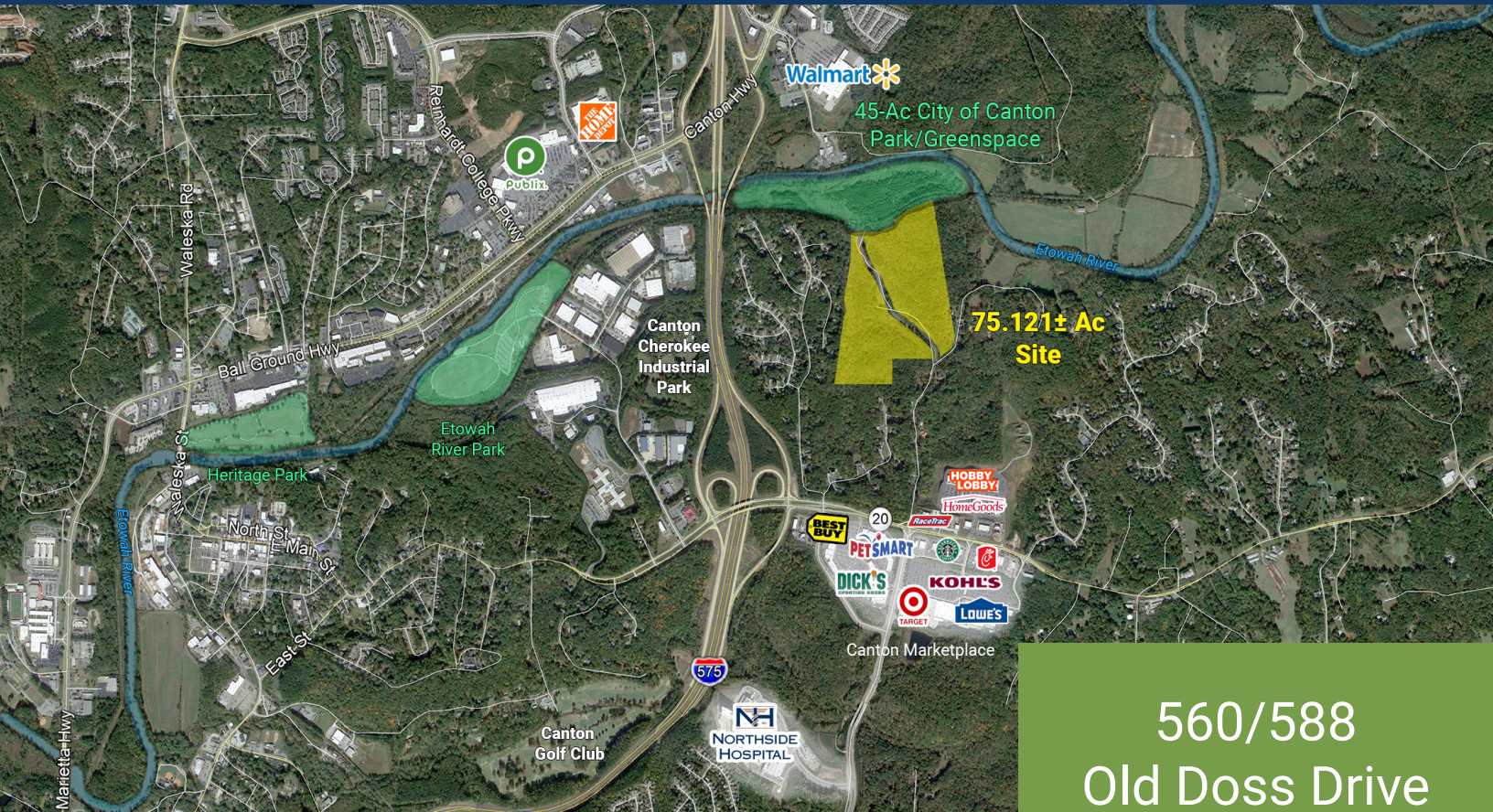


75.121± Acres For Sale

Highway 20 Corridor - Canton (Cherokee County), GA



560/588
Old Doss Drive
Canton, GA 30114

Property Highlights

- 75.121± acres total
- Located across Highway 20 from Canton Marketplace (800,000 SF retail center) & Northside-Cherokee Hospital
- Excellent location for single-family residential development or hospital supportive services
- Zoned AG - Cherokee County, GA and designated on Cherokee Co. Future Land Use Map as "Suburban Growth"
- Great development opportunity, adjacent to 45.12± acre City of Canton Park / Greenspace with over 3,800' on Etowah River and access to the NEW multi-use trail along Etowah River
- Priced at \$3,004,840 (\$40,000/ac)

Dan Buyers
770.596.2629
tdb@mcwrealty.com

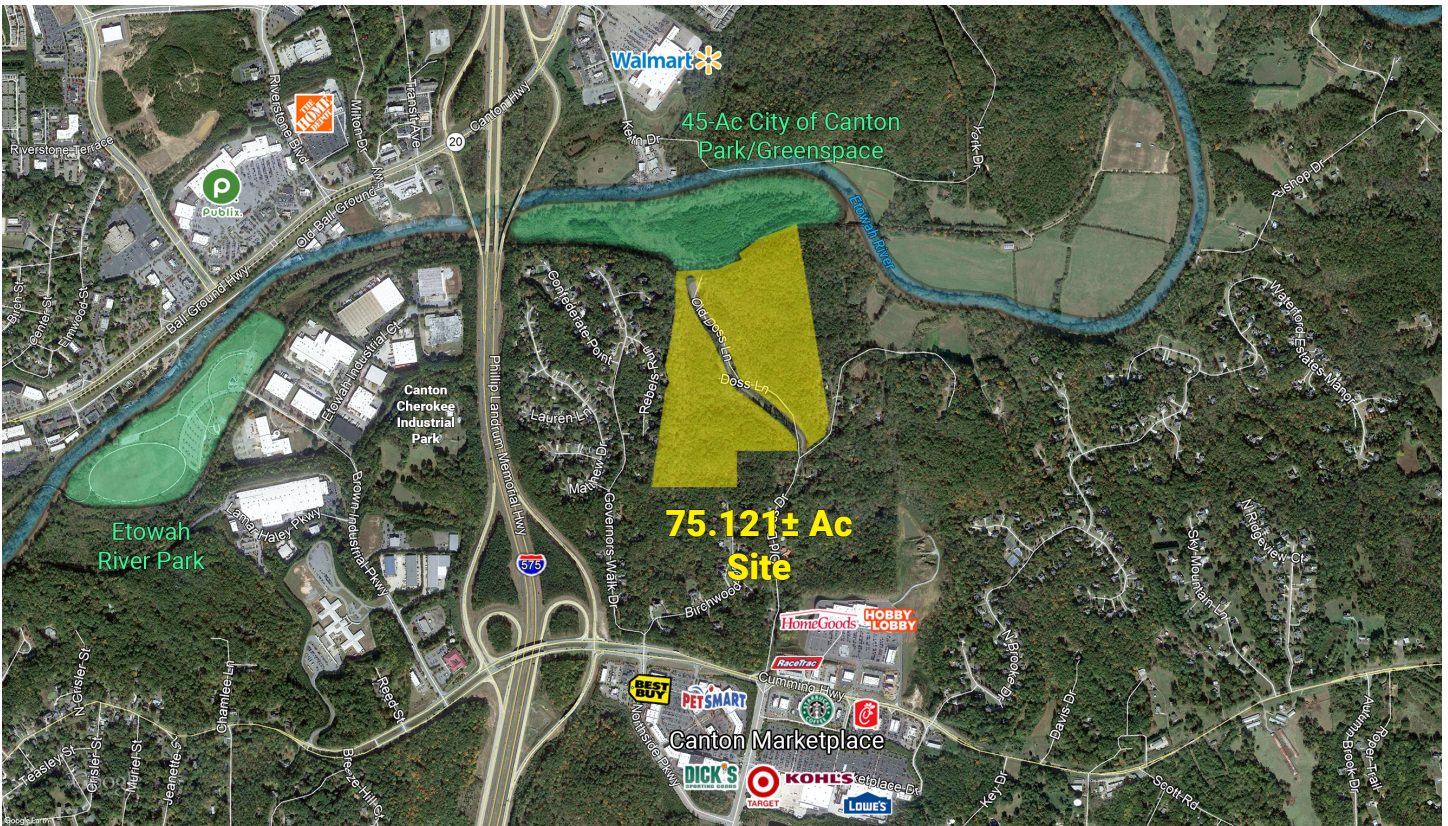
McWhirter Realty Partners, LLC
300 Galleria Parkway, Suite 300
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

560/588 Old Doss Drive Canton, GA 30114



Area Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<u>Population:</u>			
2026 Projection	1,423	23,028	58,888
2021 Estimate	1,312	21,202	53,558
2010 Census	1,146	18,207	41,451
<u>Income:</u>			
2021 Avg Household Income	\$82,770	\$78,631	\$93,069
2021 Med Household Income	\$59,120	\$56,292	\$70,344

Assigned Schools

Avery Elementary School

Ranked 8/10 (greatschools.org) & 133rd of 1,208 Georgia Elementary Schools (schooldigger.com)

Creekland Middle School

Ranked 7/10 (greatschools.org) & 53rd of 540 Georgia Middle Schools (schooldigger.com)

Creekview High School

Ranked 8/10 (greatschools.org) & 55th of 409 Georgia High Schools (schooldigger.com)

Dan Buyers

770.596.2629

tdb@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

McWhirter Realty Partners, LLC

300 Galleria Parkway, Suite 300

Atlanta, GA 30339

770.955.2000

www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

