

34.86± Acres For Sale

Highway 20 Corridor - Canton (Cherokee County), GA



560/588
Old Doss Drive
Canton, GA 30114

Property Highlights

- 34.86± 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 34.86± 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 \$1,394,400 (\$40,000/ac)

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

294 Interstate North Circle, SE

Bldg 2, Ste 150

Atlanta, GA 30339

770.955.2000

www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

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Area Demographics

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
<u>Population:</u>			
2029 Projection	1,459	26,915	71,089
2024 Estimate	1,275	23,507	61,860
2020 Census	1,169	21,437	54,957
<u>Income:</u>			
Average Household Income	\$119,058	\$94,778	\$110,744
Median Household Income	\$71,173	\$67,985	\$86,418

Assigned Schools

Avery Elementary School

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

Creeklane 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)

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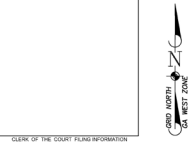
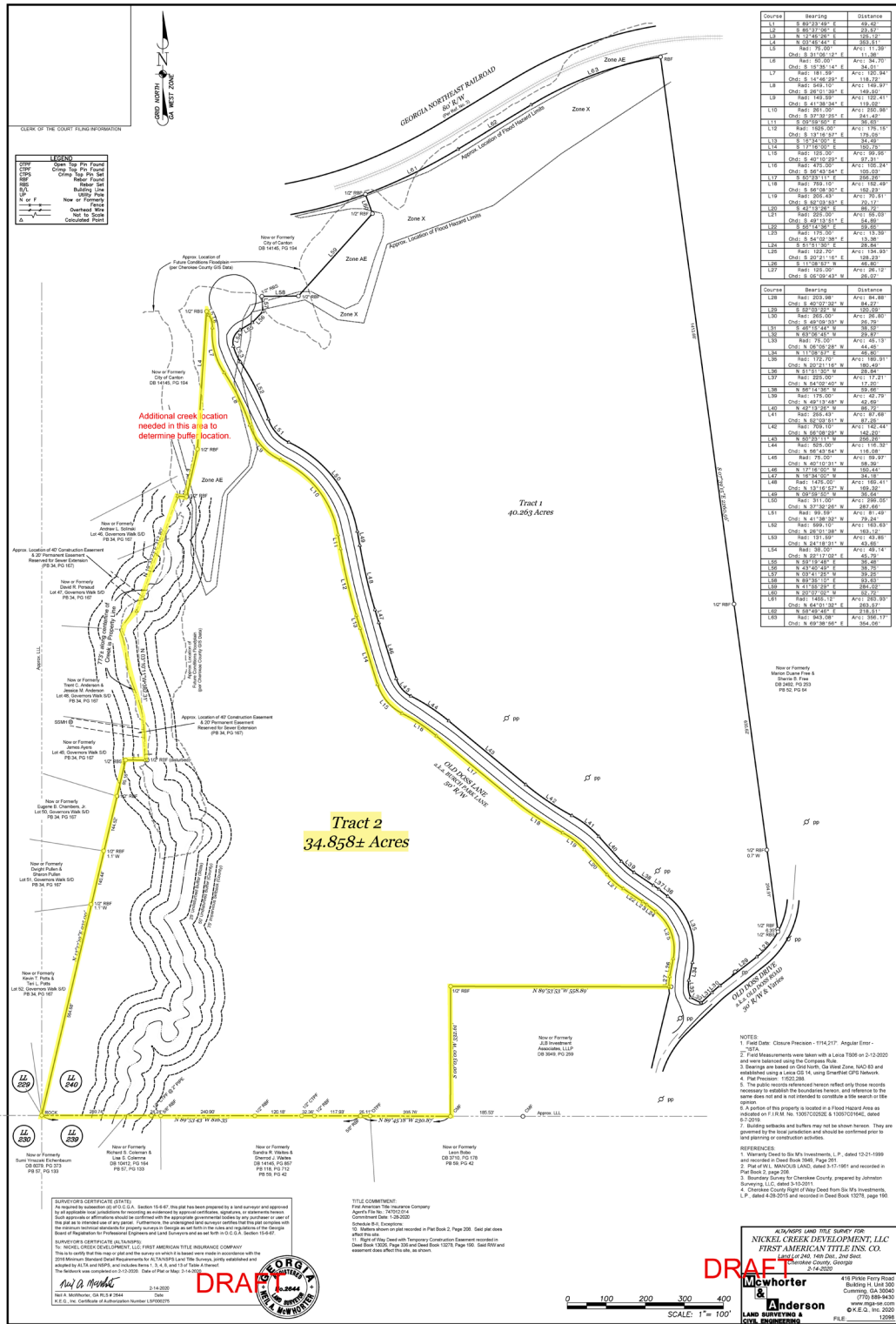
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LEGEND table with symbols for Closed Top, Open Top, Filled Top, etc.

Table with columns: Course, Bearing, Distance, detailing survey measurements for the northern boundary.

Table with columns: Course, Bearing, Distance, detailing survey measurements for the eastern boundary.

Table with columns: Course, Bearing, Distance, detailing survey measurements for the southern boundary.

NOTES section containing 7 numbered items regarding survey methods and legal disclaimers.

Professional stamps and signatures, including 'DRAFT', 'McWhorter & Anderson', and 'LAND SURVEYING & CIVIL ENGINEERING'.

SURVEYOR'S CERTIFICATE (STATE) and TITLE COMMITMENT sections with legal and technical text.

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