



PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to offer a ± 6.44 -acre institutional campus for sale at 5496 Hwy 92 in unincorporated Cherokee County, just east of Acworth. The property is improved with five structures totaling $\pm 31,690$ SF — a $\pm 15,900$ SF gymnasium with a classroom wing, a $\pm 6,078$ SF office and classroom building, a $\pm 4,156$ SF former sanctuary building, and two single-family residences of $\pm 4,239$ SF and $\pm 1,317$ SF — together with a fenced playground, an open recreation field, and ample surface parking. Currently operated as a private K-12 school, the campus is well suited to educational, institutional, recreational, daycare, or worship use, with frontage and visibility on Highway 92— which carries approximately 37,100 vehicles per day— and convenient access to I-575 and I-75. The school will be relocating after sale. **Shown by appointment only.**

PROPERTY HIGHLIGHTS

- ± 6.44 acres with frontage on the Highway 92 corridor
- Five structures totaling $\pm 31,690$ SF, including two single-family homes
- $\pm 15,900$ SF gymnasium with full hardwood court & classroom wing
- Former sanctuary ($\pm 6,078$ SF) for assembly, worship or meetings
- Office & classroom building ($\pm 4,156$ SF); fenced playground & field
- Zoned R-20, Cherokee County — Use Code 72 (School / College, Private)

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

IMPROVEMENTS SUMMARY

Improvement	Primary Use	Approx. SF
Gymnasium with classroom wing	Recreation / instruction	15,900
Former sanctuary	Assembly / meeting rooms	6,078
Office & classroom building	Administration / instruction	4,156
Single-family residence	Residential / caretaker	4,239
Single-family residence	Residential / caretaker	1,317
Total building area (5 structures)		±31,690

Building areas are approximate, per county and field data; buyer to verify.

KEY FACTS

Land area	±6.44 acres	Buildings	5 structures · ±31,690 SF total
Zoning	R-20 (Cherokee County)	Use code	72 — School / College (Private)
Parcel ID	21N12142	Traffic count	±37,100 VPD on Hwy 92



Regulation hardwood gymnasium with bleacher seating

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EXTERIOR & GROUNDS



Gym and Classroom Building



Activity Building with Large Rooms



Flat Building

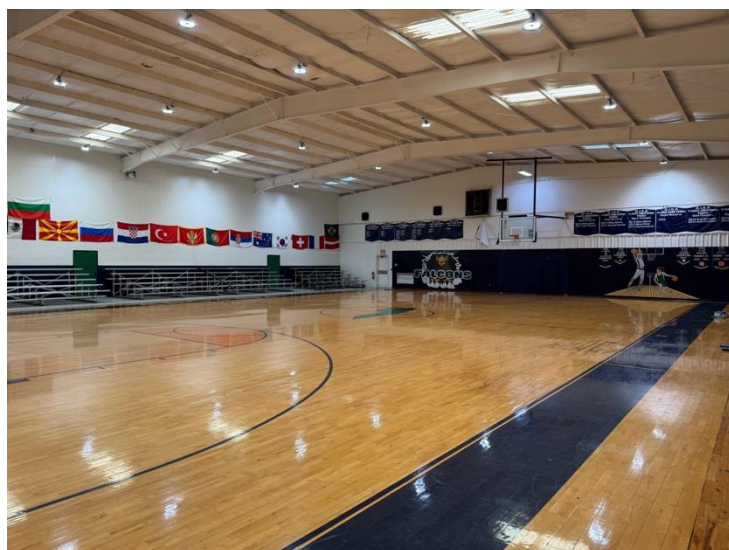


Brick Ranch Home



2 Bedroom Home

INTERIOR SPACES



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LOCATION & DEMOGRAPHICS

Established, growing northwest-metro Atlanta submarket

- Direct frontage on Highway 92, a primary east–west connector linking Acworth, Woodstock and I-575 / I-75
- High visibility — approximately 37,100 vehicles per day pass the site on Highway 92
- Minutes to downtown Woodstock, Towne Lake and Town Center retail and employment nodes
- Within the highly rated Cherokee County market, a top northwest-metro growth county
- Suburban setting with mature tree cover, residential density and strong daytime traffic

TRADE-AREA SNAPSHOT

Metric	ZIP 30102
Population	43,463
Households	15,219
Avg. household size	2.86
Median age	37.3
Median household income	\$97,676
Average household income	\$114,015
Per-capita income	\$40,707
Median home value	\$333,000

Source: U.S. Census Bureau, 2020–2024 American Community Survey (5-year) for ZIP 30102 and Cherokee County. Figures approximate.

Highway 92 frontage & monument signage

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PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 32 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers

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