

COMMERCIAL FOR SALE

COHUTTA PINES: 100 ACRE OUTDOOR SHOOTING RANGE, ARCHERY, CAMPING, AND EVENTS

367 OLD HIGHWAY 2, CISCO, GA 30708



FOR SALE

KW COMMERCIAL
1200 Commerce Dr. Suite 110
Peachtree City, GA 30269



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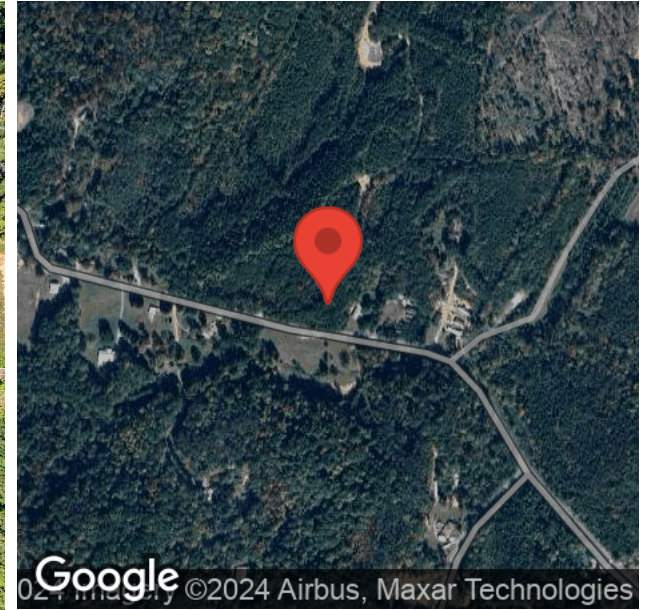
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EXECUTIVE SUMMARY

367 OLD HIGHWAY 2



OFFERING SUMMARY

PRICE:	\$1,499,000
LOT SIZE:	98.81 Acres
PRICE / ACRE:	\$15,180
ZONING:	A1
PERMITTED USES:	Recreational, Lodge, Hospitality, RV
APN:	M076 001

PROPERTY OVERVIEW

Discover Cohutta Pines, a premier outdoor recreational facility nestled in the picturesque North Georgia mountains.

This expansive 100-acre property is an exceptional opportunity for investors seeking to capitalize on the growing demand for outdoor shooting ranges, archery, camping, and event hosting.

With a diverse range of amenities and activities, Cohutta Pines is designed to cater to a wide audience, from outdoor enthusiasts to corporate event planners.

INVESTMENT HIGHLIGHTS

- **Versatile Development Potential:** Opportunities to construct a hunting lodge, corporate training hub, or a government facility tailored to various needs.
- **Outdoor Activity Expansion:** Potential to diversify into paintball, archery, survival training, and other outdoor pursuits with room for cabins and obstacle courses.
- **Exclusive Opportunity:** A rare find in the market, promising endless possibilities for personal or commercial ventures in a pristine setting.

LOCATION & HIGHLIGHTS

367 OLD HIGHWAY 2



LOCATION OVERVIEW

Nestled in the scenic North Georgia mountains, Cohutta Pines offers a stunning natural backdrop that provides both tranquility and adventure. Here are a few key investment opportunities to consider:

Government or Private Training Facility: The property is ideal for establishing a training facility, catering to law enforcement, military, or private security sectors.

Ongoing Business Ventures: With its diverse offerings, you can create a sustainable business model that includes outdoor events, training sessions, and recreational activities.

Additional Investment Opportunities: The expansive area allows for various developments, including eco-tourism, glamping sites, or educational workshops.

LOCATION INFORMATION

Facility Name:	Cohutta Pines: 100 Acre Outdoor Shooting Range, Archery, Camping, and Event Area
Street Address:	367 Old Highway 2
City, State, Zip:	Cisco, GA 30708
County:	Murray County
Market:	Georgia North
Sub-market:	Georgia Northwest
Location:	Chatthooche National Forest/Cohutta Wilderness

PROPERTY HIGHLIGHTS

- **Prime Location:** Nestled in the scenic north Georgia mountains, offering stunning natural beauty and tranquility.
- **Accessible Yet Secluded:** Just two hours from Atlanta and 40 minutes from Chattanooga, balancing urban convenience with a remote wilderness experience.
- **Expansive Acreage:** Nearly 100 acres of rolling hills and forest, providing ample space for diverse development opportunities.
- **Existing Infrastructure:** Facilities include bays, classrooms, storage, and target ranges, ready for immediate use or enhancement.
- **Helicopter Landing Pad:** Unique feature allowing for quick access and convenience for high-profile users or special events.

PROPERTY PHOTOS

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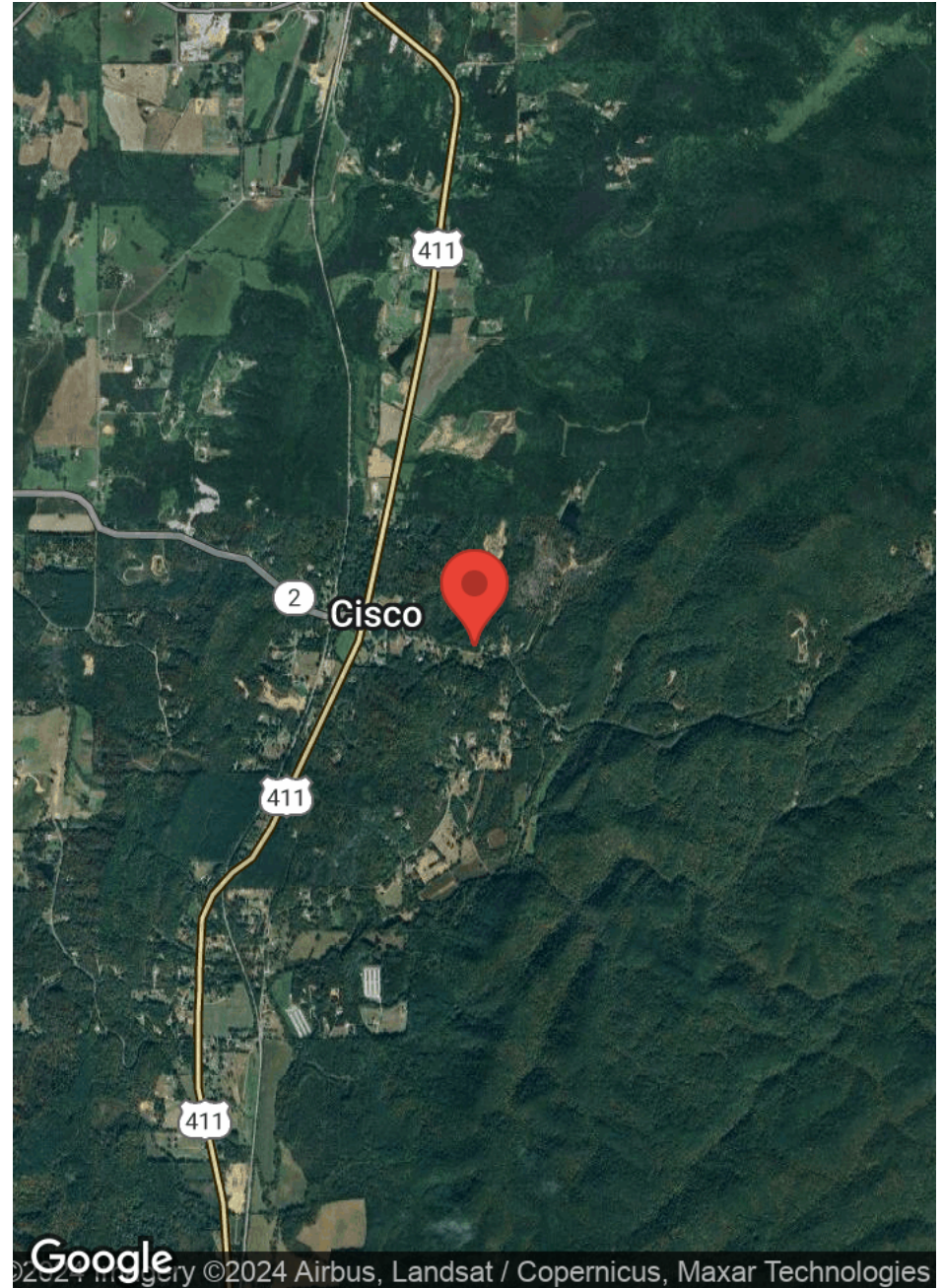
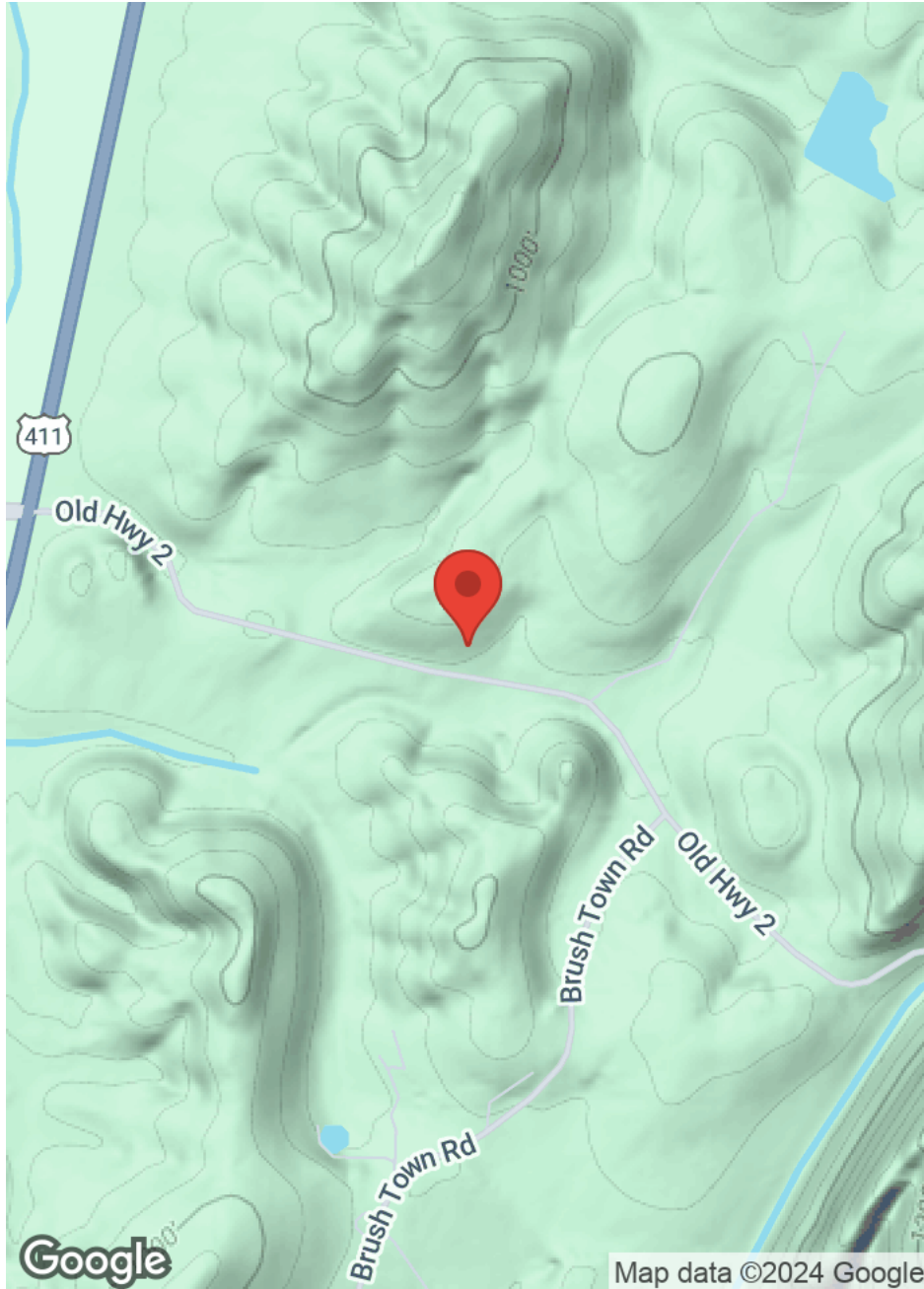
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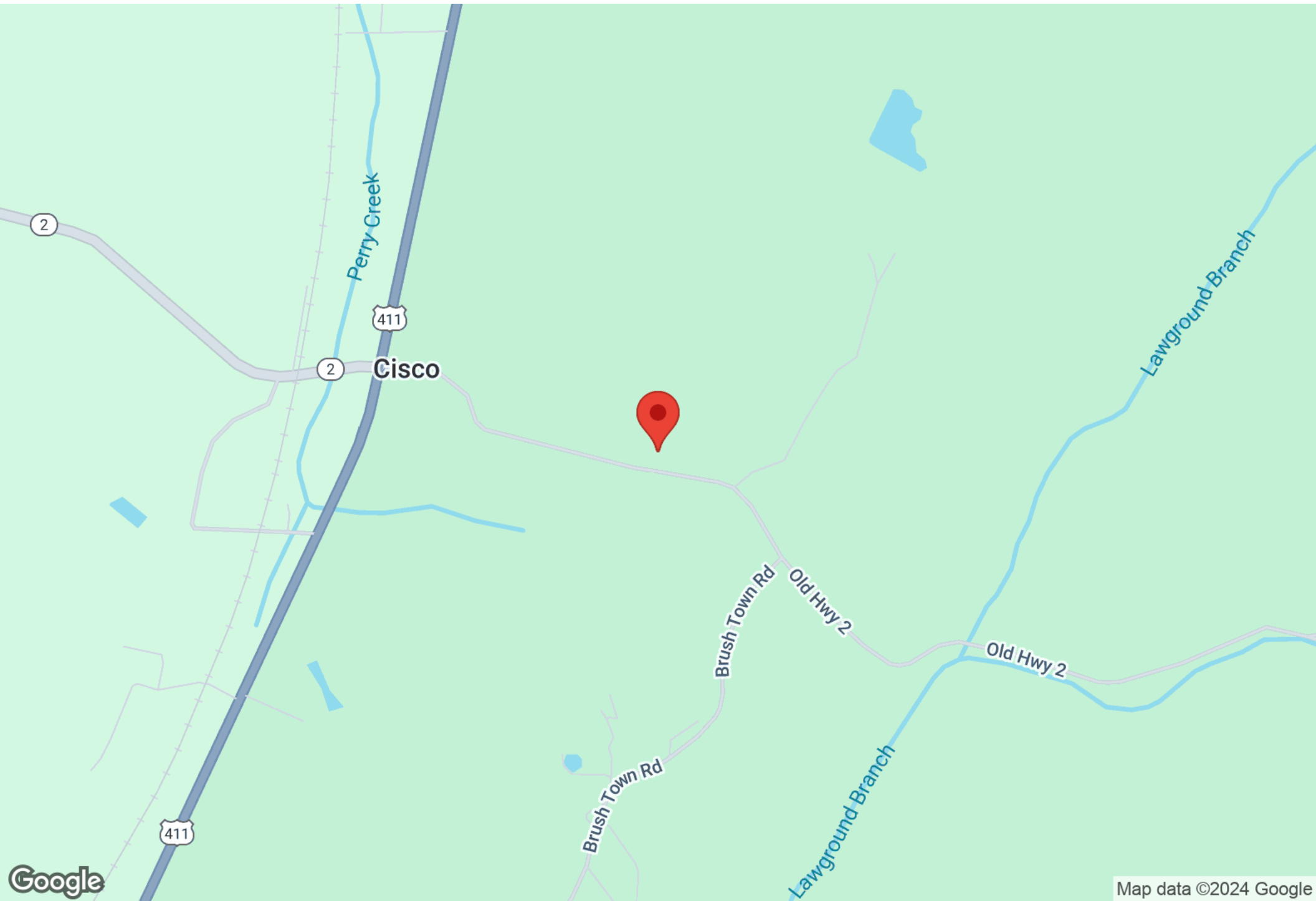
LOCATION MAPS

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ROAD MAP

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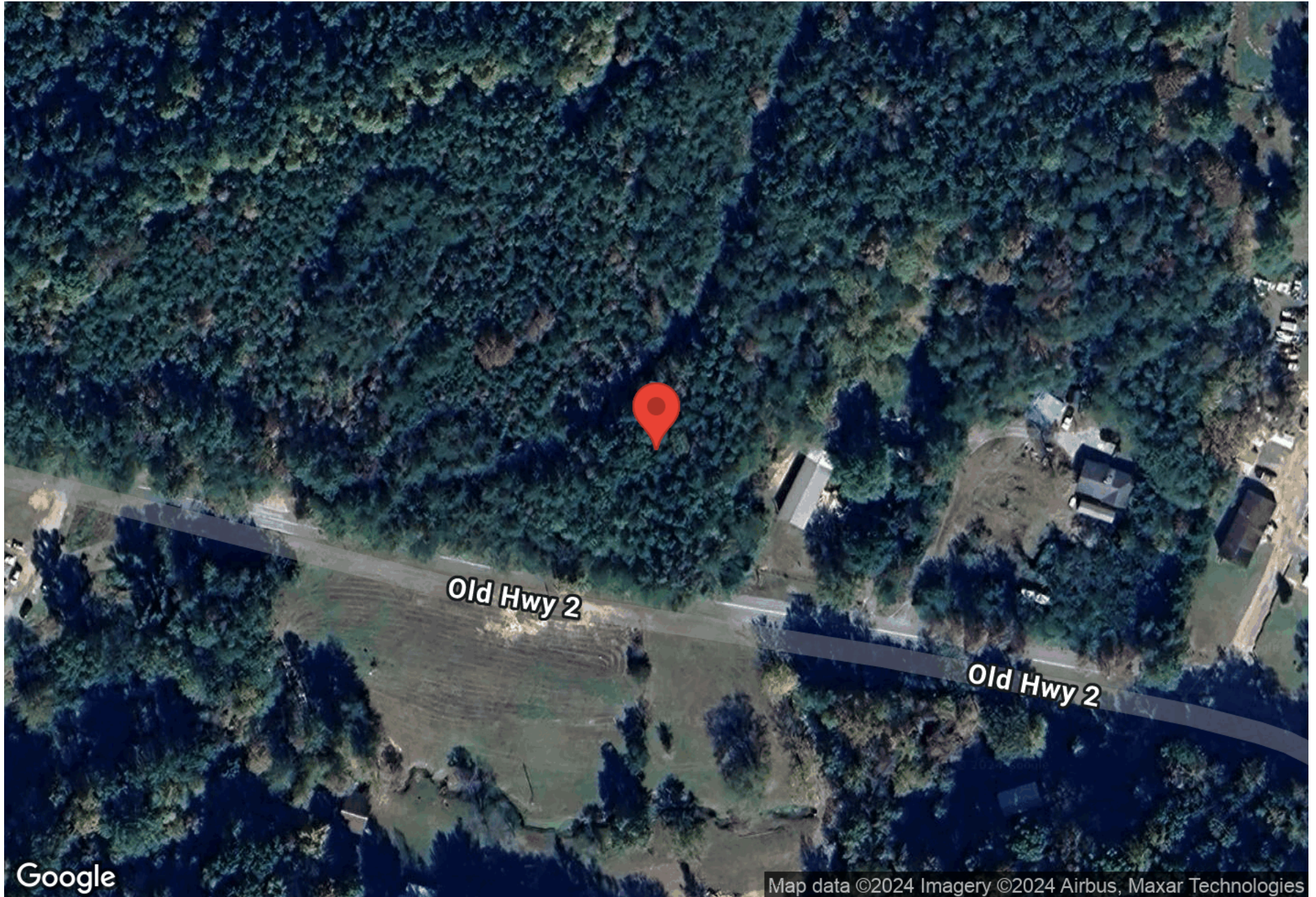
REGIONAL MAP

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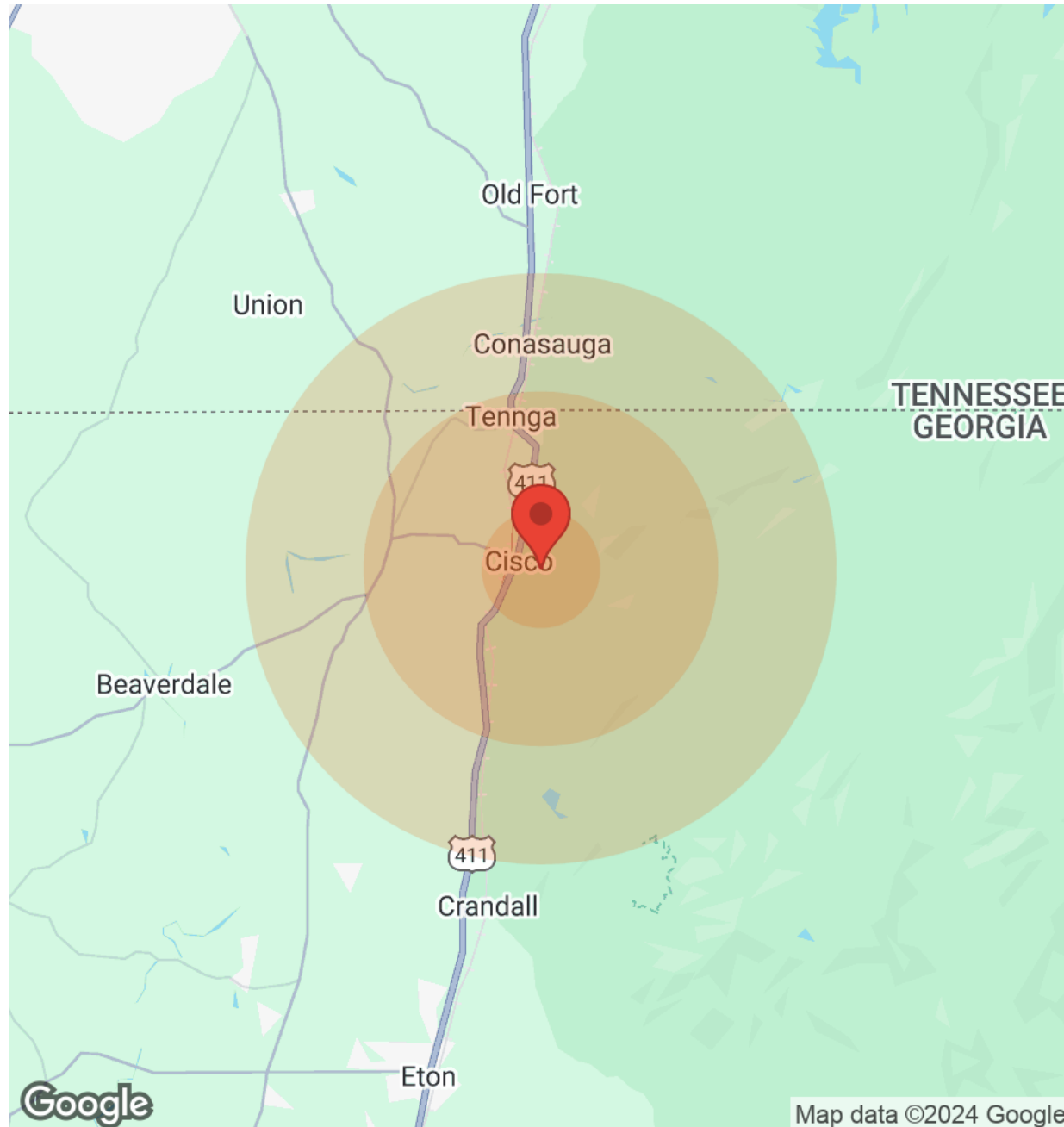
AERIAL MAP

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DEMOGRAPHICS

367 OLD HIGHWAY 2



Population	1 Mile	3 Miles	5 Miles
Male	N/A	464	1,734
Female	N/A	432	1,716
Total Population	N/A	896	3,450

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	172	650
Ages 15-24	N/A	137	489
Ages 25-54	N/A	359	1,452
Ages 55-64	N/A	124	436
Ages 65+	N/A	104	423

Race	1 Mile	3 Miles	5 Miles
White	N/A	891	3,362
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	5	97
Multi-Racial	N/A	10	176

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$23,873	\$31,502
< \$15,000	N/A	76	239
\$15,000-\$24,999	N/A	103	289
\$25,000-\$34,999	N/A	49	148
\$35,000-\$49,999	N/A	13	130
\$50,000-\$74,999	N/A	83	309
\$75,000-\$99,999	N/A	11	120
\$100,000-\$149,999	N/A	8	53
\$150,000-\$199,999	N/A	N/A	18
> \$200,000	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	368	1,529
Occupied	N/A	334	1,345
Owner Occupied	N/A	244	1,042
Renter Occupied	N/A	90	303
Vacant	N/A	34	184



Map data ©2024 Google

PROFESSIONAL BIO

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Christian Swann Group Commercial is a commercial real estate company based out of Atlanta Georgia. Our expertise is hospitality, liquor stores, shopping centers, and land acquisitions. We are a founding member of the KW Hotel Group. One of the largest hospitality real estate groups nationwide.

As consummate professionals, Christian Swann and her team provide their clients with the highest level of service to reach their unique real estate goals. Christian Swann is an award-winning real estate entrepreneur based in Atlanta. Swann is a contributor for several real estate news articles, and a top-producing member of multiple Realtor Boards, a member of The elite KW Sports + Entertainment division, many other awards, designations, and association memberships. Mrs. Swann is the founder and president of CSG Real Estate Group powered by KW Atlanta Partners. Swann leverages specialized market knowledge, superior technology, exclusive data, and industry relationships to help achieve her clients' most opportunistic objectives. In the commercial market, real estate agent Christian Swann and her team are renowned among colleagues and clients alike for their integrity, loyalty, and professionalism.

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