0 KNOX BRIDGE HIGHWAY
Canton, GA 30114

AVAILABLE SPACE
55.12 Acres

ASKING PRICE
$2,750,000

FEATURES
• $50,000/Acre
• Zoned GC | NC
• Recently Timbered
• Septic

AREA
With a growing population of approximately 27,000, the city of Canton is the county seat of Cherokee County, Georgia. Located in the foothills of the Blue Ridge Mountains in northwest Georgia, the area has a rich history and beautiful landscape of rolling hills and lakes.

OFFICE
Kurt Cooper
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OFFERING SUMMARY

Sale Price: $2,750,000
Lot Size: 55.12 Acres
Zoning: GC | NC

Price / Ac: $49,891.15

PROPERTY OVERVIEW

Commercial development opportunity to purchase 55+/- Acres at an offering price of $2,750,000. An average price of approximately $50,000/acre. Property has mixed zoning of GC and NC, on septic systems. Frontage on GA Hwy. 20, aka Knox Bridge Hwy, a connecting corridor between I-75 in Cartersville and I-575 in Canton. Property is undeveloped and recently timbered.

PROPERTY HIGHLIGHTS

- $50,000/Acre
- Zoned GC | NC
- Recently Timbered
- Septic
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## POPULATION

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>617</td>
<td>20,196</td>
<td>139,265</td>
</tr>
<tr>
<td>Median age</td>
<td>37.0</td>
<td>37.2</td>
<td>36.0</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>36.0</td>
<td>36.2</td>
<td>34.7</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>37.7</td>
<td>37.8</td>
<td>36.6</td>
</tr>
</tbody>
</table>

## HOUSEHOLDS & INCOME

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>210</td>
<td>7,232</td>
<td>50,305</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.9</td>
<td>2.8</td>
<td>2.8</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$101,934</td>
<td>$89,666</td>
<td>$80,347</td>
</tr>
<tr>
<td>Average house value</td>
<td>$302,208</td>
<td>$261,056</td>
<td>$238,455</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census