15± Acres

ON CUMMING HIGHWAY
CHEROKEE COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN PIONEER
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of ***approximately 15 acres on Cumming Highway in Cherokee County, Georgia*** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. and Pioneer Land Group. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. and Pioneer Land Group represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:

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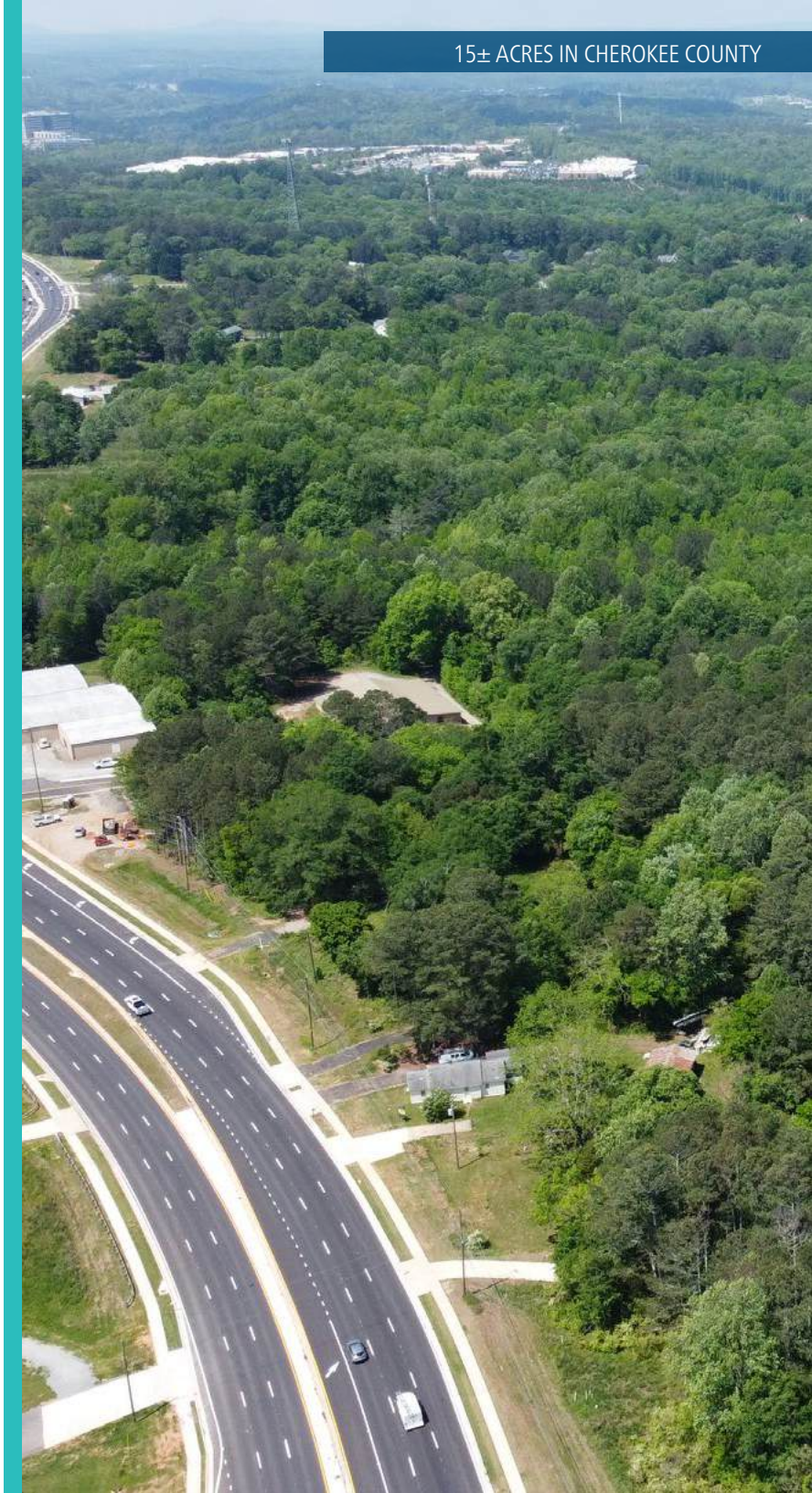

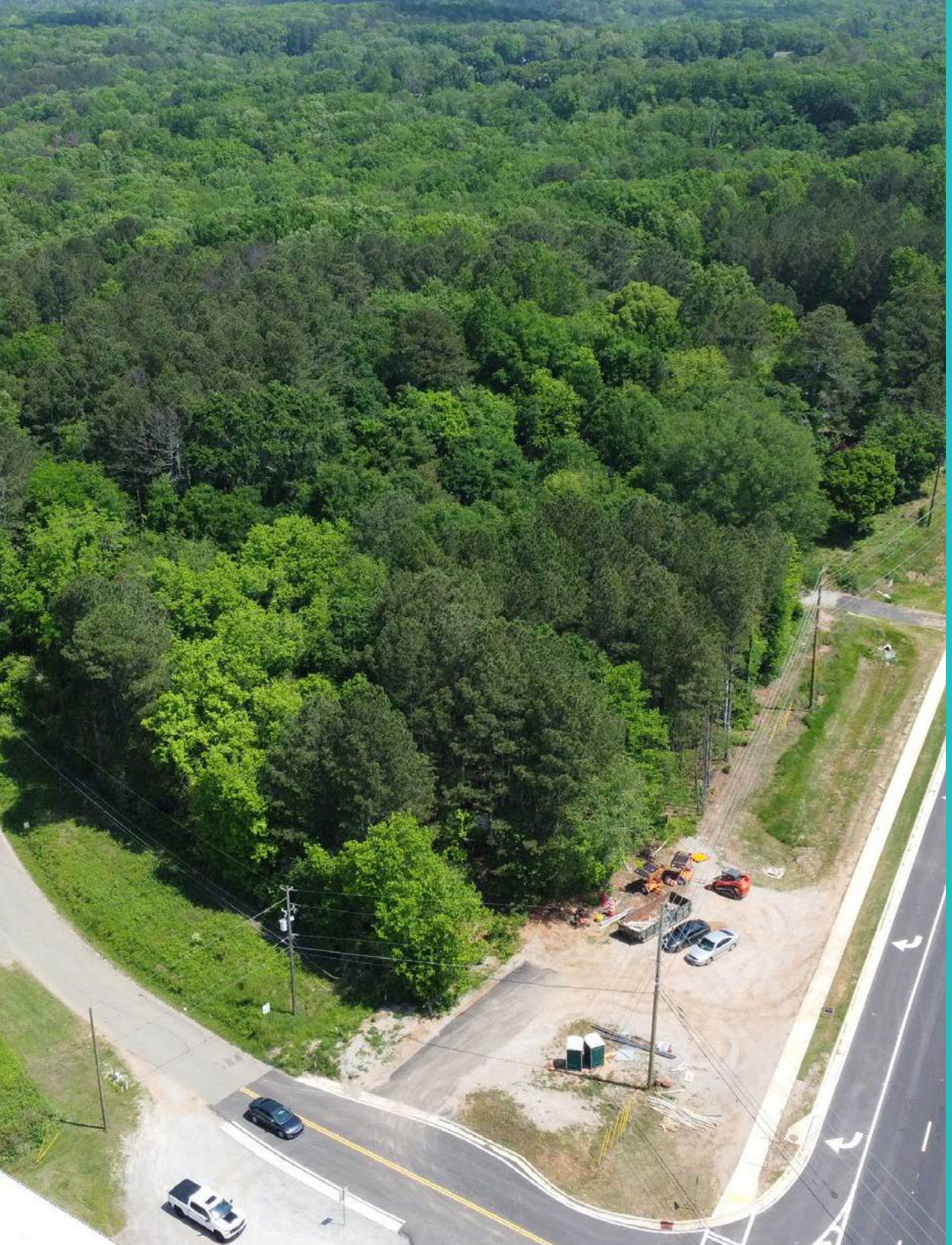

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ACKERMAN PIONEER
LAND ADVISORY GROUP

The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **15 acres on Cumming Highway** in Cherokee County.

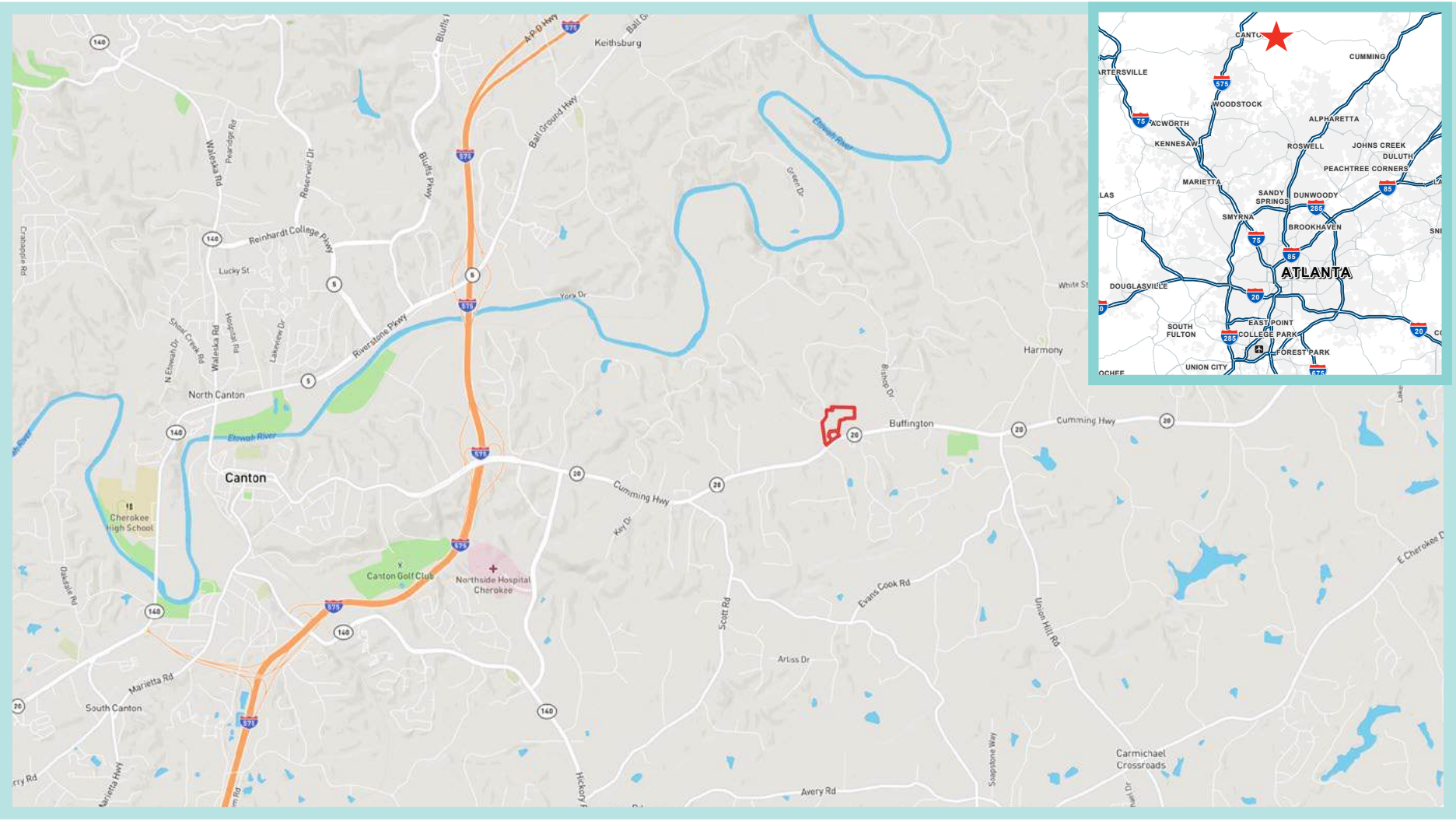
Cumming Hwy offers the following attributes:

- Convenient access to Interstate 575, just over 2 miles away, offering easy access to Atlanta.
- Downtown Canton is approximately 3.5 miles from the property, offering an array of dining, retail and entertainment.
- Located about 3 miles from Cherokee Veterans Park, a 149-acre park.
- Access to Highway 20 directly by the property, offering convenient travel to surrounding amenities.
- Less than 2 miles from Canton Marketplace, a regional shopping center which features Dick's Sporting Goods, TJ Maxx, Target, Kohl's, Lowe's, Best Buy and national & local restaurants .
- Located in Cherokee County, where the average price of a new detached home was $648,000 through 1Q25.
- Located in the Creekview High School district which had 42 new detached home sales through 1Q25 with an average price of $719,000.
- Sanitary sewer is located south of the property across Cumming Hwy. A lift station will be needed to access sewer.
- Approximately 500 SF of frontage on Cumming Hwy, recently four lanes from Canton to Cumming, and 1,200 FT of frontage on Kelly Drive.
- Currently zoned R-80 on the majority of the site with a small GC zoning on the corner.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.

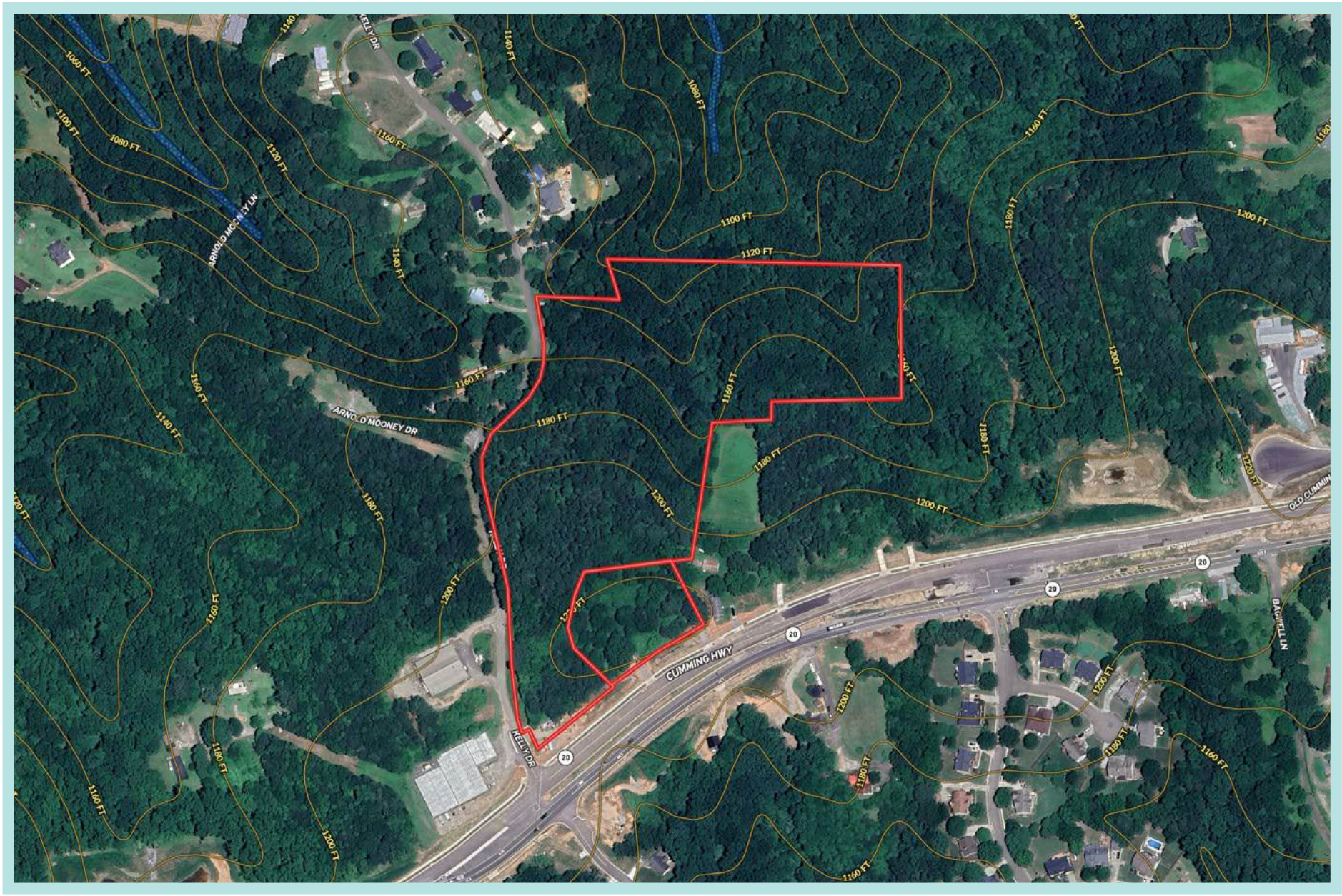
The Property

Cumming Highway is located at the corner of Cumming Highway and Kelly Drive in Canton, GA. Parcel IDs are 14N29 086 and 14N29 089.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES

TOPOGRAPHY WITH HYDROLOGY



ADDITIONAL DETAILS:

ZONING

Majority of **the Property** is currently zoned R-80 in Cherokee County with the following development standards. There is a small GC zoned corner of the site:

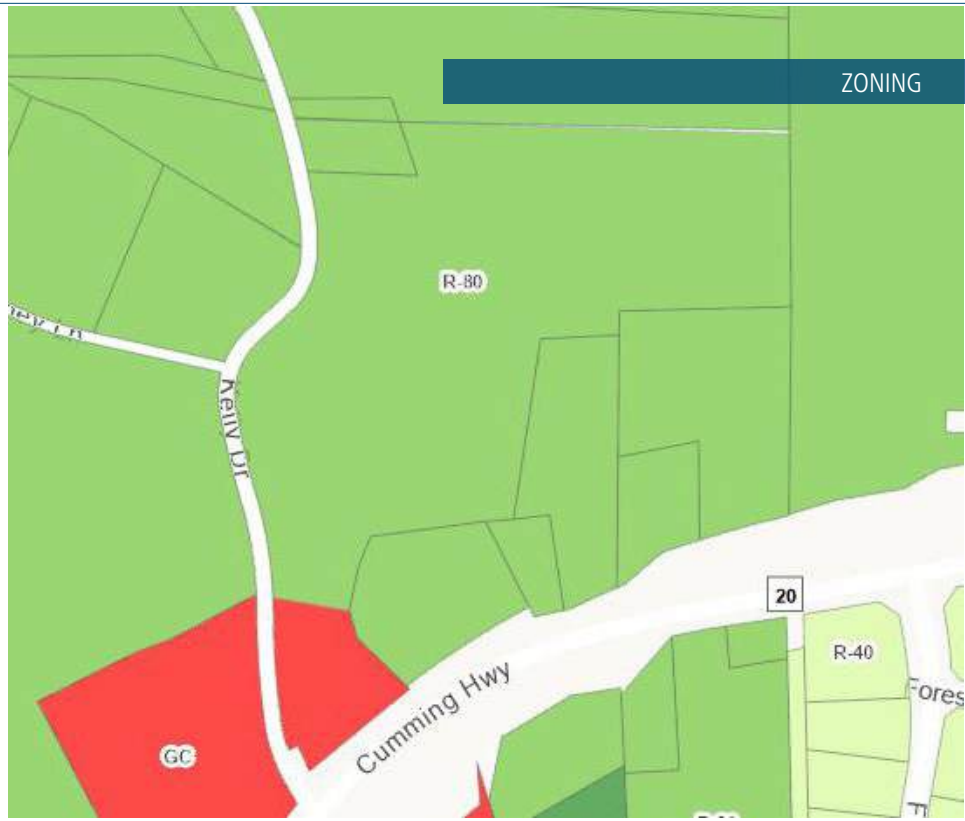
Minimum Lot Area ..... 80,000 SF
Minimum Lot Width ..... 120'
Minimum Front Setback ..... 35'
Minimum Side Setback ..... 25'
Minimum Rear Setback..... 30'

FUTURE LAND USE

The Country Estates character area is noted for its low-intensity housing, horse farms, and agricultural production. This area promotes farming and livestock production along with large lot housing that preserves the surrounding rural aspects. Country Estates residential lots are typically around two acres or more, with more prevalent housing development than in Rural Places. As well, Country Estates differentiates itself with "estate farms," horse farms, equestrian-related development, and its low-intensity residential community feeling.

UTILITIES

There is a domestic water line in the right-of-way of Cumming Highway and Kelly Drive. There is no sanitary sewer located on the property, nor does it appear to gravity flow to any nearby sewer lines.



ZONING

CHEROKEE COUNTY COUNTRY ESTATE EXAMPLE

SCHOOLS

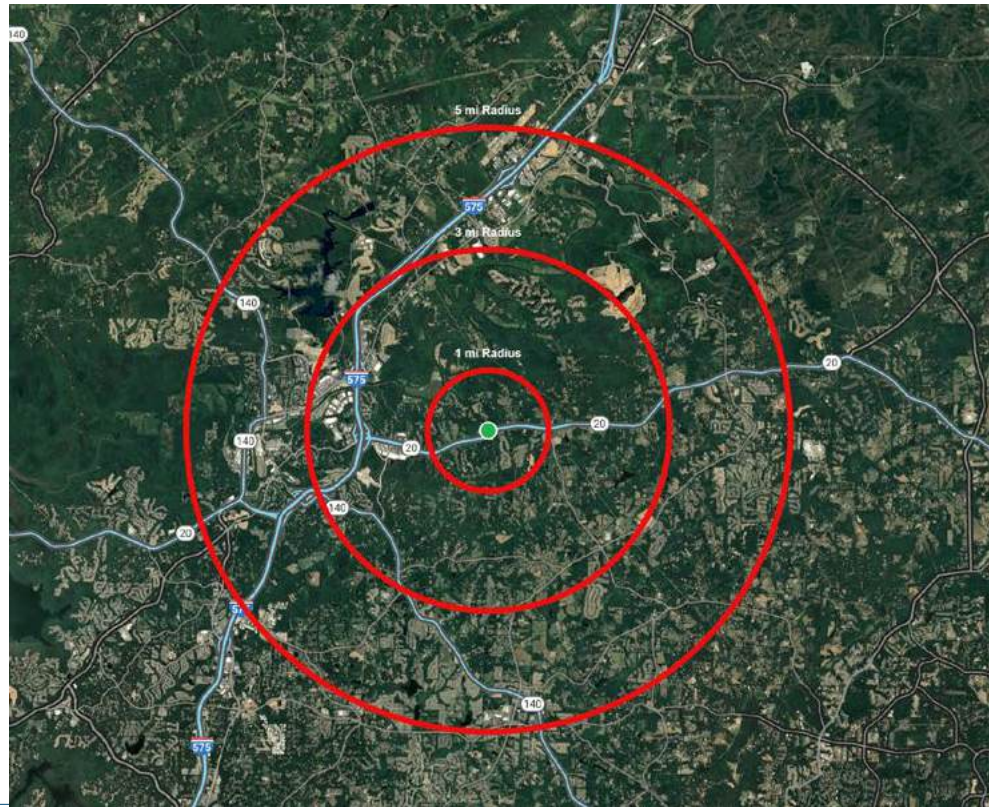
SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Avery Elementary	3.6 Miles
MIDDLE SCHOOL	
Creekland Middle	6.7 Miles
HIGH SCHOOL	
Creekview High	6.8 Miles

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	2,555	13.577	59,409
2024 Households	915	4,898	21,034
INCOME			
Average HH Income	$129,183	$132,762	$135,369
Median HH Income	$91,131	$98,888	$107,115
DAYTIME DEMOGRAPHICS			
Total Businesses	48	675	2,833
Total Employees	309	6,069	22,597

TRAFFIC COUNTS

	Vehicles Per Day
Cumming Highway West of Site	22,715
Cumming Highway East of Site	20,476
I-575 South of Cumming Hwy	56,300
I-575 North of Cumming Hwy	54,200
Northside Cherokee Blvd	11,050



The Market

Atlanta boasts a robust economy, playing host to a staggering 17 Fortune 500 companies, including household names like **Coca-Cola, Delta Air Lines, and The Home Depot**. This concentration of industry giants fosters innovation and economic growth, creating a dynamic environment for businesses of all sizes. Furthermore, Atlanta consistently ranks among the top 10 cities for the lowest cost of doing business in the US, offering a significant competitive advantage for companies looking to establish or expand their operations.

The **fastest-growing metro area in the Southeast**, Atlanta attracts a diverse population with a thriving job market. The city offers a compelling value proposition with a relatively affordable cost of living, making it attractive for renters and homebuyers. Vibrant neighborhoods cater to diverse preferences, from bustling downtowns to charming suburbs.

Metro Atlanta is a haven for tourists. **World-class attractions**, a thriving arts and culture scene, and easy access to stunning natural beauty make Atlanta an unforgettable destination.

31
FORTUNE 500/100 COMPANIES IN ATLANTA

200+
INC 5000 FASTEST GROWING COMPANIES IN THE US

#1
STATE FOR DOING BUSINESS 10 YEARS IN A ROW

#3
METRO IN THE US FOR POPULATION GROWTH

#5
MOVE-IN DESTINATION IN THE COUNTRY

Canton, GA, and Cherokee County are rapidly emerging as a dynamic hub within Metro Atlanta, blending robust economic growth with a desirable quality of life. Fueled by its convenient proximity to Atlanta via I-575, the area is experiencing a surge in population. Canton offers a vibrant downtown scene, historical landmarks, and developing recreational spaces along the Etowah River Greenway.

- **Downtown Canton** is a delightful blend of preserved history and contemporary life. Main Street, with its historic buildings, is undergoing a revitalization phase with a focus on creating a pedestrian-friendly environment, with the Canton Theatre, Mill on Etowah and Cannon Park attracting residents and tourists, alike.
- The **Etowah River Greenway** is a developing area focused on recreation and mixed-use development offering opportunities for outdoor activities, such as hiking and biking, along the Etowah River and Etowah River Park.
- Cherokee County boasts a diverse economic base, anchored by major employers like Northside Hospital Cherokee and a strong manufacturing sector. Major area employers include Inalfa Roof Systems (1,000 employees), Pilgrim's Pride (760 employees), Chart Industries, Inc. (715 employees), Piolax Corporation (615 employees), and Universal Alloy Corporation (559 employees).

With all of the surrounding amenities, convenient access to the interstate, a strong job market, and a thriving city, **The Property** is an excellent opportunity for a builder to establish a presence in this market.

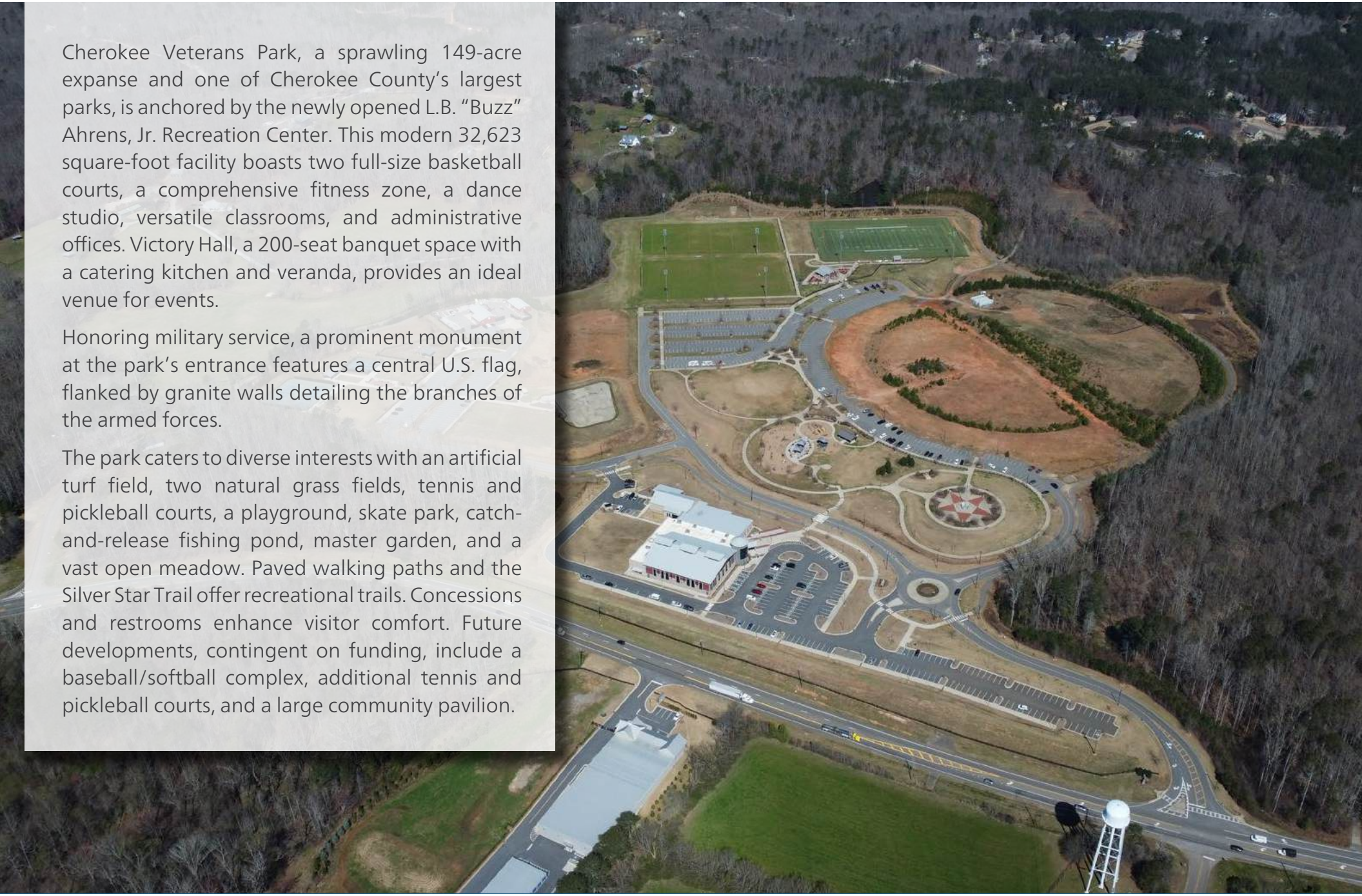
DOWNTOWN CANTON

ETOWAH RIVER PARK

Cherokee Veterans Park, a sprawling 149-acre expanse and one of Cherokee County's largest parks, is anchored by the newly opened L.B. "Buzz" Ahrens, Jr. Recreation Center. This modern 32,623 square-foot facility boasts two full-size basketball courts, a comprehensive fitness zone, a dance studio, versatile classrooms, and administrative offices. Victory Hall, a 200-seat banquet space with a catering kitchen and veranda, provides an ideal venue for events.

Honoring military service, a prominent monument at the park's entrance features a central U.S. flag, flanked by granite walls detailing the branches of the armed forces.

The park caters to diverse interests with an artificial turf field, two natural grass fields, tennis and pickleball courts, a playground, skate park, catch-and-release fishing pond, master garden, and a vast open meadow. Paved walking paths and the Silver Star Trail offer recreational trails. Concessions and restrooms enhance visitor comfort. Future developments, contingent on funding, include a baseball/softball complex, additional tennis and pickleball courts, and a large community pavilion.



CHEROKEE COUNTY DETACHED HOUSING AND LOT ANALYSIS

The Cherokee County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data for Cherokee County from 2021-1Q25 is as follows:

YEAR	# OF SALES	% OF ATLANTA MSA SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE SALES PRICE
2021	1,535	7%	$444,000	-
2022	1,432	7%	$531,000	+19.6%
2023	1,259	8%	$577,000	+8.7%
2024	1,455	9%	$657,000	+13.7%
1Q25	269	6%	$648,000	-4.4%

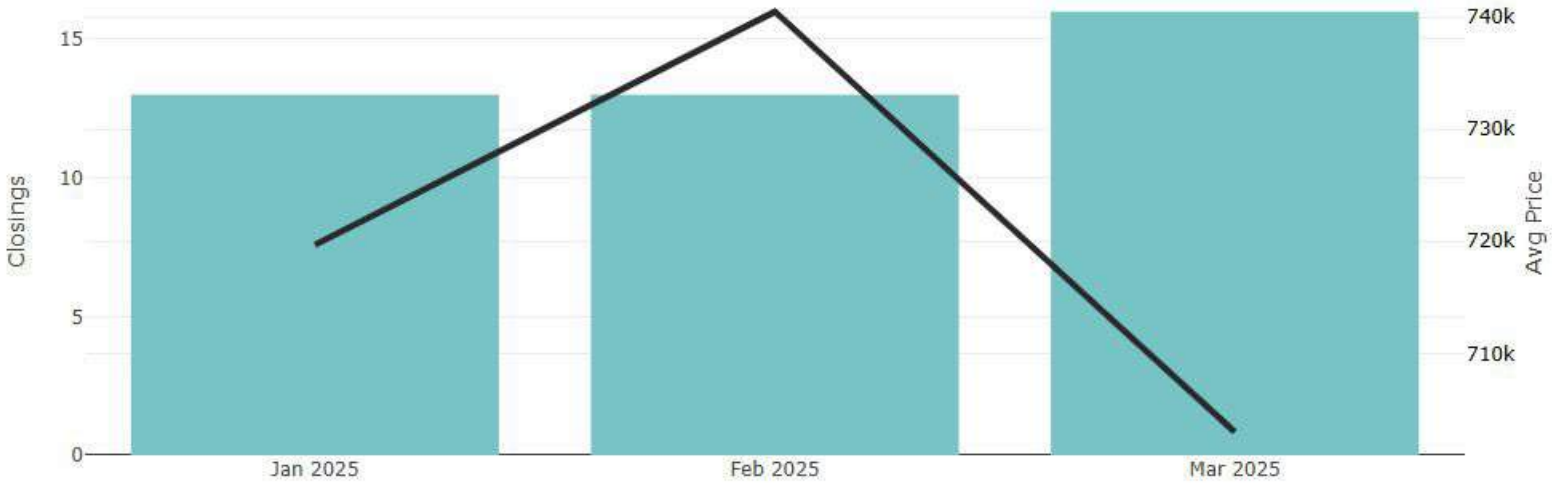
Below are the highlights for this market through 4Q24:

- Annual starts of 1,226.
- Annual closings of 1,399, representing a 4% increase in the last four quarters.
- Based on the annual starts, there is only a 17.7 months supply of VDLs in this market.

CREEKVIEW HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Through 1Q25, Creekview High School district continued to show growth in the SFD market. Below is the new house sales data for this market for 2021-1Q25:

YEAR	# OF SALES	% OF CHEROKEE COUNTY SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE SALES PRICE
2021	213	14%	$550,000	-
2022	176	12%	$623,000	+13.3%
2023	226	18%	$636,000	+2.1%
2024	234	16%	$692,000	+8.8%
1Q25	42	16%	$719,000	+3.9%



With the continued growth and desire for homebuilders to enter the Cherokee County and Creekview High School markets, Cumming Highway is an excellent opportunity to fill the immediate housing needs.

Proposal Requirements

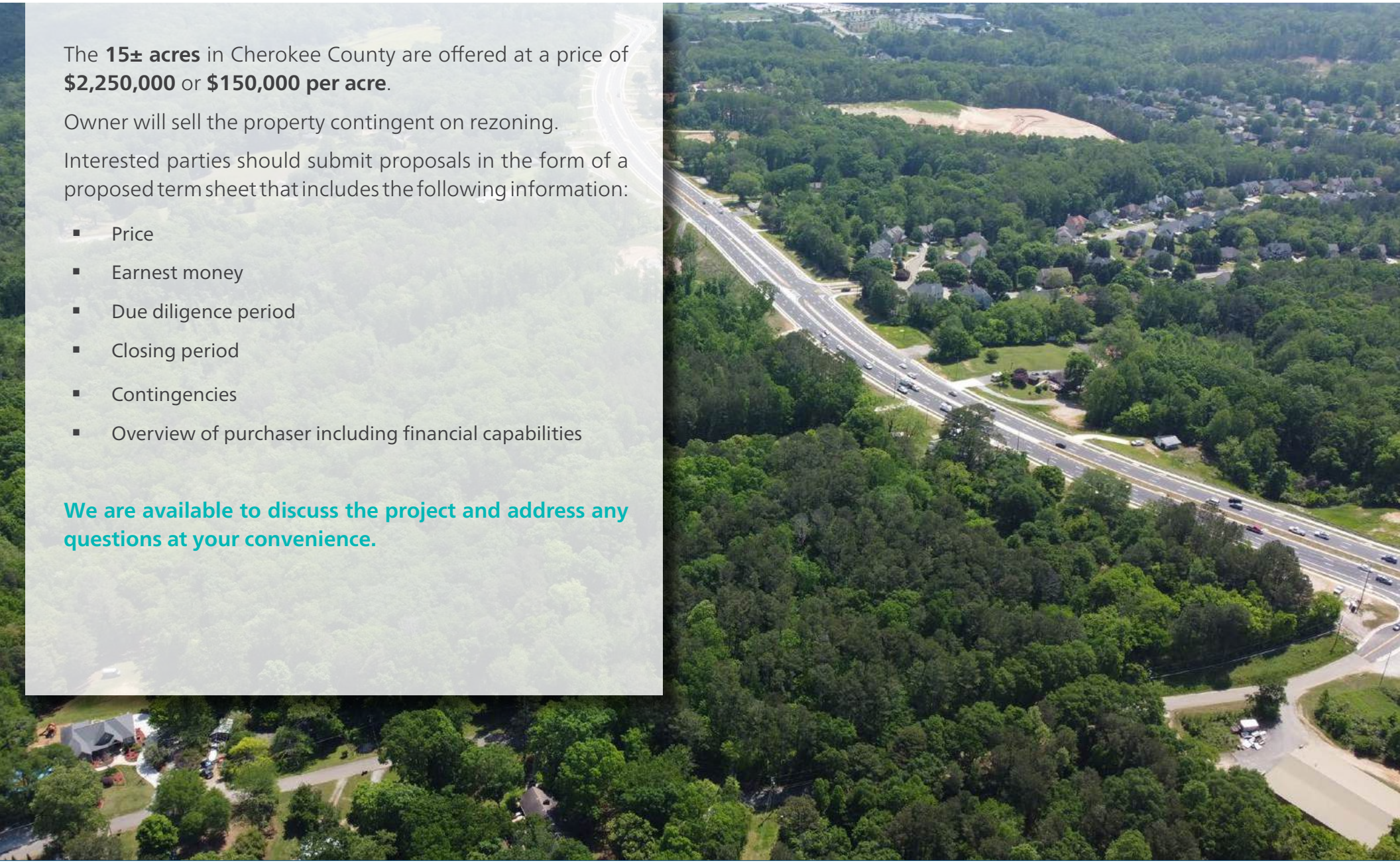
The **15± acres** in Cherokee County are offered at a price of **$2,250,000** or **$150,000 per acre**.

Owner will sell the property contingent on rezoning.

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

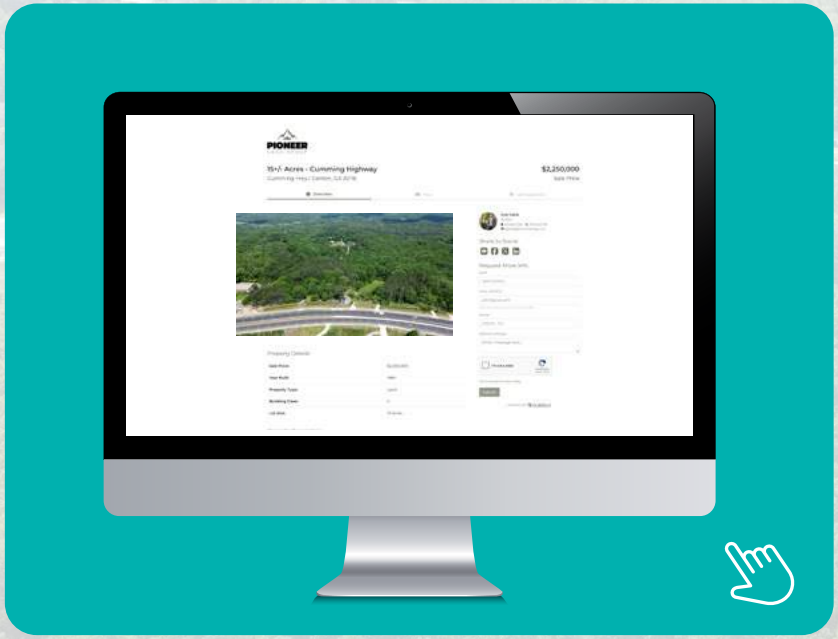
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience.



Support Information

Below are files that are related to **Cumming Highway** and may be downloaded.* Click the link to open the files.



*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.

MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:

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