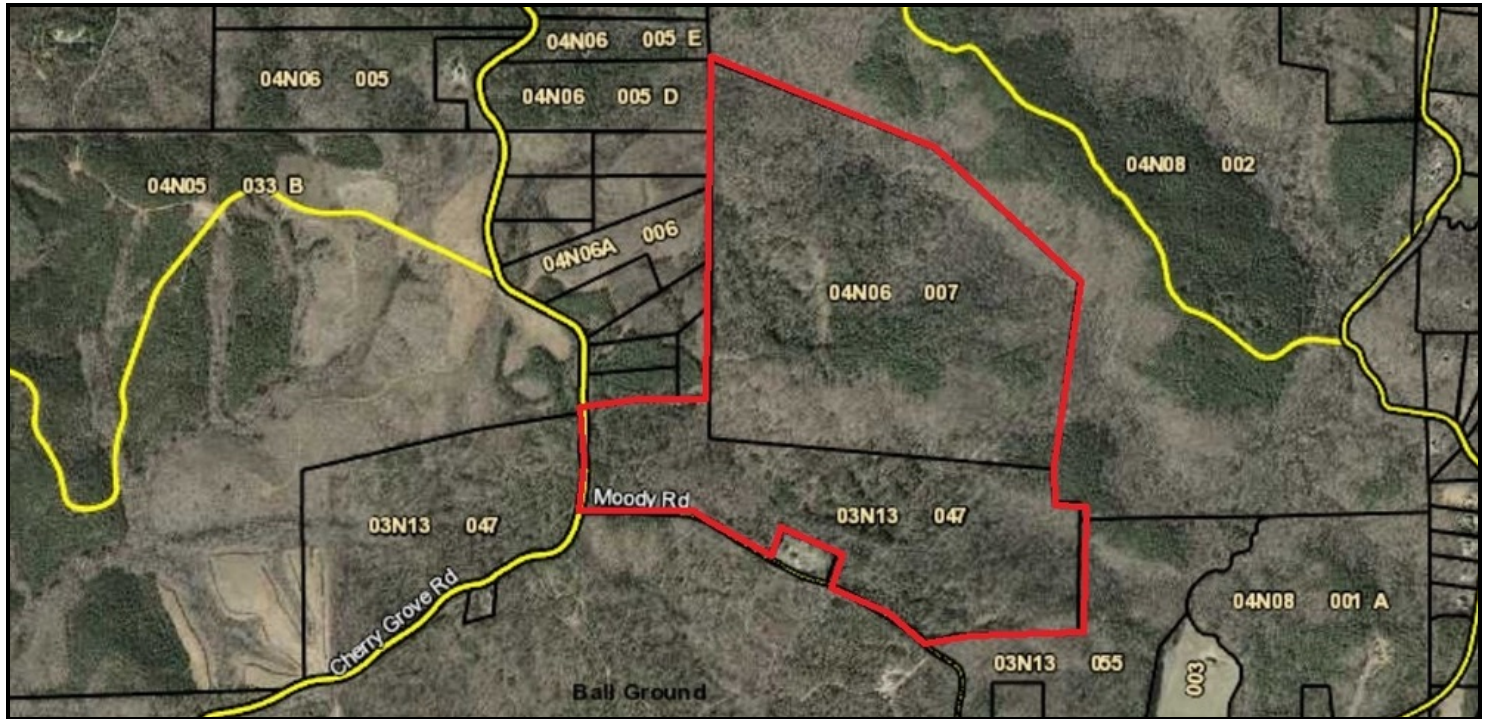


207-Acre Tract - Northern Cherokee County

0 CHERRY GROVE AND MOODY ROAD, BALL GROUND, GA 30107



OFFERING SUMMARY

Sale Price: \$1,707,750

Price / Acre: \$8,250

Lot Size: 207 Acres

Zoning: AG - Agricultural

PROPERTY OVERVIEW

Norton Commercial is proud to present this tract in North Cherokee County directly fronting Cherry Grove Road and Moody Road, less than 10 minutes' drive from the Ball Ground city center. Ball Ground has become a destination for food and entertainment and this tract of land is very close to the action, yet it is protected from the development that is impacting the southern parts of the County. Site is mostly wooded and is Zoned AG. Reinhardt with its Falany Performing Arts Center is west on Hwy 108; the golf courses of Big Canoe and Bent Tree are just north; Gibbs Gardens on Yellow Creek Road is to the east and Ball Ground and 575 to the west. Subject property will make a great large estate lot or recreation getaway serving the growing Atlanta Market.

This particular property consists of 207 acres which is a combination of two parcels and is listed at \$8,250/Acre.

LOCATION OVERVIEW

Cherokee County has been listed as one of the fastest-growing counties in the country, and Ball Ground contributes to that statistic with a steady influx of new businesses, jobs and residents. Quaint shops and eateries, a mix of residential options, and the beautiful scenery at the foothills of the Appalachian Mountains - it's a fun place to visit and a great place to live. The property is within the Ball Ground ES, Creekland MS and Creekview HS school districts.

For More Information:

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Gina Johnson

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Zach Tibbs

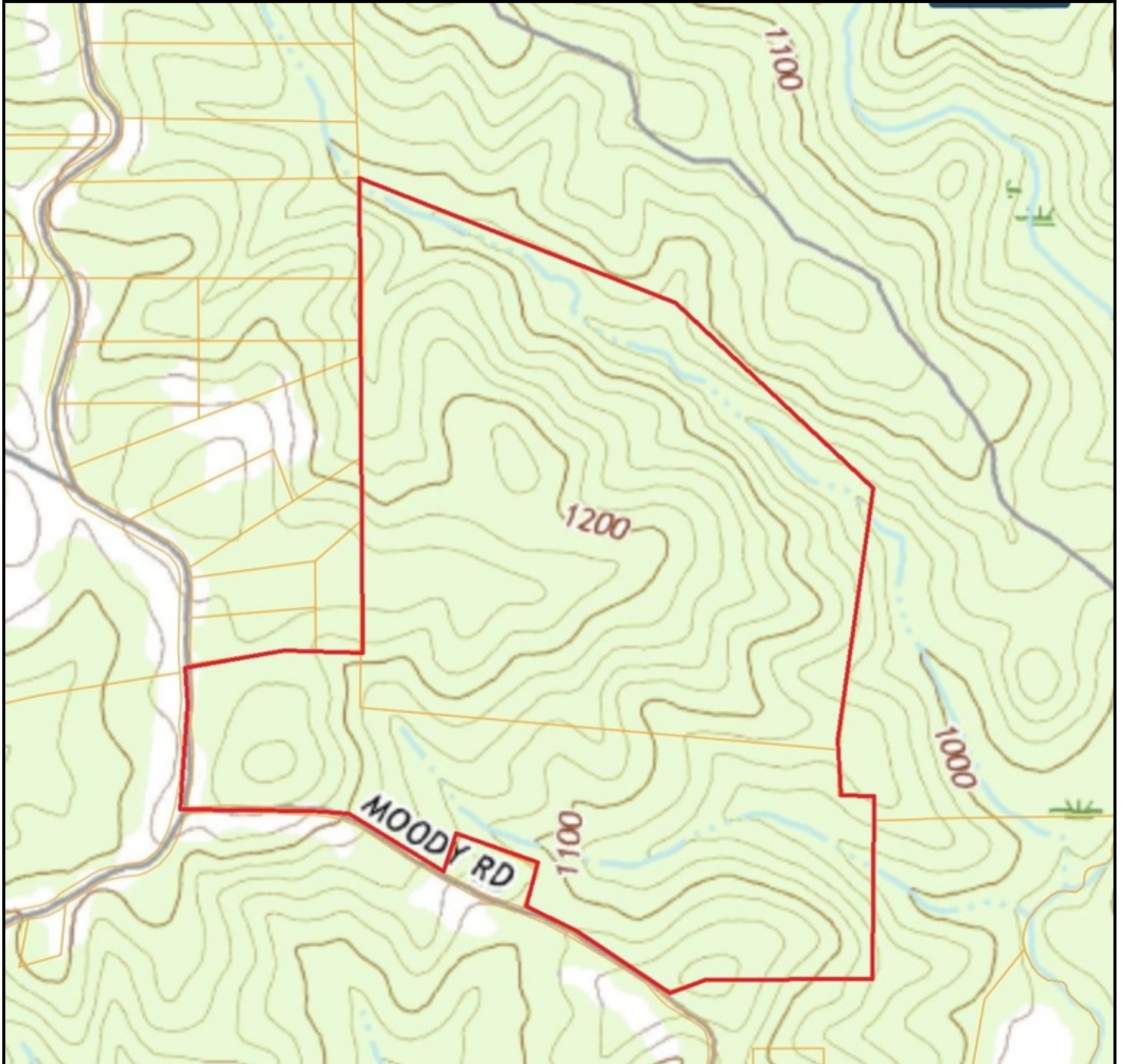
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ADDITIONAL PHOTOS

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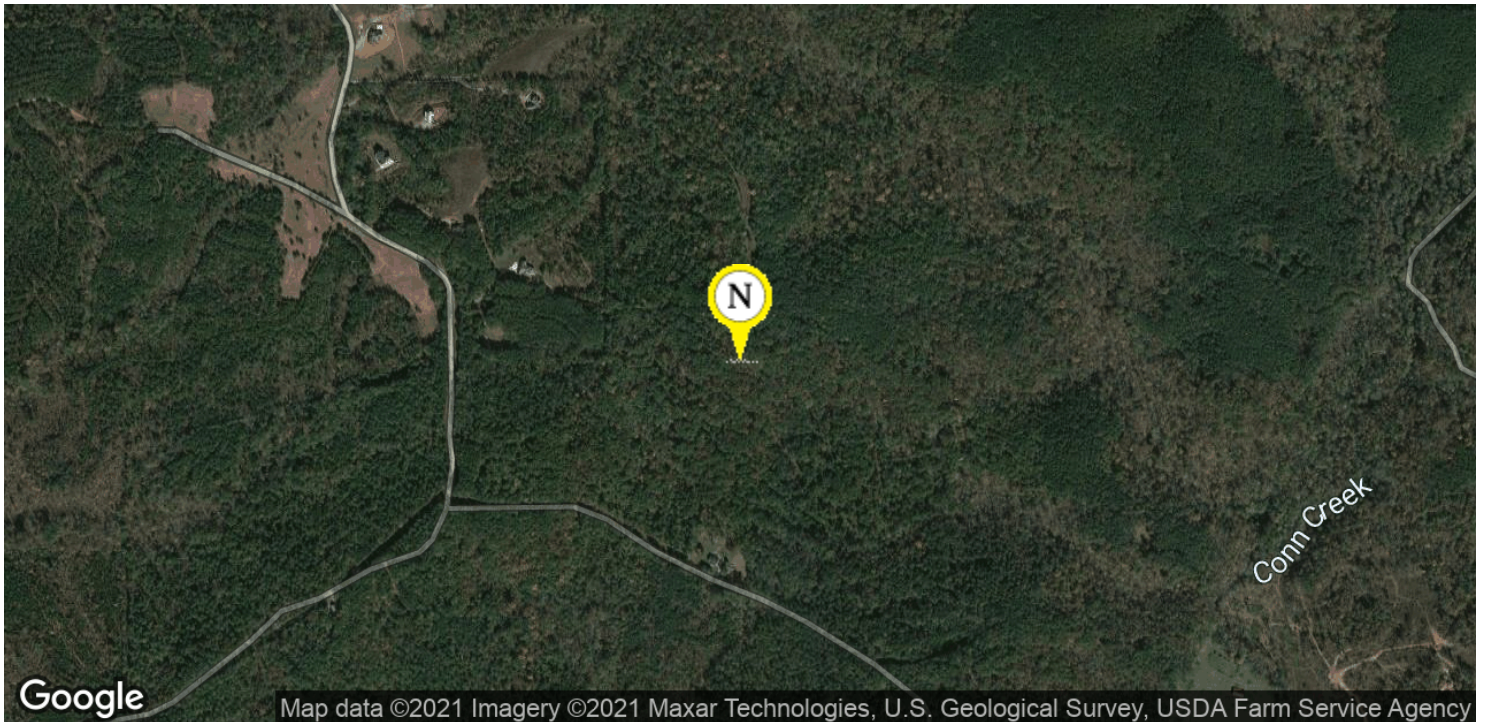
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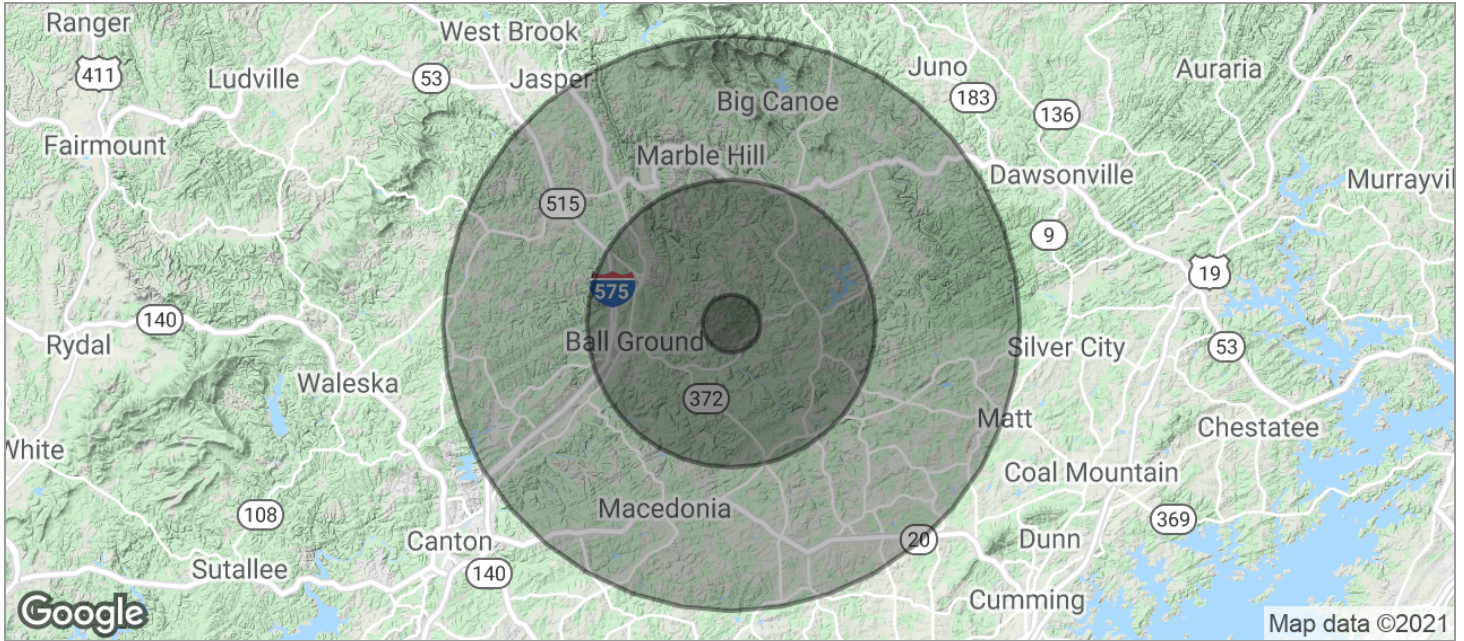
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	314	9,367	55,755
MEDIAN AGE	38.8	39.7	38.9
MEDIAN AGE (MALE)	38.8	39.7	38.3
MEDIAN AGE (FEMALE)	38.9	39.7	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	119	3,560	20,479
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$72,388	\$73,525	\$79,948
AVERAGE HOUSE VALUE	\$266,918	\$264,219	\$276,428

* Demographic data derived from 2010 US Census

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