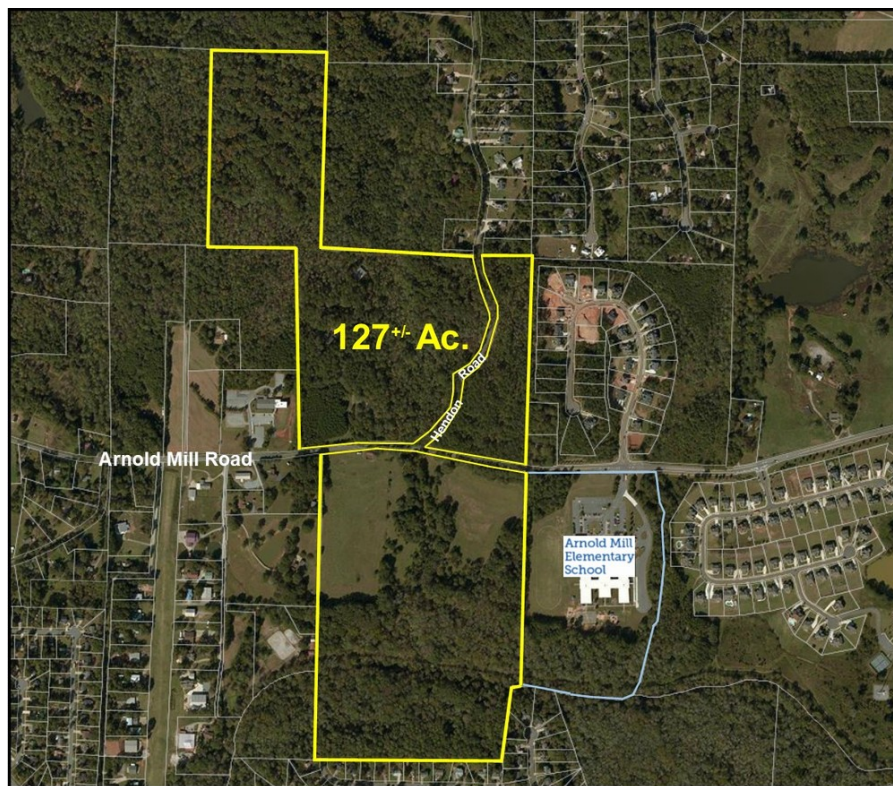


## LAND FOR SALE

# 127.40+/- ACRES IN CHEROKEE COUNTY

679 Arnold Mill Road, Woodstock, GA 30188



**SALE PRICE:** \$8,000,000

**PRICE PER ACRE:** \$62,794

**LOT SIZE:** 127.4 Acres

**ZONING:** R-40

### PROPERTY FEATURES

- Large assemblage of tracts with road infrastructure in place
- 127.40 +/- acres of land suitable for residential development
- Wooded high ground overlooks green pastures and stream
- Currently zoned R40 Cherokee County
- Homes & Barn could be renovated
- Located adjacent to/across from Arnold Mill Elementary School
- Approximately 4.8 miles east of Downtown Woodstock
- Submarket new homes selling in the \$400-\$600,000 range
- Tax Parcel ID #15N29.037
- LL 894.906.907.967.968.15

**KW COMMERCIAL**  
804 Town Blvd.,  
Ste. A2040  
Atlanta, GA 30319

**STEVE MASSELL, CCIM**  
Broker  
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realty@massell.com

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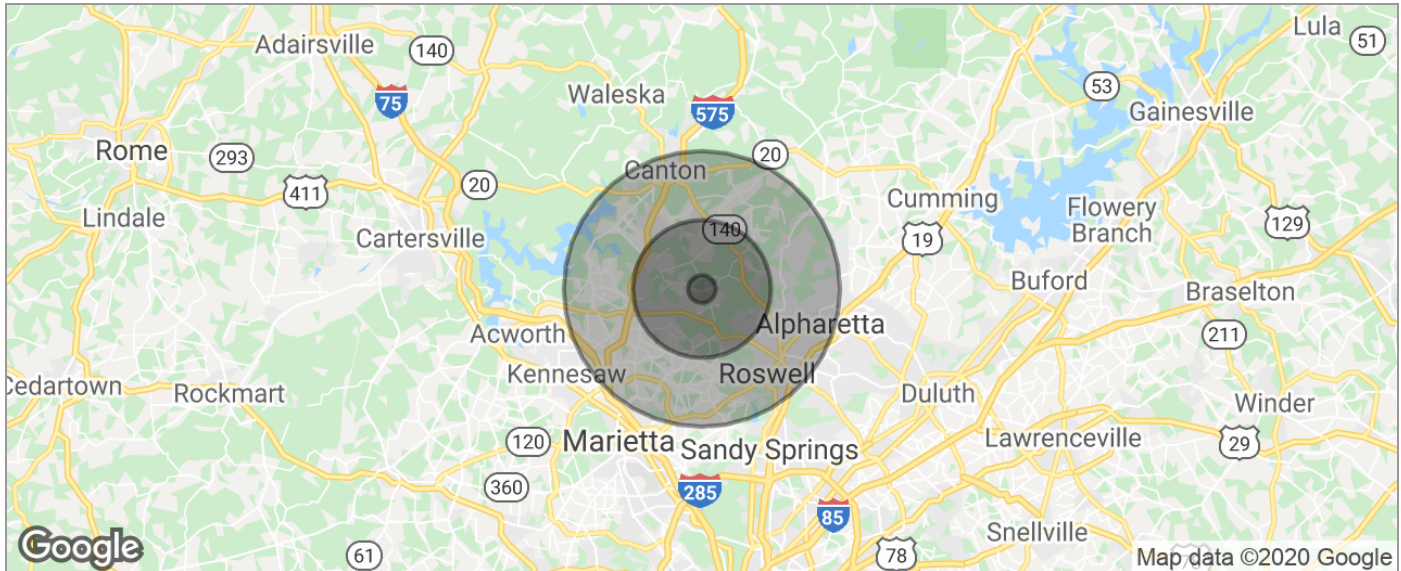
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## LAND FOR SALE

# 127.40+/- ACRES IN CHEROKEE COUNTY

679 Arnold Mill Road, Woodstock, GA 30188



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,069	97,840	432,558
MEDIAN AGE	36.7	37.9	37.7
MEDIAN AGE (MALE)	37.1	37.7	37.0
MEDIAN AGE (FEMALE)	36.2	38.2	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,116	34,932	154,536
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$88,522	\$101,203	\$102,242
AVERAGE HOUSE VALUE	\$248,065	\$293,604	\$316,881
RACE	1 MILE	5 MILES	10 MILES
% WHITE	86.1%	85.2%	83.4%
% BLACK	6.9%	5.4%	7.4%
% ASIAN	1.7%	3.0%	4.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.7%	0.5%	0.3%
% OTHER	2.3%	4.0%	3.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	6.1%	7.6%	8.3%

\* Demographic data derived from 2010 US Census

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