

# FOR SALE

**SALE PRICE**

**\$2,150,000**

**E. CHEROKEE DRIVE & HICKORY RD CORNER LOT**

4840 Hickory Road, Woodstock, GA 30188



**STERLING REALTY PARTNERS, INC.**

**Lionel Sterling, Jr., MSIRE**

678-571-3016

[LS@SterlingRealtyTeam.com](mailto:LS@SterlingRealtyTeam.com)

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### PROPERTY DESCRIPTION

Prime 2.69 acre corner lot zoned GC (general commercial) in the absolutely popular area of Holly Springs with approved LDP in place! This lot abuts to a future large development to take place on the 21 acres adjacent to it. Future development will bring 110 +/- units of residential housing, office space, retail, and more directly surrounding this parcel. Current zoning would allow multiple commercial developments that could cater to the future surrounding project as well as the growing population within the immediate area of Holly Springs. This corner lot provides exposure to both E. Cherokee Drive and Hickory Rd which demonstrate favorable traffic counts that are projected to grow for this site. Subject parcel to be site ready to include sewer, underground water treatment, and D.O.T. ingress/egress access.

### PROPERTY HIGHLIGHTS

- Subject 2.69 acres is part of 23 total acres to be developed
- Zoned General Commercial with surrounding fully approved LDP in place

### OFFERING SUMMARY

Sale Price:	\$2,150,000
Lot Size:	2.69 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	967	19,928	100,904
Total Population	2,911	57,773	284,233
Average HH Income	\$97,926	\$89,996	\$102,820

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### PARCEL DESCRIPTION

The subject parcel has been annexed into the fast growing and development friendly City of Holly Springs within Cherokee County. This area has experienced above average population growth that have exceeded Atlanta and other surrounding submarkets over the past decade. Such growth has contributed to the strong demand for retail space in the area. This prime 2.69 acre corner lot is ideal for development. The lot is level and provides accessibility to available water, sewer, other utilities, and will be pad ready. The corner acreage will grant exposure to both E. Cherokee Drive, Hickory Rd, and nearby Hickory Flat Hwy where traffic counts are predicted to continue to increase and grant the high probability of success for the right project at this corner parcel.

### LOCATION DESCRIPTION

This parcel of land is located in Holly Springs which is in booming Cherokee County. The demographics demonstrate consistent population and income growth. This specific corner lot is adjacent to a large future project that will only benefit the future development on the subject site. The property is located near several new home construction developments and directly across the street from Indian Knoll Elementary, Dean Rusk Middle, and Sequoyah High which offer a combined 4,540 student body without accounting for daytime staff. The neighboring retail located a 1/2 mile from the subject will allow this site to benefit from the area's growing consumer spending. Developing the proper project on this property will prove to be a welcomed attribute to the community.

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### LOCATION INFORMATION

Building Name	E Cherokee Drive & Hickory Rd Corner Lot
Street Address	4840 Hickory Road, Woodstock,
City, State, Zip	GA 30188 Cherokee
County	Atlanta
Market	Woodstock
Sub-market	East Cherokee Drive & Hickory Rd
Cross-Streets	

### BUILDING INFORMATION

Number of Lots	1
Best Use	Resturant, Medical Office, Retail, Daycare

### PROPERTY HIGHLIGHTS

- Subject 2.69 acres is part of 23 total acres to be developed
- Zoned General Commercial with approved LDP on surrounding parcels
- Property is located in Cherokee/Woodstock, which is a fast-growing exurban sub-market northwest of Atlanta Population Growth is projected to increase by 11.07% through '20 - '25 within a 1 mile radius
- Household Growth is projected to increase by 11.34% through '20 - '25 within a 1 mile radius
- E. Cherokee Drive experiences a traffic count of 10,608 cars per day.
- Hickory Road experiences a traffic count of 8,283 cars per day.
- Nearby Hickory Flat hwy experiences a traffic count of 15,000 cars per day.

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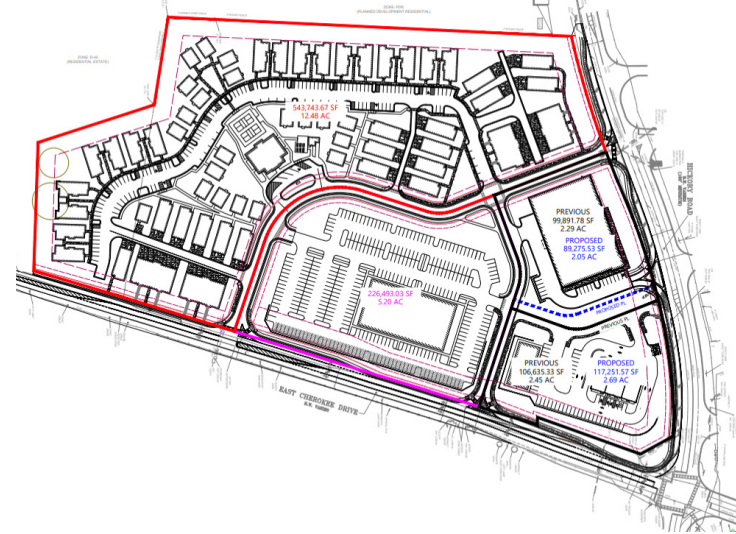




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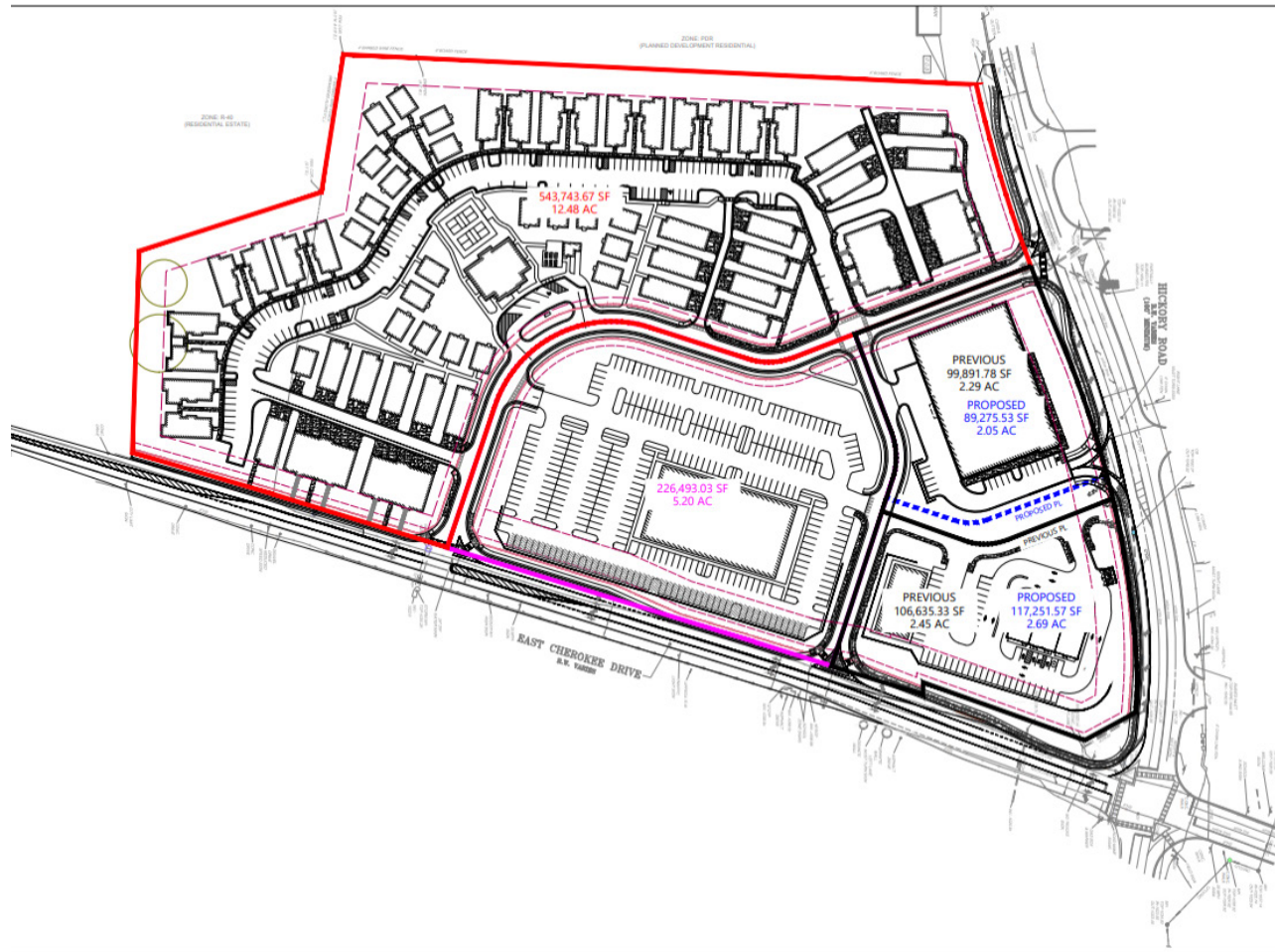




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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,911	57,773	284,233
Average Age	36.9	35.7	37.5
Average Age (Male)	36.5	35.6	36.8
Average Age (Female)	37.2	35.9	37.8

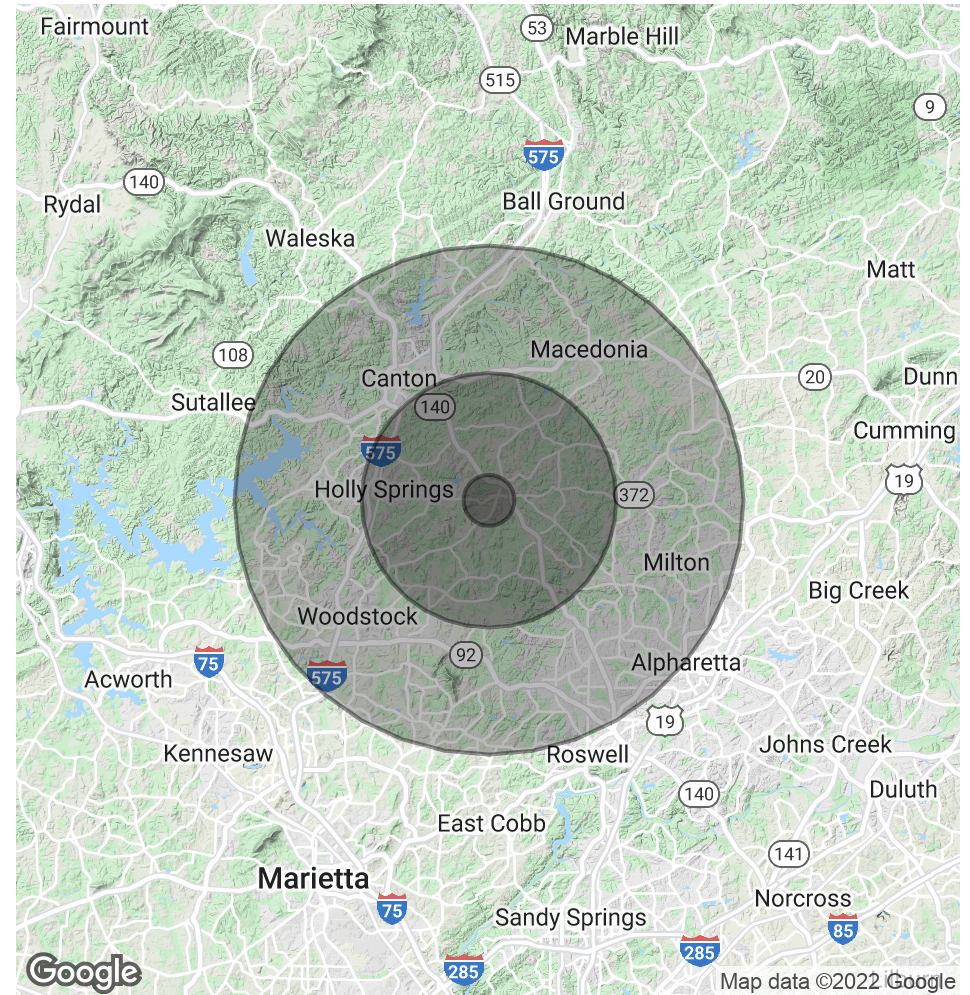
## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	967	19,928	100,904
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$97,926	\$89,996	\$102,820
Average House Value	\$240,374	\$242,610	\$316,025

*\* Demographic data derived from 2010 US Census*

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