

5.66 ACRES AVAILABLE FOR SALE

HWY 5 IN CHEROKEE COUNTY JUST NORTH OF SIXES RD.



COMMENTS

This property is located in an area experiencing substantial commercial and residential growth. Highway 5, Sixes Road and I-575 are major arteries providing excellent access to the surrounding areas and properties. Additional information is available upon request.

PROPERTY HIGHLIGHTS

- LOCATION:** The subject property is located on Highway 5 across from Home Depot. Highway 5 is being widened from the subject property to Sixes Road.
- ZONING:** Property is currently zoned Residential.
- ASKING PRICE:** \$350,000 per Acre.

MAJOR PROPERTIES, INC.
COMMERCIAL REAL ESTATE

TIM TRIVERS
REAL ESTATE

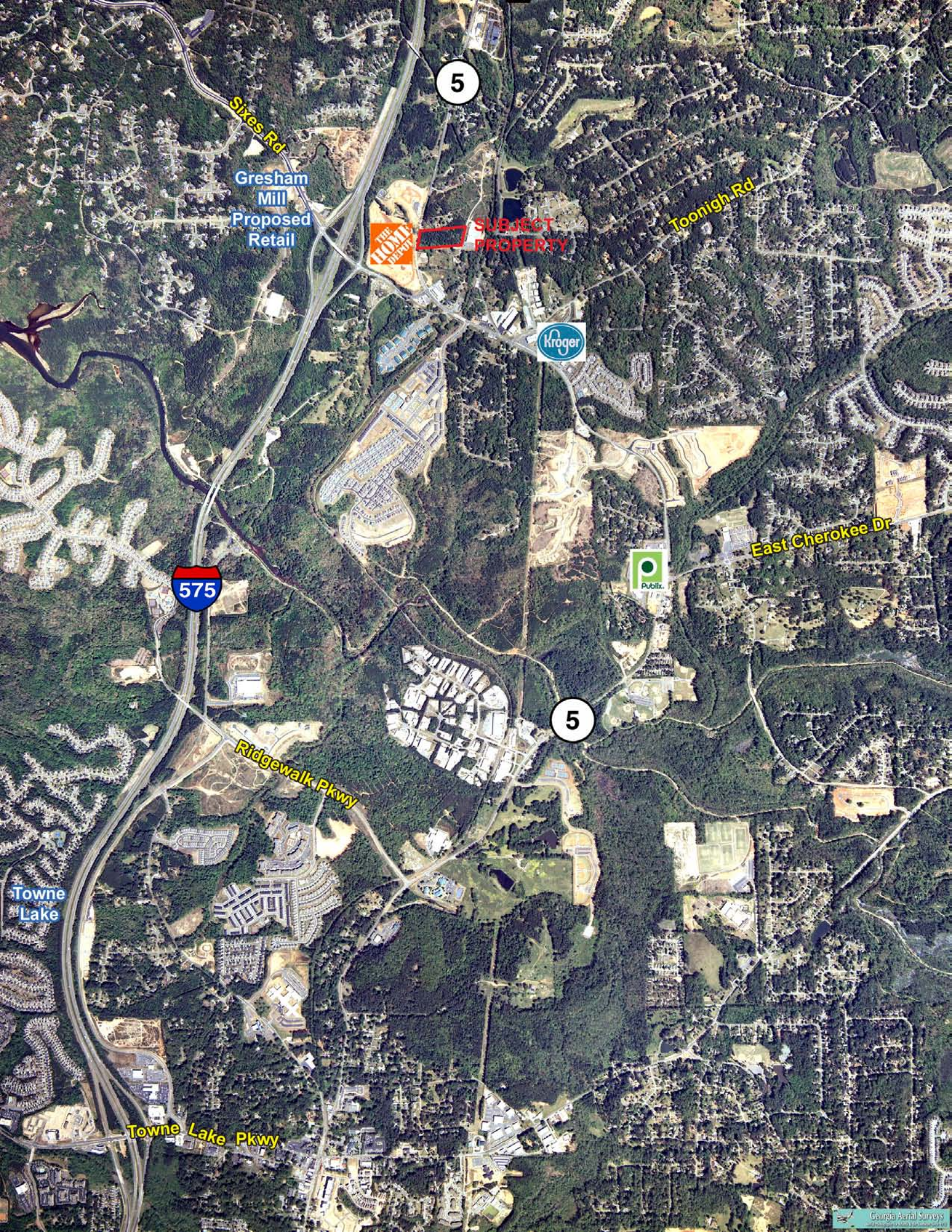
Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.



PRESENTED BY:

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5

Sixes Rd

Gresham Mill
Proposed Retail



SUBJECT PROPERTY

Toonigh Rd



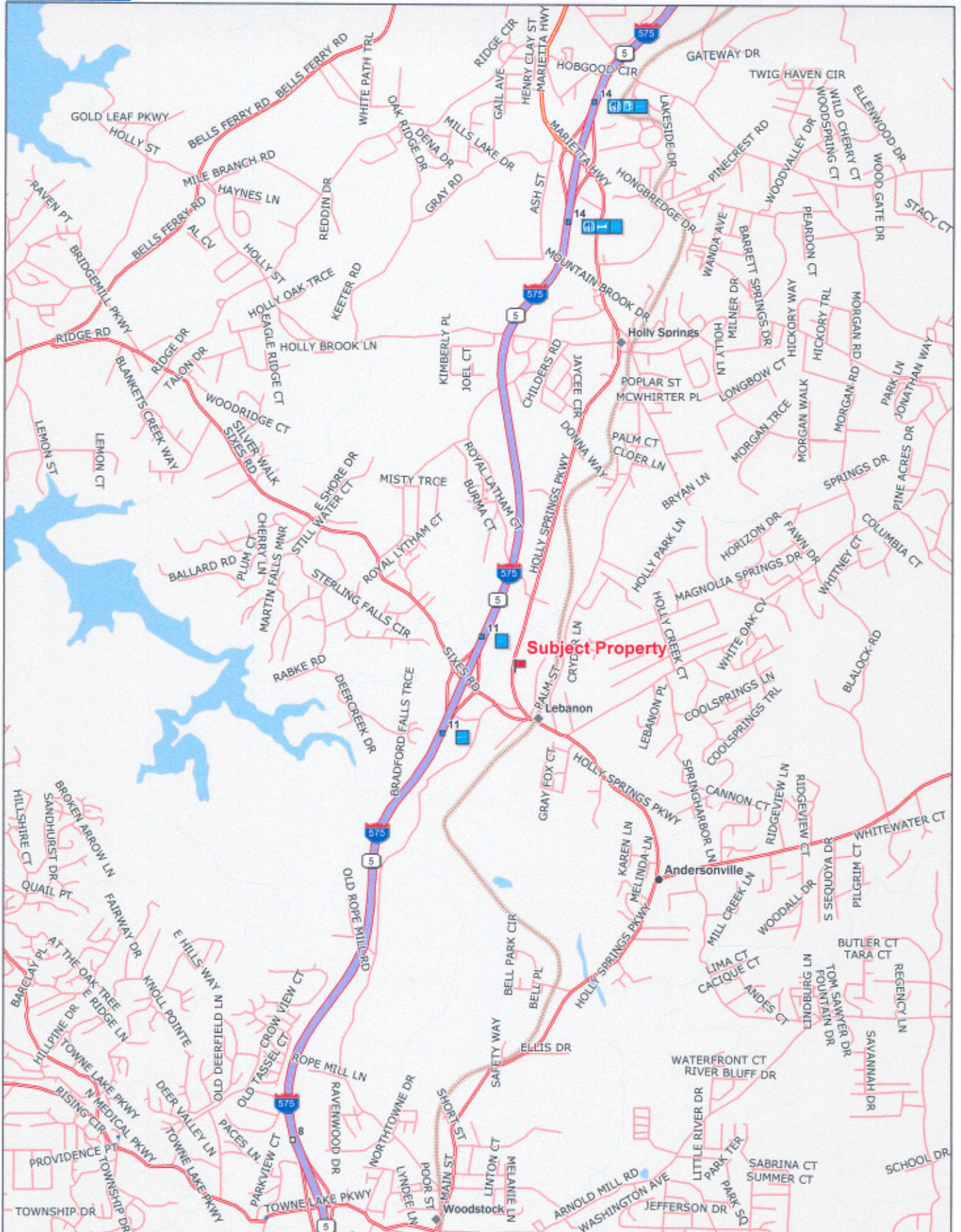
East Cherokee Dr

5

Ridgewalk Pkwy

Towne Lake

Towne Lake Pkwy



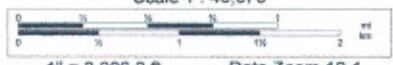
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www.delorme.com



Scale 1 : 46,875



1" = 3,906.3 ft Data Zoom 12-1

GENERAL NOTES ~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 14 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 23,999. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235K.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 388,866.

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13057C 0219 B, DATED JULY 15, 1988, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

REFERENCES:

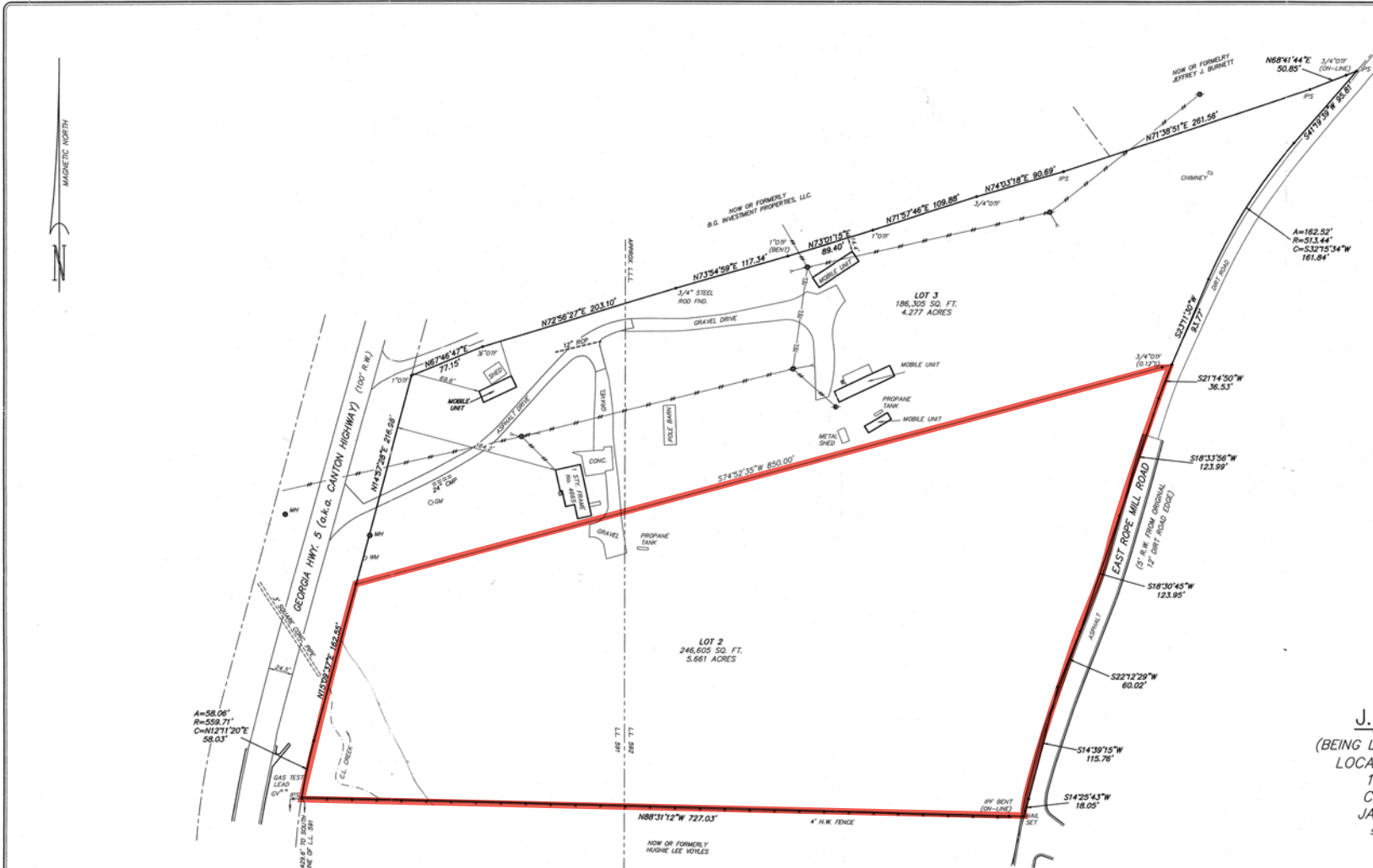
1. DB 5887, PG. 139.
2. DB 98, PG. 392.
3. PLAT FOR ALLENE CALLAHAN BY GEOSURVEY, LTD. DATED SEPT. 24, 2004.
4. PLAT FOR LOBA L. STELL BY SOUTHERN SURVEYING & PLANNING, INC. DATED MARCH 25, 1999.

**AREA = 432,910 SQ. FT.
9.938 ACRES**

**BOUNDARY SURVEY FOR
J. NICOLE LUNSFORD**
(BEING LOTS 2 & 3 OF THE VOYLES ESTATE)
LOCATED IN LAND LOTS 591 & 592
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
JANUARY 20, 2006 1"=50'



**BARTON SURVEYING
INC.**
1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810



LEGEND

- = 1/2" REBAR FND.
- = 1/2" REBAR SET
- = RIGHT OF WAY
- = SANITARY SEWER EASEMENT
- = DRAINAGE EASEMENT
- = LAND LOT LINE
- = CENTERLINE
- = CRMP TOP PIPE
- = OPEN TOP PIPE
- = CORRUGATED METAL PIPE
- = REINFORCED CONCRETE PIPE
- = DROP INLET
- = JUNCTION BOX
- = MANHOLE
- = CATCH BASIN
- = BENCHMARK
- = POWER POLE
- = FIRE HYDRANT
- = CONCRETE MONUMENT FND.
- = BACK OF CURB
- = EDGE OF PAVEMENT
- = FENCE
- = OVERHEAD ELEC. SERVICE LINE
- = BUILDING LINE
- = UNDERGROUND POWER LINE

MAGNETIC NORTH






Cherokee

Latitude: 34.148952

Longitude: -84.511063

Radius: 4.0 mile

	2000 Total Population	46,946
	2000 Group Quarters	267
	2007 Total Population	73,022
	2012 Total Population	97,058
	2007 - 2012 Annual Rate	5.86%
	2000 Households	15,894
	2000 Average Household Size	2.94
	2007 Households	24,877
	2007 Average Household Size	2.92
	2012 Households	33,149
	2012 Average Household Size	2.92
	2007 - 2012 Annual Rate	5.91%
	2000 Families	13,042
	2000 Average Family Size	3.24
	2007 Families	19,994
	2007 Average Family Size	3.24
	2012 Families	26,234
	2012 Average Family Size	3.25
2007 - 2012 Annual Rate	5.58%	
	2000 Housing Units	16,646
	Owner Occupied Housing Units	82.4%
	Renter Occupied Housing Units	13.0%
	Vacant Housing Units	4.6%
	2007 Housing Units	25,783
	Owner Occupied Housing Units	82.8%
	Renter Occupied Housing Units	13.7%
	Vacant Housing Units	3.5%
	2012 Housing Units	34,514
	Owner Occupied Housing Units	82.0%
	Renter Occupied Housing Units	14.1%
	Vacant Housing Units	4.0%
Median Household Income		
2000	\$67,500	
2007	\$90,214	
2012	\$109,284	
Median Home Value		
2000	\$151,432	
2007	\$233,393	
2012	\$259,619	
Per Capita Income		
2000	\$26,922	
2007	\$38,874	
2012	\$50,053	
Median Age		
2000	33.5	
2007	35.2	
2012	35.1	

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.