

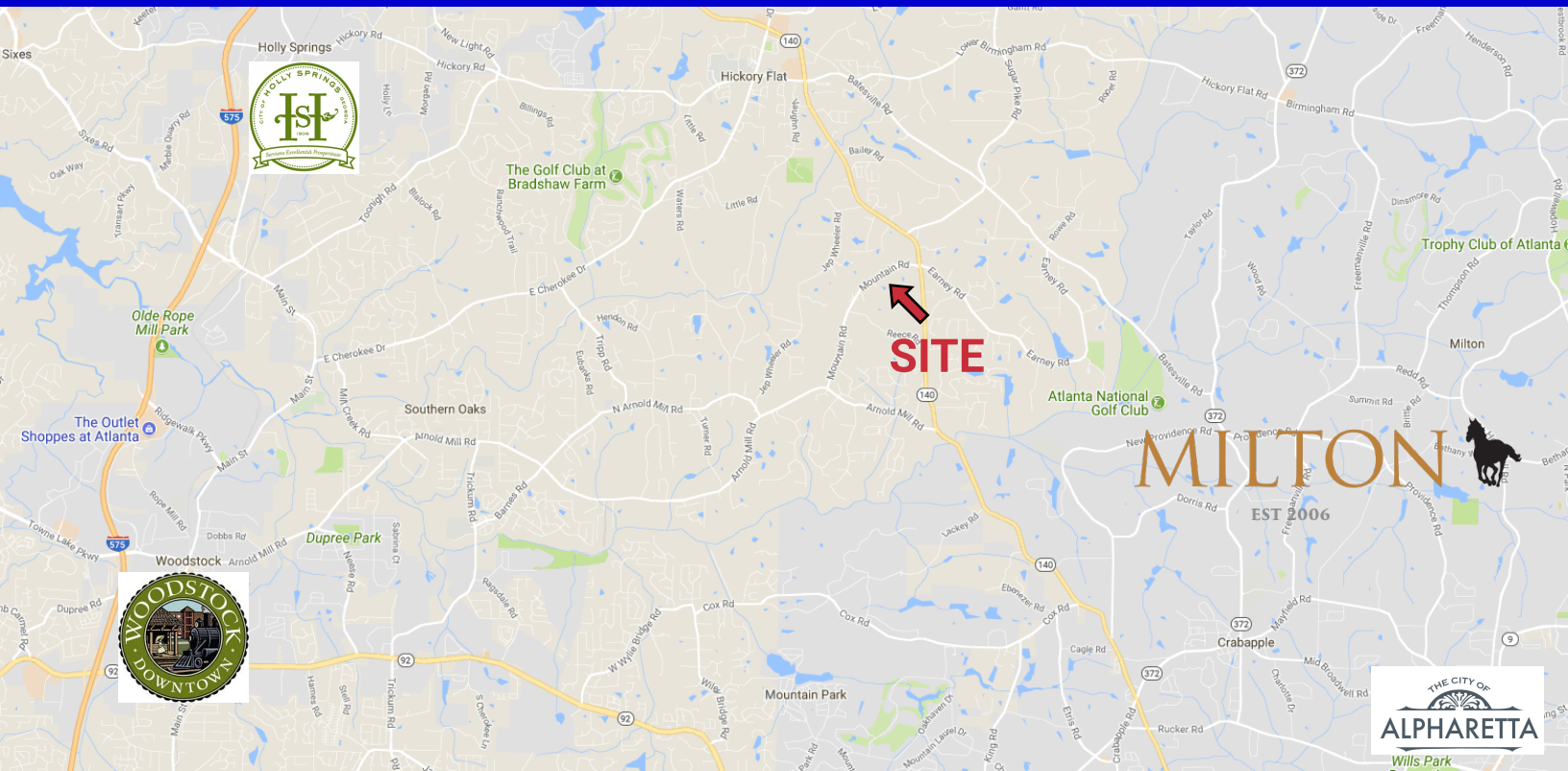
ZONED SINGLE-FAMILY RESIDENTIAL LAND FOR SALE

Mountain Road @ Highway 140
Unincorporated Cherokee County, GA



SINGLETON
REAL ESTATE

INVESTMENT OVERVIEW



33.35 Acres of R-40 Residential Zoned Land
Mountain Road, Cherokee County, Ga
OFFERED AT \$65,000 PER ACRE

LOCATION

This property is located 25-miles northwest of Atlanta on the south side of Mountain Road, one lot east of State Highway 140 (aka Hickory Flat Highway) in unincorporated Cherokee County. Located just north of Milton and Alpharetta, any new residential development will enjoy both affordable Cherokee County taxes and the property's location in the highly regarded Sequoyah High School district. The retail center located on the east side of Highway 140 at Mountain Road, is currently being redeveloped with a new Gold's Gym as an anchor.



For the scoop on this awesome investment, please contact:

Larry Singleton
Managing Broker
770-924-8421
Larry@SingletonRealEstate.com

Singleton Real Estate, LLC
420 Chambers Street
Woodstock, Georgia 30188
www.SingletonRealEstate.com

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

ZONED SINGLE-FAMILY RESIDENTIAL LAND FOR SALE

Mountain Road @ Highway 140
Unincorporated Cherokee County, GA



INVESTMENT DETAILS



**33.35 Acres
Zoned R-40
allowing up to
36 Housing
Units**

NEIGHBORHOOD & SITE CHARACTERISTICS

Located just two miles north of the Fulton County line, this residential zoned property is ready for development into a 40,000 square foot lot subdivision. It's close proximity to the North Fulton County job market make it ideal for a subdivision of homes priced from \$300,000 to \$400,000.

The site's topography is gently rolling and wooded; and, the dam for the small lake on the site broke several years ago, and the land may be usable. Water is available along Mountain Road; sewer is available on the eastern side of Highway 140; and, septic systems are prevalent in the neighborhood.



For the scoop on this awesome investment, please contact:

Larry Singleton
Managing Broker
770-924-8421
Larry@SingletonRealEstate.com

Singleton Real Estate, LLC
420 Chambers Street
Woodstock, Georgia 30188
www.SingletonRealEstate.com

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

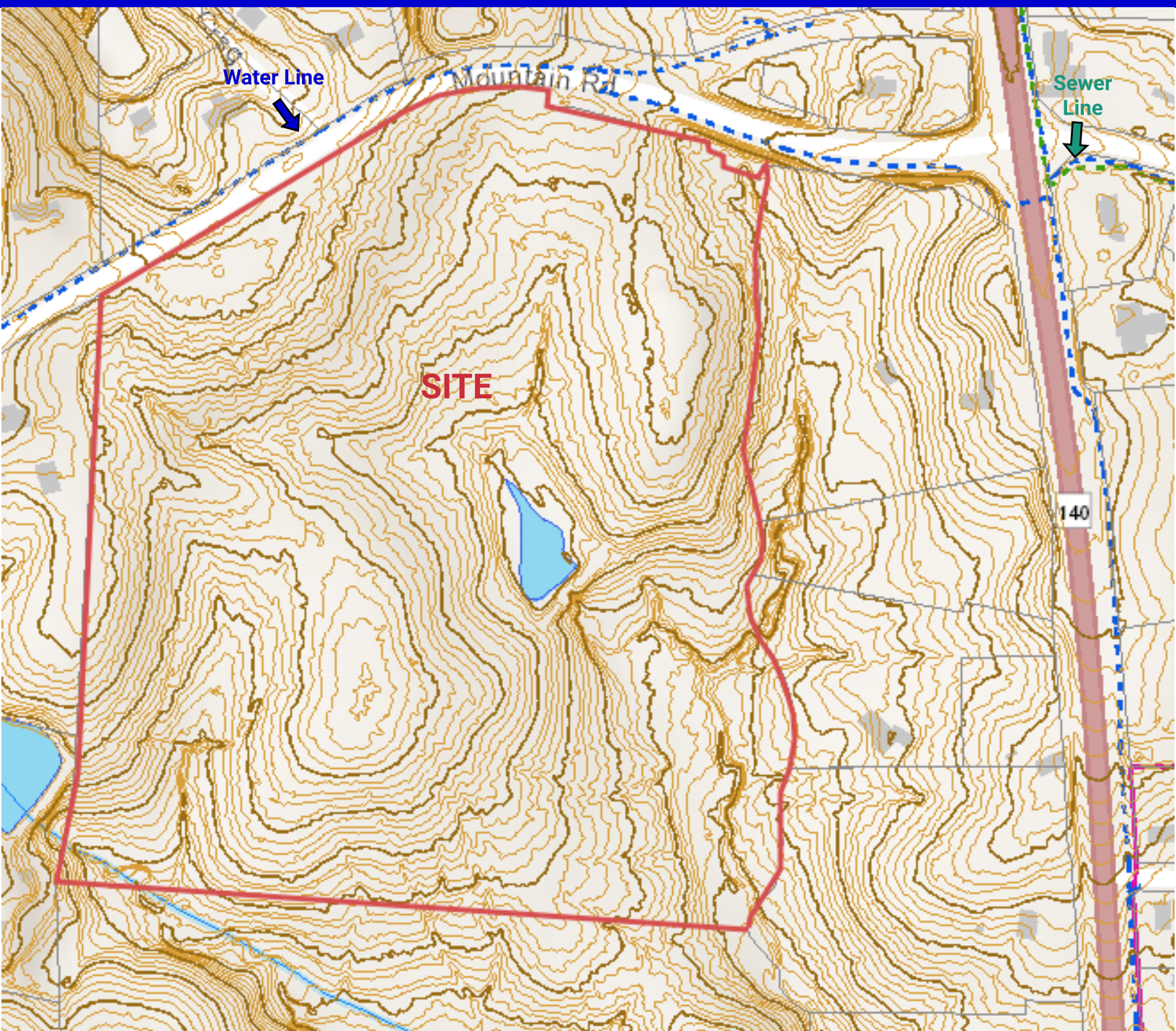
ZONED SINGLE-FAMILY RESIDENTIAL LAND FOR SALE

Mountain Road @ Highway 140
Unincorporated Cherokee County, GA



SINGLETON
REAL ESTATE

CHEROKEE COUNTY GIS - TOPO & UTILITY MAP



For the scoop on this awesome investment, please contact:

Larry Singleton
Managing Broker
770-924-8421
Larry@SingletonRealEstate.com

Singleton Real Estate, LLC
420 Chambers Street
Woodstock, Georgia 30188
www.SingletonRealEstate.com

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.