

# HIGHWAY 140 AND SUGAR PIKE ROAD

Hickory Flat Hw GA, Woodstock, GA 30188



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$660,000
<b>LOT SIZE:</b>	3.21 Acres
<b>ZONING:</b>	Commercial
<b>SUBMARKET:</b>	Cherokee County
<b>PRICE / SF:</b>	\$4.72

## PROPERTY OVERVIEW

Amazing Investment Opportunity! This lot is 3.21 acres of raw land zoned commercial with excellent visibility. The property is located at the intersection of GA Highway 140/ Hickory Flat Highway and Sugar Pike Road. The frontage for this lot is off of GA Highway 140/ Hickory Flat Highway. It can be purchased separately or in addition to the adjoining lot of 12.83 acres, creating a total of 16.04 acres of prime real estate! As an assemblage, this intersection would have major frontage on Sugar Pike Road and GA Highway 140/ Hickory Flat Highway.

GDOT and Cherokee County are planning to place a traffic red light and at the intersection of Highway 140 and Sugar Pike Road.

This stoplight is a major improvement and will greatly enhance the appeal of this intersection, drawing the public's attention to a prime, undeveloped lot.

This property is located in South Cherokee County near the Fulton County line.

## PROPERTY HIGHLIGHTS

- Excellent Visibility
- Zoned Commercial
- Gas, Electricity, and Water
- Sloping lot, gradually elevated from road
- Surrounded by continued growth of new subdivisions
- Located in South Cherokee County near Fulton County line

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LAND FOR SALE

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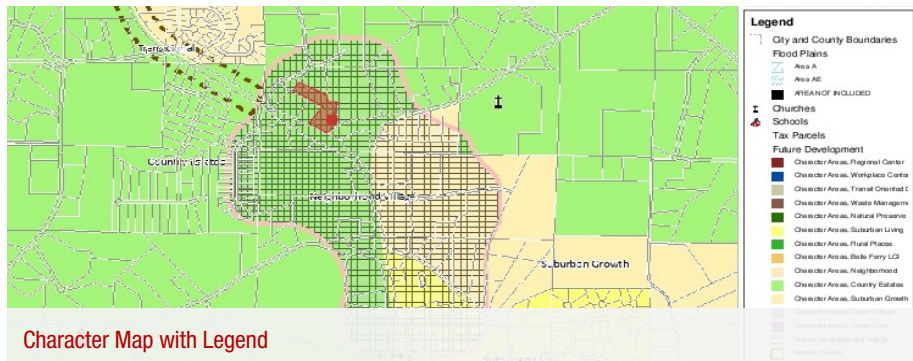
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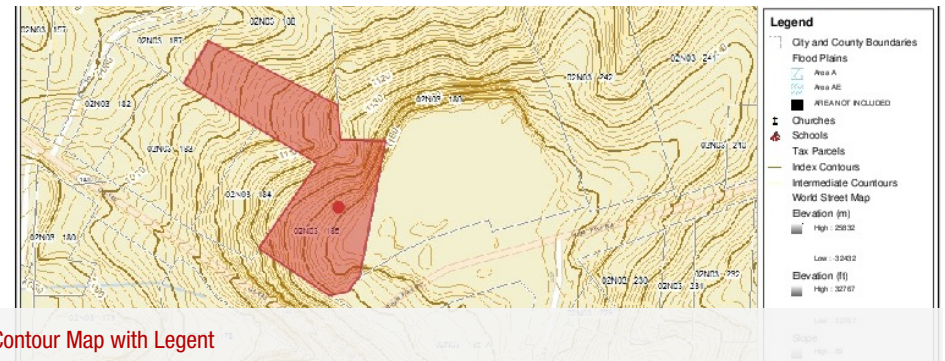
Corner View of Highway 140 & Sugar Pike



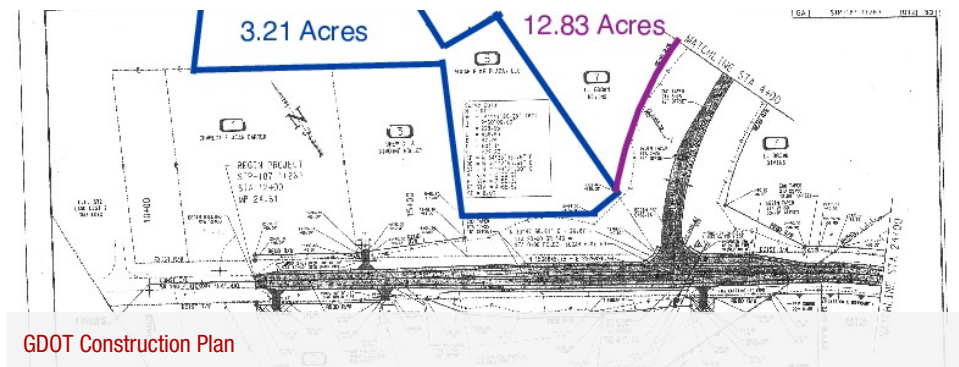
Sugar Pike Road View



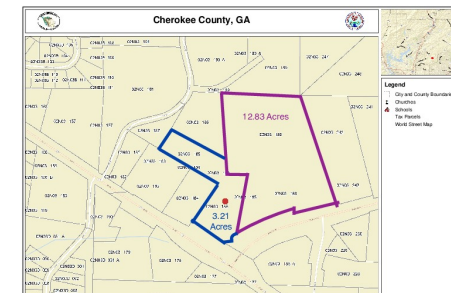
Character Map with Legend



Contour Map with Legend



GDOT Construction Plan



Cherokee County Tax Parcel Map - Possible Assemblage w/ frontage on Sugar Pike Road

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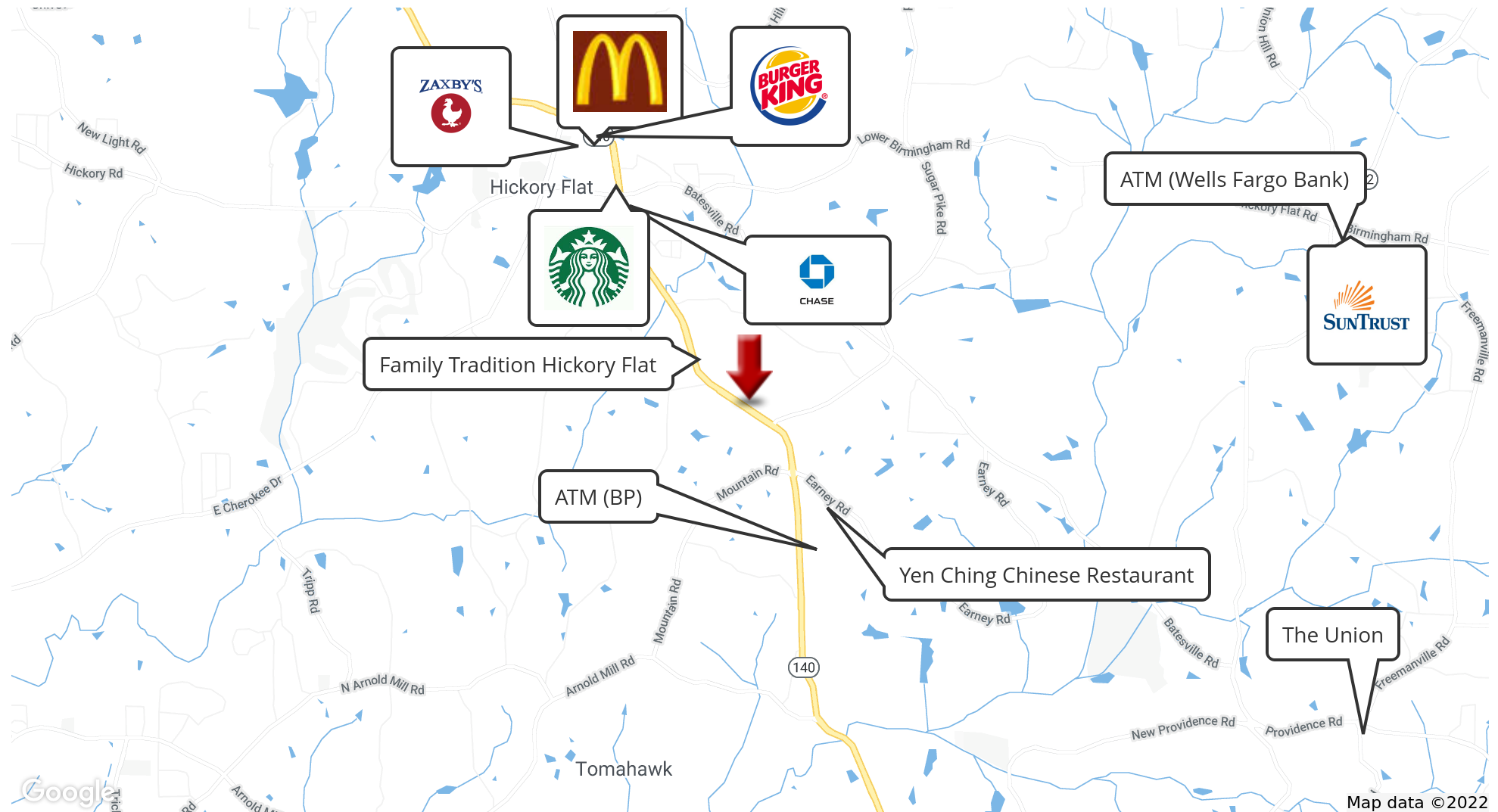
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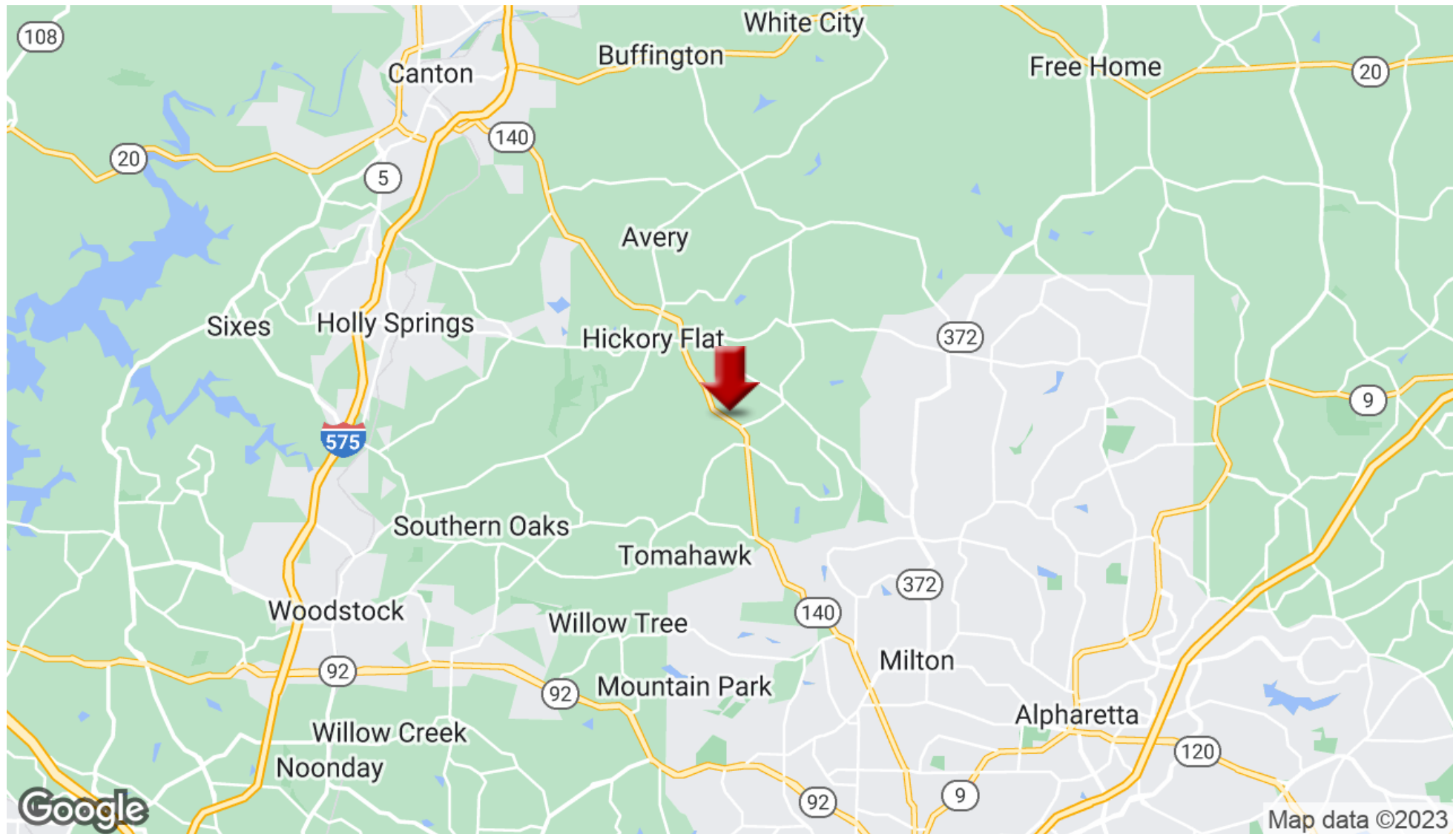
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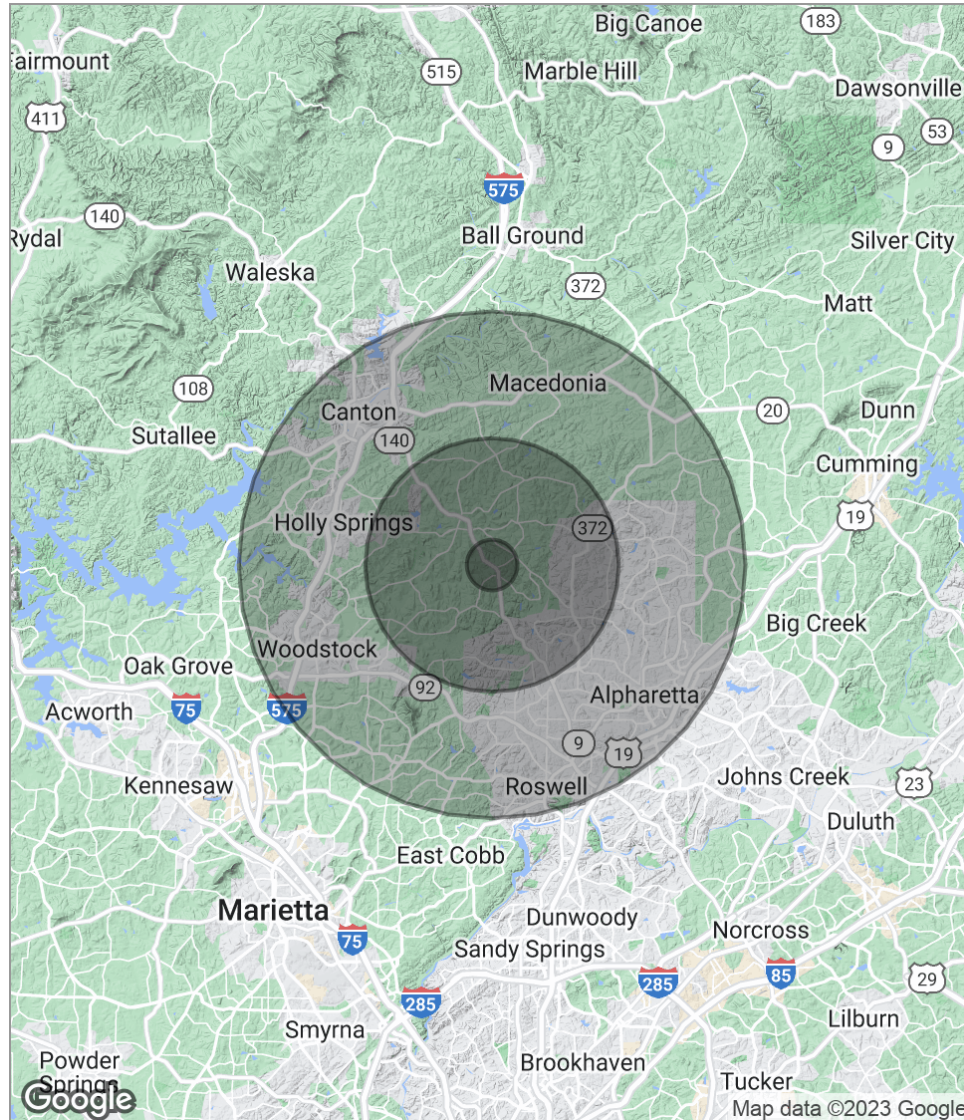
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,930	56,640	323,532
Median Age	35.8	37.8	37.3
Median Age (Male)	36.6	38.0	36.6
Median Age (Female)	35.1	37.7	37.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	640	19,086	116,709
# Of Persons Per HH	3.0	3.0	2.8
Average HH Income	\$98,711	\$116,798	\$103,390
Average House Value	\$240,814	\$375,319	\$333,092

*\* Demographic data derived from 2020 ACS - US Census*

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