory Flat Hwy	Express Oil	1.121	\$725,000.00	\$646,743.98	10/20/2017	Rough Graded
6114 Hickory Flat hwy	HF Glendridge	1.823	\$993,500.00	\$544,980.80	12/19/2016	Raw
6778 Hickory Flat Hwy	Culvers	1.293	\$940,000.00	\$726,991.49	7/28/2016	Rough Graded
6835 Hickory Flat Hwy	Landmate, LLC	5	\$750,000.00	\$150,000.00	5/24/2014	Raw
6145 Hickory Flat Hwy	Wells Fargo	1.0352	\$451,000.00	\$435,664.61	1/31/2014	Rough Graded
3010 E. Cherokee Drive	BoJangles	0.97	\$451,000.00	\$464,948.45	1/29/2014	Rough Graded
3156 E. Cherokee Drive	Dameron Family Dentistry	1.1442	\$455,000.00	\$397,657.75	12/20/2010	Rough Graded
3279 E Cherokee Drive	Suntrust Bank	1.4	\$800,000.00	\$571,428.57	6/3/2010	Rough Graded

HIGHWAY 20 : LOCATION MAP



LOCATION MAP



SITE PICTURES





ATLANTA

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W&D

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