

LAND FOR SALE

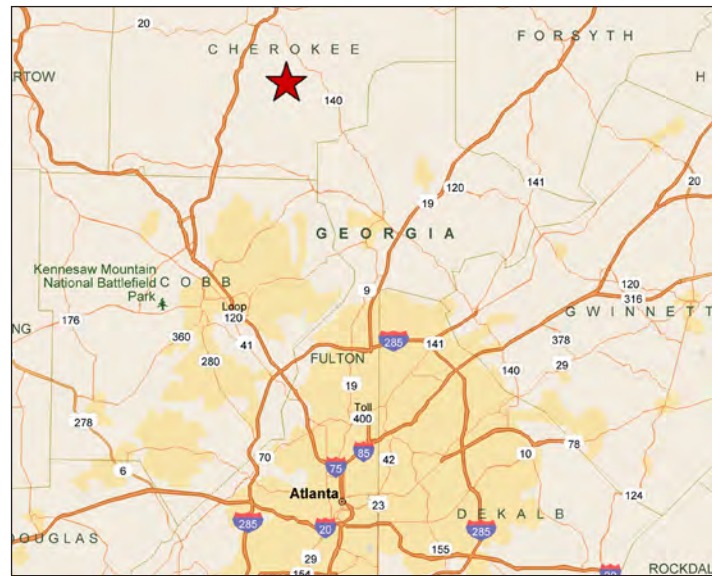
18± ACRES FOR RESIDENTIAL DEVELOPMENT

2860 & 2866 HICKORY ROAD, CANTON, GA 30115



Property Details

- 18± acres located in the Holly Springs/Hickory Flat area of Canton
- Excellent development opportunity for senior living, single family, or townhome community
- Close proximity to highly ranked schools
- Schools that serve the property are: Hickory Flat Elementary School (rated 7/10 - www.greatschools.org); Rusk Middle School (rated 7/10 - www.greatschools.org); Sequoyah High School (rated 8/10 - www.greatschools.org)
- 2± miles from Hickory Flat
- Centrally located within a short drive to Woodstock, Alpharetta, & Milton
- List price for 18± acres: \$3,000,000



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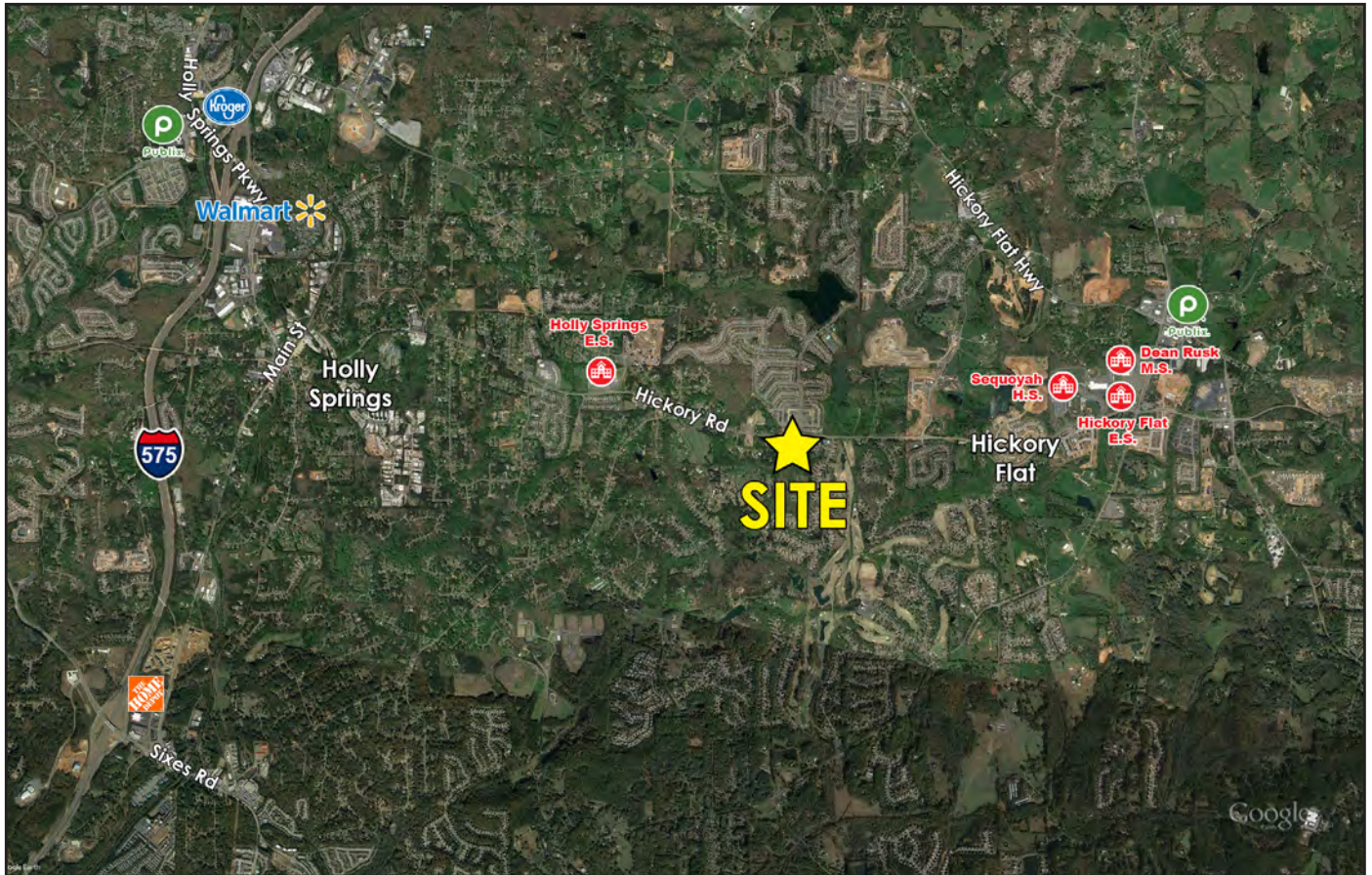


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Area Demographics:

| | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|--------------------|---------------|----------------|----------------|
| 2024 Projection | 861 | 30,445 | 98,807 |
| 2019 Estimate | 795 | 27,629 | 89,923 |
| 2010 Census | 778 | 23,759 | 79,043 |
| Growth 2019-2024 | 8.30% | 10.19% | 9.88% |
| 2019 Avg HH Income | \$98,804 | \$101,263 | \$104,173 |

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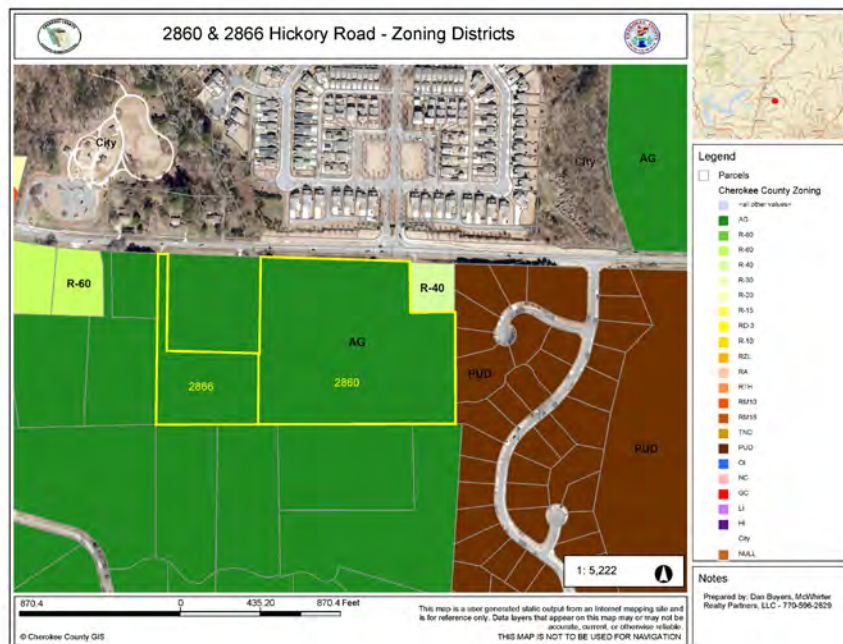
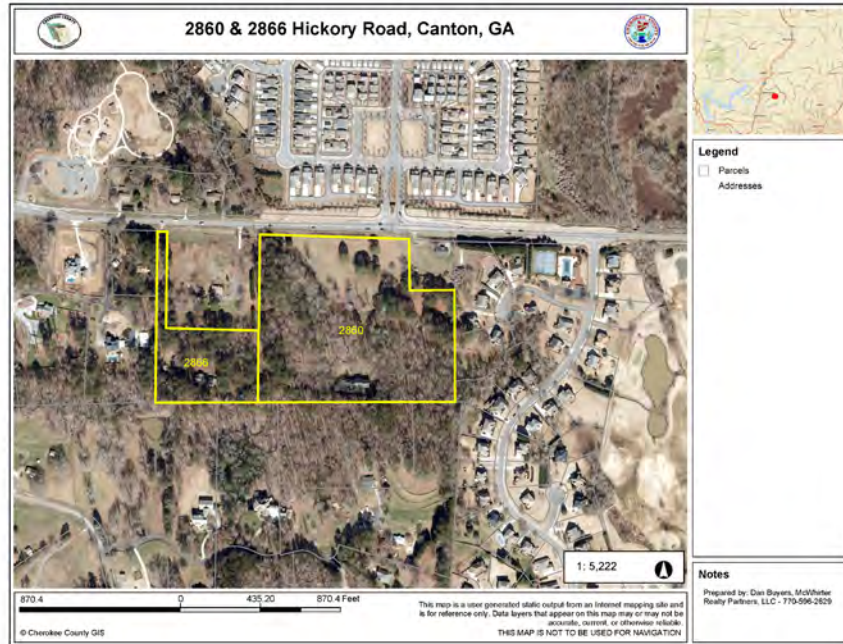


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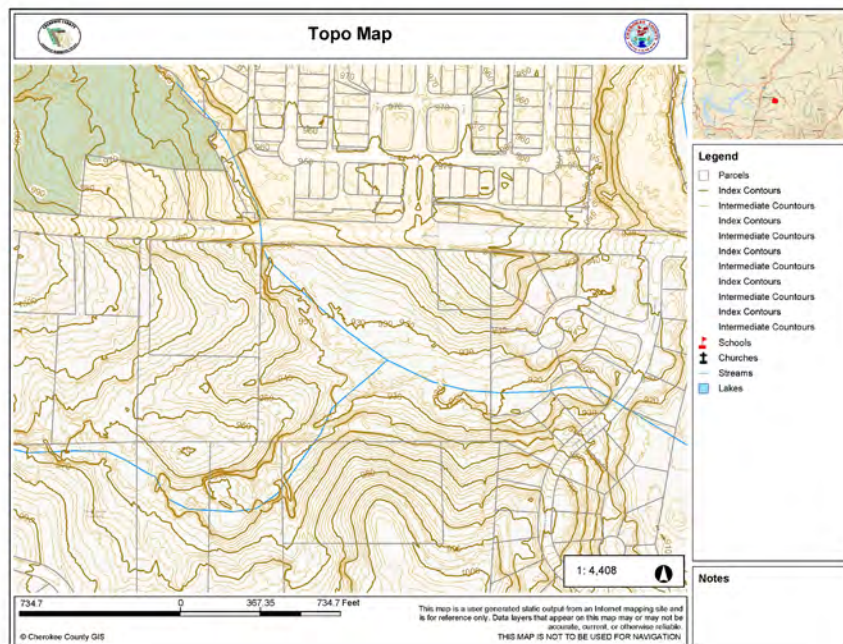
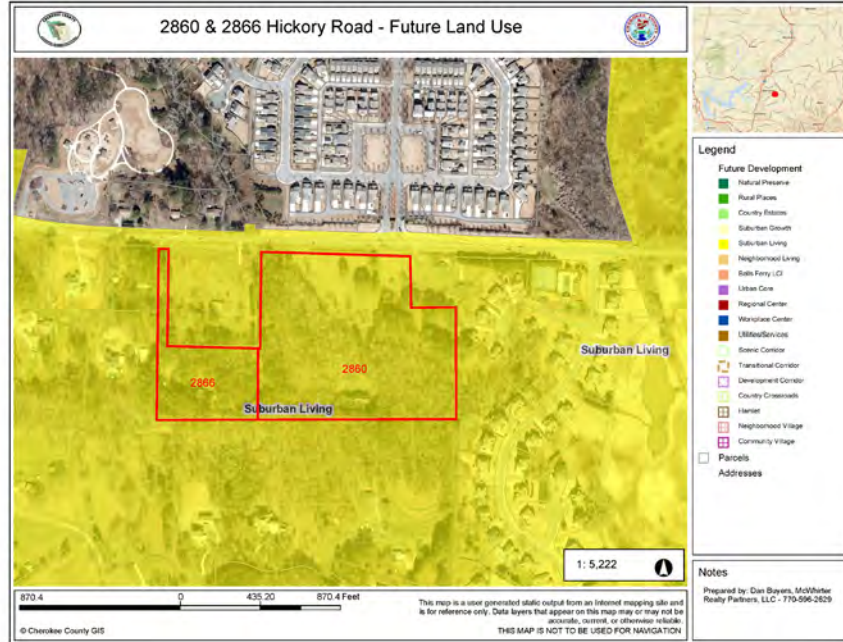


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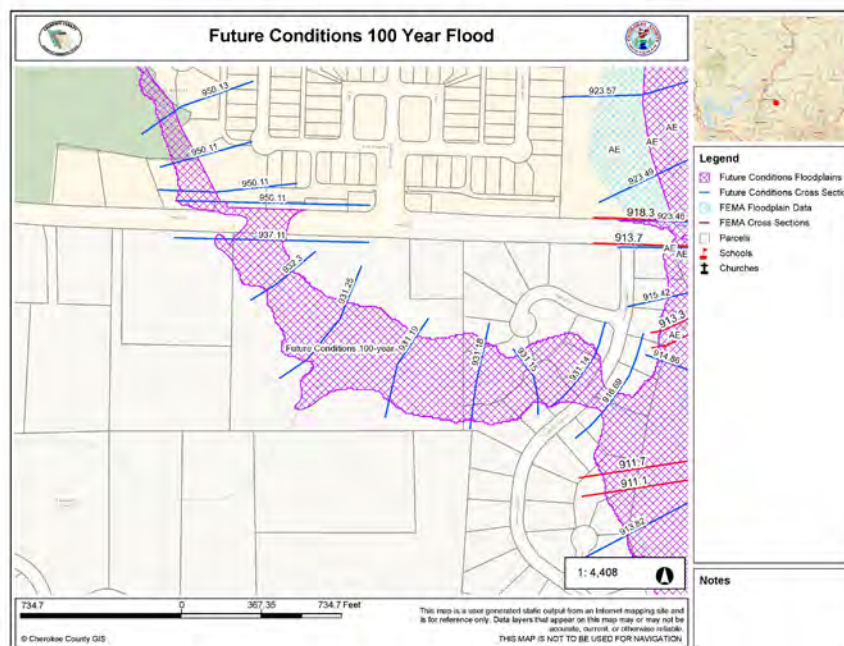
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