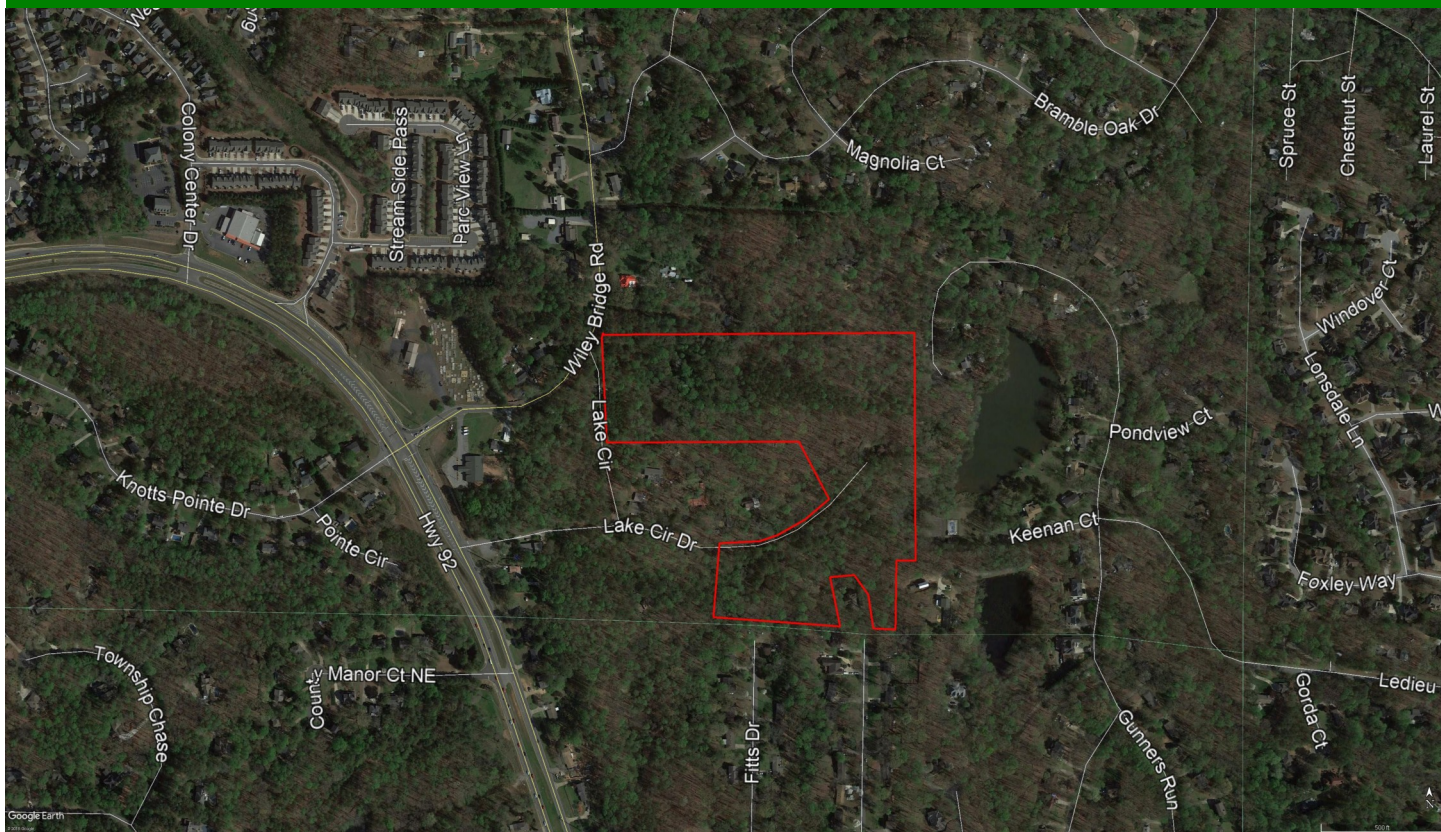


FOR SALE-21.29 +/- ACRES CHEROKEE COUNTY, GEORGIA



COMMENTS:

This opportunity consists of 21.29 +/- heavily wooded acres of residential land located in Cherokee County, Georgia. There is a deed restriction on this property limiting the property to only one home-site.

PROPERTY HIGHLIGHTS:

Location: The property is located on the east side of Lake Circle Drive just south of its intersection with Wiley Bridge Road. It also has access via Gunners Pond Run in the adjacent Gunners Pond Subdivision

Size: 21.29 +/- Acres

Zoning: R-40 and AG, Cherokee County

Utilities: Water is Available. Map Attached

Price: \$550,000.00

PRESENTED BY:

ANDY BEEN

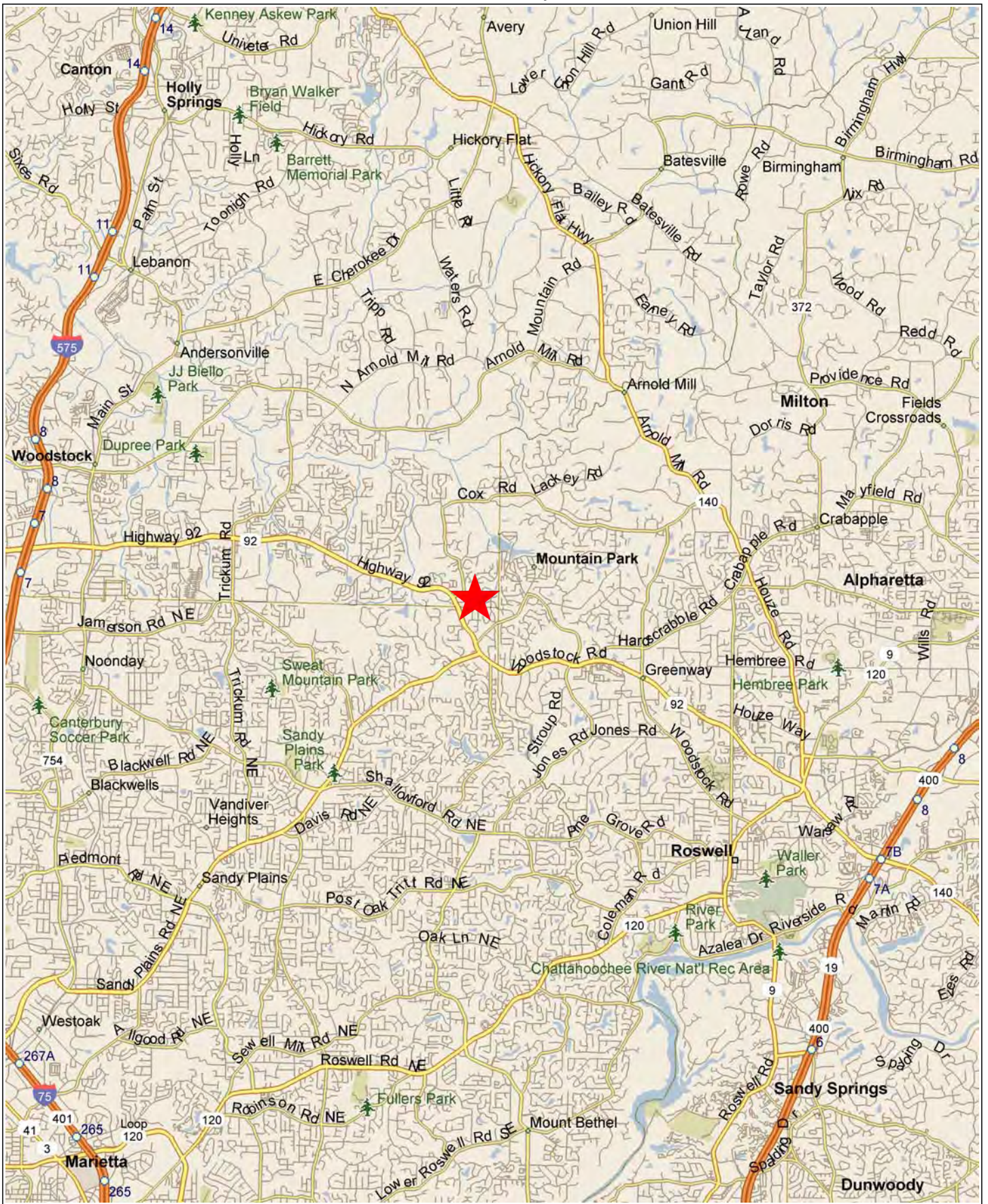
Email: Abeen@majorandarroll.com

Phone: 404-255-6694

MAJOR & ARROLL, LLC
91 WEST WIEUCA ROAD
BUILDING B, SUITE 100
ATLANTA, GEORGIA 30342
Fax: 404-250-9613
www.majorandarroll.com

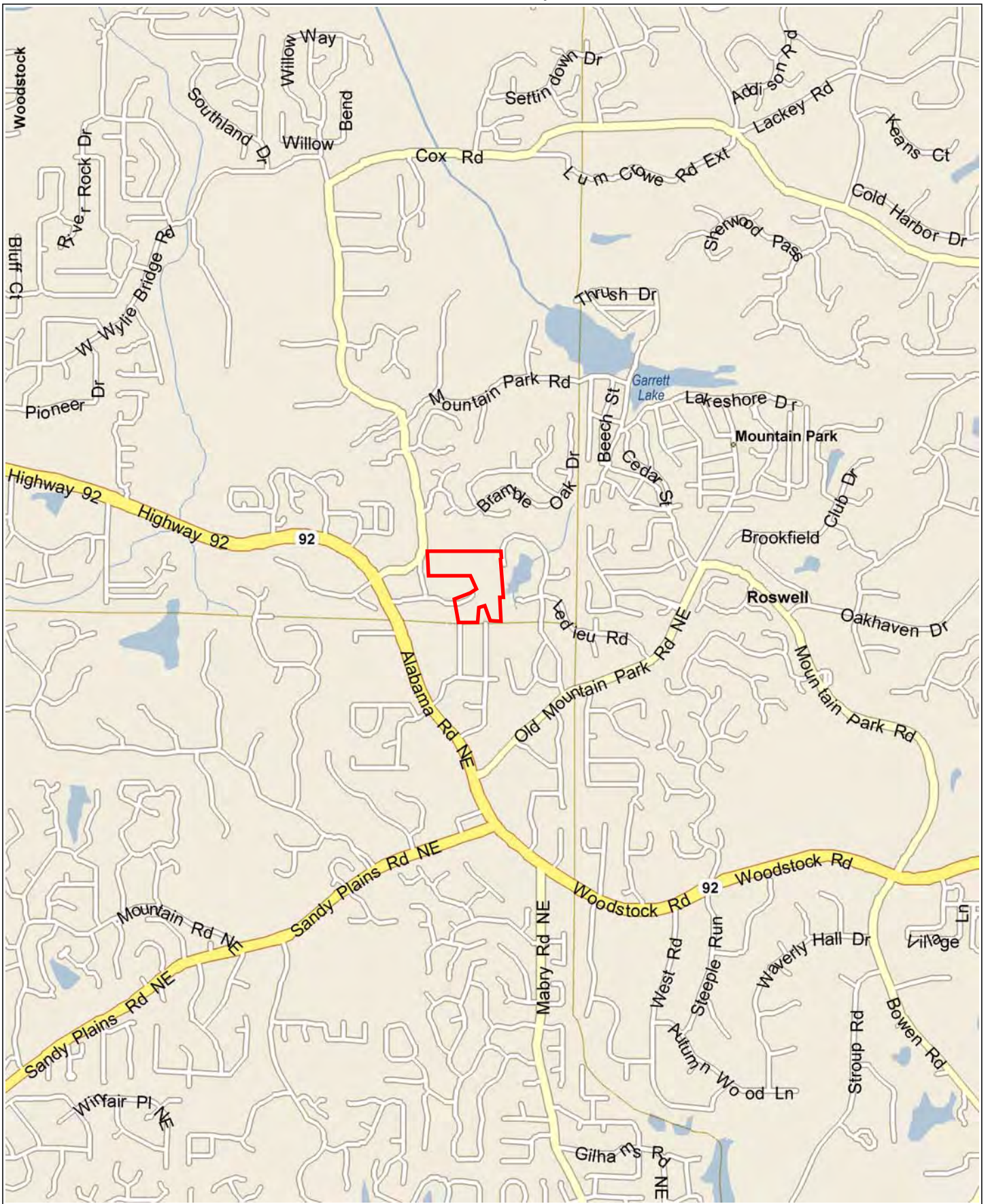
MAJOR & ARROLL, LLC
COMMERCIAL REAL ESTATE

Location Map 1



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Location Map 2



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Colony Center Dr

Stream Side Pass

Parc View Ln

Wiley Bridge Rd

Magnolia Ct

Bramble Oak Dr

Spruce St

Chestnut St

Laurel St

Windover Ct

Lonsdale Ln

Pondview Ct

Lake Cir

Lake Cir Dr

Keenan Ct

Knotts Pointe Dr

Pointe Cir

Hwy 92

Foxley Way

County Manor Ct NE

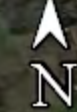
Fittis Dr

Gunners Run

Golda Ct

Ledieu Pl

Township Chase

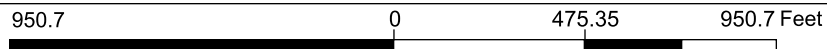




Legend

- Parcels
- Schools
- Churches

1: 5,704



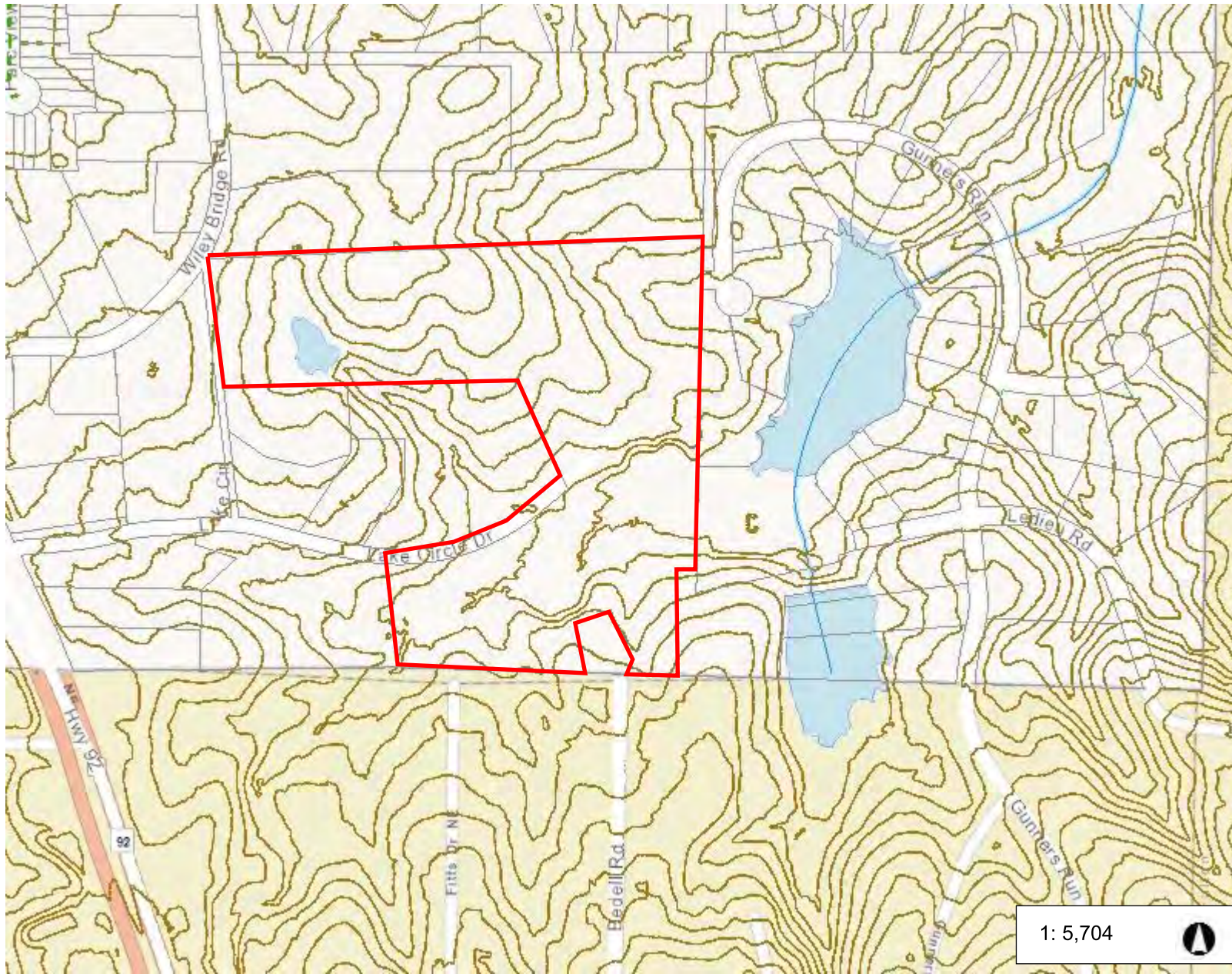
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Cherokee County, GA TOPO



Legend

- Parcels
- Index Contours
- Schools
- Churches
- Sewer Lines
- Streams

Notes

1: 5,704



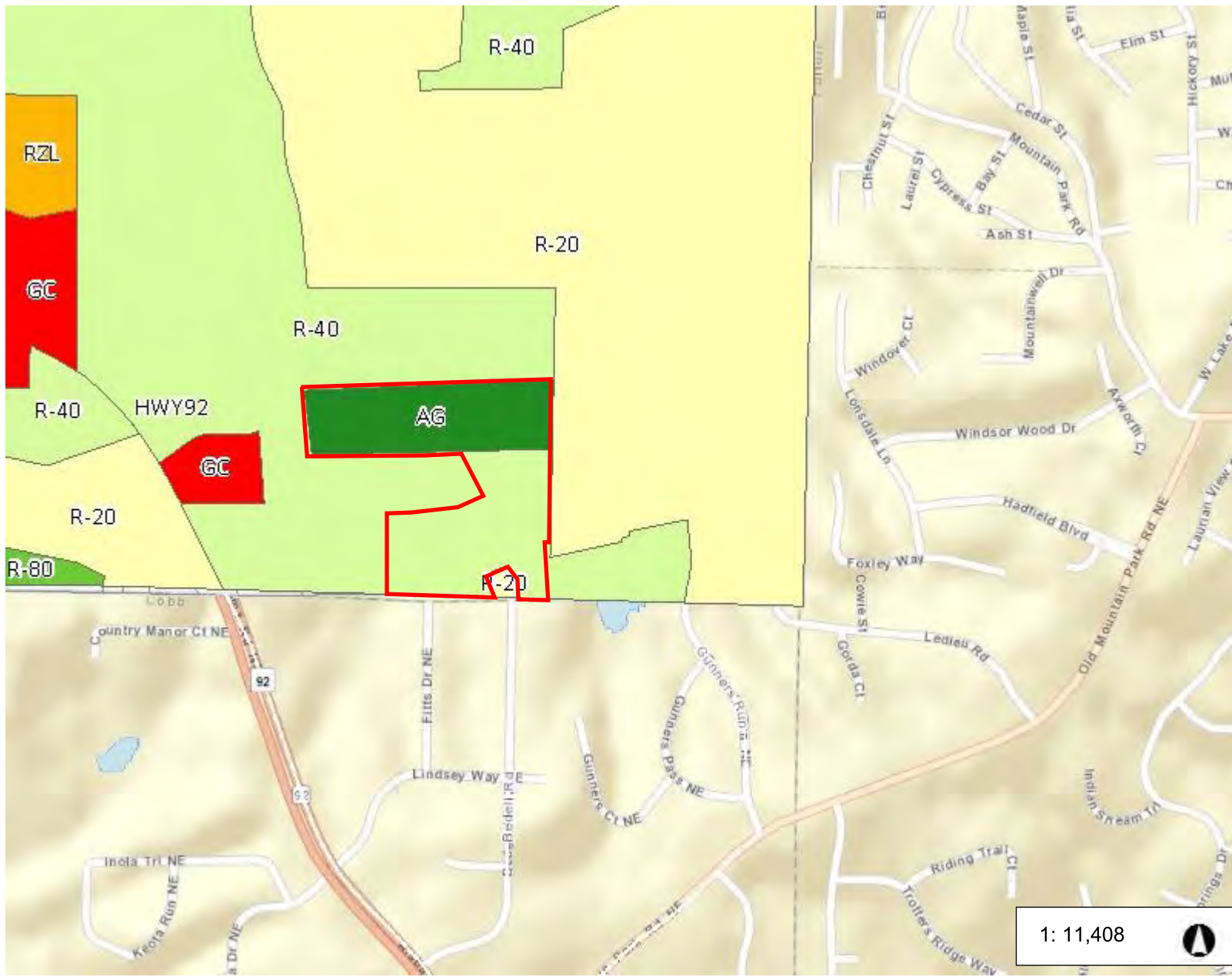
950.7 0 475.35 950.7 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Cherokee County, GA ZONING

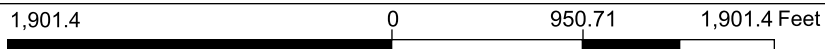


Legend

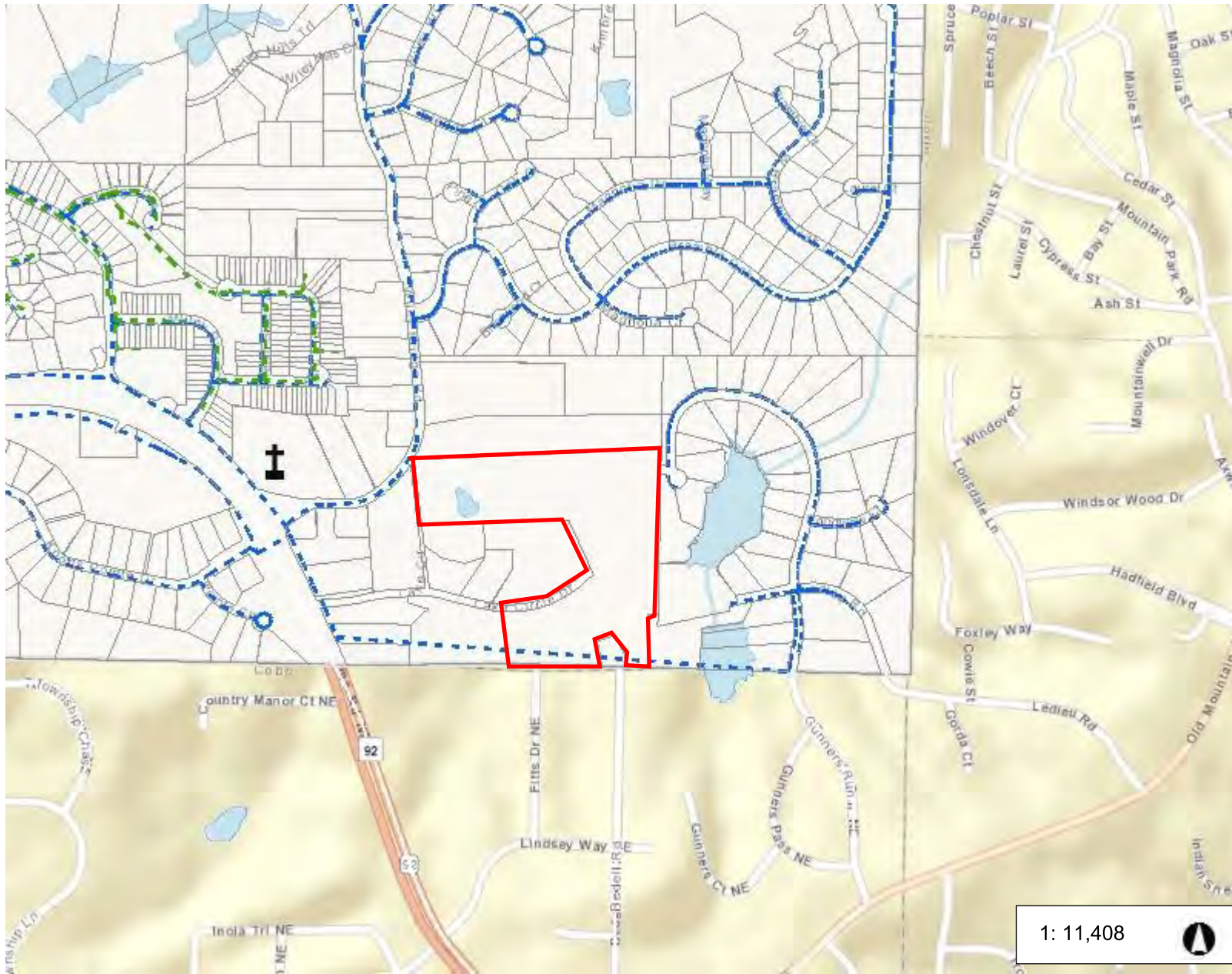
Cherokee County Zoning

- AG
- R80
- R60
- R40
- R30
- R20
- R15
- R10
- RD3
- RA
- RZL
- RTH
- RM10
- RM16
- PUD
- TND
- OI
- NC
- GC
- HC
- LI
- HI
- Parcels
- Schools
- Churches

1: 11,408



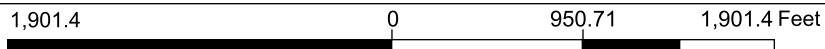
Notes



Legend

- Parcels
- Schools
- Churches
- Sewer Lines
- Water Lines

1: 11,408



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Notes