

Presented By:

SCOTT HANLON

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A

Cumming, GA 30040

commercial400.com



POWELL
PROPERTY GROUP

15500 E Cherokee Dr



15500 EAST CHEROKEE DR

FOR SALE

Land:

BALL GROUND, GA 30107

Google 100% Imagery date: 11/1/19-newer

100 m

15500 EAST CHEROKEE DR

BALL GROUND, GA 30107



OFFERING SUMMARY

Sale Price:	\$140,000 / acre
Lot Size:	13.05 Acres
Price / Acre:	\$140,000
Zoning:	Heavy Industrial

PROPERTY OVERVIEW

+/- 13.05 acres being offered at \$140,000 per acre, zoned Heavy Industrial off bustling I-575.

PROPERTY HIGHLIGHTS

- Outside Storage
- Cleared & Partly Graded
- Grading Plan Approved
- +/- 541 of Road Frontage
- Convenient to I-575

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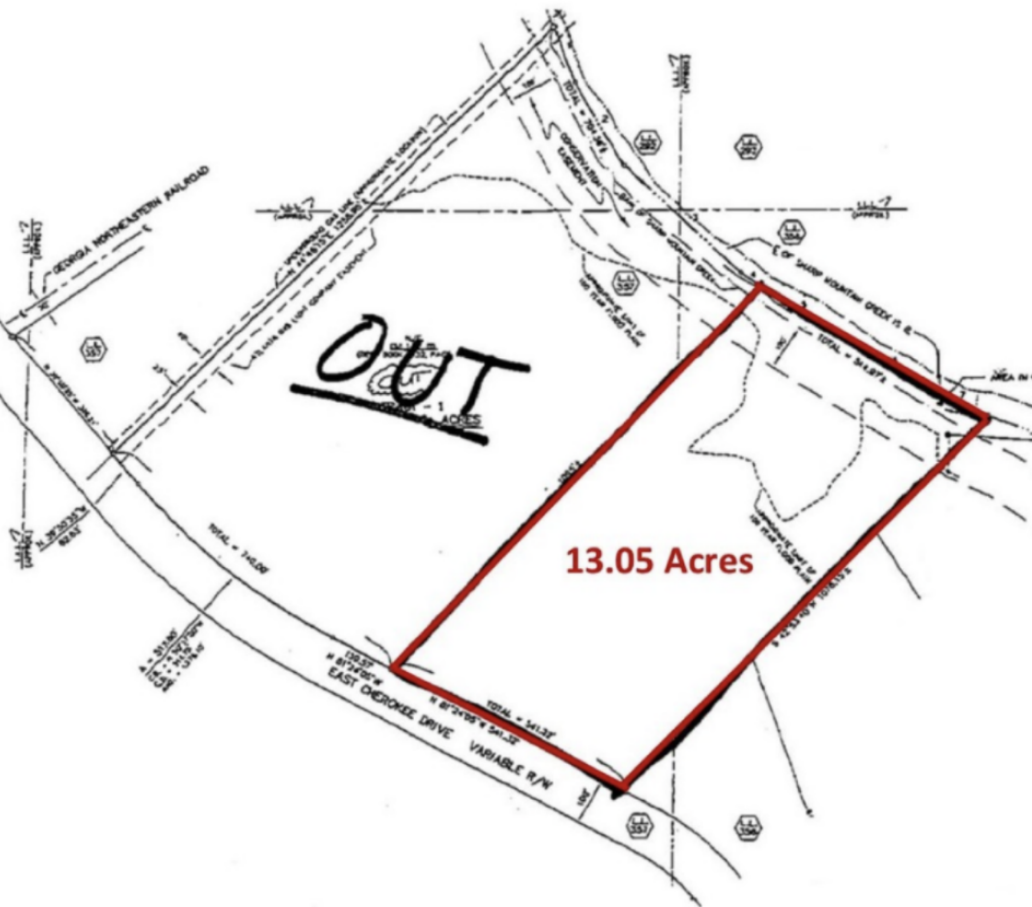
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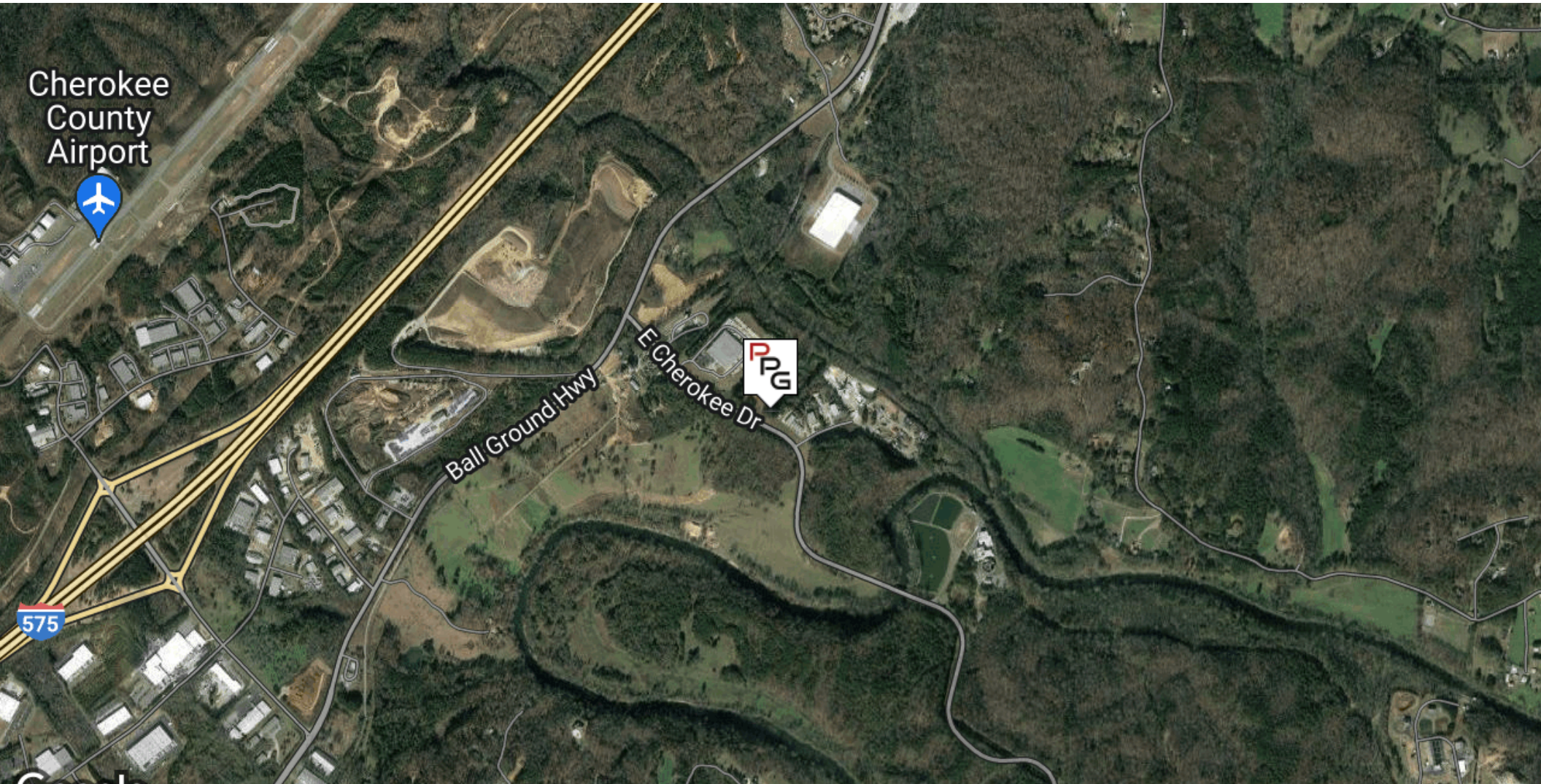
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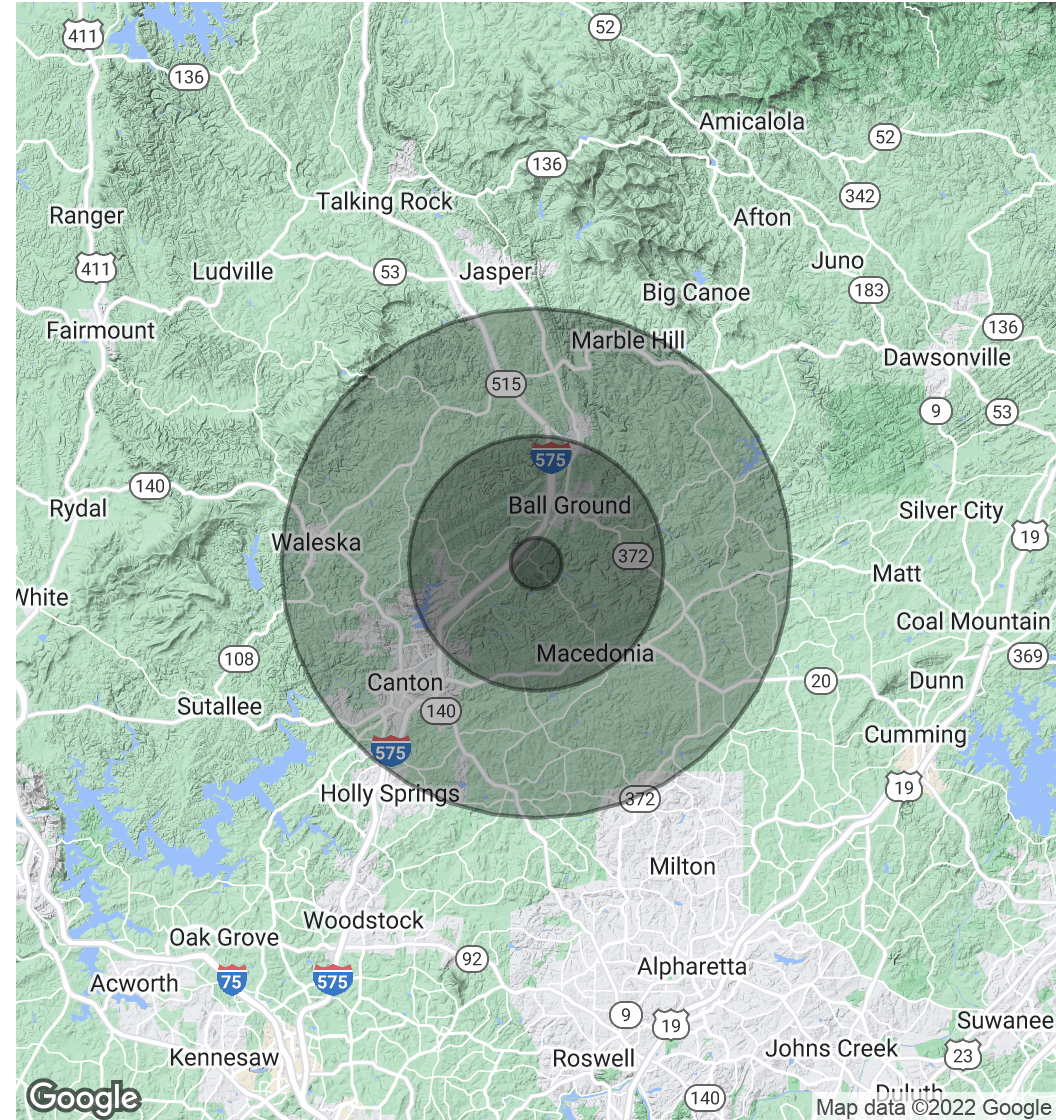


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	467	18,667	94,532
Average Age	39.4	36.5	36.7
Average Age (Male)	40.1	35.3	35.8
Average Age (Female)	37.9	37.1	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	169	6,671	33,008
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$92,268	\$85,041	\$91,435
Average House Value		\$246,283	\$321,292

** Demographic data derived from 2020 ACS - US Census*



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