



Development Opportunity | +/- 12 ACRES

100 Cherry Hill Road, Monroe, GA 30655

Walton County



Property Highlights

- +/- 12 acres
- Zoning is M1
- At road grade- rolling, open and wooded, excessive dirt
- +/- 1,030 feet of HWY 78 frontage
- 28,700 ADT Traffic count on HWY 78 (17)
- All utilities available to site

Location Overview

Symmetrical site conveniently located 2 miles east of Monroe. Easy access with a break in the median of the four line highway.

Offered for sale at \$85,000/acre



Marguerite Mashburn | 404-323-2415 MMashburn@AtlantaLandGroup.com

www.atlantalandgroup.com

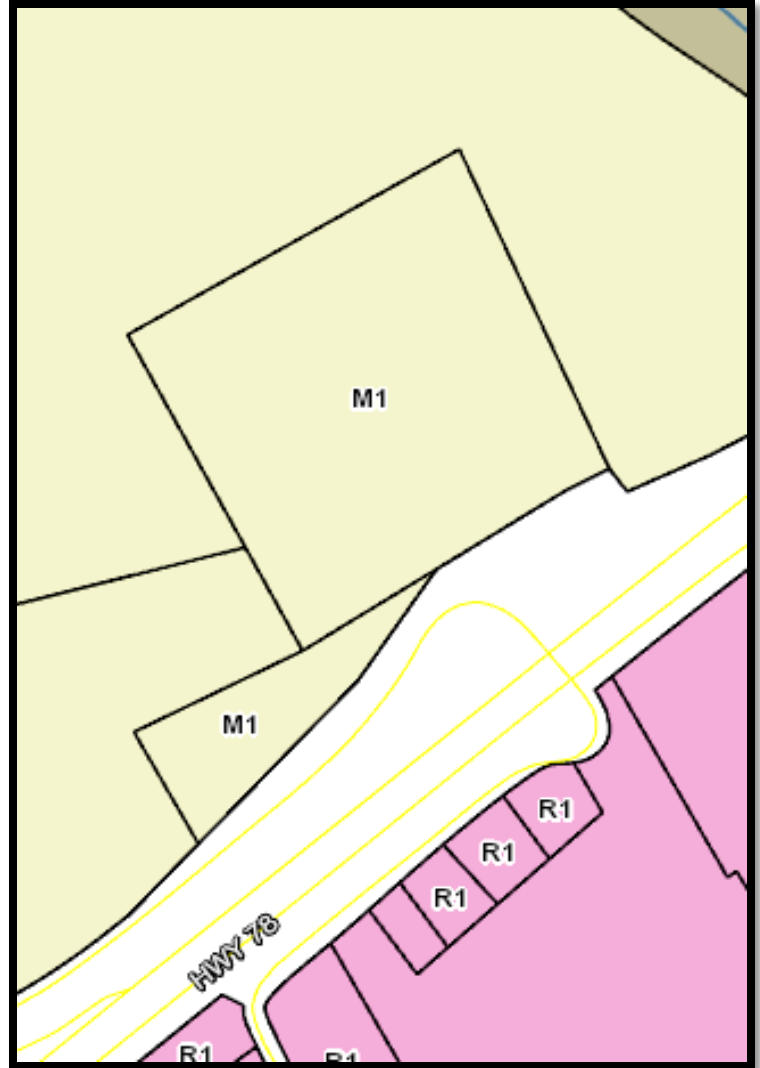
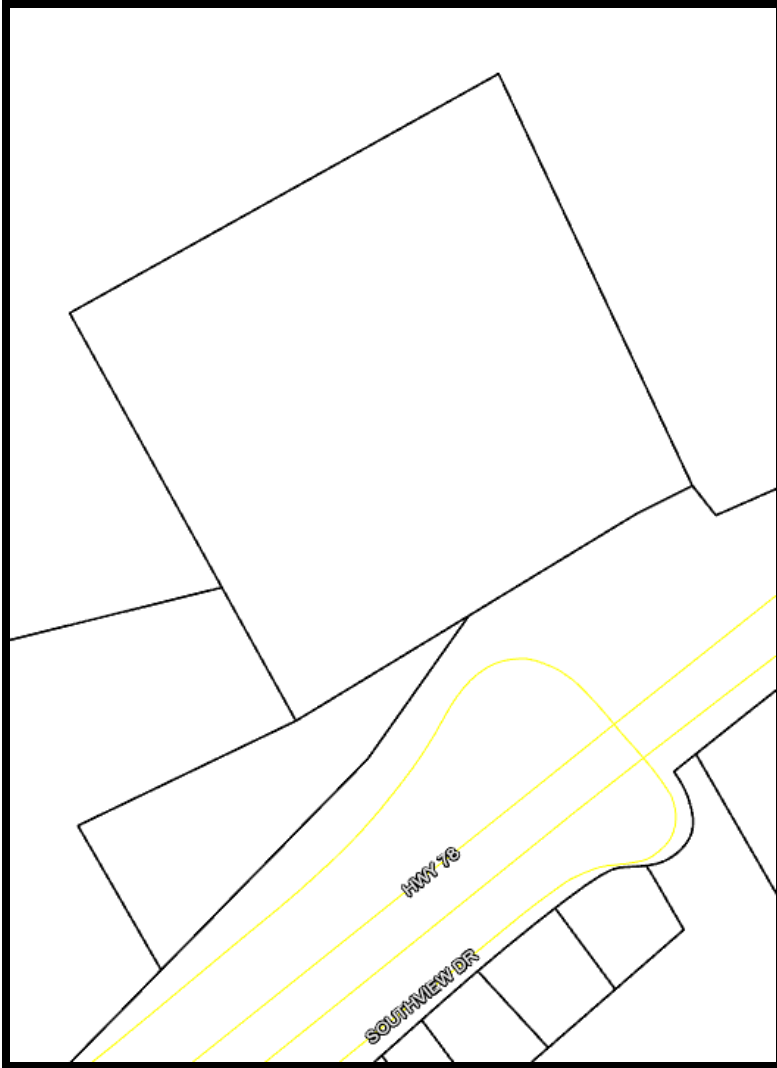
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Tax Plat & Zoning



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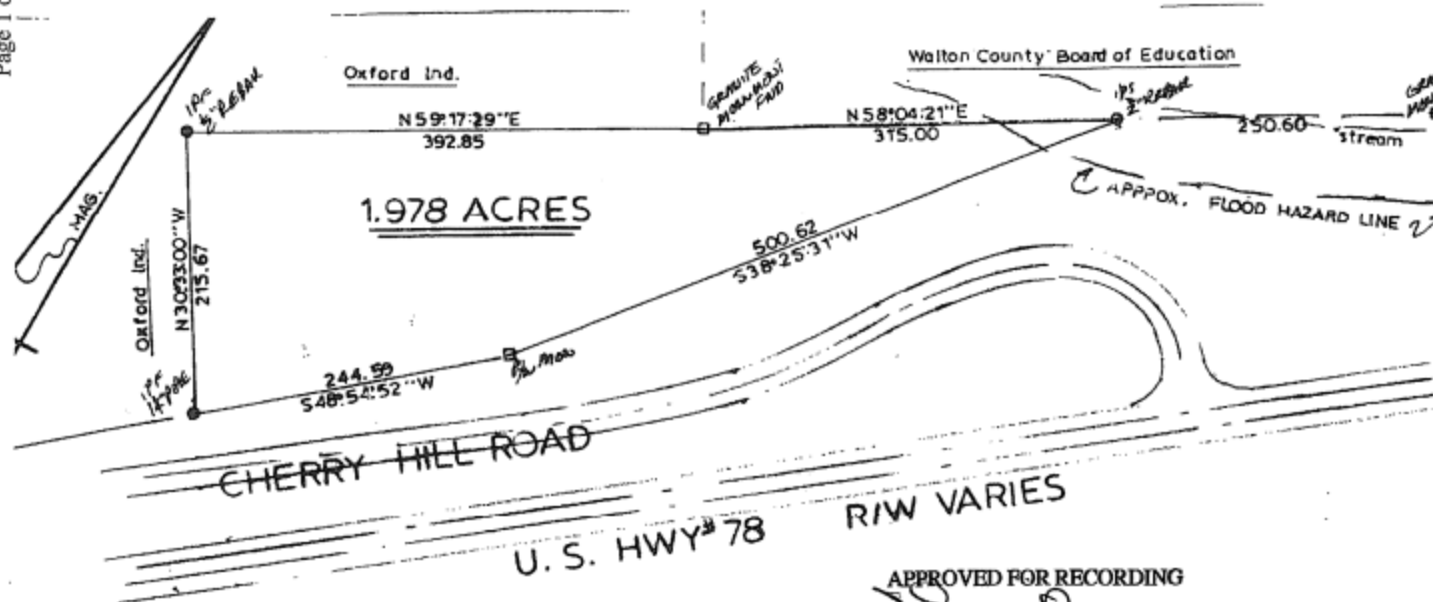
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Survey 1.978 acres

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SURVEY FOR THE
ESTATE OF SARA R. KELLY
 LOCATED IN LL101 - 3rd LANDDISTRICT,
 MONROE, TOWN G.M.D. 419,
 WALTON COUNTY, GEORGIA
 SURVEYED BY:
 SIMS SURVEYING CO.

SCALE: 1" = 100' MAY 5, 2005



APPROVED FOR RECORDING

Stacy Bell
 6-17-05

FILED AND RECORDED **8-11-05**
 AT **3:21** AM
 PLAT BOOK **97** PAGE **28**
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA



GSCCA.org - Image Index

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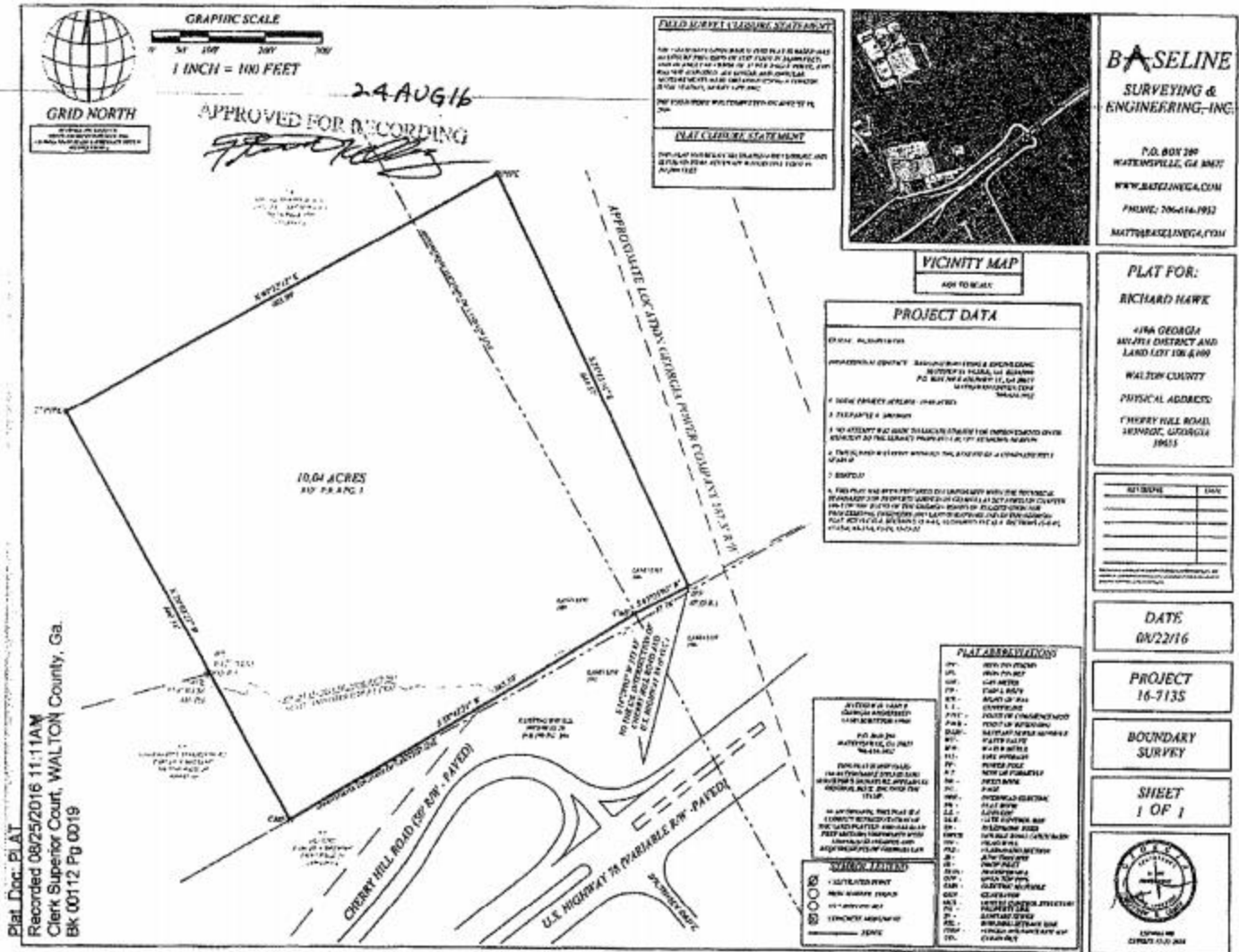
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Survey 10.4 acres

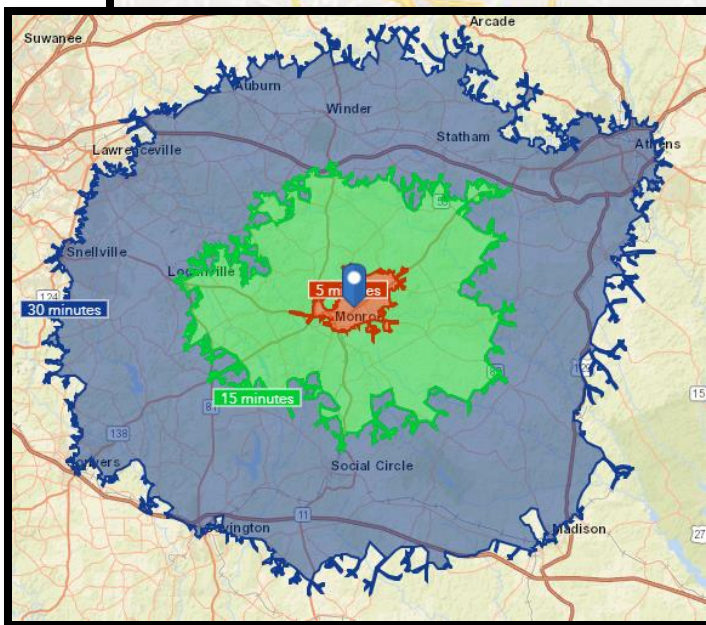
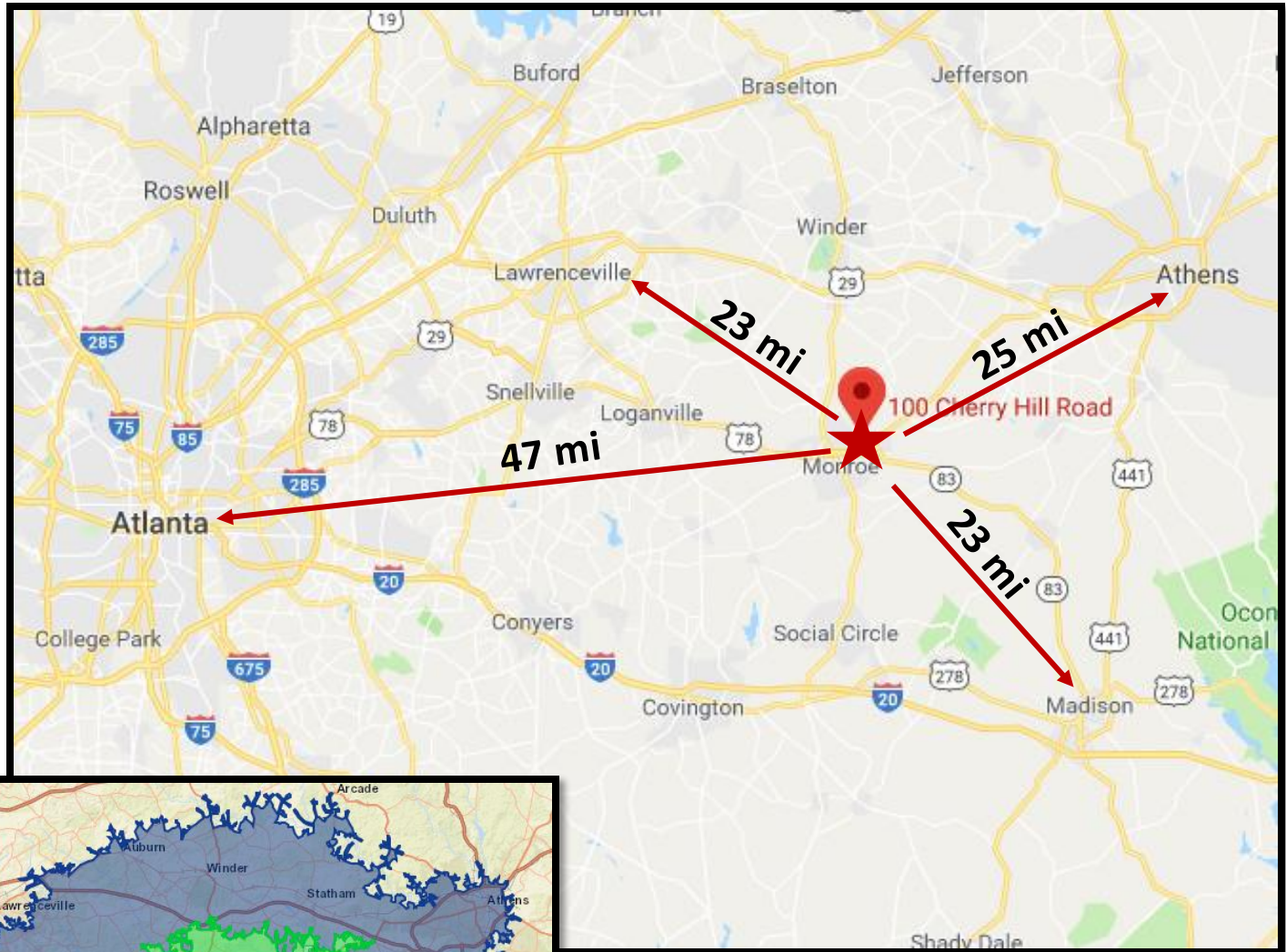


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Distance Map



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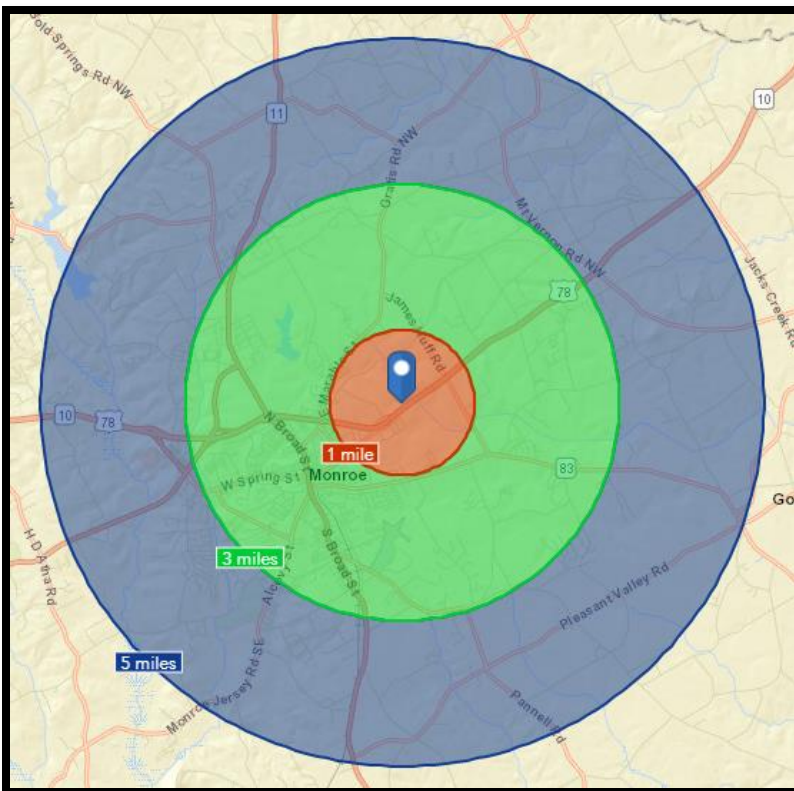
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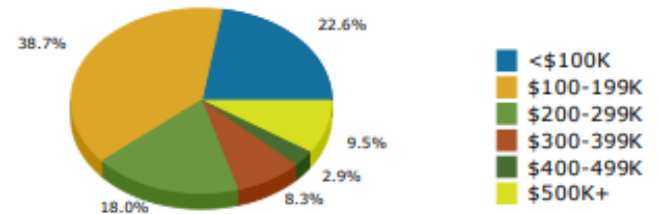
Walton County

Area Demographics

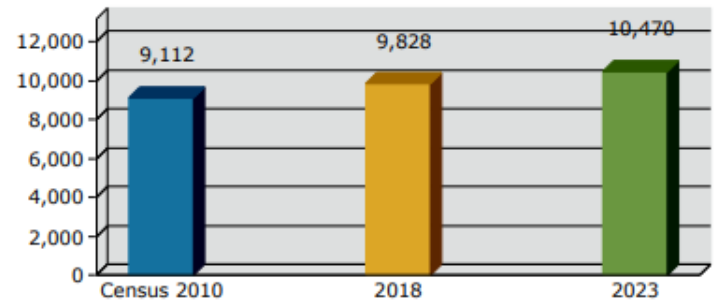
	Population	# of Households	Average Household Income	Median Age
1 Mile	832	321	\$46,940	41
1-3 Miles	16,551	5,997	\$50,347	35
3-5 Miles	9,821	3,494	\$70,854	40



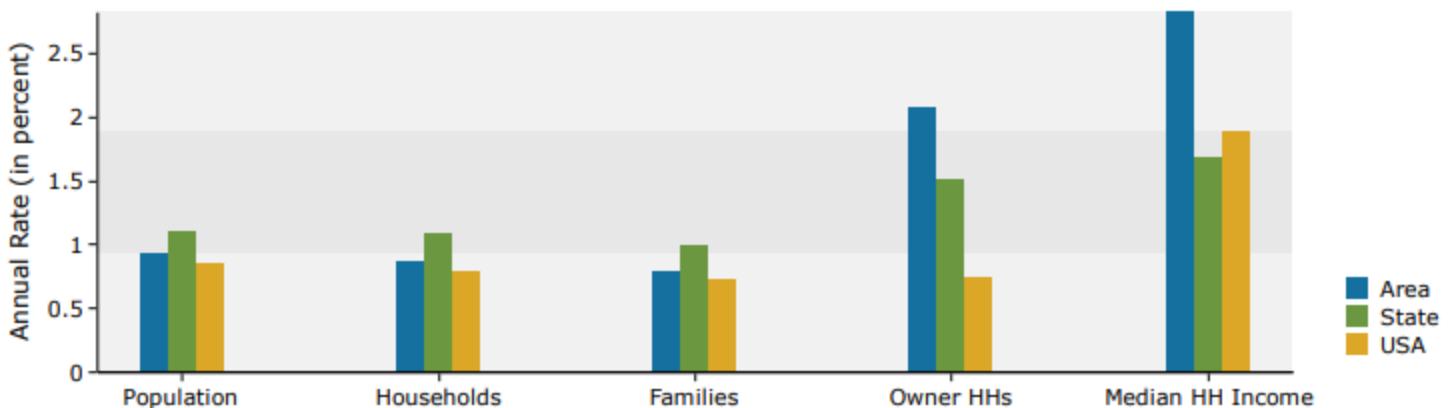
2018 Home Value



Households



Trends 2018-2023



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