



**PIEDMONT**  
REAL ESTATE GROUP

Commercial Real Estate Since 1983

# FOR SALE or BUILD to SUIT

ZONED FULLY DEVELOPED PAD SITES

11299 HIGHWAY 92

WOODSTOCK, GA 30188



**FOR SALE** Lot

1: \$1,600,000

Lot 2: Sold

Lot 3: \$950,000

**FOR LEASE: BUILD TO SUIT**

**Lot 3:** Up to 6,000 square feet

Ideal for high visibility medical, dental and orthodontics

49,900 Vehicles Per Day- (GDOT 2016)

Zoned General Commercial

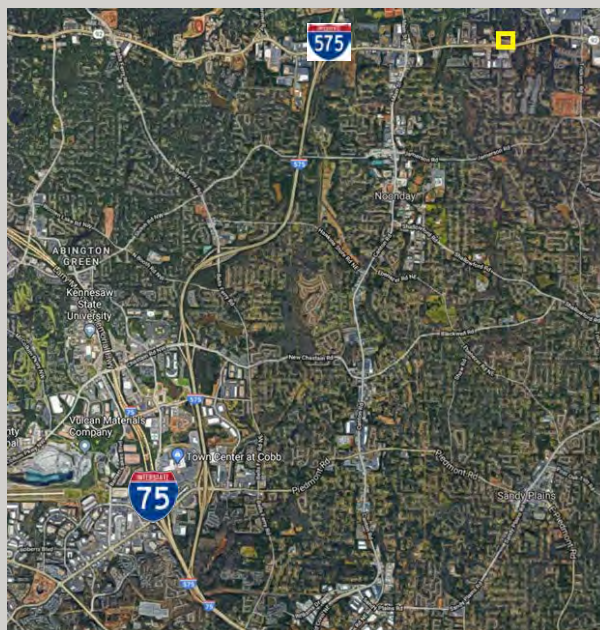
Signalized Intersection- Major four lane arterial



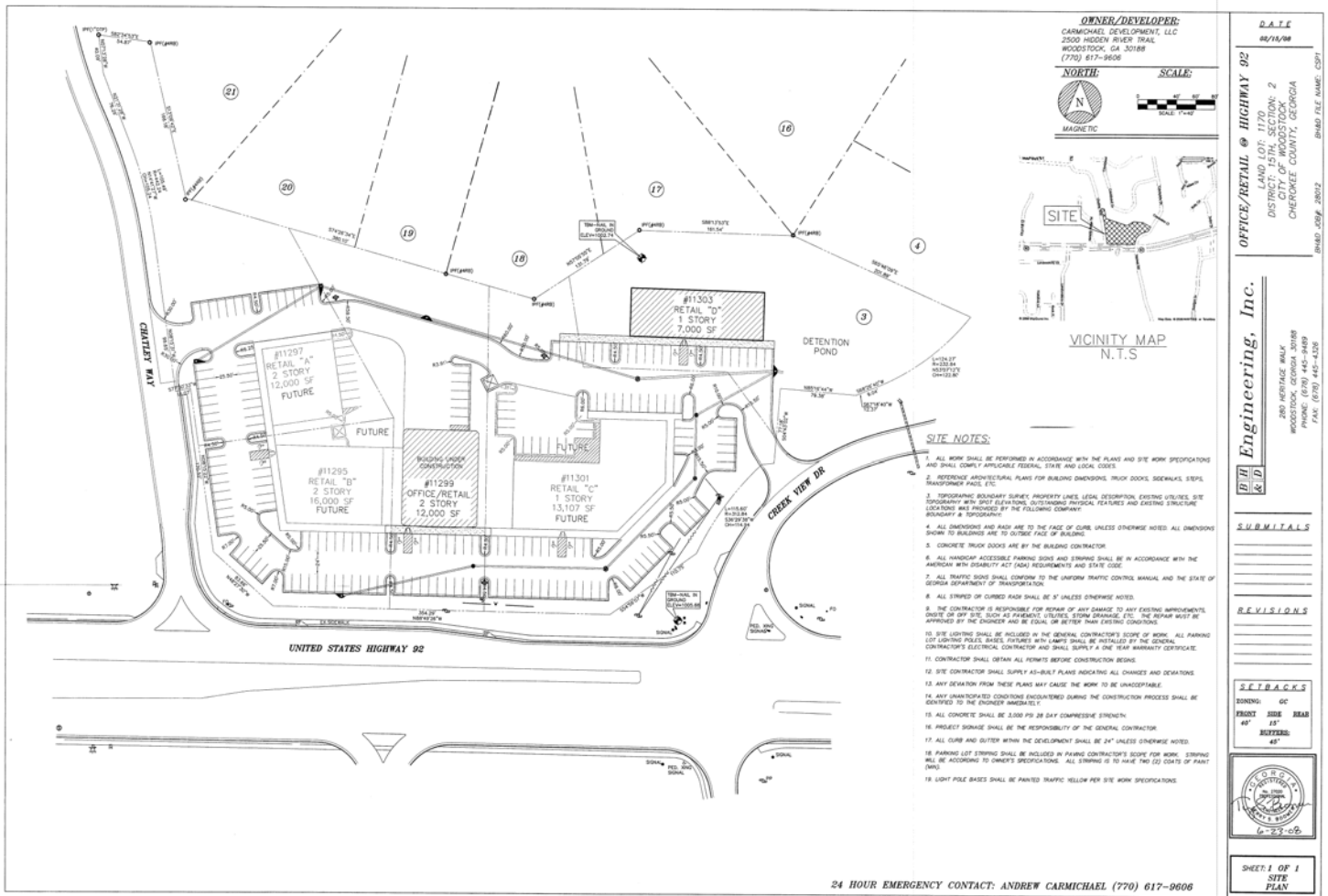
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Contact: Jeff Pittman  
678-463-2948

# Location



# Site As Built - Zoning



These parcels are ideally located with high visibility to Highway 92. They are well suited for development for quick-serve and fast casual restaurants, retail and office and office/service uses. Fully developed with approved master storm detention and all utilities in place. Ease of access is provided with a signalized intersection with left and right hand turns and internal circulation.

**Zoning:** 7.1-12 General Commercial District (GC). The purpose of this district is to provide sufficient space in appropriate locations for a wide variety of commercial sales and service activities which generally serve a wide area. The permitted uses are generally located along the major thoroughfares of the county. Activities with limited storage may be permitted. Districts are located to create centers or concentrations of commercial activities and to discourage commercial strip development.



# City of Woodstock



Located in Cherokee County, Woodstock was named one of the "Top 50 Places to Live" in the US by Money magazine.

Outstanding residential demographics

Highway 92 is a major arterial connecting I-575 with GA 400.

Site is located 2.5 miles east of Exit 8 from I-575 and less than 5 minutes from downtown Woodstock. Click to visit <http://visitwoodstockga.com>

## Honors Received:

Ranked 3rd best city in Metro Atlanta to buy a house - Niche.com

Ranked among top 100 small cities in the U.S. for working parents - nerdwallet.com

Ranked 8th best place to live in Georgia - areavibes.com

One of the Top 50 Best Places to Live in the United States – the only Georgia city to make the list! - Money Magazine, 2015

Woodstock received the Georgia Municipal Association's Live, Work, Play City Award in 2017.

Woodstock officially became a city in 1897, but the first settlers arrived in the early 1800s with hopes of finding gold. Mills were then constructed to serve the burgeoning cotton farms. The railroad depot was constructed in 1879 and storefronts followed. The Woodstock Visitor's Center is housed in an original storefront, Dean's Store, which opened in 1906.

Today, downtown Woodstock is home to 20+ restaurants offering a wide range of foods, from farm-to-table, fresh seafood, Italian & Mexican cuisine, cupcakes & pies, burgers & hot dogs, and even a food truck themed restaurant. Stroll through charming downtown Woodstock and shop at over 30 local shops where options abound with stylish clothing boutiques, antiques, an independent bookstore, jewelry, art, and unique gift items. Or, visit the Outlet Shoppes at Atlanta and shop over 100 name brand stores.

Entertainment is plentiful in Woodstock with Northside Hospital-Cherokee Amphitheater, located in the Park at City Center in downtown Woodstock, hosting the annual Summer Concert Series. Musicians such as Mark Wills, the Charlie Daniels Band, Atlanta Rhythm Section, and more have taken the stage at this new, state-of-the-art venue featuring multiple grass terraces and a large main lawn accommodating audiences of over 7,500. You can also catch some more live music at Madlife Stage & Studios; who welcomes nearly 300 music lovers for performances nightly Wednesday-Sunday. Entertainment for all ages can be found at Elm Street Cultural Arts Village.

Woodstock has become a destination for the outdoor enthusiast. Whether it is a picnic with the family at beautiful Dupree Park, a walk with your dog at Woofstock Park, or hitting the mountain bike trails at Olde Rope Mill Park, Woodstock is home to a number of parks and trail systems. And, in 2018, construction will begin on another nearly 100 acre park located on the eastside of the City.

# Cherokee County



When people think of Cherokee County, Georgia, they often think of its rugged beauty and eclectic community. Upon a closer look, they'll see one of the Georgia's most exciting markets. For companies, Cherokee County offers a well-educated and well-equipped workforce; exceptional transportation; and a host of financial incentive programs necessary for sustainable, long-term growth. For professionals and their families, Cherokee County offers a diverse range of housing; impressive healthcare; excellent education; low property taxes; and culture necessary for comfortable living and continuous personal growth.

The 10-county Atlanta region grew by more than 78,000 people in the past year, fueled in large part by a surge in new jobs, according to data released by the Atlanta Regional Commission. Some 4.48 million people now call the core counties of the Atlanta region their home, the ARC said. The highest rates of growth occurred in suburban counties, including Cherokee and Henry, and the city of Atlanta saw its growth accelerate as well.

Atlanta Journal Constitution- August 2017

For this article click here or go to: <http://www.ajc.com/news/local-govt--politics/arc-atlanta-area-adds-nearly-000-past-year/OUpRQWXIddN2kExsR6xhbL/>

For more information about Cherokee County click on the link below:

<https://cherokeechamber.com/>



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# Real Estate Taxes



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## Tax Commissioner's Office | Tax Bill Payments

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### 2017 Property Tax Statement

Sonya Little  
Cherokee County Tax Commissioner  
2759 Marietta Hwy

Canton, GA 30114

Make Check or Money Order Payable to:  
Cherokee County Tax Commissioner

A2 PROPERTIES, LLC  
225 ARNOLD MILL ROAD  
WOODSTOCK, GA 30188

Bill No.	Due Date	*Total Due*
2017-50867	12/20/2017	\$0.00
		this bill has been paid

Map: 15N18 079  
Location: 5556 HWY 92

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting December 21st and the 21st of each month until paid. The penalty will accrue at the rate prescribed by law. \*\* Pay online at [www.cherokee.ga.com](http://www.cherokee.ga.com) Please note: There is a 3% Merchant Fee charged. (This fee is not collected by Cherokee County.)



Tax Payer: A2 PROPERTIES, LLC  
Map Code: 15N18 079 REAL  
Description: LL 1170, 15TH DIST  
Location: 5556 HWY 92  
Bill No: 2017-50867  
District: CITY OF WOODSTOCK 007

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
7,500.00	1,233,600	3.5400	1,241,100	12/20/2017		01/15/2018	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Net Tax
COUNTY M&O	1,241,100.00	496,440.00	0.00	496,440.00	5.463	2,721.98	0.00
SCHOOL M&O	1,241,100.00	496,440.00	0.00	496,440.00	18.950	9,407.54	0.00
SCHOOL BOND	1,241,100.00	496,440.00	0.00	496,440.00	0.500	248.22	0.00
PARKS BOND	1,241,100.00	496,440.00	0.00	496,440.00	0.581	288.43	0.00
<b>T O T A L S</b>					<b>25.514</b>	<b>12666.17</b>	<b>\$0.00</b>

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$12,666.17
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	12666.17
Back Taxes	0.00
<b>Total Due</b>	<b>\$0.00</b>



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# DEMOGRAPHICS

## SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0861/-84.4990

RS1

Hames Rd/Hwy 92 Woodstock, GA 30188		5 mi radius	10 mi radius
POPULATION	2017 Estimated Population	161,908	552,445
	2022 Projected Population	176,194	594,825
	2010 Census Population	143,753	494,026
	2000 Census Population	124,514	405,785
	Projected Annual Growth 2017 to 2022	1.8%	1.5%
	Historical Annual Growth 2000 to 2017	1.8%	2.1%
	2017 Median Age	38.4	38.2
HOUSEHOLDS	2017 Estimated Households	58,381	200,145
	2022 Projected Households	62,516	213,065
	2010 Census Households	51,460	180,156
	2000 Census Households	42,437	145,271
	Projected Annual Growth 2017 to 2022	1.4%	1.3%
	Historical Annual Growth 2000 to 2017	2.2%	2.2%
RACE AND ETHNICITY	2017 Estimated White	79.3%	75.4%
	2017 Estimated Black or African American	10.1%	13.3%
	2017 Estimated Asian or Pacific Islander	4.8%	5.4%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.3%
	2017 Estimated Other Races	5.6%	5.7%
	2017 Estimated Hispanic	9.4%	9.3%
INCOME	2017 Estimated Average Household Income	\$111,652	\$115,082
	2017 Estimated Median Household Income	\$91,362	\$92,215
	2017 Estimated Per Capita Income	\$40,283	\$41,839
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.7%
	2017 Estimated High School Graduate	20.4%	18.4%
	2017 Estimated Some College	21.0%	20.1%
	2017 Estimated Associates Degree Only	7.7%	7.1%
	2017 Estimated Bachelors Degree Only	30.3%	31.6%
	2017 Estimated Graduate Degree	14.8%	16.4%
BUSINESS	2017 Estimated Total Businesses	6,533	25,267
	2017 Estimated Total Employees	43,731	223,161
	2017 Estimated Employee Population per Business	6.7	8.8
	2017 Estimated Residential Population per Business	24.8	21.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DISCLOSURE

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