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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

For Sale

286+/- Acres
Mixed Use



Highway 53 &
McDaniel Station Road

Calhoun, Georgia

Executive Summary

+/- 286 Acres

First major intersection West of retail Calhoun. Prime real estate for commercial, residential, and/or industrial use.

Hwy 53 & McDaniel Station Road

Land Use Plan: Mixed Use

Current Zoning: Agricultural
Gordon County

All Utilities

Signalized Intersection
All 4 Pin Corners

0.75 Miles to Big Box Retail
2.2 Miles to I-75
1.4 Miles to Hwy 41
2 Miles to Downtown Calhoun



Aerial View

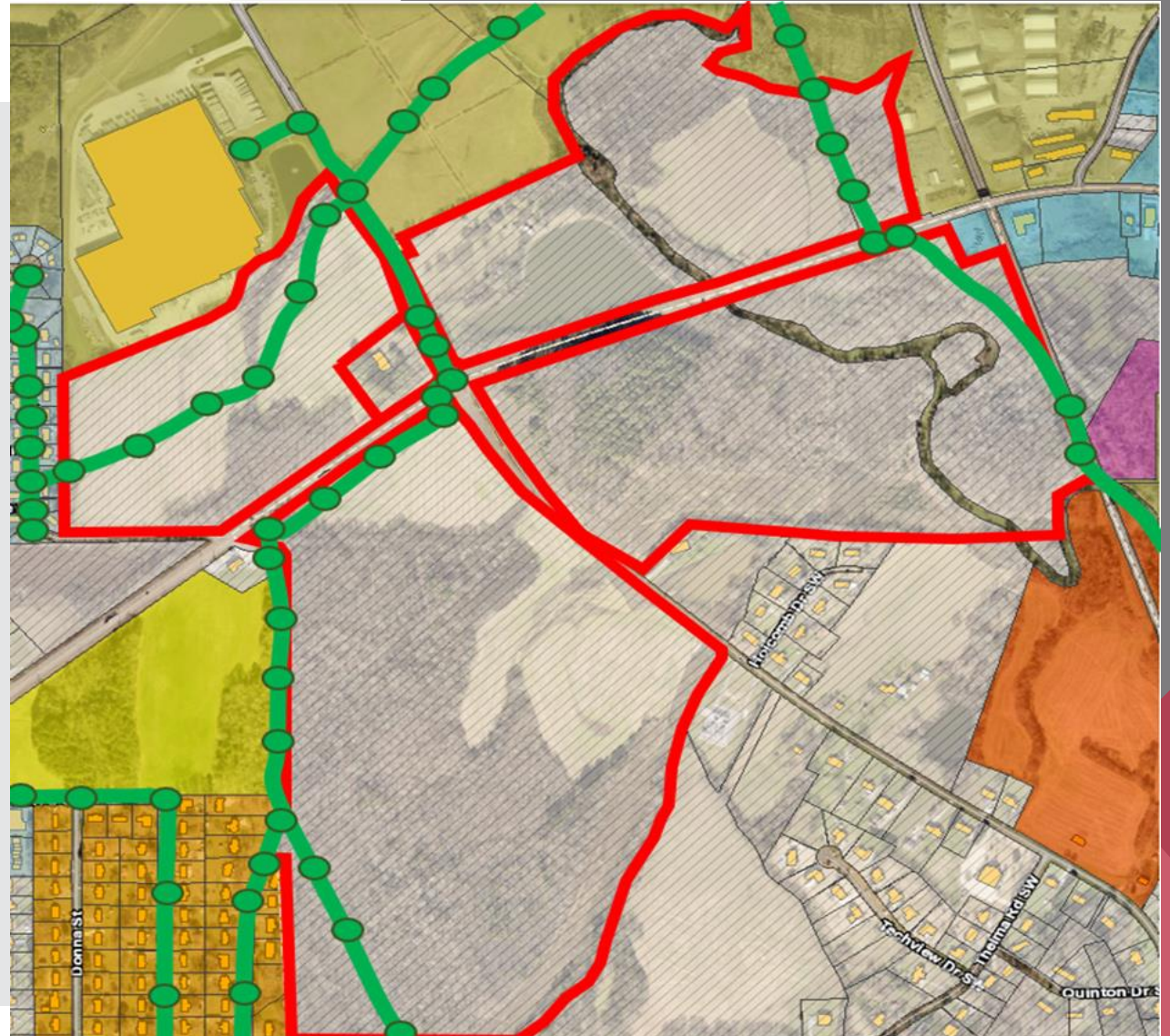


Sewer Access

Sewer Access Lines

12-inch main on East side

36-inch main on West side





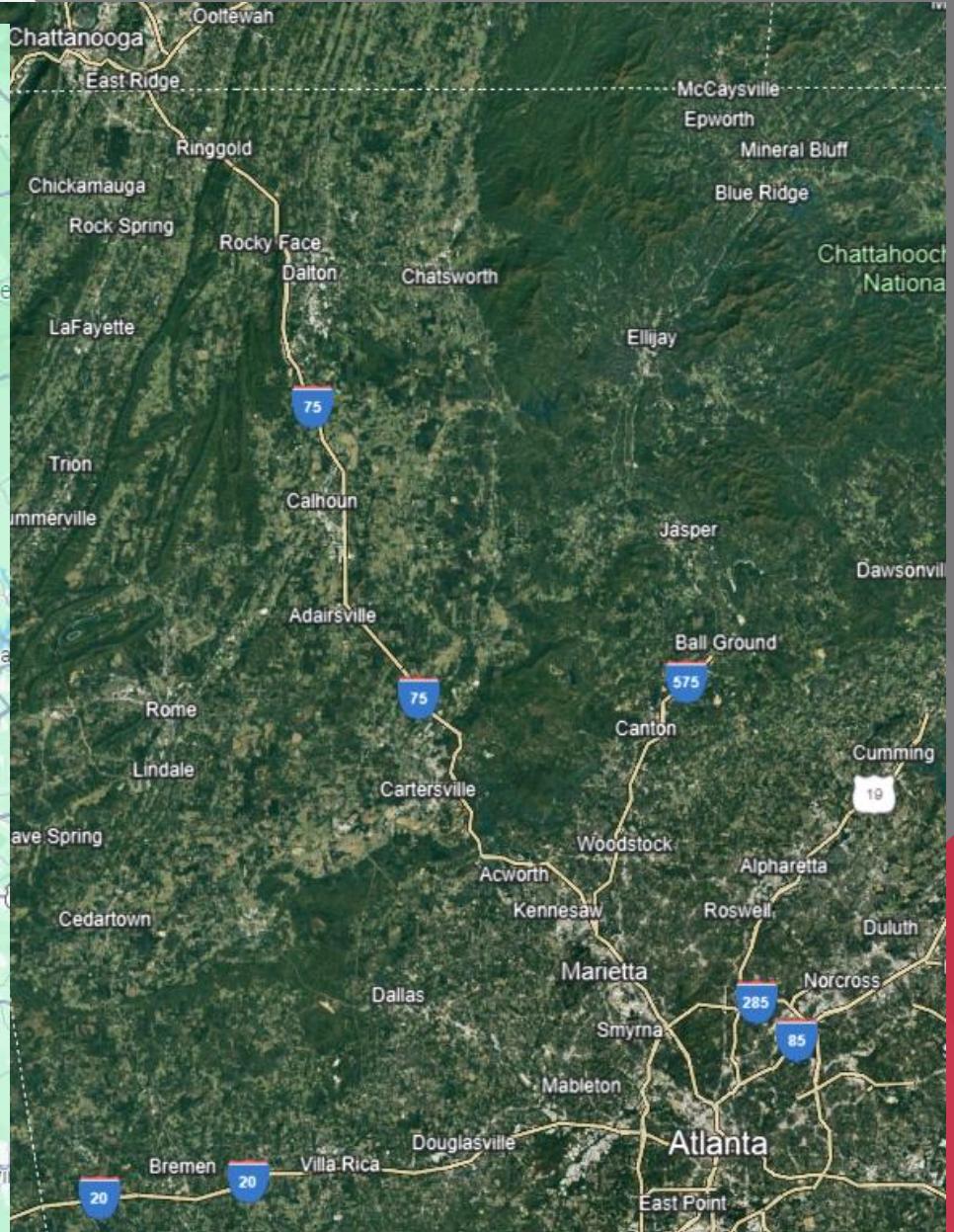
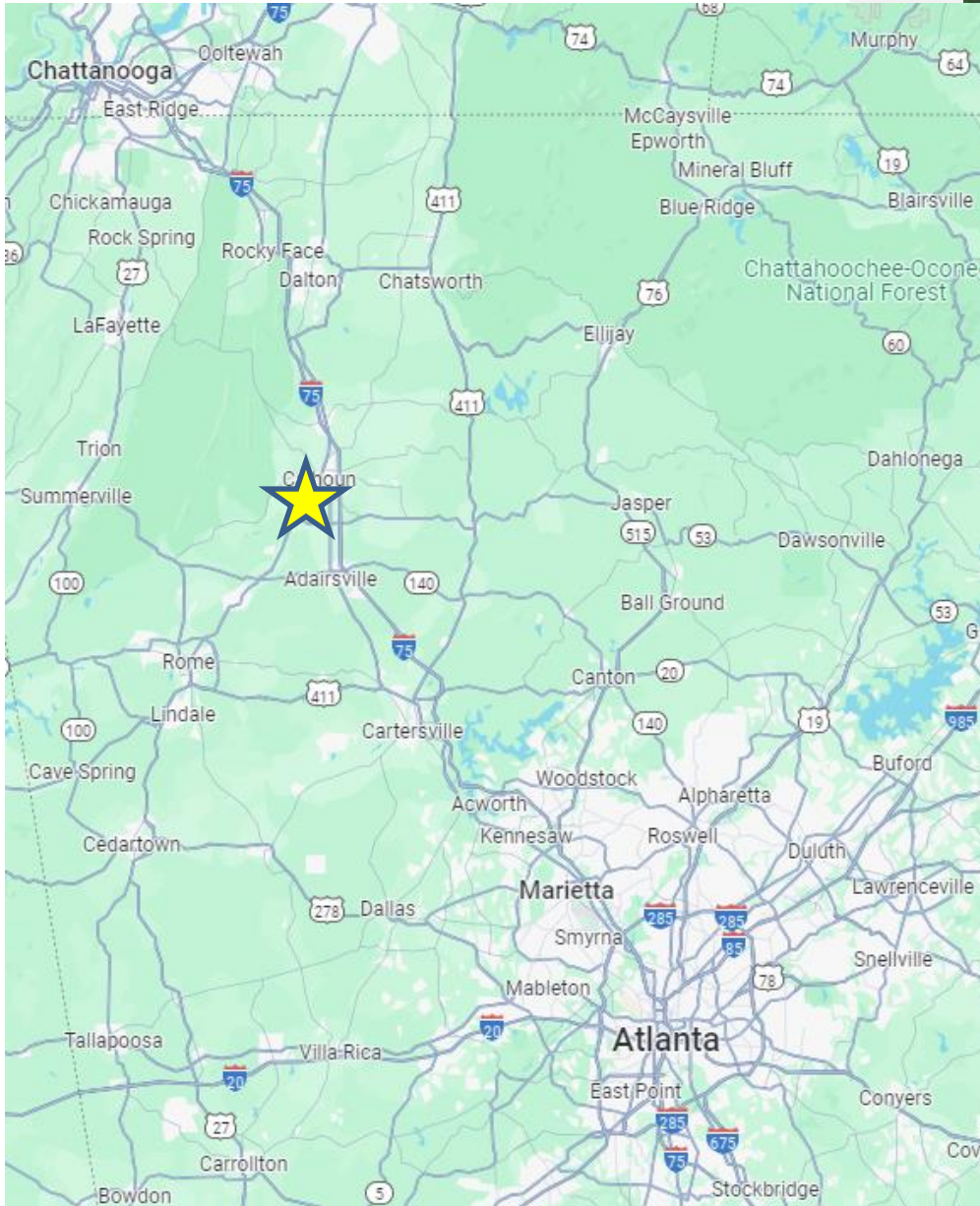
Demographic and Income Profile

22 McDaniel Station Rd SW, Calhoun, Georgia, 30701
Drive time: 15 minute radius

Prepared by Esri
Latitude: 34.47913
Longitude: -84.96008

Summary	Census 2010	Census 2020	2024	2029
Population	44,276	46,012	48,453	49,735
Households	15,799	17,040	18,087	18,830
Families	11,557	11,977	12,468	12,899
Average Household Size	2.76	2.67	2.65	2.61
Owner Occupied Housing Units	9,799	10,647	11,927	12,880
Renter Occupied Housing Units	6,000	6,393	6,160	5,951
Median Age	34.8	37.8	38.2	39.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.52%	0.61%	0.38%	
Households	0.81%	0.86%	0.64%	
Families	0.68%	0.75%	0.56%	
Owner HHs	1.55%	1.32%	0.97%	
Median Household Income	3.53%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,959	10.8%	1,686	9.0%
\$15,000 - \$24,999	1,917	10.6%	1,592	8.5%
\$25,000 - \$34,999	1,837	10.2%	1,607	8.5%
\$35,000 - \$49,999	2,425	13.4%	2,283	12.1%
\$50,000 - \$74,999	2,965	16.4%	3,082	16.4%
\$75,000 - \$99,999	2,388	13.2%	2,608	13.9%
\$100,000 - \$149,999	2,858	15.8%	3,563	18.9%
\$150,000 - \$199,999	933	5.2%	1,398	7.4%
\$200,000+	804	4.4%	1,011	5.4%
Median Household Income	\$55,774		\$66,340	
Average Household Income	\$77,212		\$90,151	
Per Capita Income	\$28,904		\$34,227	

Location Map





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