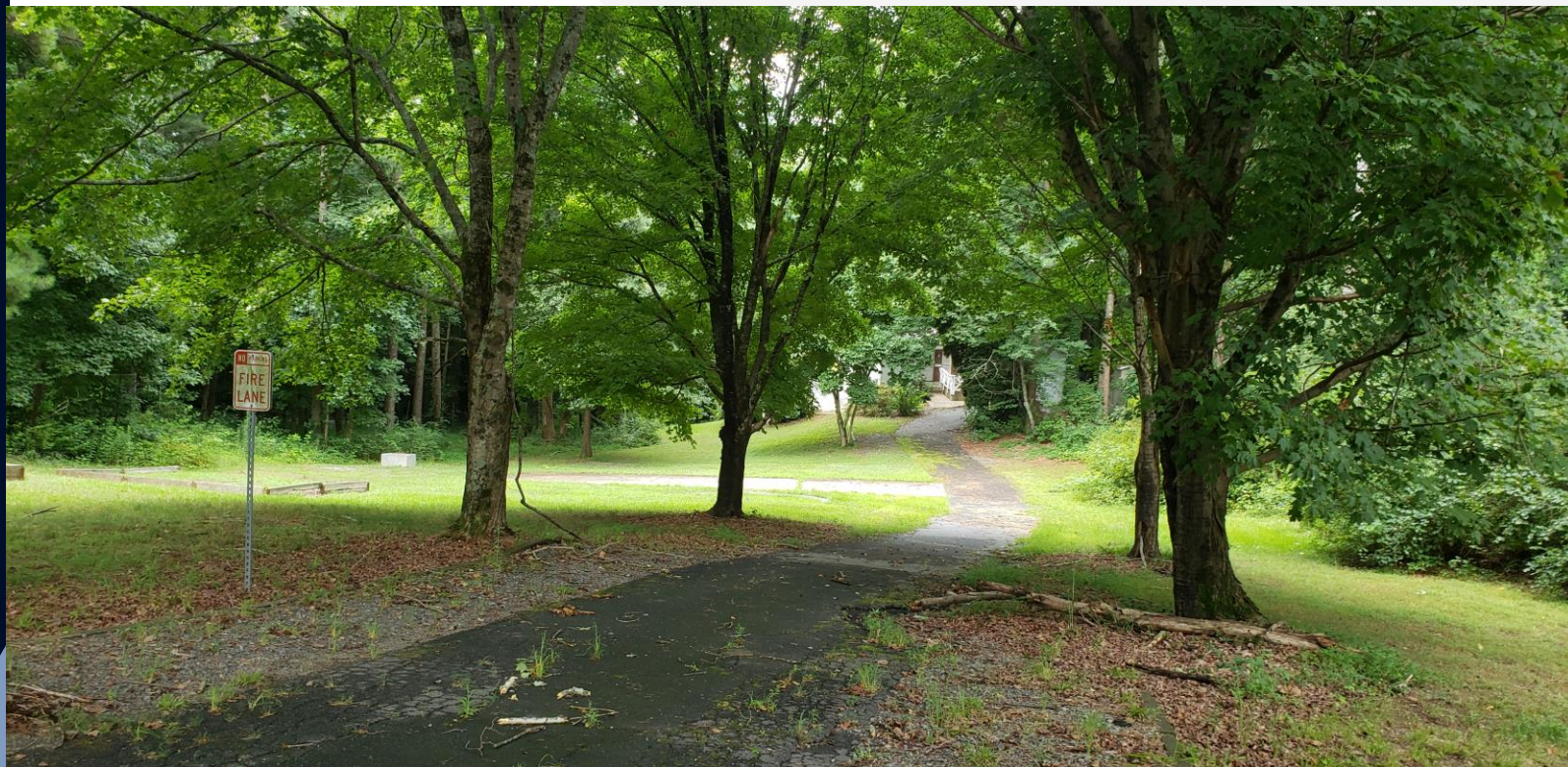


**4.41 +/- ACRES**







For more information on this opportunity, please contact:

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Commercial Real Estate Advisor  
678.467.326  
[Tracey@KennesawBroker.com](mailto:Tracey@KennesawBroker.com)

**SINGLETON**  
REAL ESTATE

Singleton Real Estate, LLC  
420 Chambers Street  
Woodstock, GA 30188  
[www.SingletonRealEstate.com](http://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. This correctness and/or accuracy of any and all statements should be determined through independent investigations 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 all material contained herein.

**LAND AVAILABLE**

Singleton Real Estate is pleased to offer 4.41 +/- acres of prime property nestled between the Wade Green Road exit off I-75 and the Kennesaw State University Main Campus in Kennesaw, GA (Cobb County). The property is just minutes from downtown Kennesaw and located close to shopping and entertainment areas resting directly between the KSU campus and the upcoming \$2.69MM East Park mixed-use development on Cherokee Street.

**PRICE: \$1,699,000****LOT SIZE: 4.41 +/- ACRES / LAND****PROPERTY SUB-TYPE: COMMERCIAL****ZONING: (CURRENTLY ZONED RESIDENTIAL) – Rezoning opportunity in accordance with Kennesaw's Future Land Use Plan for many allowable uses****HIGHLIGHTS**

- Approximately 421' of Frontage on Shiloh Road
- Close to Interstate I-75
- Easy access to both Wade Green Road & Chastain Road Exit/Entry Ramps on I-75
- Close to Kennesaw State University
- Minutes from Downtown Kennesaw
- Shopping, Restaurants, Entertainment, Churches & Fire Station Nearby
- Adjacent to \$268MM East Park Mixed Use Development in Development
- Inside Kennesaw City Limits

## **ZONING: RESIDENTIAL**

Potential uses with rezoning to be pursued in accordance with Kennesaw's future land use map:

### **O/I Allowable Uses:**

Office Condos  
Professional Offices  
Health Care Related Businesses  
Childcare (not schools)  
Personal Care Homes  
Nursing Homes  
Memory Care Facilities  
Banks  
Clinics  
Medical/Dental Laboratories  
Religious Assembly  
Sports Medicine Physical Therapy

### **PUD – Planned Unit Development – Residential with a SLO (Senior Living Overlay)**

#### **Allowable Uses:**

Ranch Style Homes for 55+  
Three Story Senior Condo  
Age in Place Senior Campus from dependent to independent homes & services on the same property

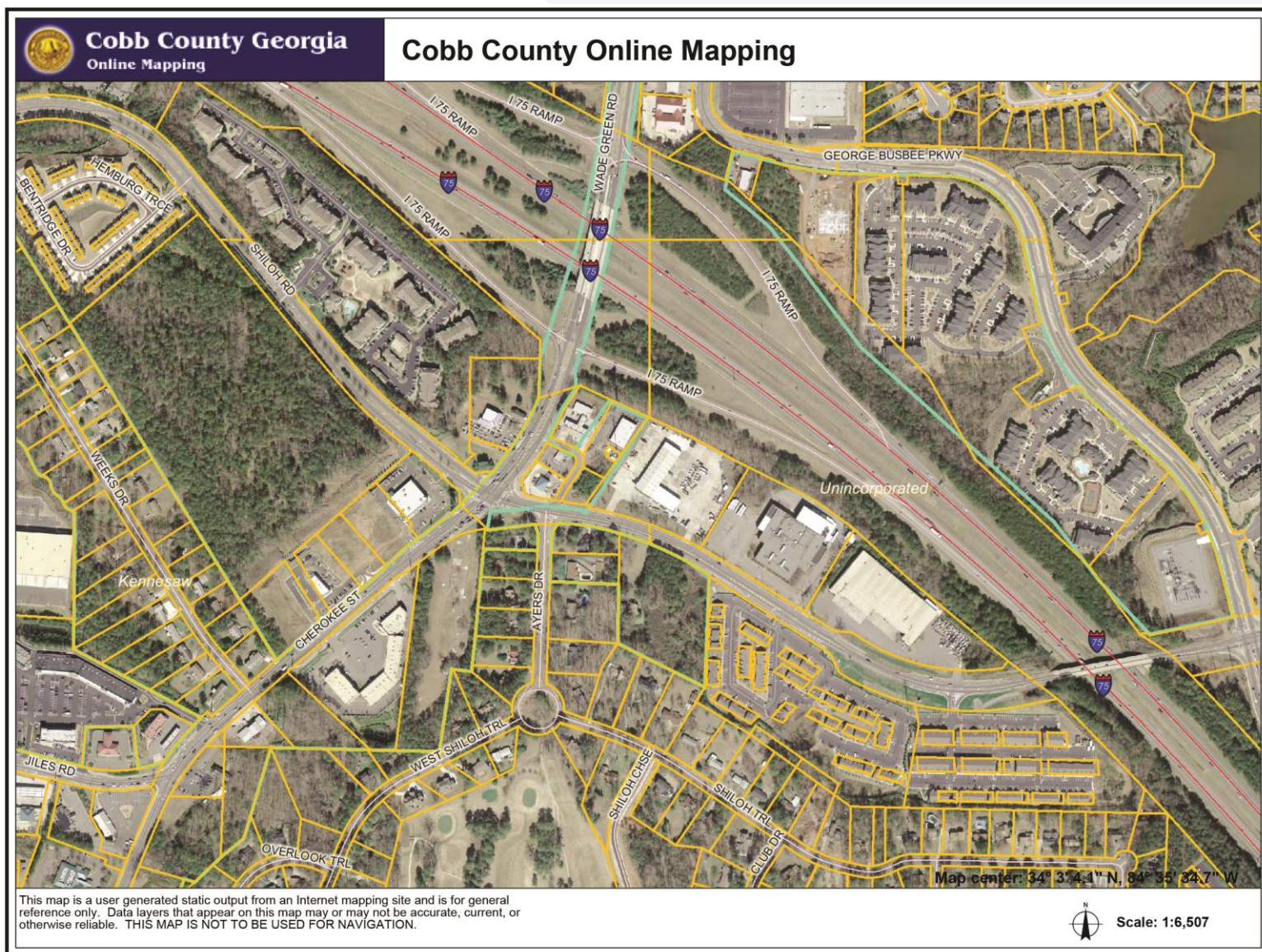
### **PUD-R – Single Family Residential**

#### **Allowable Uses:**

Homes with Modest Density Range from 2 – 6 Dwelling units per acre (portion of homes can be below Market – workforce housing)



## AERIAL MAP

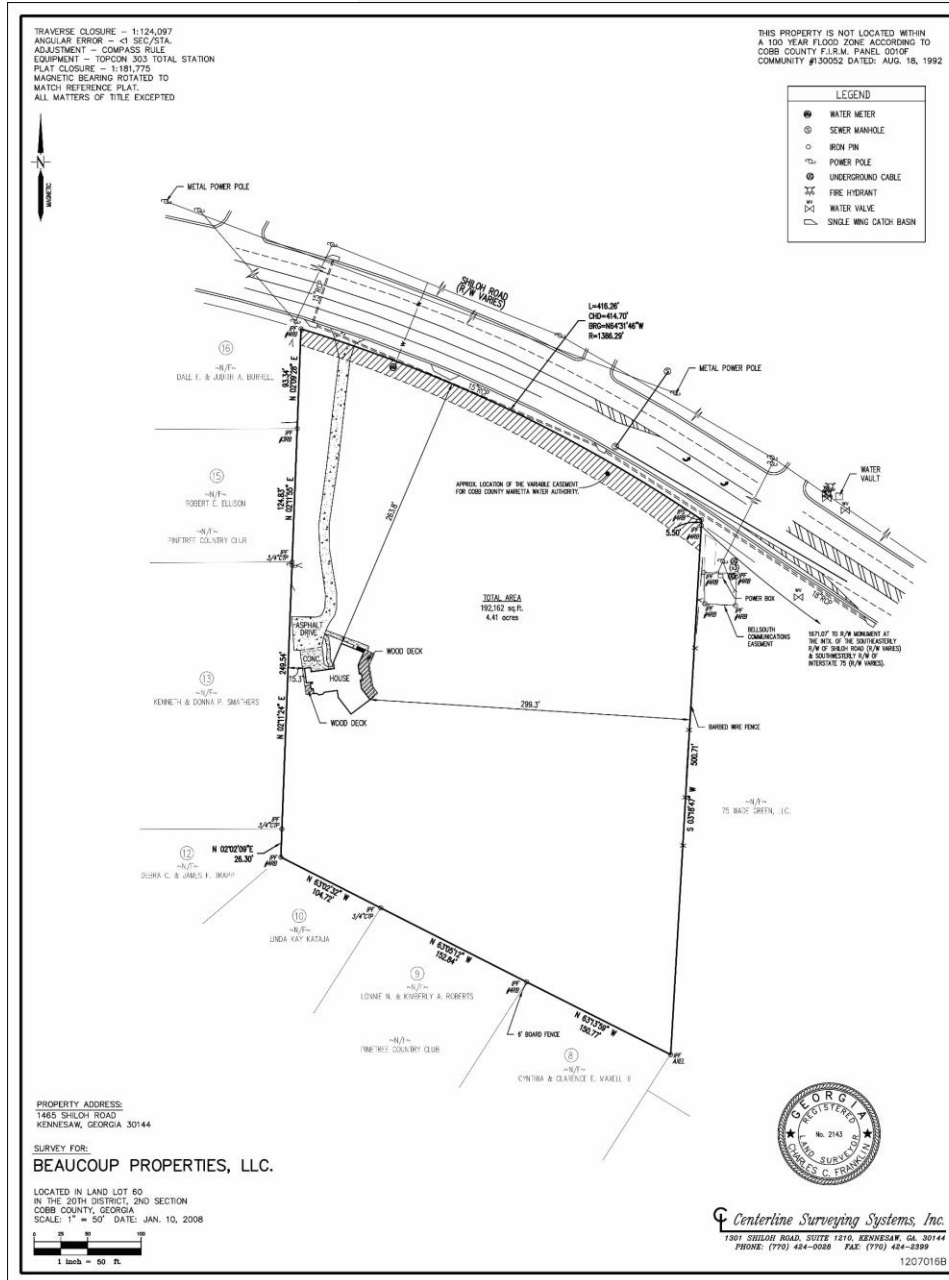




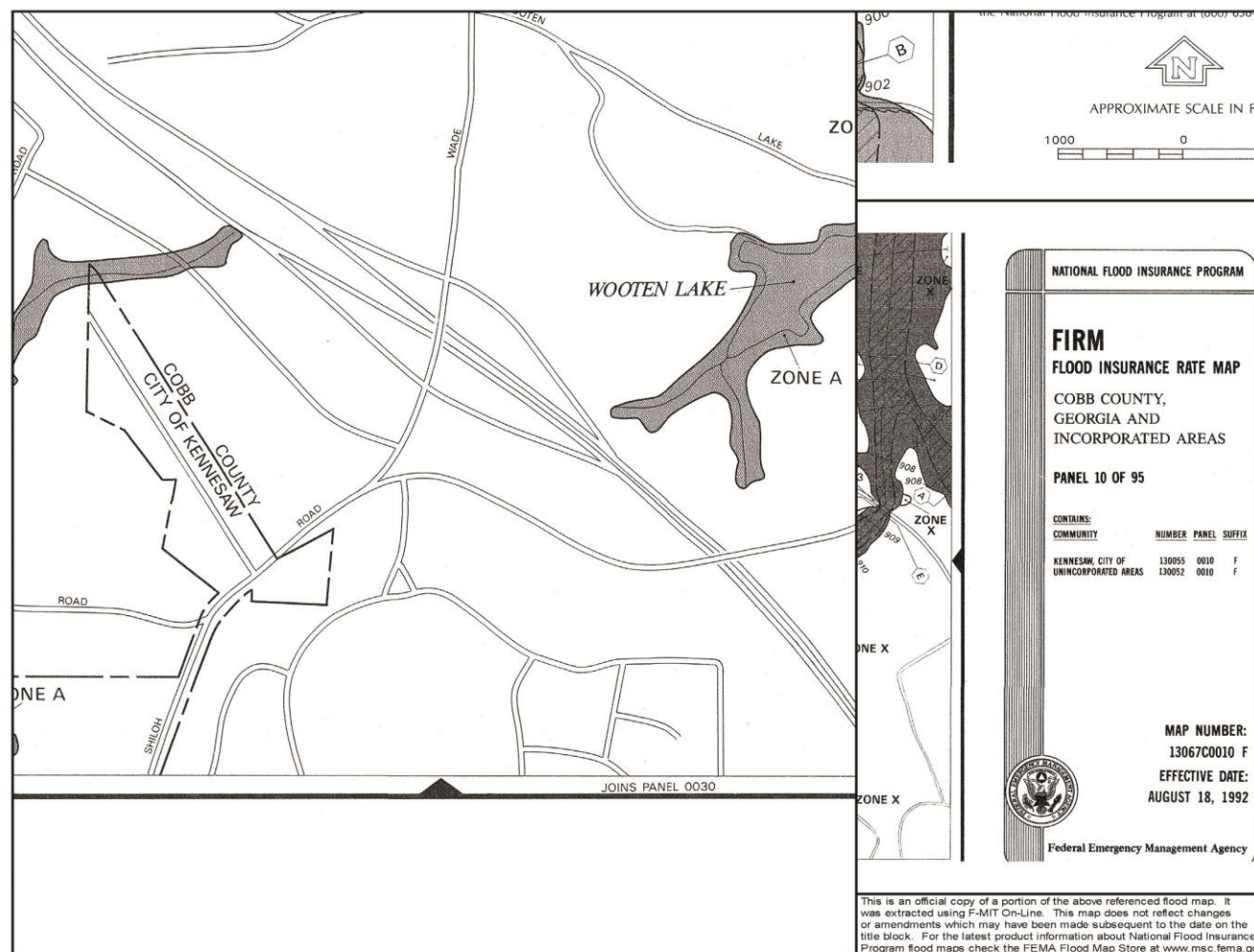
## AERIAL VIEW



### PLAT MAP

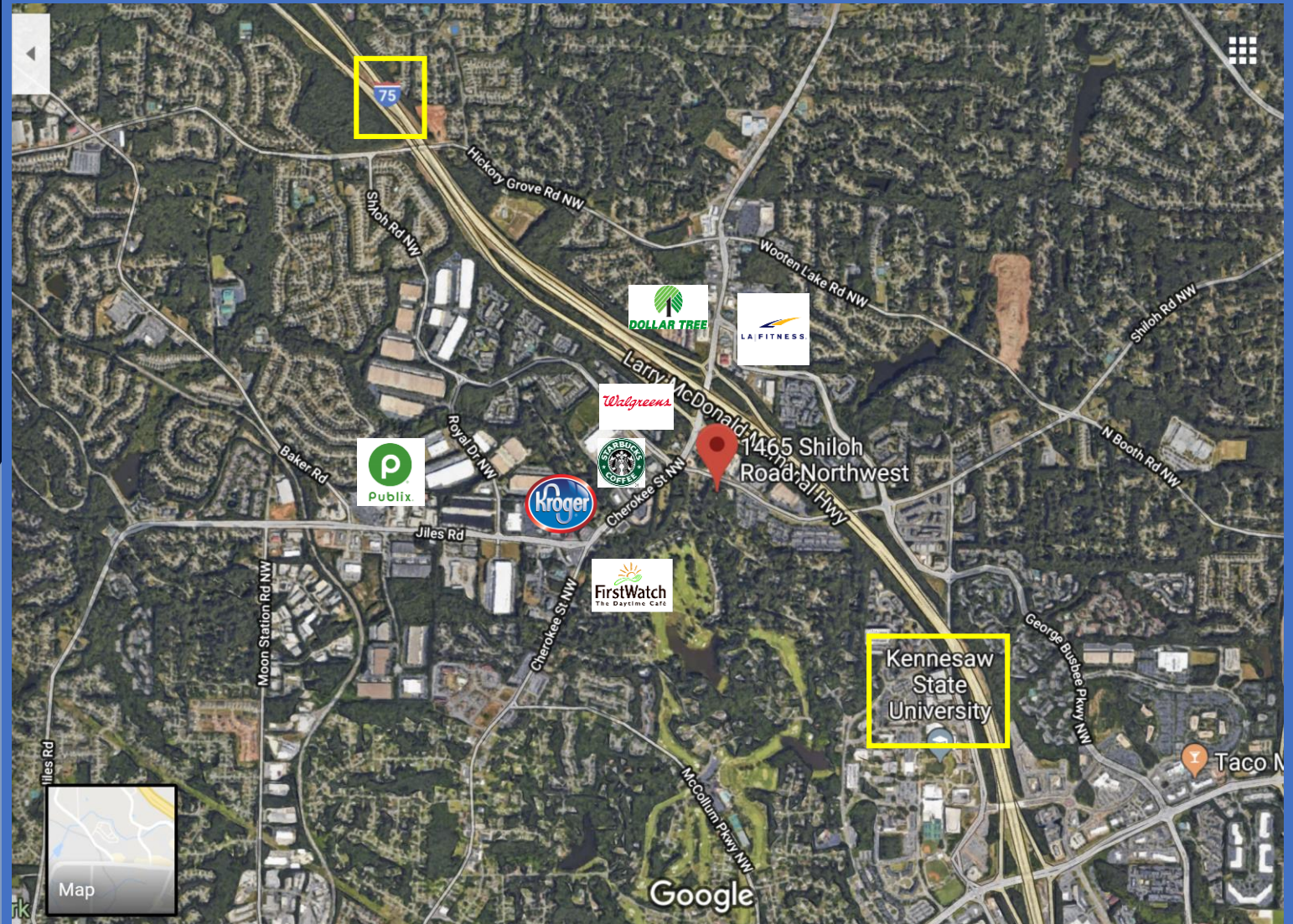


## FLOOD PLAIN MAP





**LOCATION MAP/AMENITIES**





## TRAFFIC COUNTS

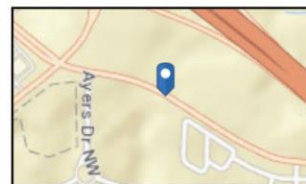
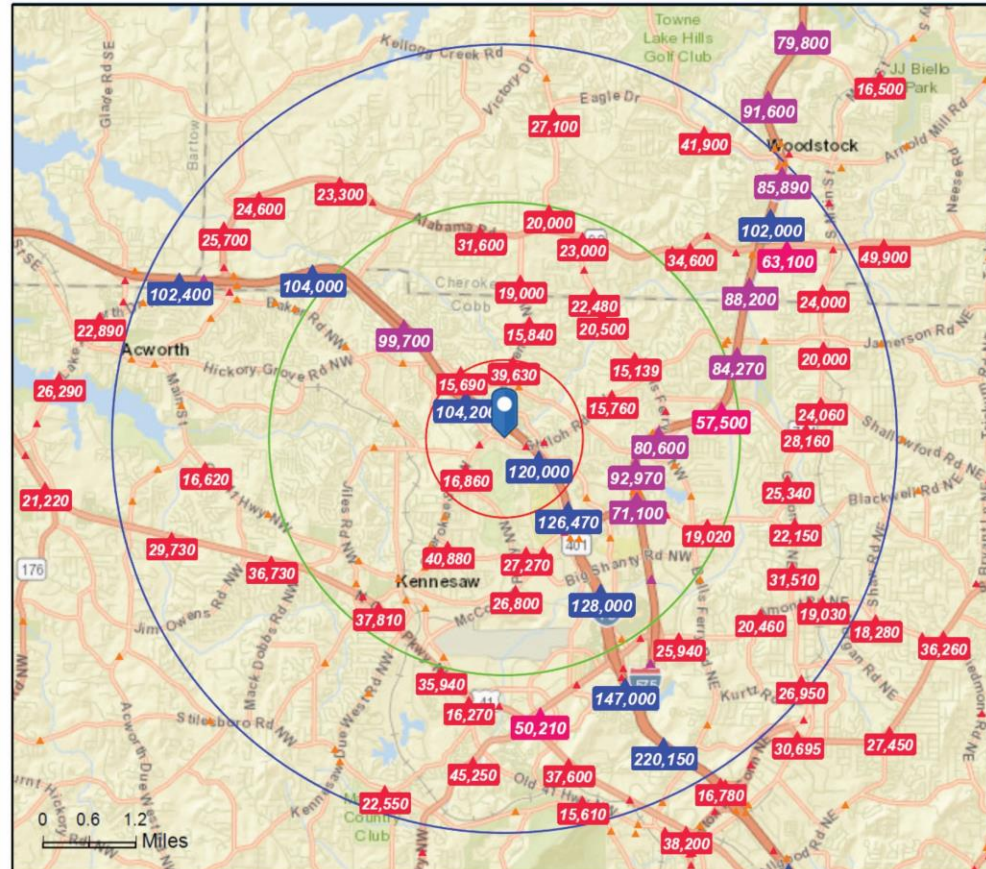


esri

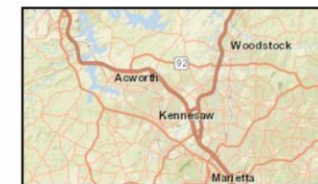
### Traffic Count Map

1465 Shiloh Rd NW, Kennesaw, Georgia, 30144  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.05029  
Longitude: -84.59218



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).

July 08, 2019



## DEMOGRAPHICS

The City's approximately 32,000 residents enjoy Kennesaw as a great place to live, learn, work and play. The City's combination of small town charm and big city amenities provides access to:

- Excellent educational resources
- First-rate parks, greenspaces, public buildings, and athletic facilities
- High quality and affordable recreation programs
- Safe, well-maintained neighborhoods and central business district

## AT A GLANCE

- Kennesaw is the ninth largest city in the Atlanta metro area by population.
- While other Cobb County cities showed a significant drop in the 10-29 age group, Kennesaw recorded a 3.5% increase, partly because of the explosive growth of Kennesaw State University, which is adjacent to the city's geographic boundaries.
- The rapid growth of Kennesaw's population is also spurred by its favorable location with respect to transportation (I-75 and US Highway 41) and abundant housing options across a broad economic spectrum.

## EDUCATION

- 20% of city residents are college graduates surpassing national, state and regional increases.

## EMPLOYMENT DEMOGRAPHICS/JOB GROWTH

- Kennesaw Census Tract will grow from offering 3,000 jobs in 1990 to 12,000 jobs in 2020.

## INCOME DEMOGRAPHICS

- Since 1969, Kennesaw's median household income has been higher than the per capita income in the rest of Georgia.