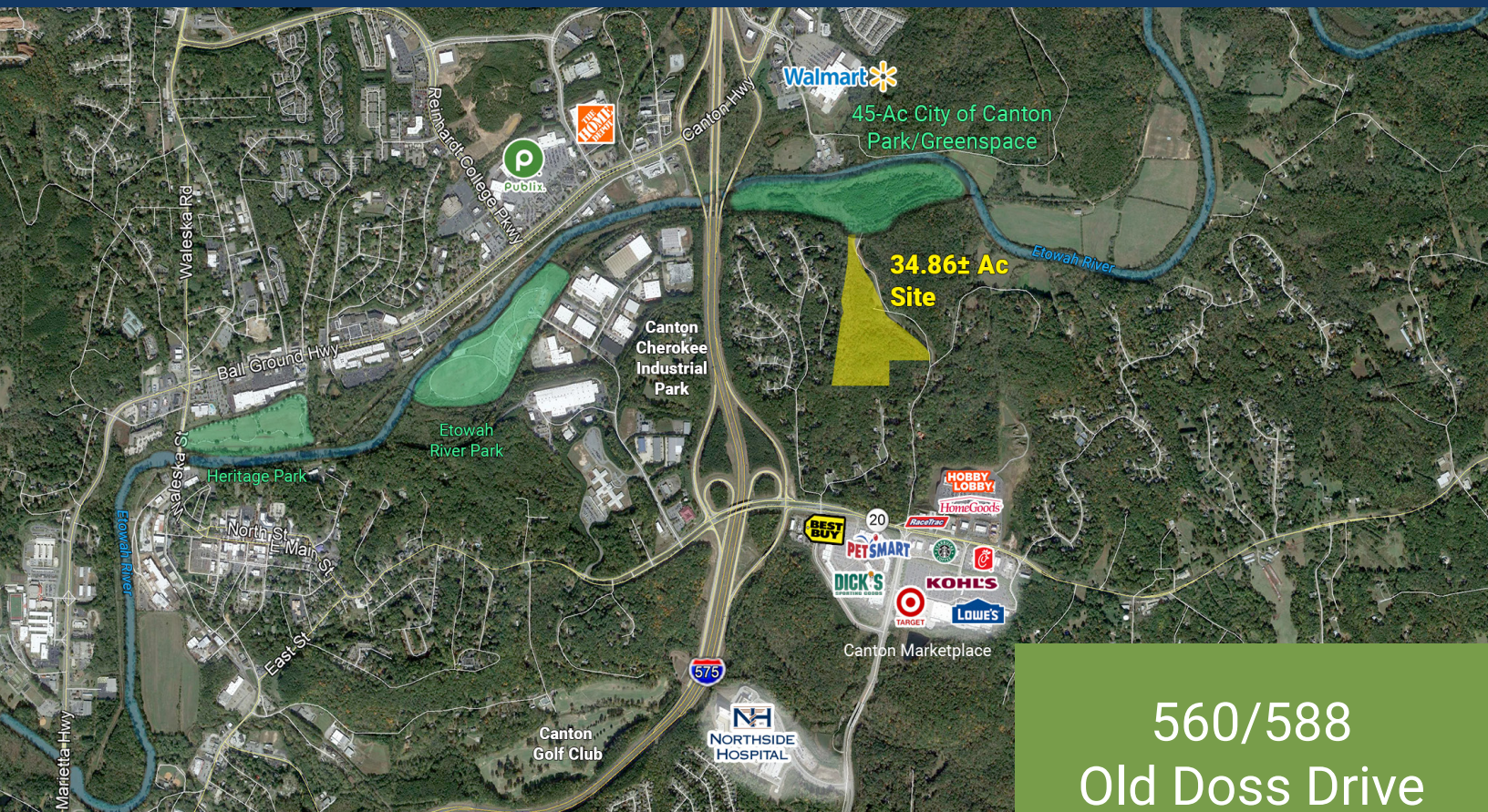


34.86± Acres For Sale

Highway 20 Corridor - Canton (Cherokee County), GA



560/588
Old Doss Drive
Canton, GA 30114

Property Highlights

- 34.86± acres total
- Located across Highway 20 from Canton Marketplace (800,000 SF retail center) & Northside-Cherokee Hospital
- Excellent location for single-family residential development or hospital supportive services
- 40.2± acre tract directly across Old Doss Lane was recently purchased by SkyView Custom Homes
- Zoned AG - Cherokee County, GA and designated on Cherokee Co. Future Land Use Map as "Suburban Growth"
- Great development opportunity, adjacent to 45.12± acre City of Canton Park / Greenspace with over 3,800' on Etowah River and access to the NEW multi-use trail along Etowah River
- Priced at \$1,394,400 (\$40,000/ac)

Dan Buyers

770.596.2629

tdb@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

Bldg 2, Ste 150

Atlanta, GA 30339

770.955.2000

www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

560/588 Old Doss Drive Canton, GA 30114



Area Demographics

	1 mile	3 mile	5 mile
<u>Population:</u>			
2029 Projection	1,459	26,915	71,089
2024 Estimate	1,275	23,507	61,860
2020 Census	1,169	21,437	54,957
<u>Income:</u>			
Average Household Income	\$119,058	\$94,778	\$110,744
Median Household Income	\$71,173	\$67,985	\$86,418

Assigned Schools

Avery Elementary School

Ranked 8/10 (greatschools.org) & 133rd of 1,208 Georgia Elementary Schools (schooldigger.com)

Creekland Middle School

Ranked 7/10 (greatschools.org) & 53rd of 540 Georgia Middle Schools (schooldigger.com)

Creekview High School

Ranked 8/10 (greatschools.org) & 55th of 409 Georgia High Schools (schooldigger.com)

Dan Buyers

770.596.2629

tdb@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

Bldg 2, Ste 150

Atlanta, GA 30339

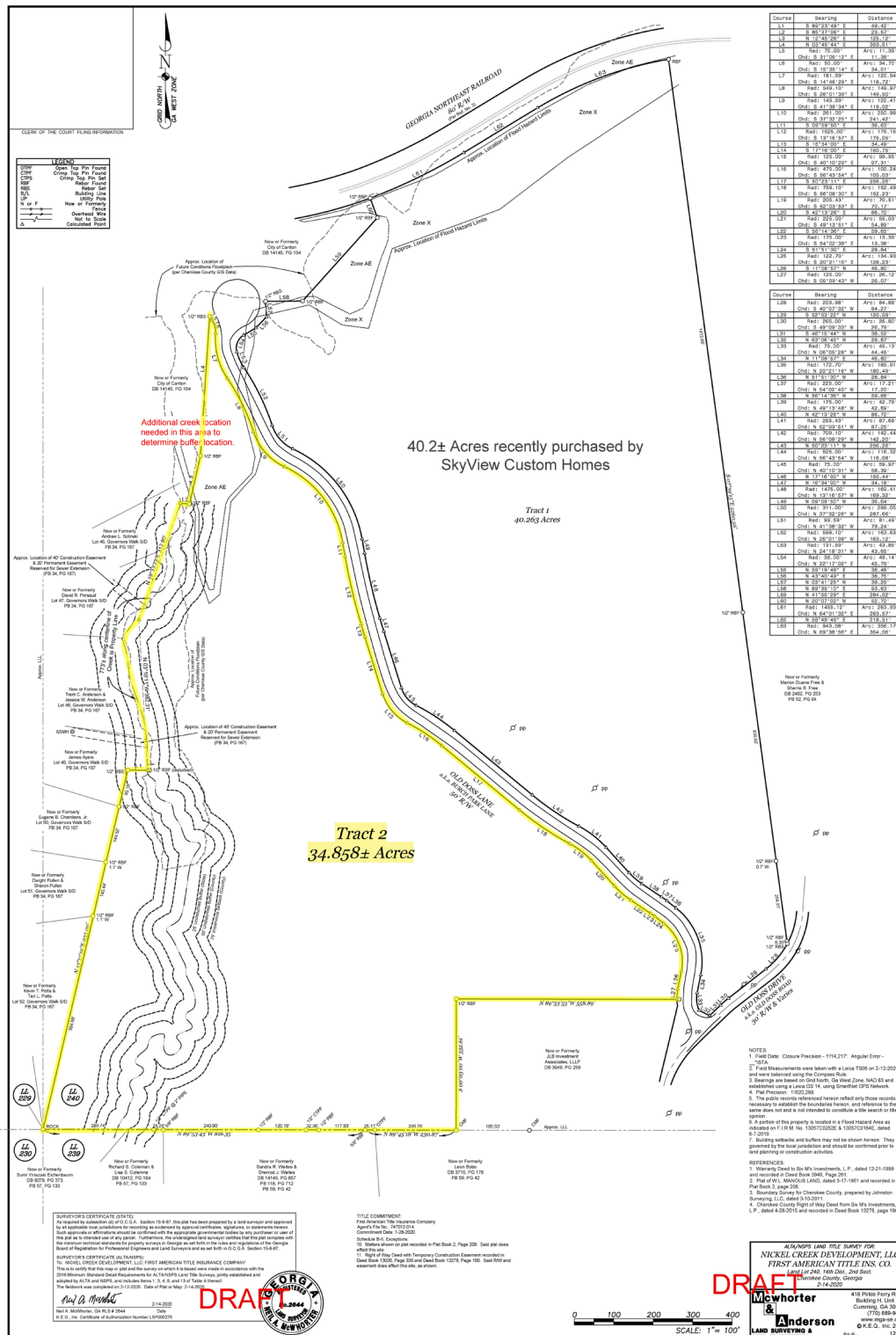
770.955.2000

www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

560/588 Old Doss Drive
Canton, GA 30114



Dan Buyers
770.596.2629
tdb@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Bldg 2, Ste 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981