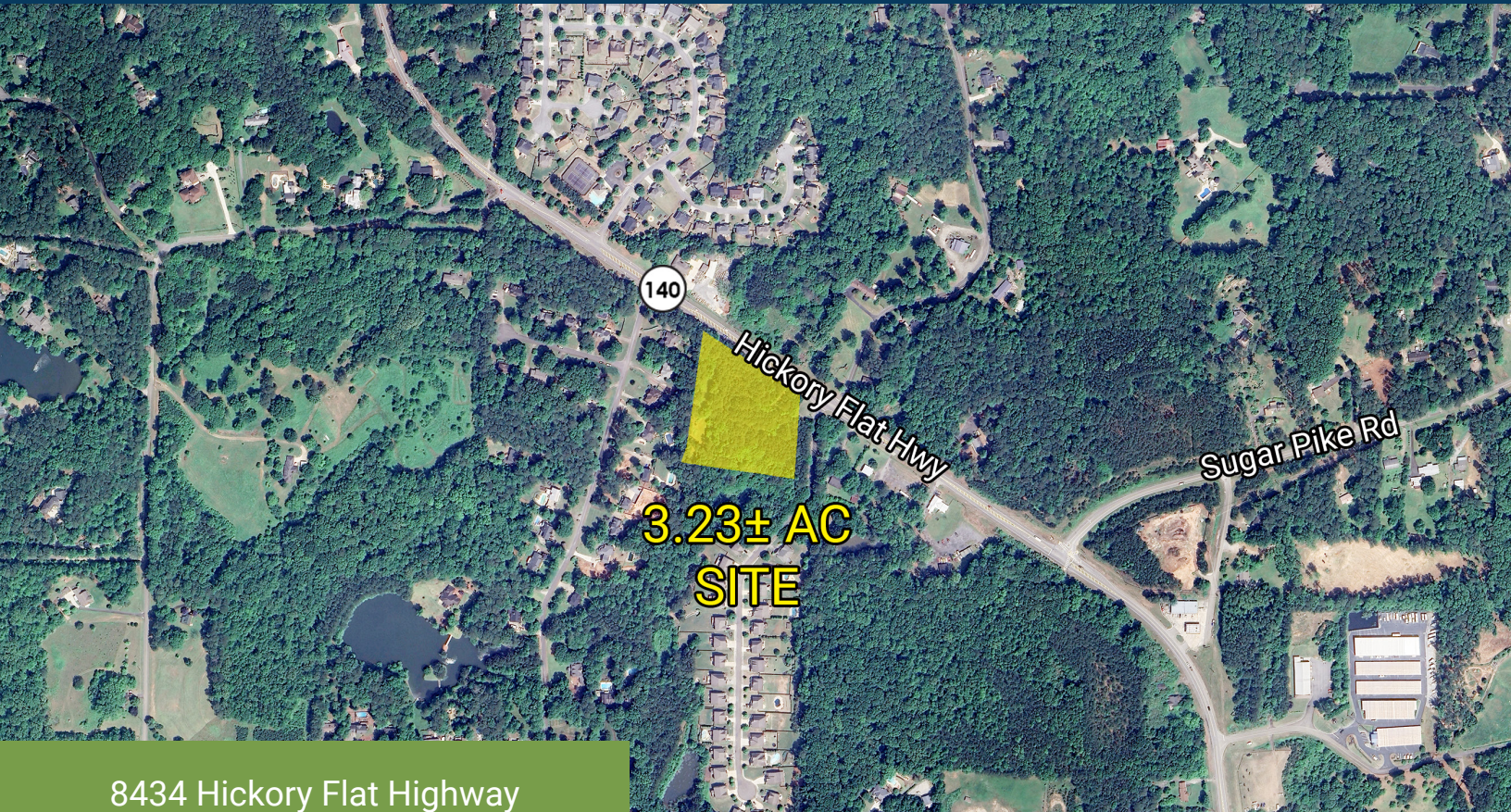
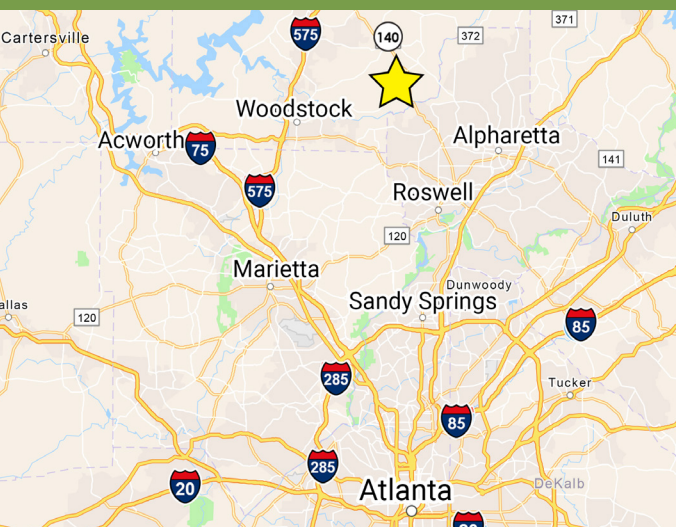


3.23± AC Parcel For Sale - Zoned GC



8434 Hickory Flat Highway
Woodstock, GA 30101



Property Details

- 3.23± acres total
- 420'± of frontage along Hickory Flat Highway
- Zoned GC (General Commercial) by Cherokee County; GC zoning offers a wide mix of commercial uses
- 15,800 cars per day on Hickory Flat Highway (Hwy 140) Road, just north of site
- List price: \$969,000 (\$300,000/ac)

Nelson Vinson
678.385.2718
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Dan Buyers
770.596.2629
tdb@mcwrealty.com

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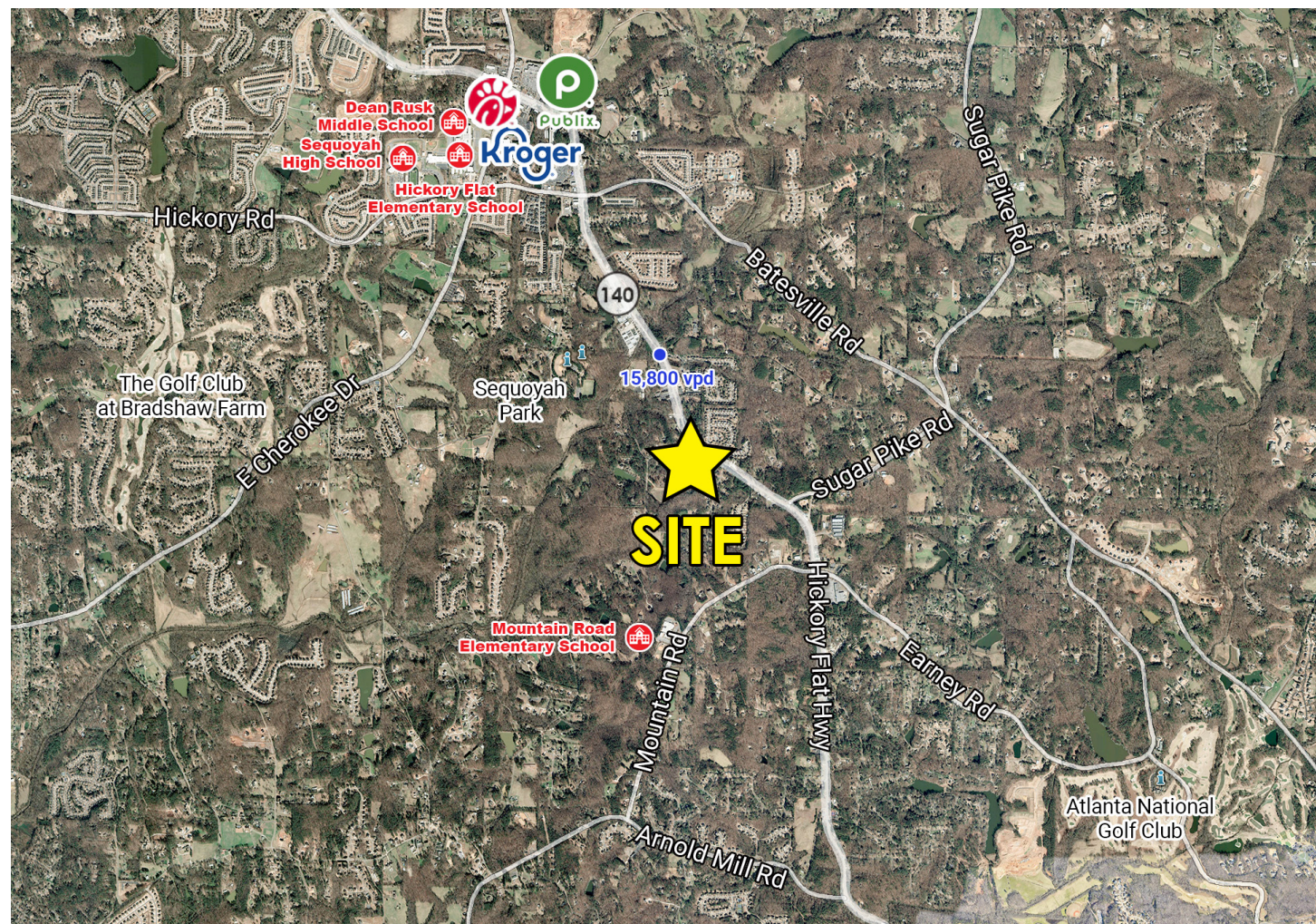
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3.23± Acre Parcel For Sale

8434 Hickory Flat Highway, Woodstock, GA 30188



Area Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<u>Population:</u>			
2029 Projection	1,765	22,794	78,047
2024 Estimate	1,570	20,053	70,085
2020 Census	1,615	18,542	67,347
Daytime Population	469	3,224	8,474
<u>Income:</u>			
Average Household Income	\$151,756	\$144,714	\$153,669
Median Household Income	\$140,212	\$125,437	\$131,810

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Tax Aerial



Zoning Districts - Zoned GC, General Commercial



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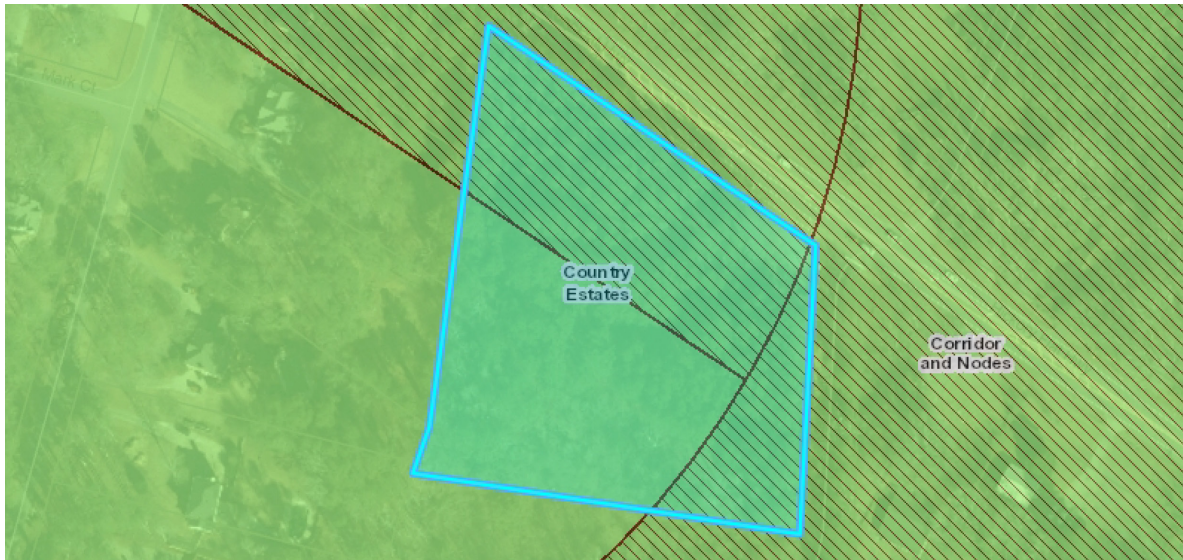
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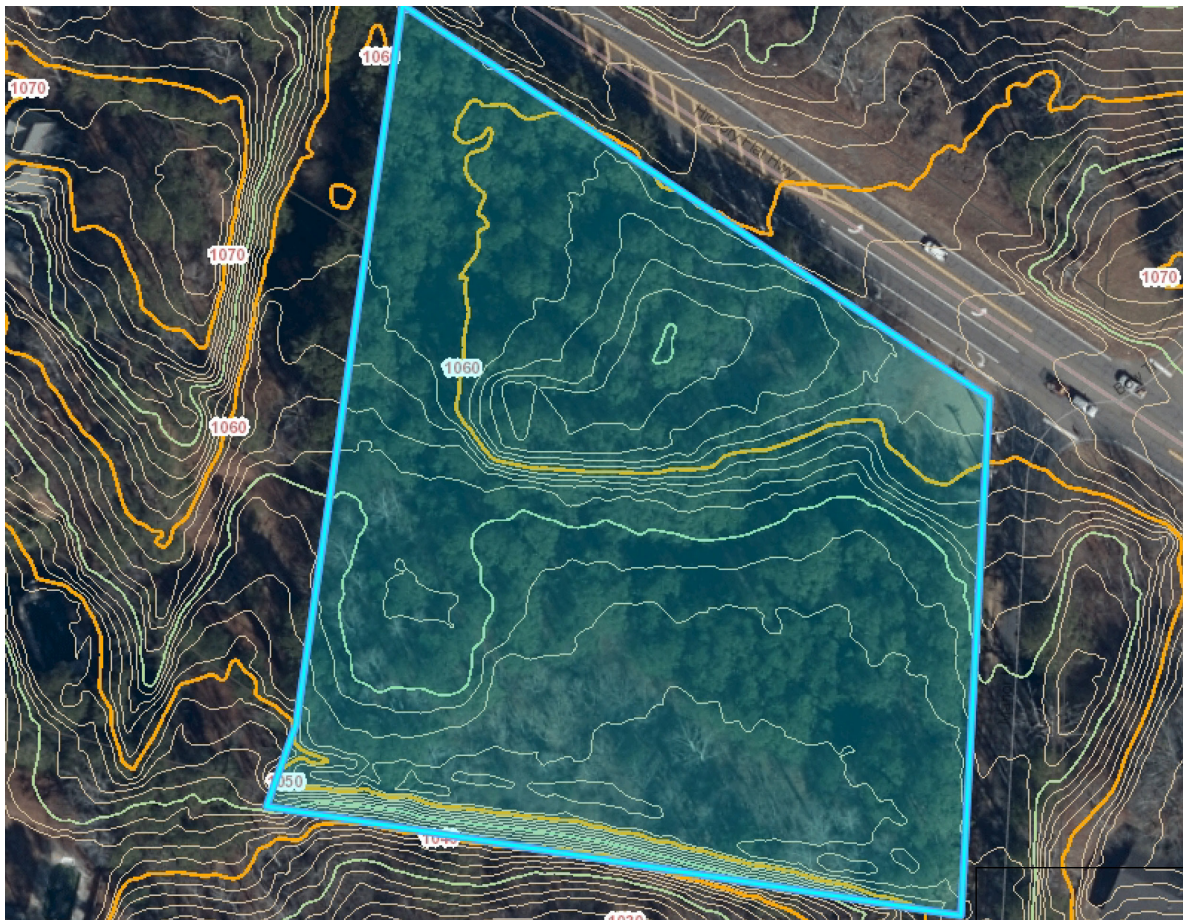
3.23± Acre Parcel For Sale

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Future Land Use



Topography



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