

## 10.70+/- Acres - Bells Ferry Rd

FOR SALE

10.70 +/- Ac. Bells Ferry Road  
Canton, GA 30114

PREPARED BY:

**Coldwell Banker Commercial**  
Metro Brokers

Butch Springer, CCIM  
678-320-4800  
Butchspr@gmail.com

EXECUTIVE SUMMARY

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The Property

10.70 +/- Ac. Bells Ferry Rd  
Canton, GA 30114

PROPERTY SPECIFICATIONS

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<b>Property Type:</b>	Land Parcel
<b>Land:</b>	10.706 +/- Acres
<b>Tax ID:</b>	15N07 047
<b>2019 Taxes:</b>	\$5,831.90
<b>Zoning:</b>	NC & O&I

PRICE

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<b>Sale Price:</b>	\$500,000
<b>Price per Acre:</b>	\$46,703



Property Description

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10.706+/- Acres on Bells Ferry Rd. Property has mixed zoning in place. Part is zoned NC and the remainder is zoned O&I. Located in front of Cherokee County's most prestigious subdivisions: Bridge Mill Golf & Country Club. Property has 850 feet of frontage, is located beside Barnett Park and across from an elementary and middle school. Tons of residential living in the immediate area to various commercial uses that this property is intended for. All utilities are available to site. Approved zoning for commercial and office uses makes this site ready for development. Broker has zoning resolution with conditions available. Site is approved for dollar stores, retail stores, common merchandise, veterinary clinic, health clubs, etc. Please call with any questions.

Location Highlights

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- Minutes from downtown Canton and I-575
- Adjacent to Bridge Mill Golf & Country Club
- Situated at a high traffic intersection
- Approximately 46 Miles to Hartsfield Jackson Airport

AERIAL

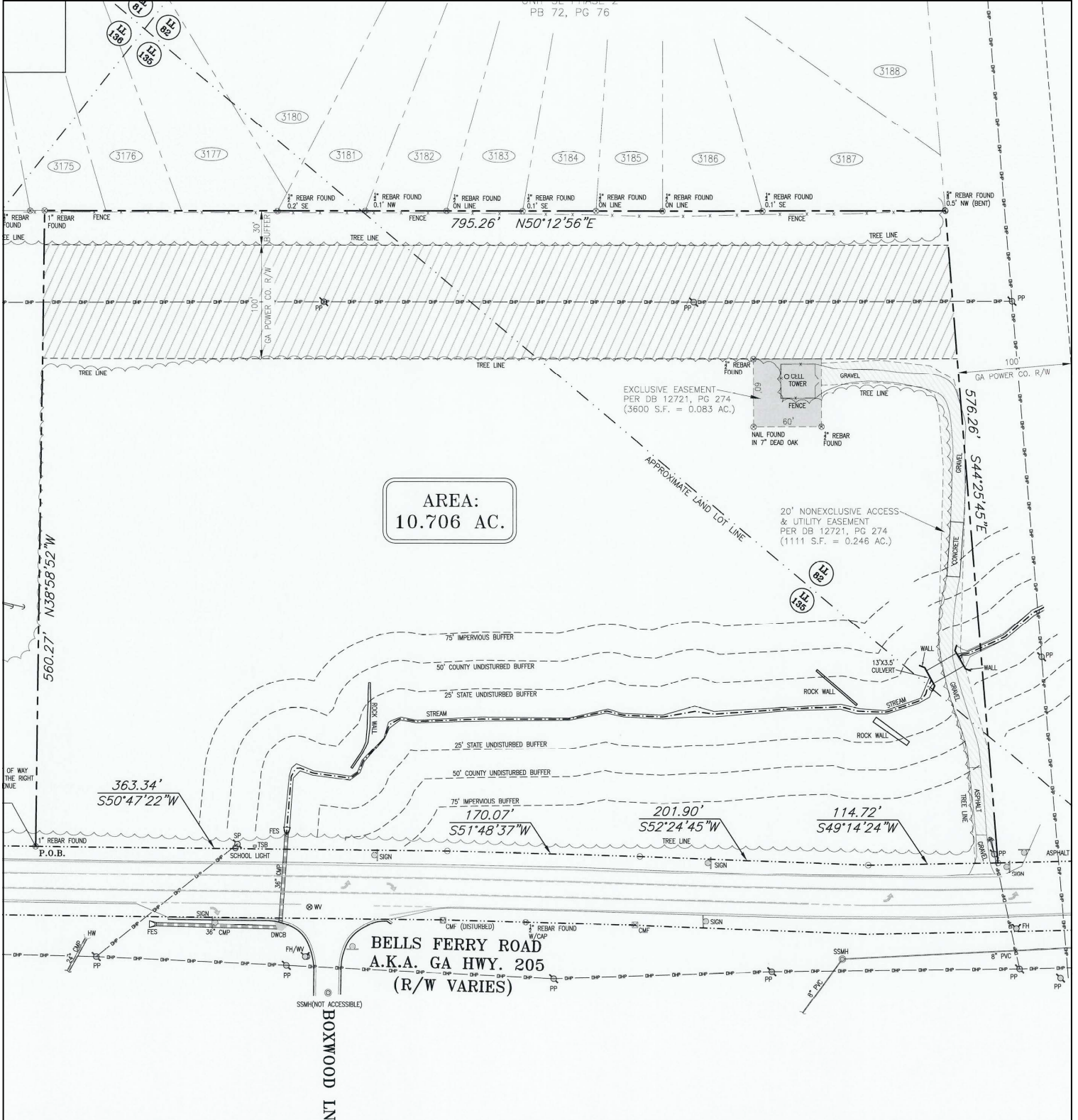


TAX MAP\*

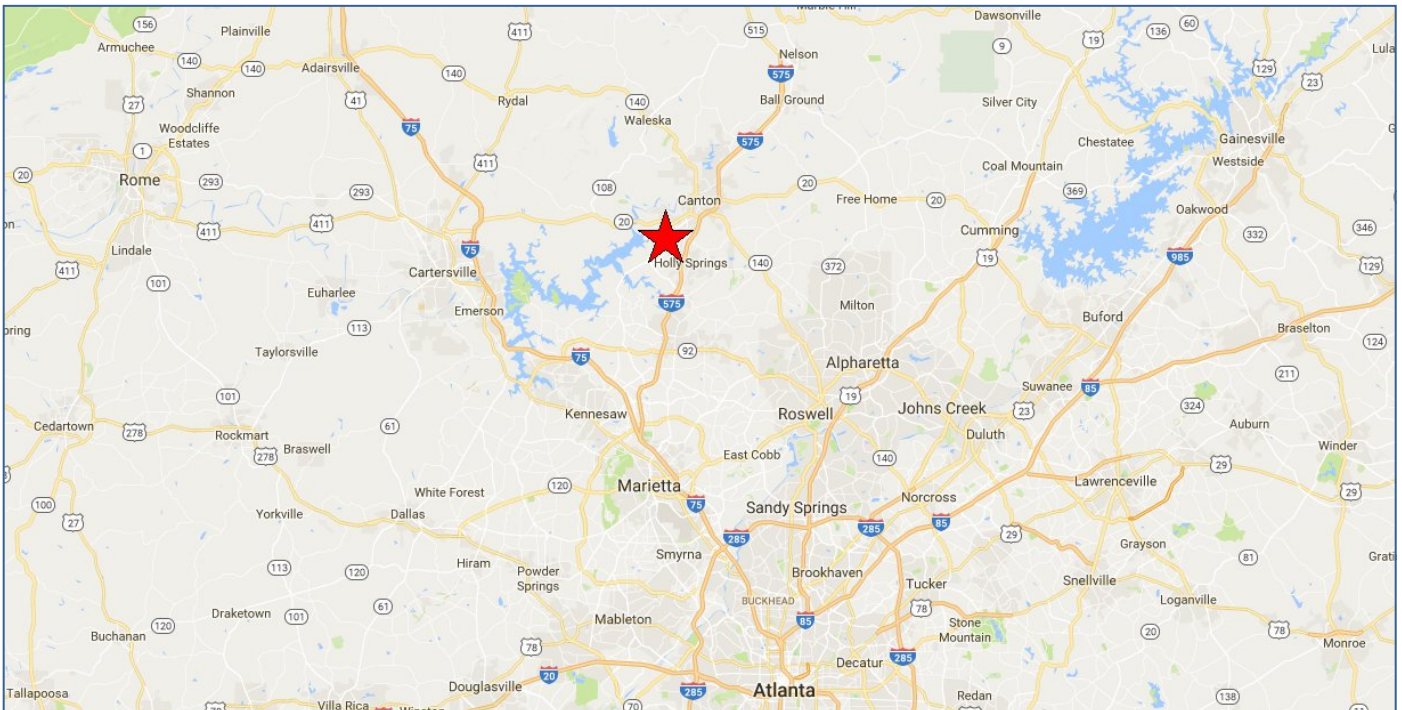
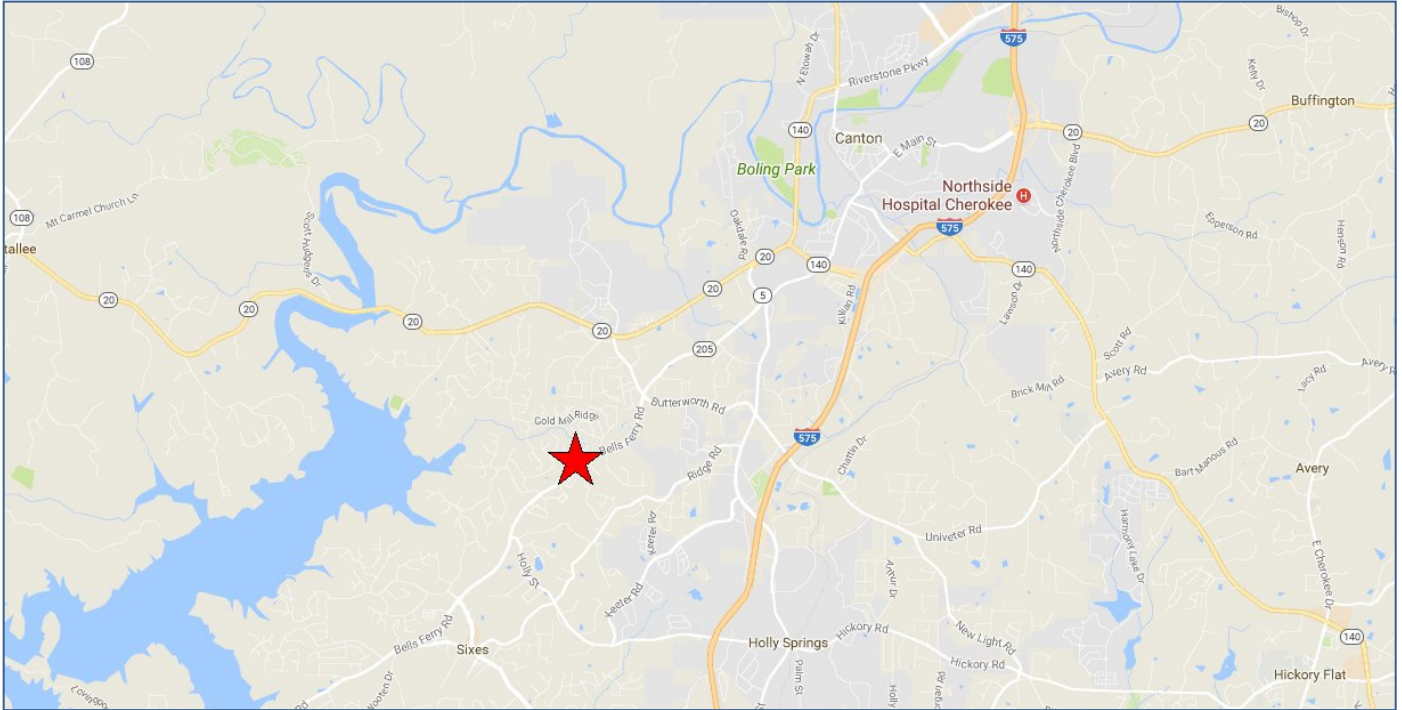


\* DIMENSIONS ARE APPROXIMATE

SURVEY



MAPS



REZONING RESOLUTION

RESOLUTION No. 2003 – R- 004  
CASE #03-01-001  
Sivica Commercial, Inc.

A resolution approving the rezoning of the following described property:

24.96 acres located in land lot(s) 82, 135, 136 of the 15<sup>th</sup> district, 2nd section of Cherokee County, Georgia and indicated as parcel 047 on tax map 15N07.


**WHEREAS**, it hereby is found and determined that a petition to change the zone of the above described property from AG to OI and NC was filed on November 15, 2002.

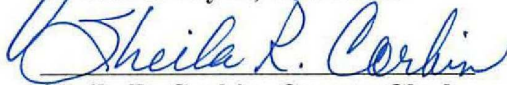
Proposed Use: Mixed Use Development with Senior Housing

**WHEREAS**, it likewise is found that the Cherokee County Municipal Planning Commission, after notice as required by law, did conduct a public hearing upon such change of zone on January 7, 2003 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission was for approval of RM-16 for Senior Housing component and approval of OI and NC as requested with conditions.

**NOW THEREFORE**, be it resolved by the Cherokee County Board of Commissioners that the above described property is now located in the RM-16, O/I, NC with conditions\* district, and the Cherokee County Planner hereby is directed to change the district maps accompanying and being part of the rezoning resolution.

Adopted this 21st day of January, 2003.

  
\_\_\_\_\_  
J. Michael Byrd, Chairman

  
\_\_\_\_\_  
Sheila R. Corbin, County Clerk

\*Conditions as shown on attached:

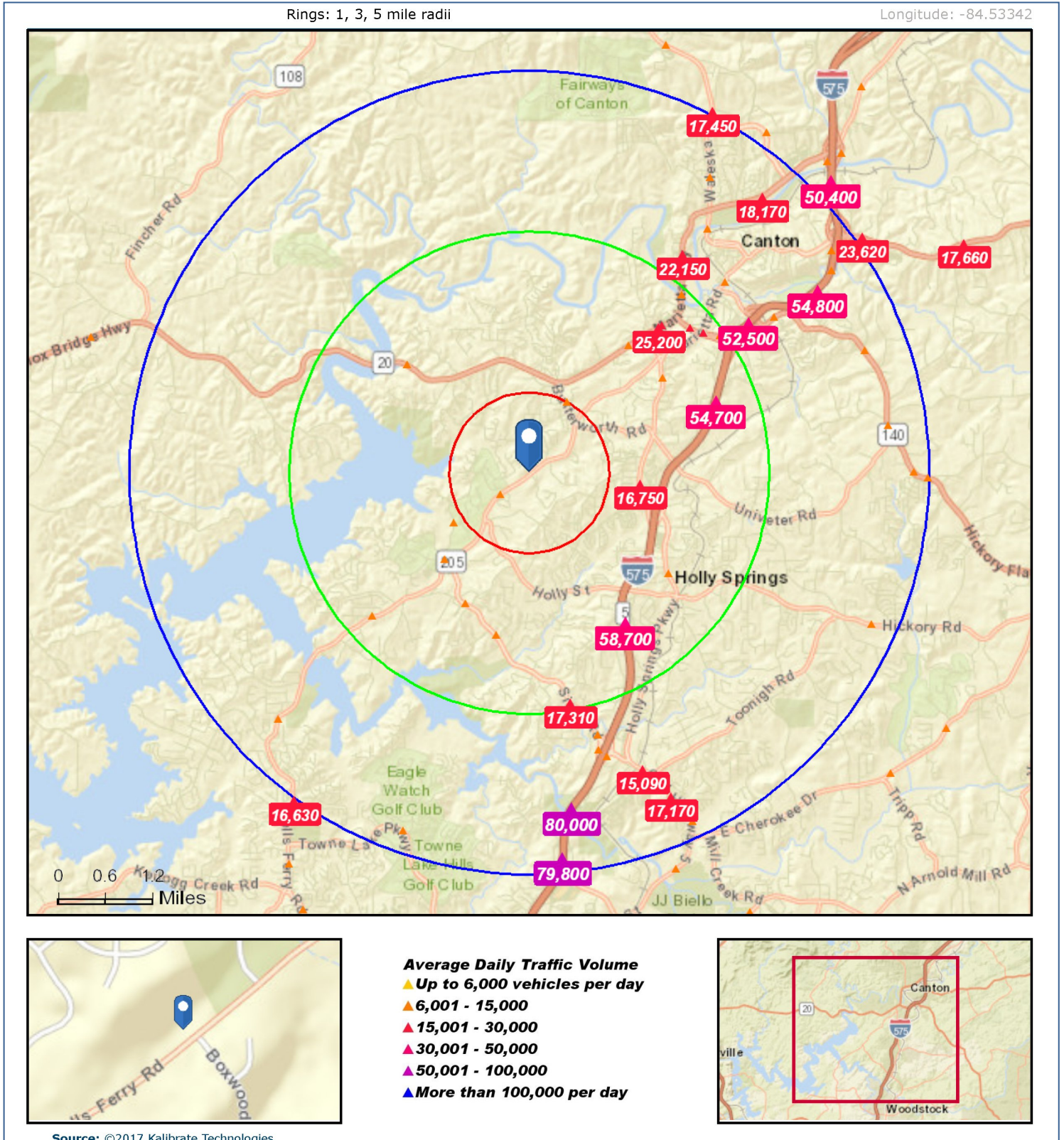
## REZONING RESOLUTION

## Conditions for Case Number 03-01-001 – Sivica Commercial, Inc.


1. RM-16 zoning shall be granted for the contiguous parcel, which is the southernmost portion of the property, consisting of approximately 8.5 acres
2. A maximum of 150 residential units may be developed on the Senior Housing Parcel.
3. There must be 131 vehicle parking spaces provided.
4. The age of the residents of this Senior Housing Parcel shall be restricted to 55 and older.
5. Temporary stays of less than 30 days by guests, children and/or grandchildren of the residents of the Senior Housing Parcel.
6. NC zoning shall be granted for up to seven (7) acres of the property which fronts on Bells Ferry Road.
7. O/I zoning shall be granted for the remainder of the property.
8. For the NC and O/I zoned property, the building size shall not exceed 10,000 square feet per acre.
9. Vehicle parking shall be provided at three (3) spaces per building square foot for the O/I zoned property and five (5) spaces per building square foot for the NC zoned property.
10. No NC zoned property shall abut any of the adjacent property. All NC zoned property shall be separated from the adjacent property by either property zoned O/I or RM-16.
11. A fifty (50) foot wide graded and landscaped buffer shall be required only along the west boundary of the property, which abuts adjacent residential property. No buffers shall be required along the north and south boundaries of the property.
12. In addition to the permitted uses as specified in the Zoning Ordinance, the following additional uses shall be permitted on the NC zoned property: antique shop; fast food, drive-in; furniture; home furnishings and equipment store; gardening, landscaping supplies; hardware, paint and wallpaper store; retail stores, common merchandise; pet shop and dog grooming shop; health club and facilities.
13. In addition to the permitted uses as specified in the Zoning Ordinance, the following additional uses shall be permitted on the O/I zoned property: veterinary clinic; swimming pool, public and commercial.
14. All improvements constructed on the property shall conform to the architectural covenants, similar to those that govern commercial development located within the adjacent BridgeMill PUD.



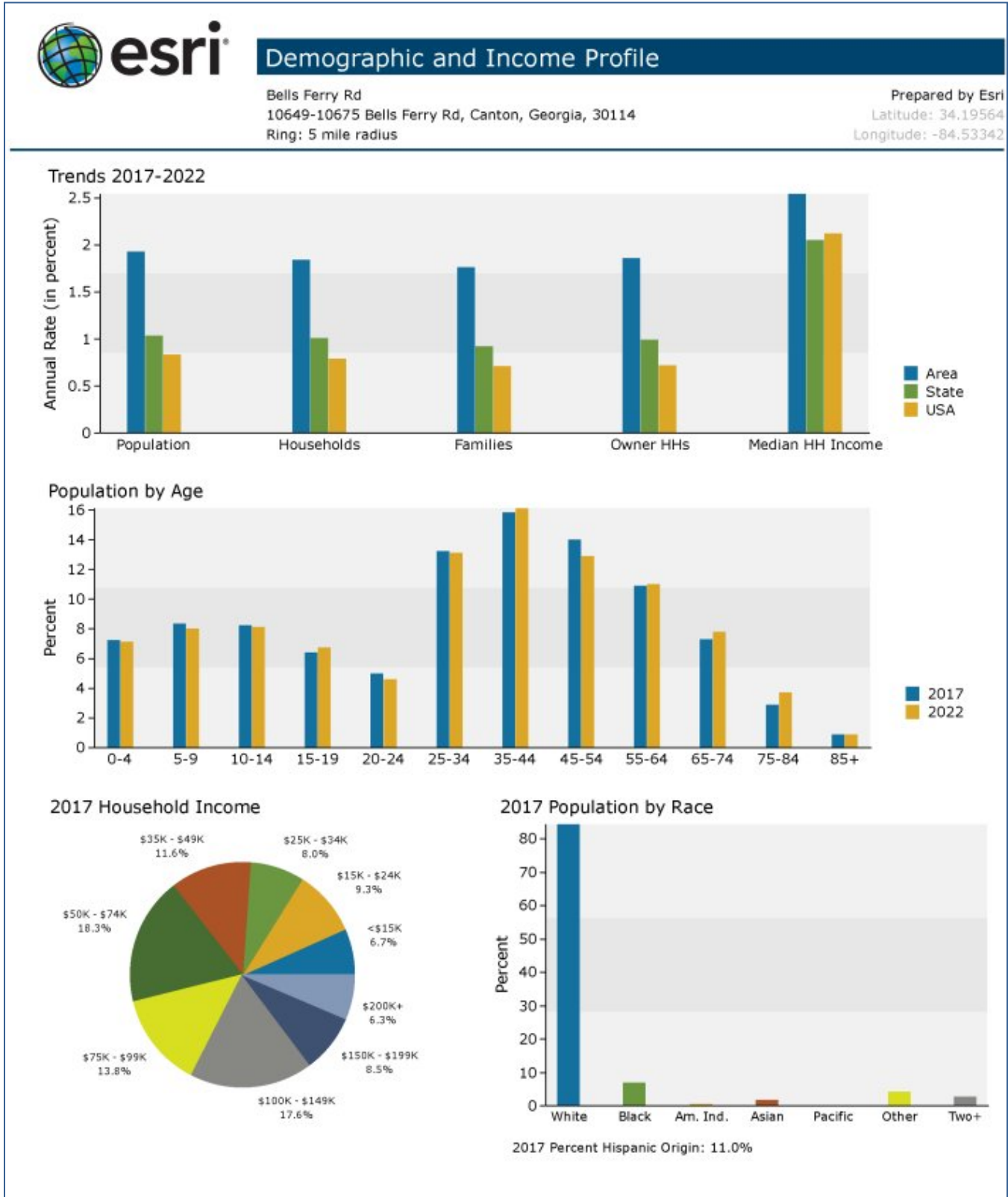
Traffic Count



DEMOGRAPHICS - 5 Miles

		<b>Demographic and Income Profile</b>					
Bells Ferry Rd 10649-10675 Bells Ferry Rd, Canton, Georgia, 30114 Ring: 5 mile radius		Prepared by Esri Latitude: 34.19564 Longitude: -84.53342					
<b>Summary</b>		<b>Census 2010</b>		<b>2017</b>		<b>2022</b>	
Population		71,821		80,399		88,473	
Households		24,883		27,629		30,266	
Families		19,049		20,999		22,916	
Average Household Size		2.86		2.89		2.90	
Owner Occupied Housing Units		19,133		20,390		22,363	
Renter Occupied Housing Units		5,750		7,238		7,903	
Median Age		35.1		36.1		36.5	
<b>Trends: 2017 - 2022 Annual Rate</b>		<b>Area</b>		<b>State</b>		<b>National</b>	
Population		1.93%		1.03%		0.83%	
Households		1.84%		1.01%		0.79%	
Families		1.76%		0.92%		0.71%	
Owner HHS		1.86%		0.99%		0.72%	
Median Household Income		2.54%		2.05%		2.12%	
<b>Households by Income</b>		<b>2017</b>		<b>2022</b>			
		Number	Percent	Number	Percent		
<\$15,000		1,850	6.7%	1,989	6.6%		
\$15,000 - \$24,999		2,577	9.3%	2,587	8.5%		
\$25,000 - \$34,999		2,198	8.0%	2,099	6.9%		
\$35,000 - \$49,999		3,196	11.6%	2,939	9.7%		
\$50,000 - \$74,999		5,066	18.3%	5,028	16.6%		
\$75,000 - \$99,999		3,799	13.8%	4,455	14.7%		
\$100,000 - \$149,999		4,871	17.6%	5,871	19.4%		
\$150,000 - \$199,999		2,343	8.5%	2,991	9.9%		
\$200,000+		1,729	6.3%	2,309	7.6%		
Median Household Income		\$68,006		\$77,085			
Average Household Income		\$89,219		\$101,538			
Per Capita Income		\$31,018		\$35,058			
<b>Population by Age</b>		<b>Census 2010</b>		<b>2017</b>		<b>2022</b>	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		5,655	7.9%	5,793	7.2%	6,290	7.1%
5 - 9		6,292	8.8%	6,680	8.3%	7,043	8.0%
10 - 14		5,767	8.0%	6,605	8.2%	7,179	8.1%
15 - 19		4,707	6.6%	5,145	6.4%	5,910	6.7%
20 - 24		3,768	5.2%	4,012	5.0%	4,036	4.6%
25 - 34		9,628	13.4%	10,620	13.2%	11,549	13.1%
35 - 44		12,239	17.0%	12,672	15.8%	14,283	16.1%
45 - 54		10,356	14.4%	11,223	14.0%	11,430	12.9%
55 - 64		7,097	9.9%	8,802	10.9%	9,762	11.0%
65 - 74		4,008	5.6%	5,831	7.3%	6,916	7.8%
75 - 84		1,676	2.3%	2,312	2.9%	3,259	3.7%
85+		629	0.9%	703	0.9%	817	0.9%
<b>Race and Ethnicity</b>		<b>Census 2010</b>		<b>2017</b>		<b>2022</b>	
		Number	Percent	Number	Percent	Number	Percent
White Alone		61,942	86.2%	67,723	84.2%	72,856	82.3%
Black Alone		4,204	5.9%	5,581	6.9%	6,917	7.8%
American Indian Alone		312	0.4%	294	0.4%	305	0.3%
Asian Alone		1,046	1.5%	1,401	1.7%	1,744	2.0%
Pacific Islander Alone		70	0.1%	80	0.1%	100	0.1%
Some Other Race Alone		2,735	3.8%	3,264	4.1%	3,901	4.4%
Two or More Races		1,513	2.1%	2,055	2.6%	2,649	3.0%
Hispanic Origin (Any Race)		7,313	10.2%	8,832	11.0%	10,419	11.8%

DEMOGRAPHICS - 5 Miles



## Agent profile



## Butch Springer, CCIM

Associate Broker  
Coldwell Banker Commercial Metro Brokers  
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Email: [Butchspr@gmail.com](mailto:Butchspr@gmail.com)  
Web: [www.butchspringer.com](http://www.butchspringer.com)

Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

**1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate.** 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

**2005 – 2008: Metro Brokers GMAC Real Estate. As** Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

**2008 – 2014: Springer and Associates Real Estate** was formed and focused largely on lender-owned as well as investment based properties.

**2015 – present:** Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

Confidentiality Statement

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**For more information, please contact:**

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**COLDWELL BANKER COMMERCIAL**  
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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.