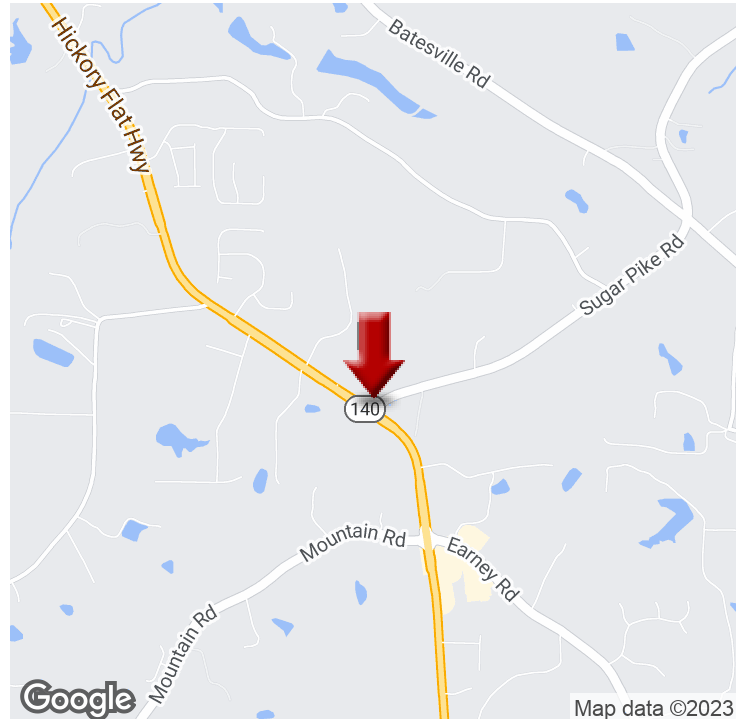


LAND FOR SALE



Sugar Pike Road & Hwy 140, Woodstock, GA 30188



OFFERING SUMMARY

SALE PRICE:	\$833,950
AVAILABLE SF:	
LOT SIZE:	12.83 Acres
ZONING:	Neighborhood Commercial
SUBMARKET:	Cherokee County
PRICE / SF:	\$1.49

PROPERTY OVERVIEW

MOTIVATED SELLER. BRING ALL OFFERS.

Sugar Pike Road at Highway 140. Raw land ready for development. Amazing Investment Opportunity; invest now at lower price with little speculation into the near future! Or, bring a developer with an eye for establishing needed outlets in a growing demographics.

It can be purchased separately or in addition to the adjoining lot for sale, 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.

PROPERTY HIGHLIGHTS

- Excellent visibility
- Surrounded by continued growth of new subdivisions
- Zoned Neighborhood Commercial
- Hilly, slightly elevated from road
- Gas, electricity, and water
- Georgia DOT plans a major intersection improvement at the redirected corner of GA 140 and Sugar Pike road with stoplight and road widening that will greatly enhance the intersection.

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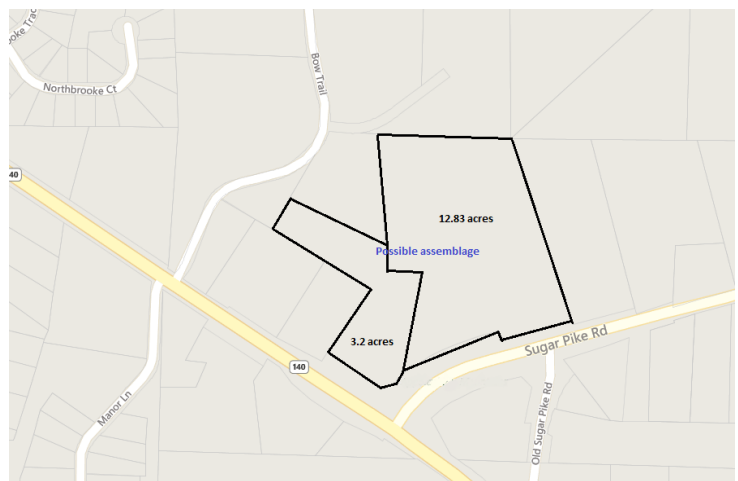
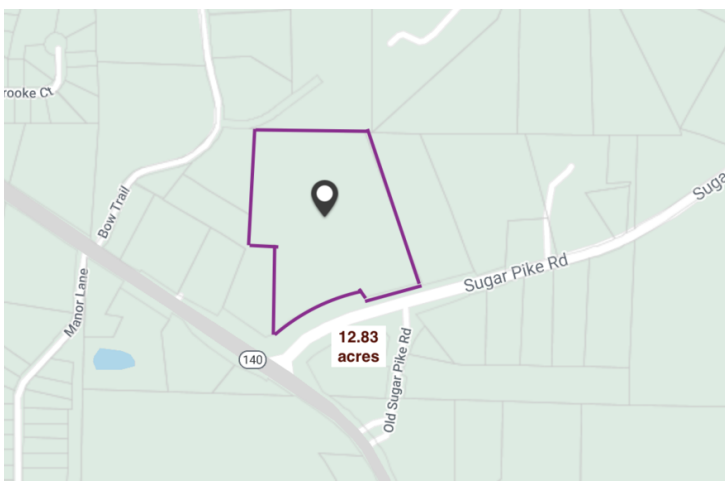
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LAND FOR SALE



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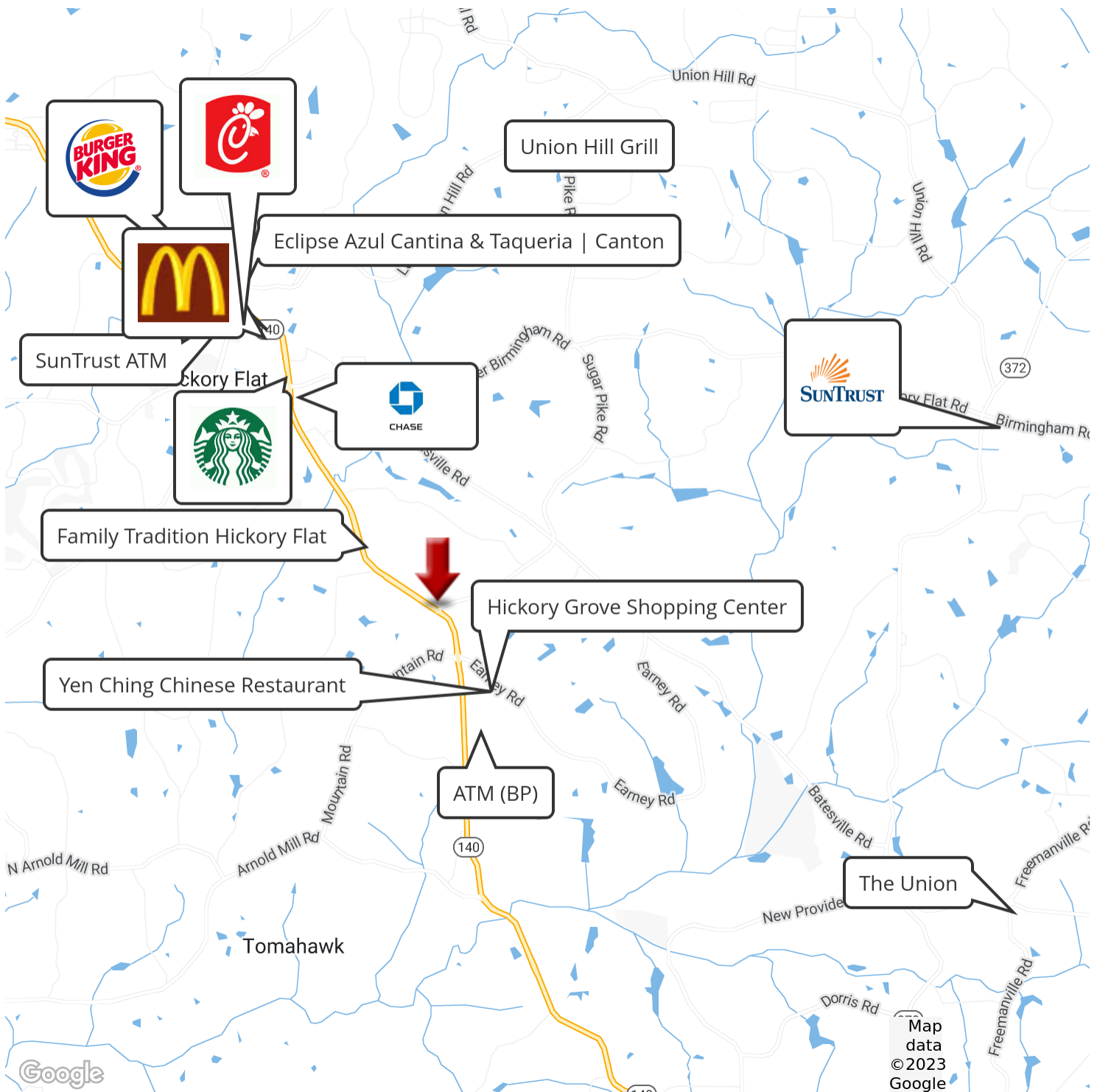
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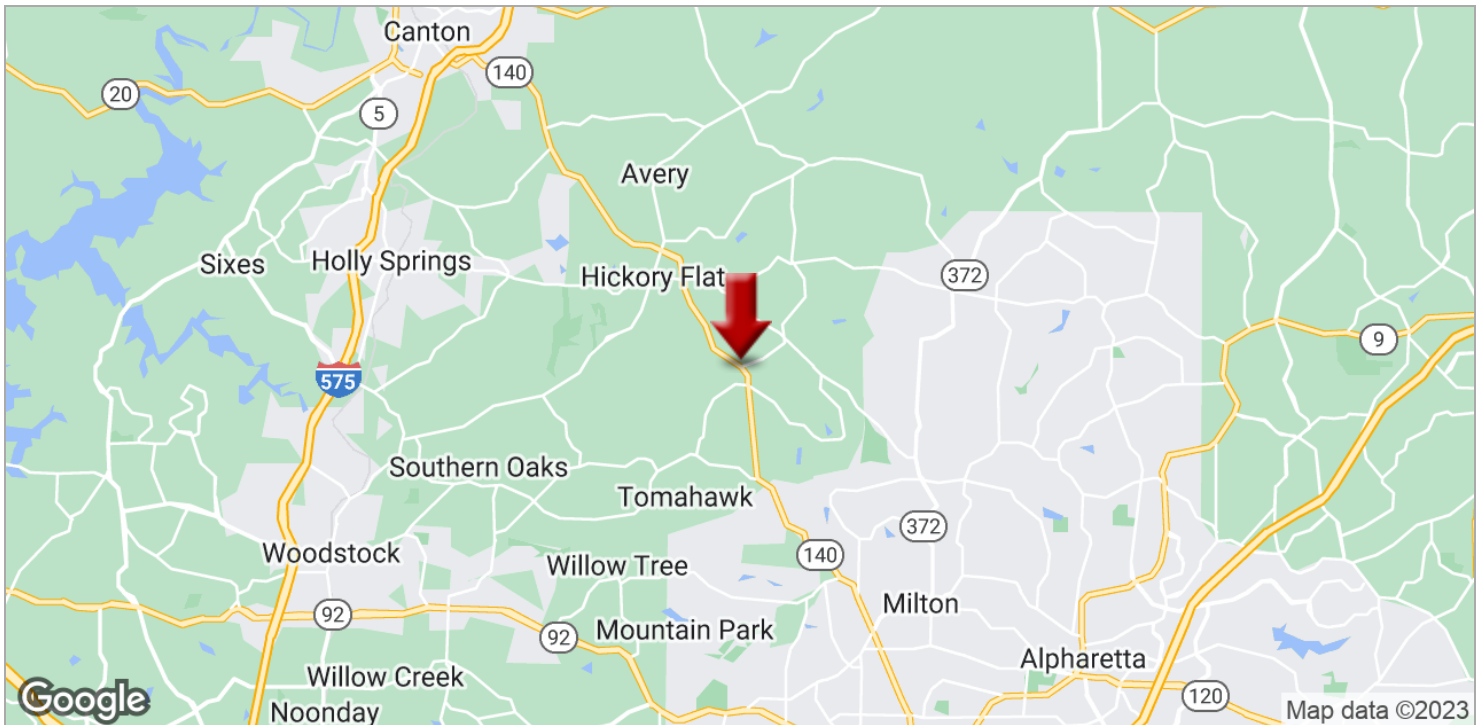
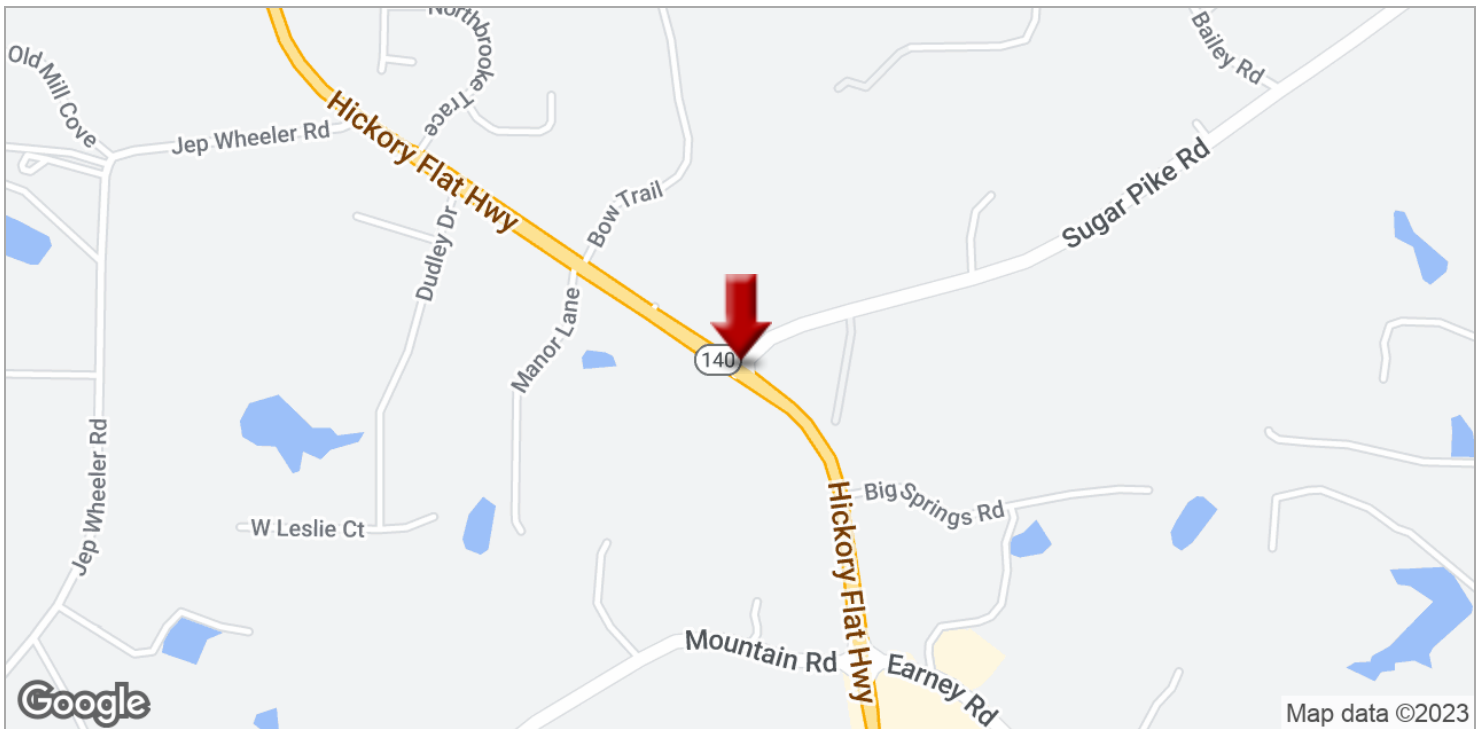
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LAND FOR SALE



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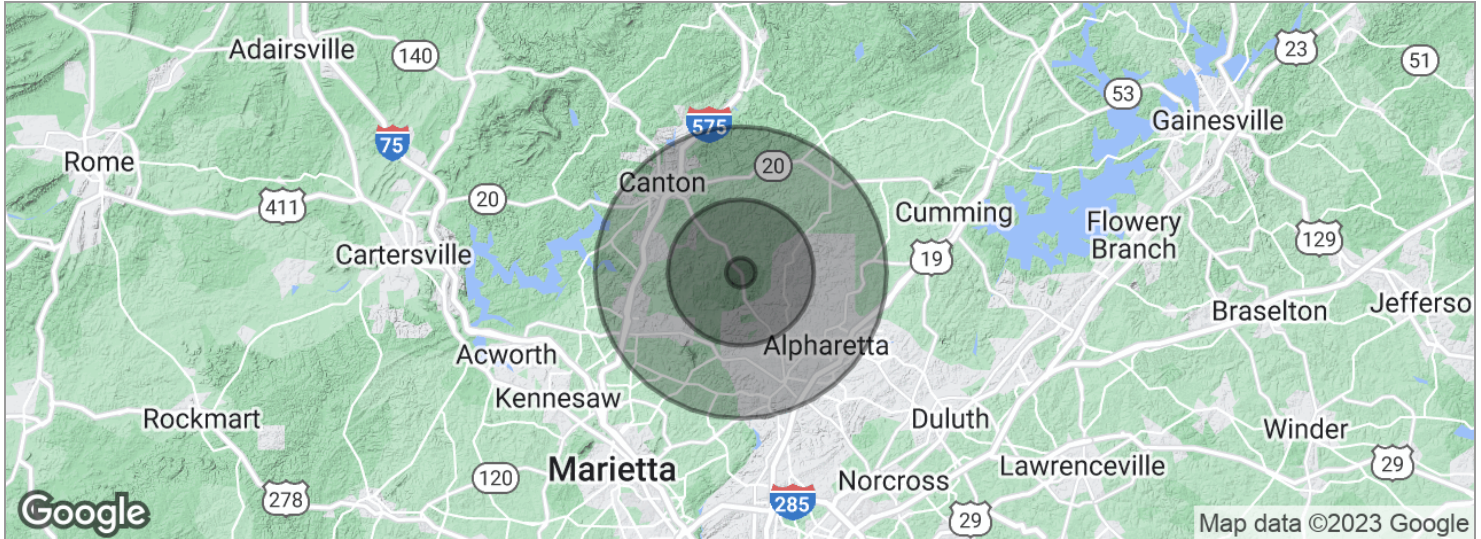
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LAND FOR SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,844	56,742	325,242
Median age	36.0	38.0	37.2
Median age (male)	37.0	38.1	36.5
Median age (Female)	35.2	37.8	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	612	19,090	117,360
# of persons per HH	3.0	3.0	2.8
Average HH income	\$100,185	\$119,068	\$103,279
Average house value	\$240,288	\$383,883	\$333,093

* Demographic data derived from 2020 ACS - US Census

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