



**COLDWELL
BANKER
COMMERCIAL**

METRO BROKERS

FOR SALE

00 KNOX BRIDGE HIGHWAY- 55.12+/- ACRES

00 Knox Bridge Highway
Canton, GA 30114

AVAILABLE SPACE

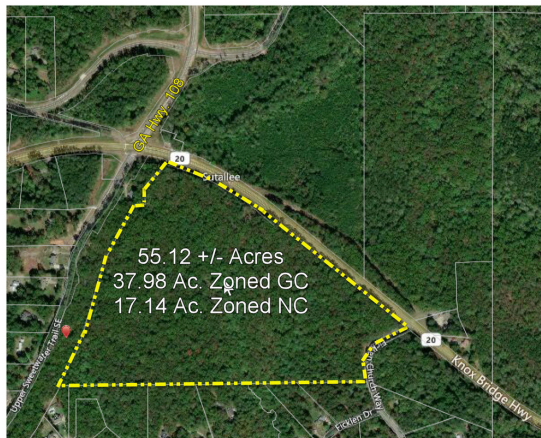
55.12 Acres

ASKING PRICE

\$2,750,000

FEATURES

- \$50,000/Acre
- Zoned GC | NC
- Septic Required



OFFICE

Kurt Cooper
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**COLDWELL BANKER COMMERCIAL
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5775 Glenridge Drive, Building D, Suite 200, Atlanta, GA 30328
678.320.4800

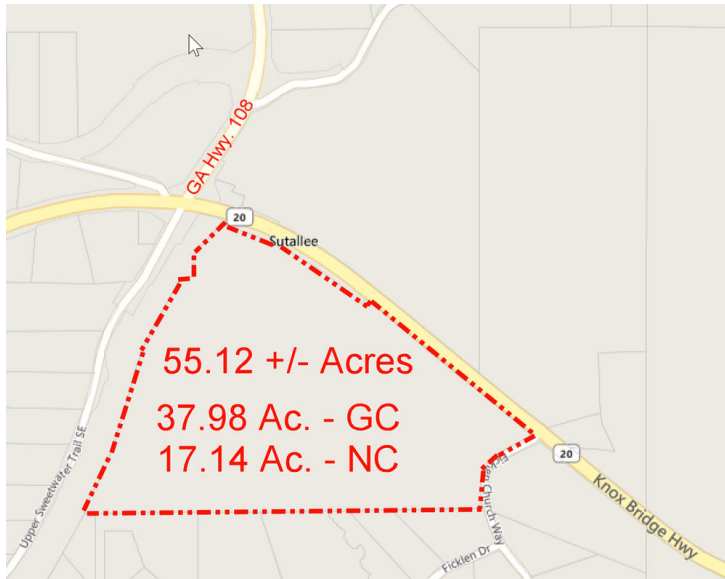
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SALE

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00 Knox Bridge Highway, Canton, GA 30114



OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size:	55.12 Acres
Zoning:	GC NC
Traffic Count:	18,115 VPD
Price / Ac:	\$49,891.15

PROPERTY OVERVIEW

Commercial development opportunity to purchase 55+/- Acres at an offering price of \$2,750,000. An average price of approximately \$50,000/acre. Property has mixed zoning of GC and NC, requiring septic systems. Frontage on GA Hwy. 20, aka Knox Bridge Hwy, a connecting corridor between I-75 in Cartersville and I-575 in Canton.

LOCATION OVERVIEW

With a growing population of approximately 27,000, the city of Canton is the county seat of Cherokee County, Georgia. Located in the foothills of the Blue Ridge Mountains in northwest Georgia, the area has a rich history and beautiful landscape of rolling hills and lakes.

Directions From Atlanta. Follow I-75 N and I-575 N to Holly Springs Pkwy in Cherokee County. Take exit 14 from I-575 N. Drive to GA-20 W. Turn left onto Butterworth Rd. Turn left onto GA-20 W for 5.5 miles. Property will be located on left.

PROPERTY HIGHLIGHTS

- \$50,000/Acre
- Zoned GC | NC
- Septic Required

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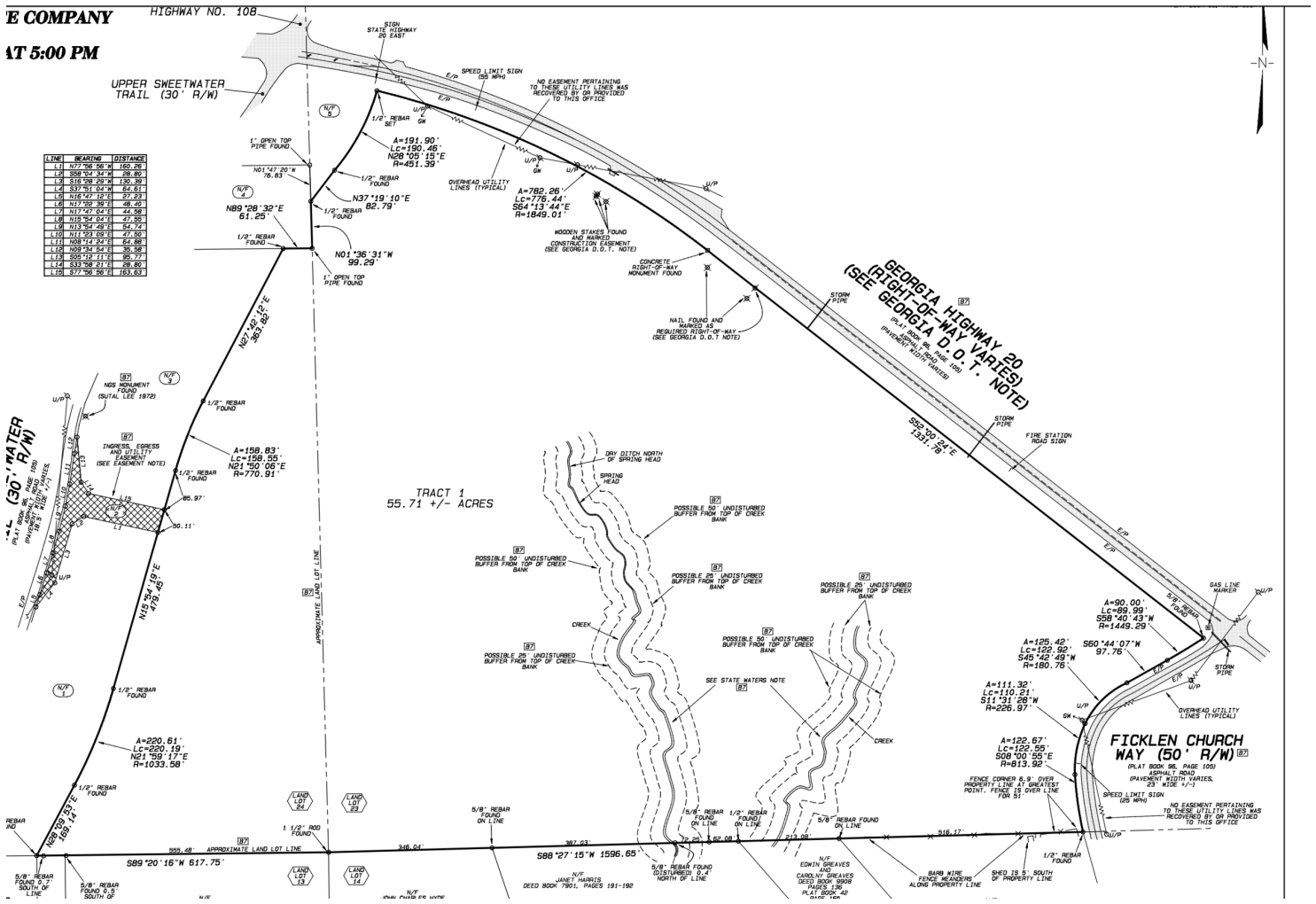
E COMPANY

HIGHWAY NO. 10B

AT 5:00 PM

UPPER SWEETWATER TRAIL (30' R/W)

LINE	BEARING	DISTANCE
L1	N77°56'56"W	180.26
L2	S89°20'16"W	617.75
L3	S18°20'29"W	130.39
L4	S37°19'10"E	54.11
L5	N77°42'04"E	44.39
L6	N17°29'38"E	46.43
L7	N77°42'04"E	44.39
L8	N13°24'49"E	54.92
L9	N13°24'49"E	54.92
L10	N11°30'09"E	47.50
L11	N08°14'34"E	64.88
L12	N08°14'34"E	36.98
L13	S25°17'11"E	85.72
L14	S33°58'21"E	28.80
L15	S77°56'56"W	180.26



TRACT 1
55.71 +/- ACRES

FICKLEN CHURCH WAY (50' R/W)

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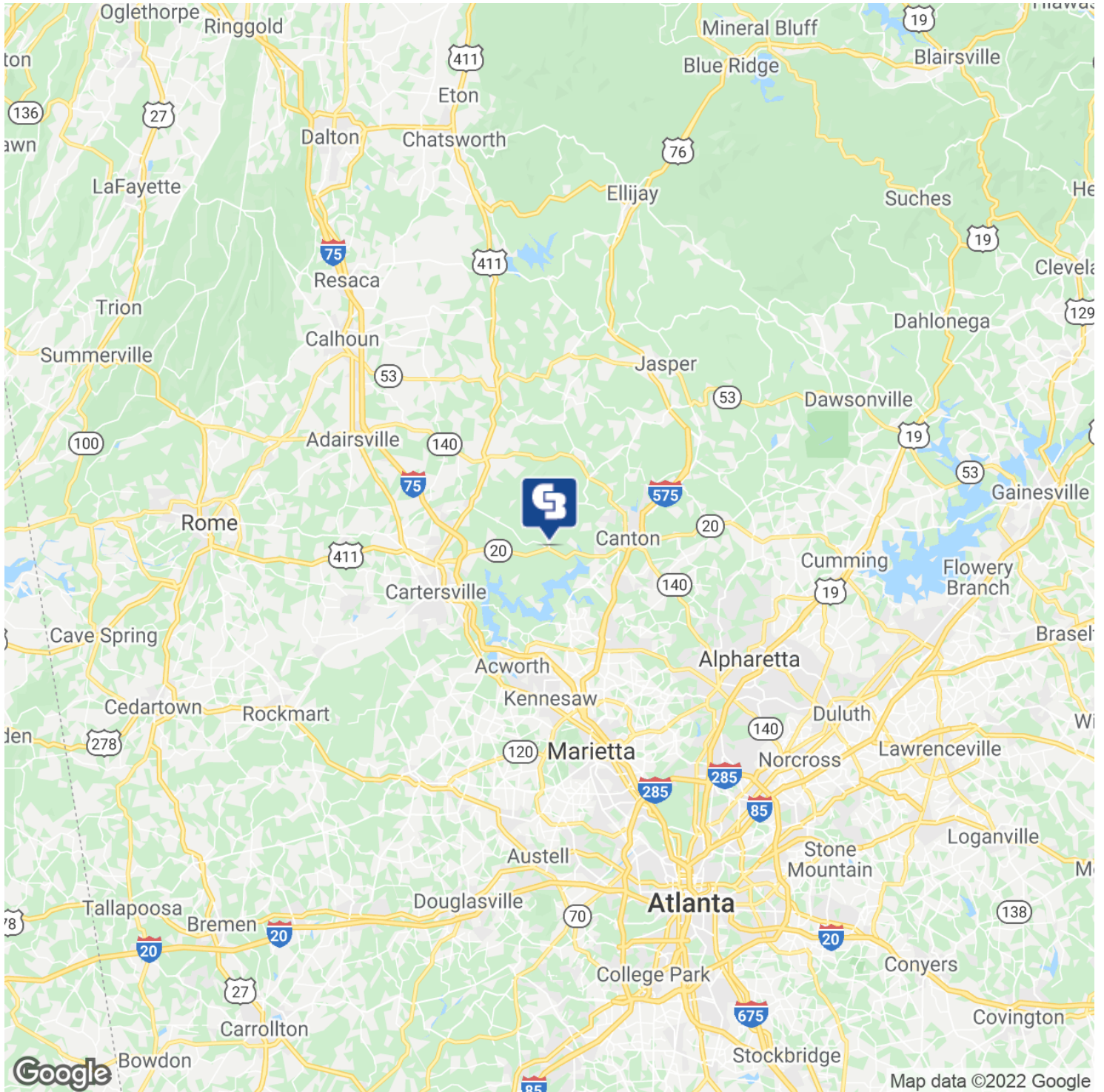
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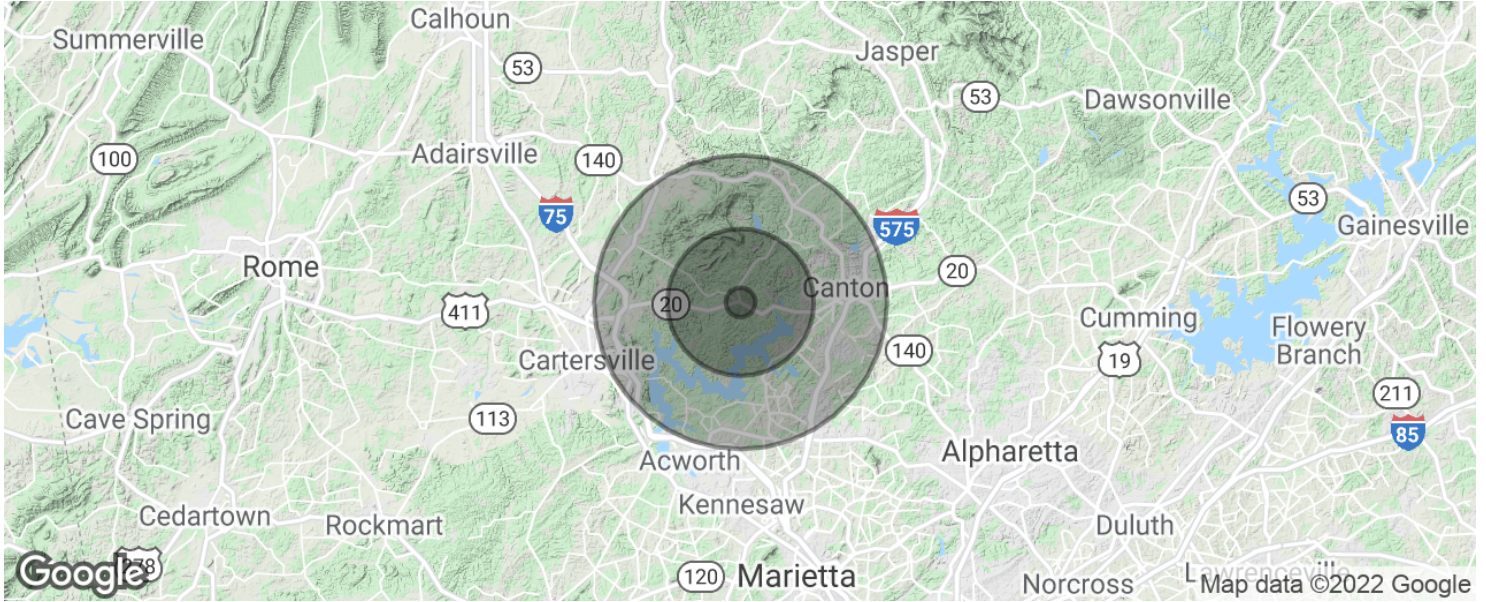
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	617	20,196	139,265
Median age	37.0	37.2	36.0
Median age (Male)	36.0	36.2	34.7
Median age (Female)	37.7	37.8	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	210	7,232	50,305
# of persons per HH	2.9	2.8	2.8
Average HH income	\$101,934	\$89,666	\$80,347
Average house value	\$302,208	\$261,056	\$238,455

* Demographic data derived from 2010 US Census

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