



**FOR SALE**  
**86.79 ACRES**



# **3830 FATE CONN ROAD**

**I-575 FRONTAGE**

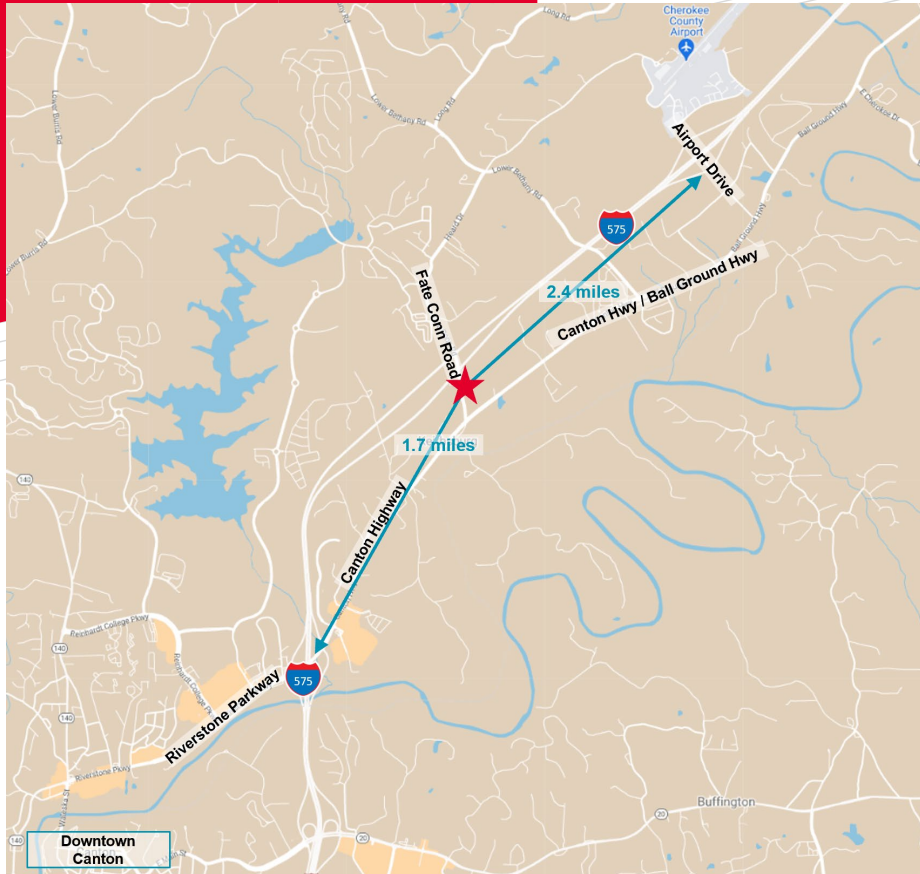
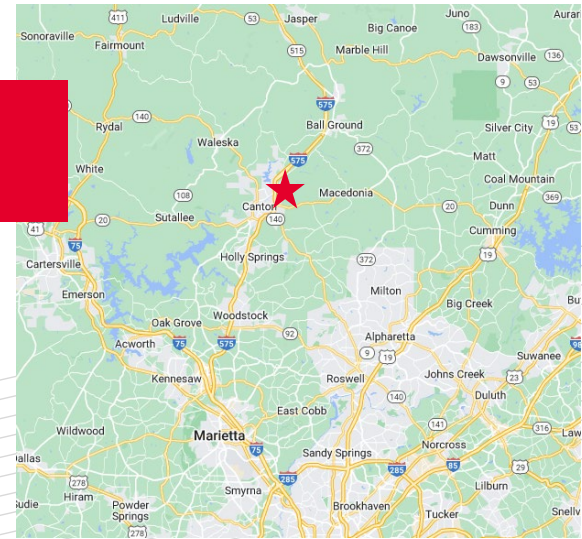
**INDUSTRIAL USE**

**CHEROKEE COUNTY, CANTON, GA**

# LOCATION

- 1.7 miles to I-575 / Riverstone Parkway / Canton Highway Interchange
- 2.4 miles to I-575 / Airport Drive Interchange
- 20 miles to I-75 / I-575 split
- 30 miles to I-285

## CHEROKEE COUNTY, CANTON, GA



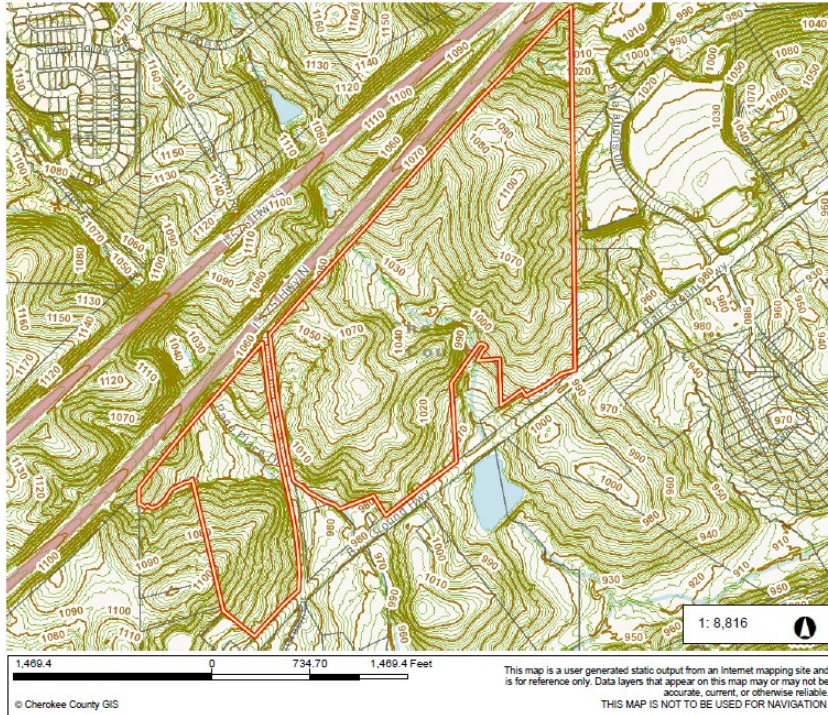
## PROPERTY SUMMARY

Cushman & Wakefield presents this prime development opportunity with Interstate 575 frontage. Located in north metro Atlanta, close to downtown Canton, the site includes 76.45 acres zoned R-80 and 10.34 acres zoned RM-10 (Multi-Family). Cherokee County has indicated they would support the re-zoning of R-80 land to **Light Industrial**, the optimal use of the property.

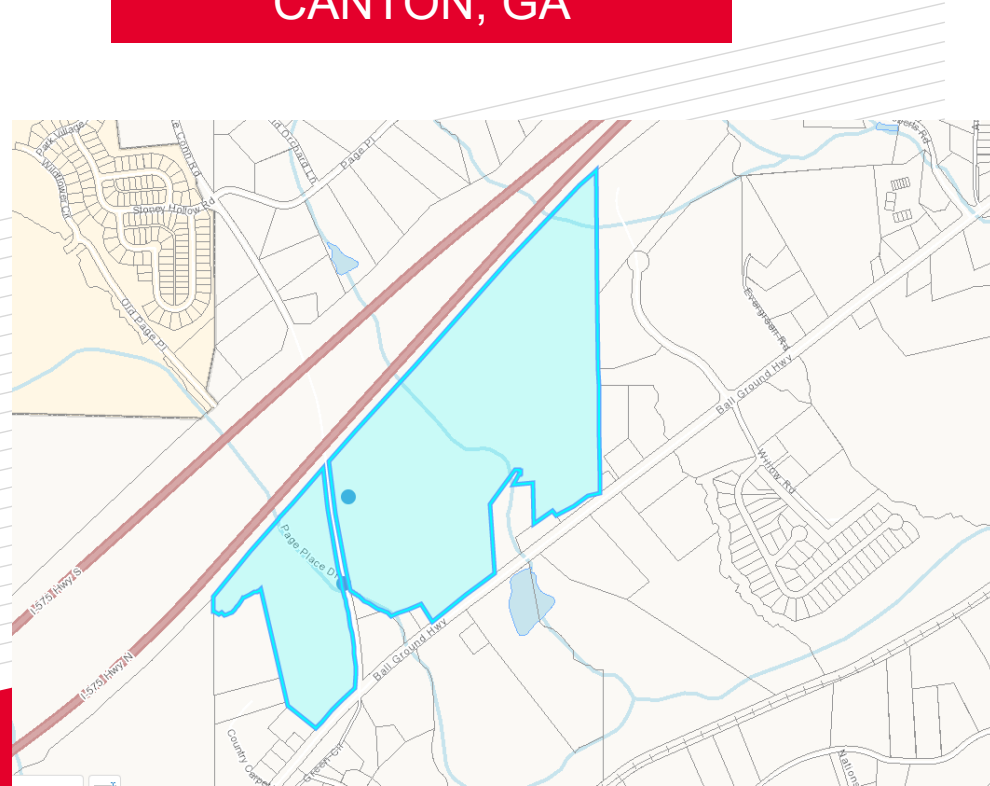
The county has enjoyed a significant increase in population growth over the last decade and has continued to invest in infrastructure by way of the I-575 corridor. The Northwest Corridor Project (I-75 / I-575) was designed to increase the connectivity and transportation needs of Cherokee and Cobb counties.

The site's value is maximized by its potential for multiple industrial, commercial and recreational uses that could take advantage of its strategic location along this major artery and its convenient access to labor and amenities. The site is best suited for buildings from 10,000 to 50,000 square feet due to the impact of a power line easement on coverage. There is a 20' sewer easement in place.

# TOPOGRAPHY



CHEROKEE COUNTY,  
CANTON, GA



## PRICING GUIDANCE

**\$33,414**

Price Per Acre

**86.79**

Total Acres

**\$2,900,000**

**INDUSTRIAL**

Use



# 3830 FATE CONN ROAD

**86.79 ACRES**

**I-575 FRONTAGE**

**INDUSTRIAL USE**



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