125 RESERVOIR DRIVE
Canton, GA 30114

AVAILABLE SPACE
25 +/- Acres

ASKING PRICE
$5,500,000

FEATURES
• 650 Acre Master Planned Development
• 24.8 +/- Acres
• Mixed Use Zoning
• Entitled for 441,446 sq.ft.
• Rough Graded
• 3 Access Points with Median Breaks

OFFICE
Kurt Cooper
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OFFERING SUMMARY

Sale Price: $5,500,000

Lot Size: 24.8+/- Acres

Zoning: Mixed Use Development

Price / Ac: $221,774.19

2018 Taxes: $24,383.51

PROPERTY OVERVIEW

Mixed-Use development opportunity within Riverstone, a 650 Acre master planned development. This 24.8+- acre property is located at the northwest corner of Reinhardt College Parkway and Reservoir Drive. The property has been rough graded and has all utilities stubbed to the site. Features of this property include a wet detention area, which forms a central lake feature, three full access entrance/exits, two from Reservoir Drive and one from Reinhardt College Parkway. Long road frontage on four lane roadways, provide great access and visibility.

PROPERTY HIGHLIGHTS

- 650 Acre Master Planned Development within Riverstone
- Entitled for 441,446 sq.ft
- 149,793 sq.ft. Retail
- 149,793 sq.ft. Office
- 141,890 sq.ft. Residential over Retail and Office
- All utilities stubbed to site
- 3 full access entrances/exits
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Coldwell Banker Commercial
Metro Brokers
LOCATION DESCRIPTION

Cherokee County, located in Northwest Georgia, has been one of the fastest growing counties in the US with a population now exceeding 242,000. Cherokee county growth trends are driven by the beauty of the North Georgia mountains and lakes, exceptional accessibility to the Atlanta and Southeast markets via I-575 and I-75, and the development of the planned communities. An award winning school system and a strong healthcare community are among two other reasons the county continues to see an influx of new residents each year.
### Demographic Data

#### 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>1,482</td>
<td>32,106</td>
<td>128,369</td>
</tr>
<tr>
<td>Median age</td>
<td>32.4</td>
<td>34.0</td>
<td>35.5</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>28.0</td>
<td>31.8</td>
<td>34.7</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>34.4</td>
<td>35.5</td>
<td>35.9</td>
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</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>577</td>
<td>11,589</td>
<td>45,563</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.6</td>
<td>2.8</td>
<td>2.8</td>
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<tr>
<td>Average HH income</td>
<td>$49,206</td>
<td>$66,064</td>
<td>$84,119</td>
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<tr>
<td>Average house value</td>
<td>$222,891</td>
<td>$238,177</td>
<td>$246,973</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census

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