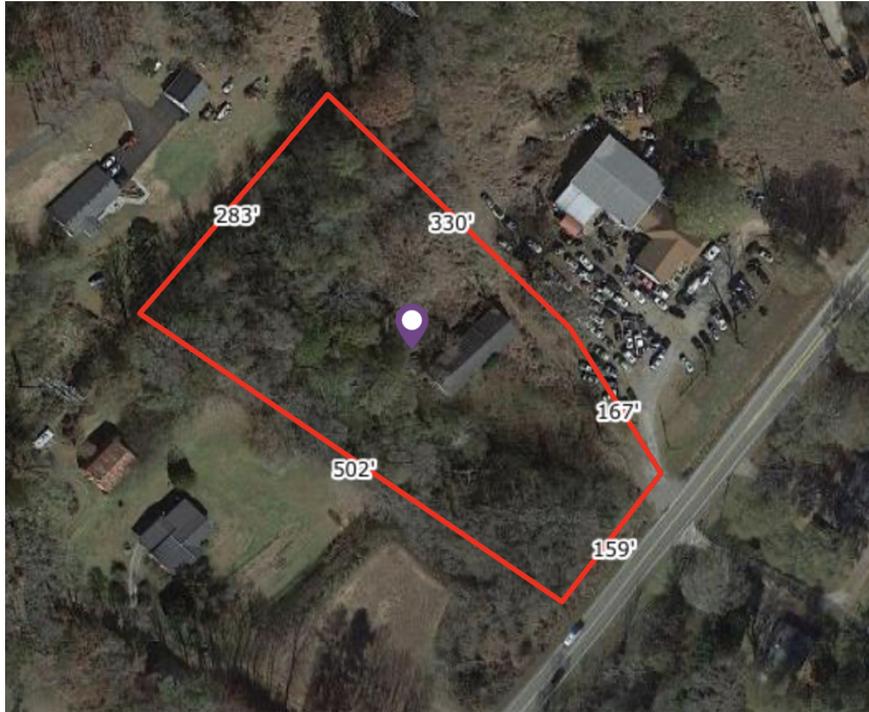


## LAND FOR SALE

# PRIME 2.6 ACRES CAN BE REZONED GC OR LI

2701 Ball Ground Hwy, Canton, GA 30114



## PROPERTY DESCRIPTION

Prime 2.6 Acres

Can be Rezoned GC or LI.

Water/Sewer fronts Property.

Traffic Count 13,700.

Structure on property can be remodeled or torn down. Do not enter.

## OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	2.6 Acres

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	331	5,334	13,043
Total Population	841	12,955	34,216
Average HH Income	\$79,171	\$72,002	\$77,743

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DEEDEE VERES**  
Associate Broker  
O: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

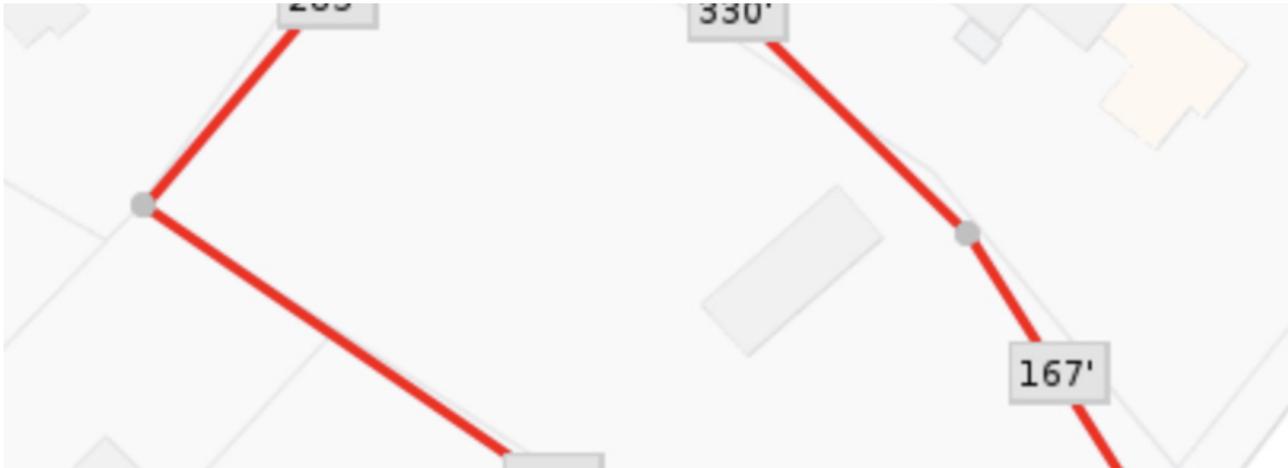
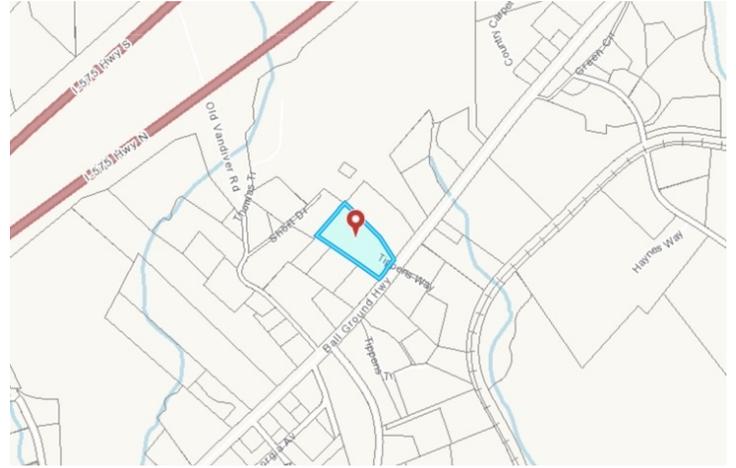
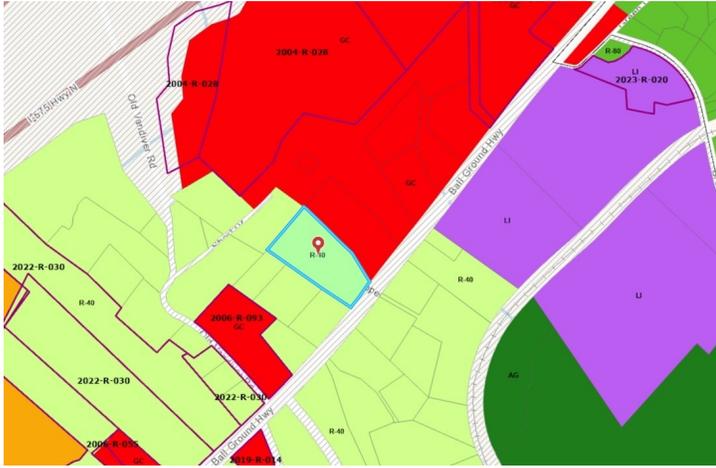
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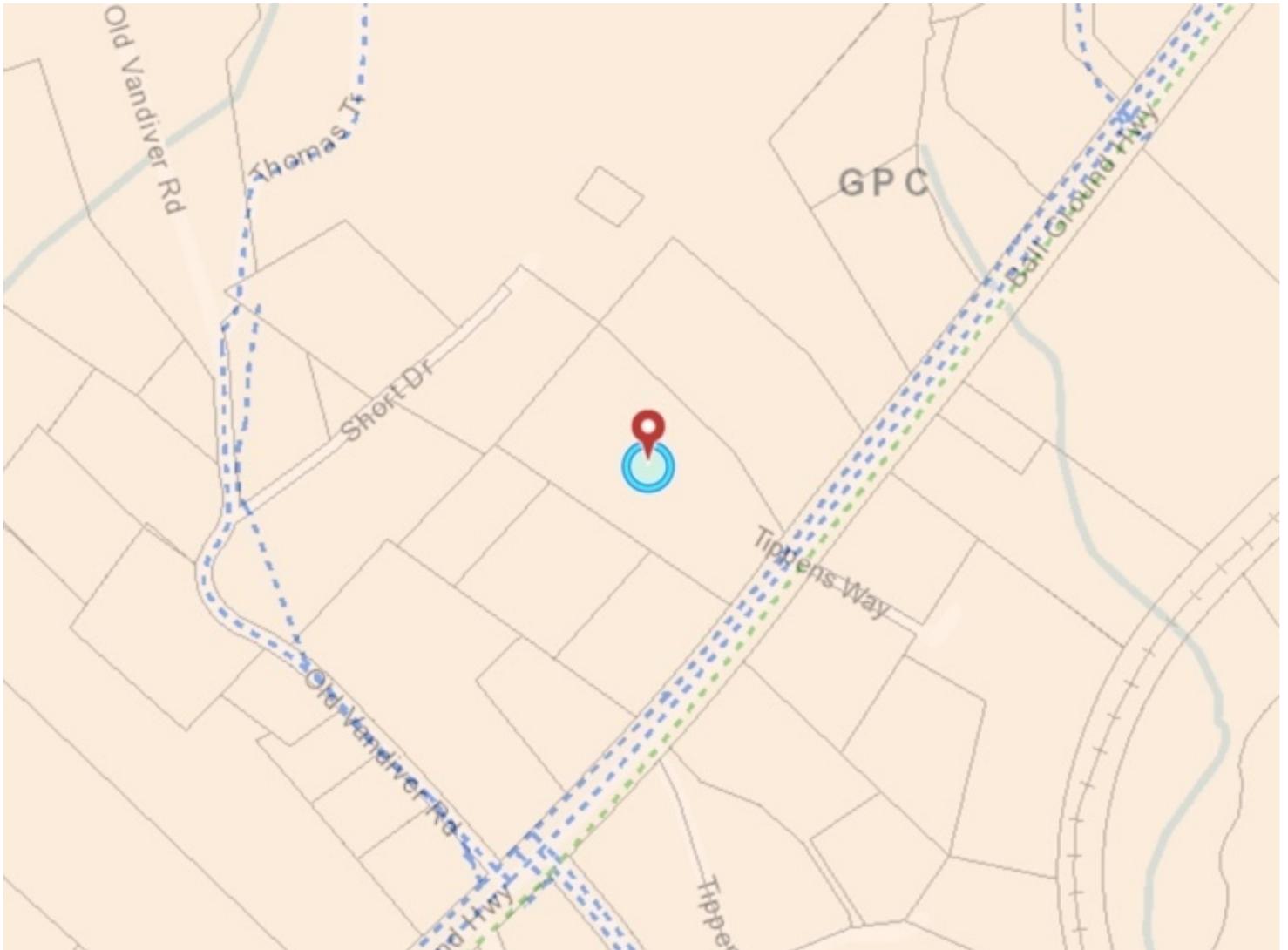
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## LAND FOR SALE

# PRIME 2.6 ACRES CAN BE REZONED GC OR LI

2701 Ball Ground Hwy, Canton, GA 30114 - SEWER MAP



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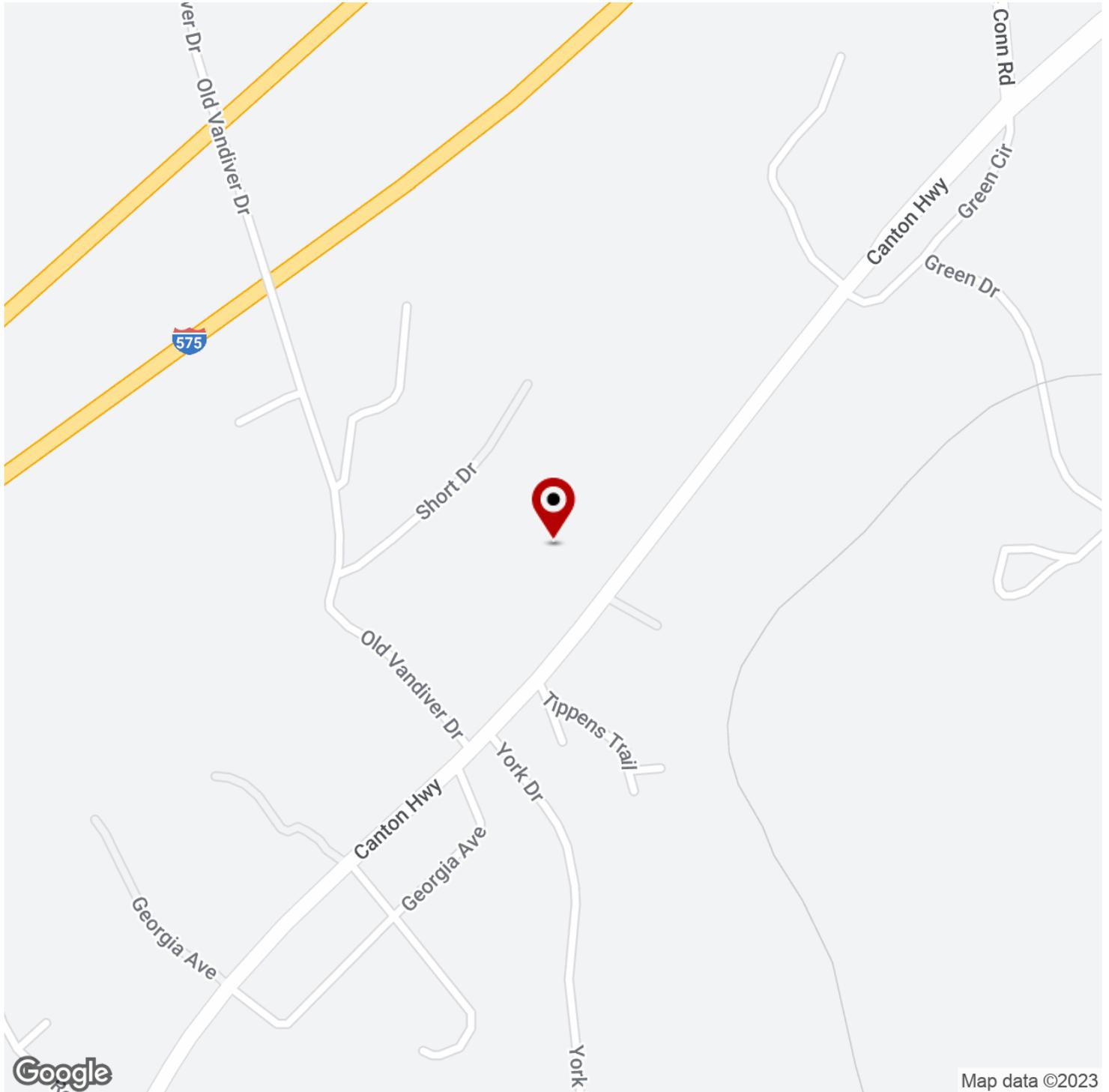
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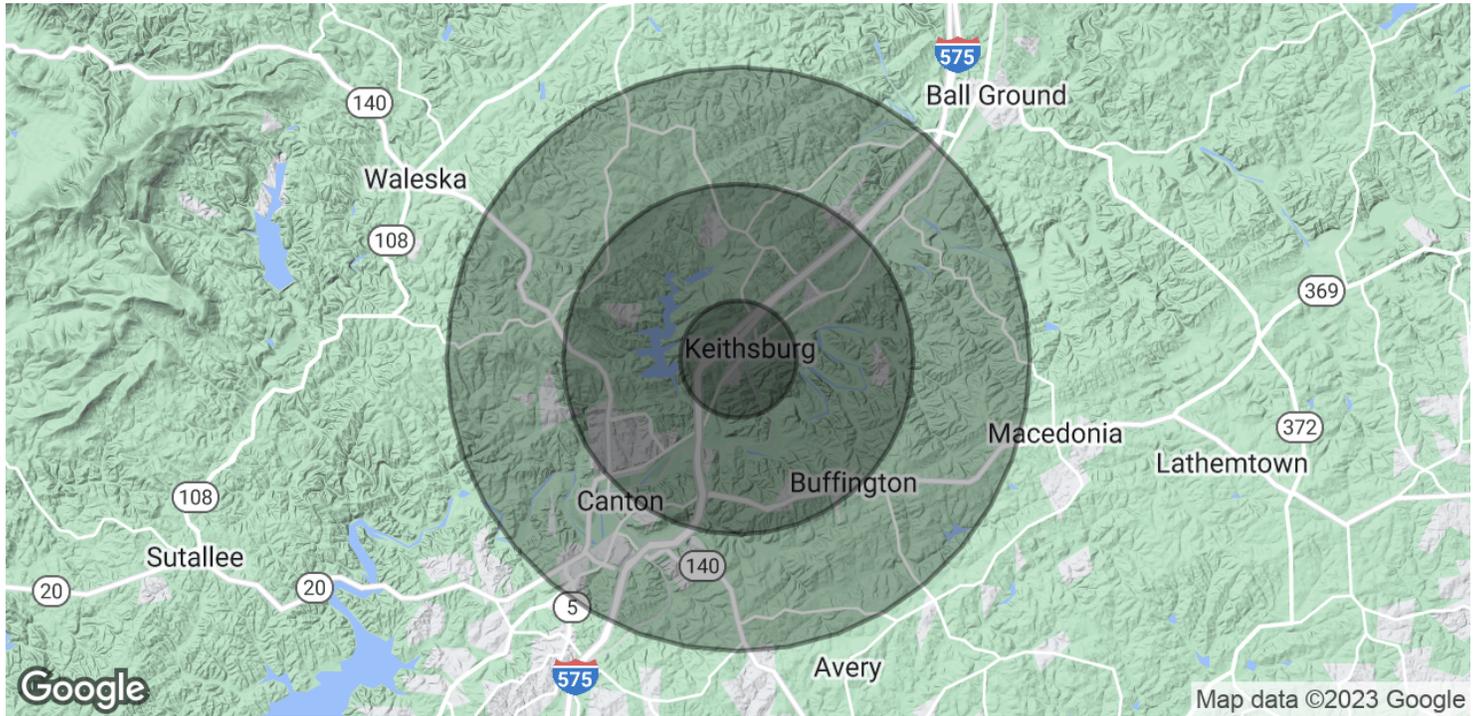
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# LAND FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	841	12,955	34,216
Average Age	39.9	38.2	38.9
Average Age (Male)	42.3	37.9	38.4
Average Age (Female)	37.7	39.4	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	331	5,334	13,043
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$79,171	\$72,002	\$77,743
Average House Value	\$256,660	\$246,381	\$257,254

\* Demographic data derived from 2020 ACS - US Census

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