

OFFERING MEMORANDUM

11303 Highway 92 | Woodstock, GA 30188

Commercial Property for Sale | 1.19 Acres | ±7,000 SF Building

CONFIDENTIALITY NOTICE

This Offering Memorandum contains confidential information intended solely for prospective purchasers and their advisors. The information herein has been obtained from sources believed reliable, but no warranty or representation is made as to its accuracy. Prospective buyers should conduct their own independent due diligence.

EXECUTIVE SUMMARY

An exceptional commercial opportunity is available at **11303 Highway 92, Woodstock, GA 30188**, featuring a **±7,000 square foot building** currently operating as a church, situated on **1.19 acres** with outstanding visibility along the high-traffic GA-92 corridor. **Zoned General Commercial in Cherokee County**, the property provides flexible redevelopment and adaptive reuse potential, making it ideal for a wide range of commercial, institutional, or community-oriented uses.

This site offers a rare blend of **land size, building footprint, zoning flexibility, and a prime location** within the fast-growing Woodstock market.

INVESTMENT HIGHLIGHTS

- **Prime Woodstock Location** – High exposure and strong accessibility along GA-92
- **1.19 Acres** – Large lot with potential for expansion, parking, and redevelopment
- **±7,000 SF Building** – Functional footprint currently used as a church
- **General Commercial Zoning** – Broad permitted-use flexibility (Cherokee County)
- **Value-Add Opportunity** – Suitable for adaptive reuse, repositioning, or redevelopment
- **Growing Market Fundamentals** – Woodstock continues to experience strong population and commercial growth
- **Ideal for Multiple Uses** – Office, medical, retail, event space, education, worship, community center, and more (buyer to verify)

PROPERTY OVERVIEW

Address: 11303 Highway 92, Woodstock, GA 30188

County: Cherokee County

Site Size: ±1.19 Acres

Building Size: ±7,000 SF

Current Use: Church / Religious Facility

Zoning: General Commercial (GC)

Sale Type: Fee Simple

Utilities: Public/Buyer to verify

Parking: On-site / Buyer to verify

Access: Direct access from GA-92 with strong frontage and visibility

Note: Buyer to verify zoning, allowable uses, utilities, easements, and development requirements.

PROPERTY DESCRIPTION

This property includes a **±7,000 SF building** that has been maintained as an operational church and offers strong adaptability due to its size and layout. The **1.19-acre parcel** provides ample land for **parking, circulation, expansion, or redevelopment**, depending on the buyer's intended use.

Located on **GA-92**, a major corridor serving Woodstock and surrounding communities, the site benefits from consistent traffic volume and high visibility—key factors for commercial viability.

ZONING & USE POTENTIAL

Zoning: General Commercial (Cherokee County)

The GC zoning designation typically supports a broad array of commercial uses. Potential buyer concepts may include:

- Professional office or coworking hub
- Medical / urgent care / specialty clinic (buyer to verify)
- Retail or showroom space

- Event venue / banquet / community facility
- Education / daycare / training center
- Restaurant concept (buyer to verify feasibility)
- Redevelopment for mixed commercial uses (buyer to verify)
- Continued use as church / religious institution

All uses subject to Cherokee County approval. Buyer to independently confirm permitted uses.

LOCATION OVERVIEW

Woodstock, GA is among Metro Atlanta's most desirable and fast-growing suburban markets, attracting residents and businesses due to its strong demographics, schools, proximity to Atlanta, and vibrant downtown district. The subject property's location along GA-92 offers convenient connectivity to:

- I-575
 - Downtown Woodstock
 - Nearby residential neighborhoods
 - Retail and commercial nodes
 - Major employers and community amenities
-

MARKET ADVANTAGES

- Strong residential growth supporting commercial demand
 - Ongoing infrastructure and development activity
 - Increasing consumer traffic and population density
 - High appeal to both owner-users and investors seeking value-add opportunities
-

OFFERING DETAILS

Property Offered: Fee Simple Interest

Asking Price: Contact Broker / Owner

Tours: By appointment only

Contact: [Insert Agent/Broker Name, Phone, Email]

DUE DILIGENCE INFORMATION (AVAILABLE UPON REQUEST)

- Parcel map / survey (if available)
 - Tax records
 - Zoning confirmation letter (if available)
 - Building square footage verification (if available)
 - Utility availability information
 - Environmental reports (if available)
-

DISCLAIMER

All information contained herein is subject to errors, omissions, and changes without notice. Buyers are advised to verify all facts independently, including but not limited to property condition, zoning, permits, land use regulations, and building measurements.