

**A**tlanta  
**L**and  
**G**roup

**KW**  
COMMERCIAL  
PEACHTREE ROAD

# RESIDENTIAL DEVELOPMENT OPPORTUNITY



**AVAILABLE**

+/-24.2 ACRES—FORSYTH CO.  
3420 ERA DRIVE



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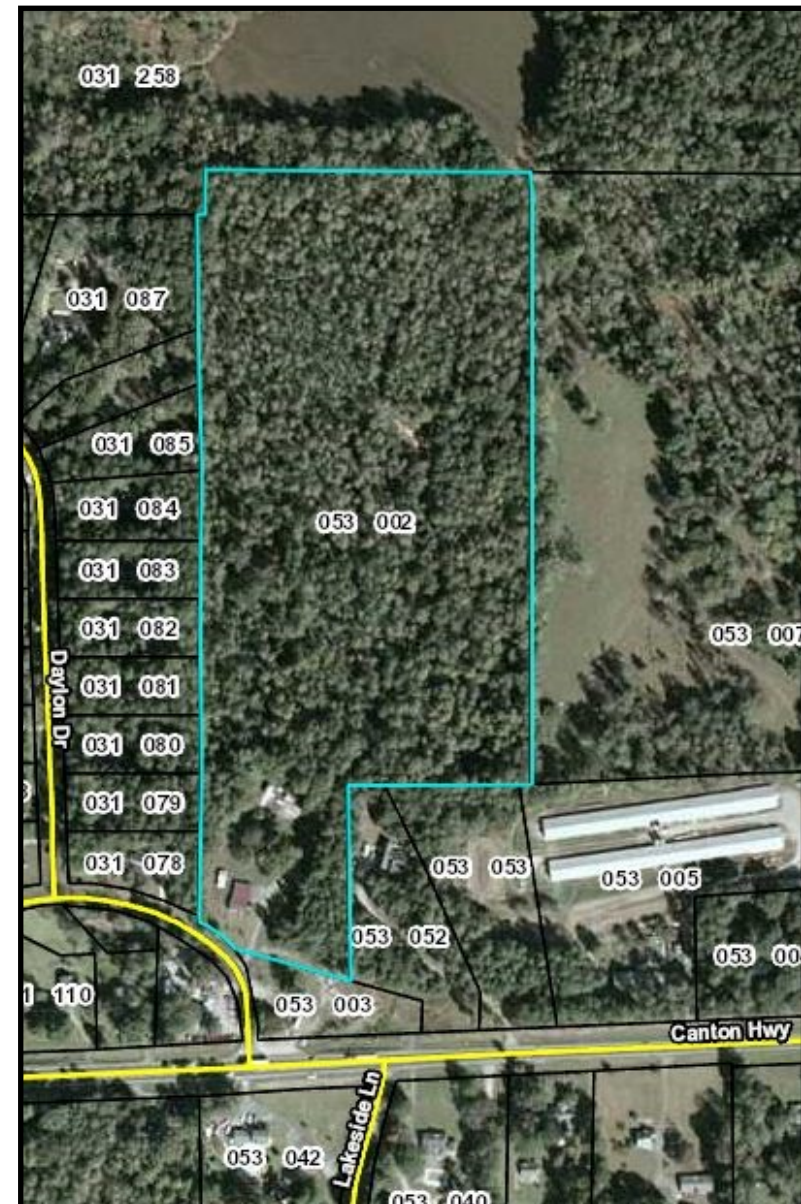
KW Commercial Peachtree Road  
804 Town Blvd. Ste A2040  
Atlanta, GA 30319  
404-419-3500



## PROPERTY OVERVIEW

- +/- 24.2 acres
- Parcel ID: 053 002—Forsyth County
- Zoned A-1
- Rolling hills
- All utilities available to site
- 15,200 ADT (16) GA Hwy 20—Canton Hwy
- Assigned Schools: Sawnee Elementary, Liberty Middle, West Forsyth High

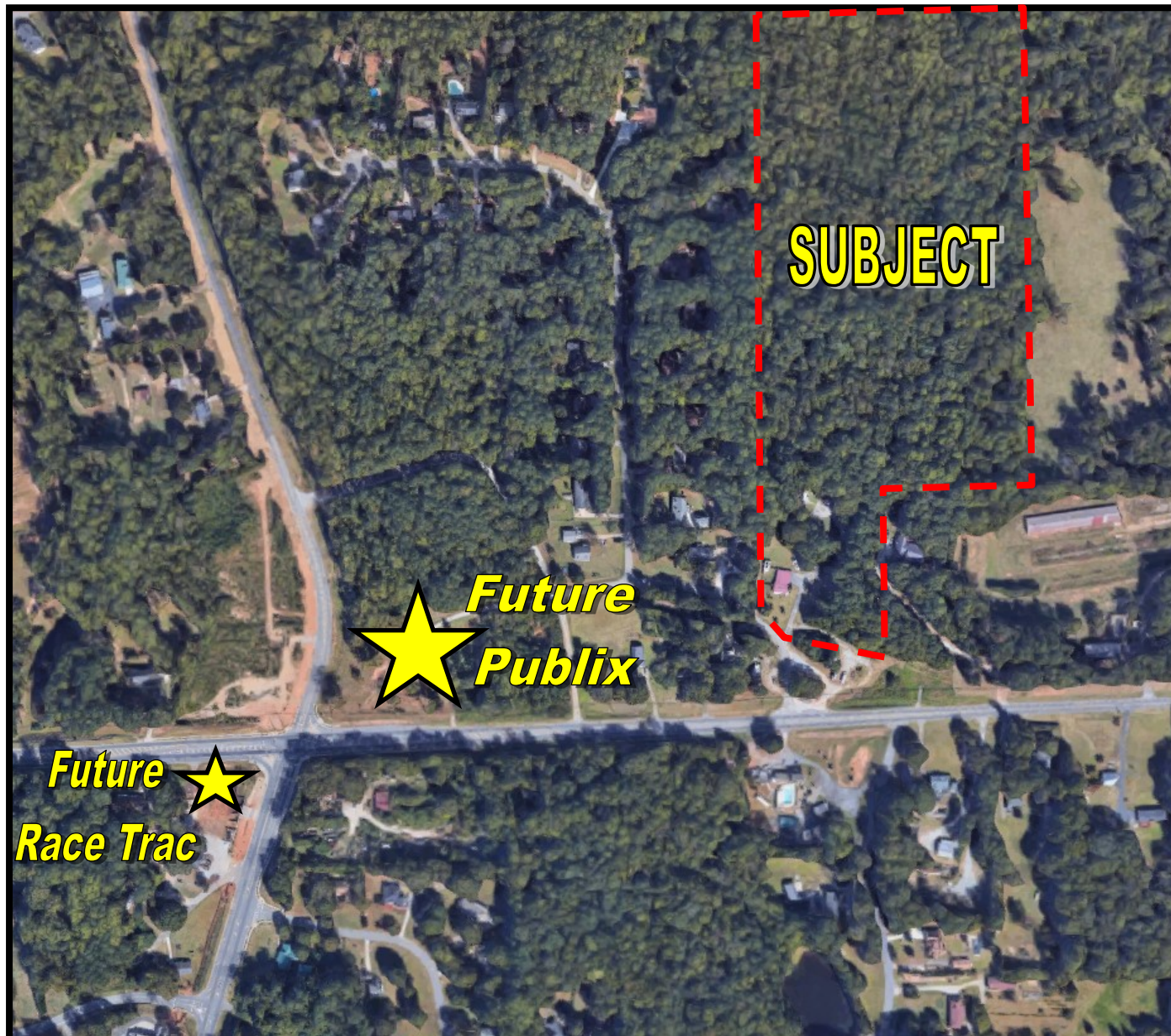
***Asking Price—\$100,000 per acre***







## AERIAL MAP



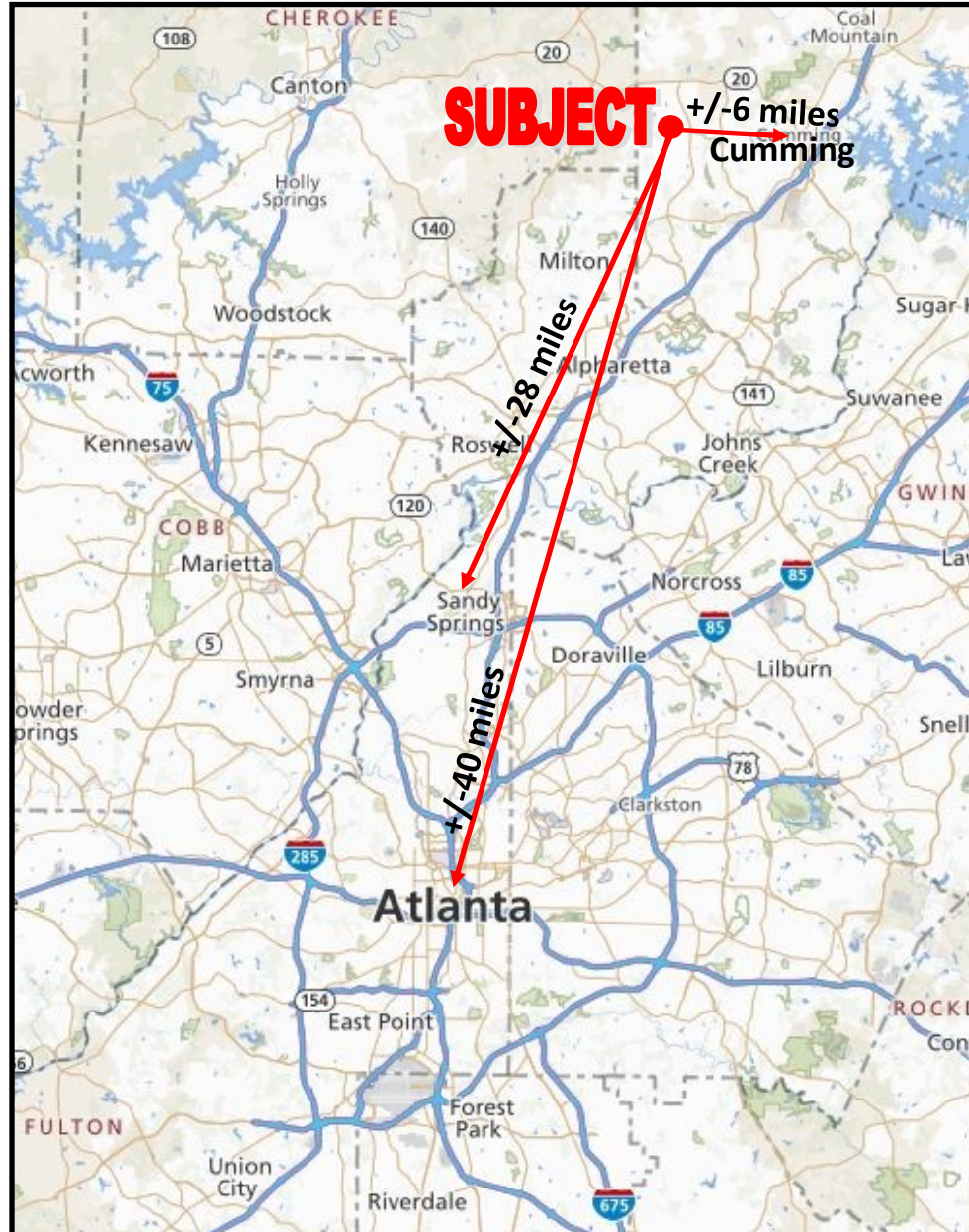


## AERIAL MAP





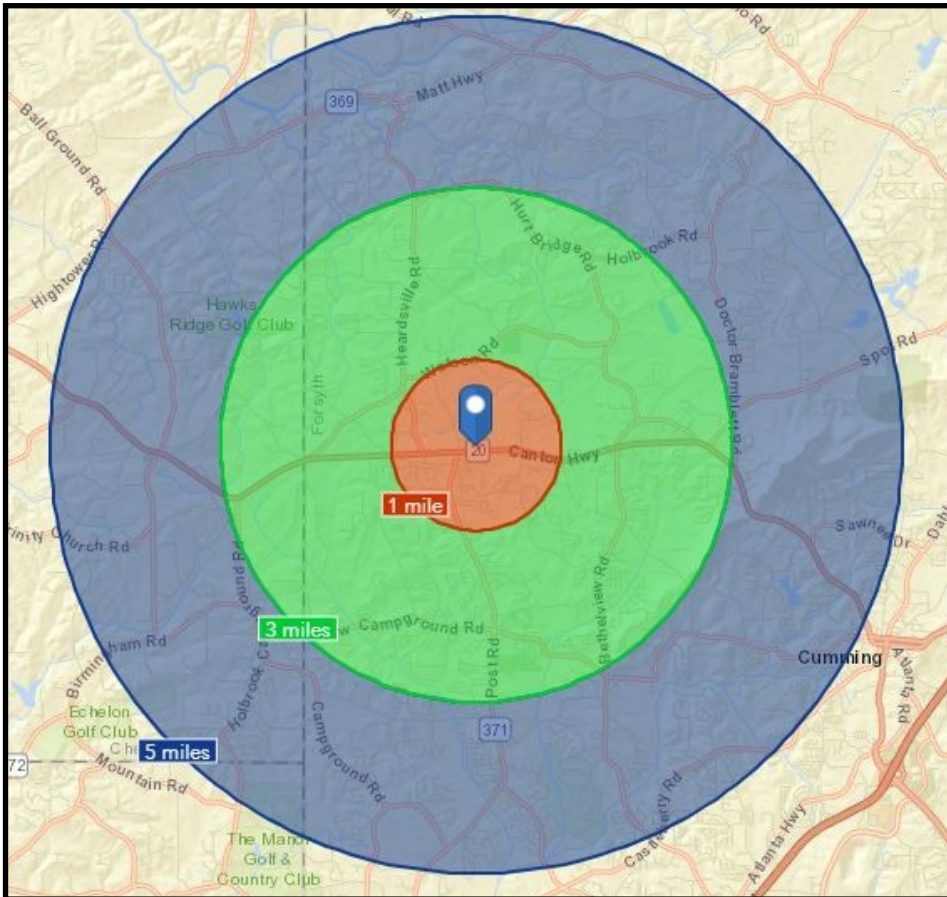
## PROPERTY OVERVIEW



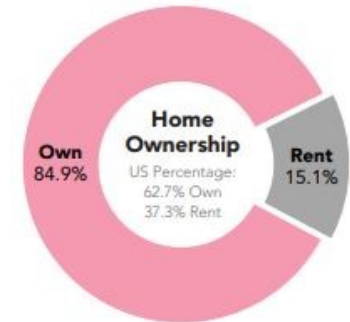
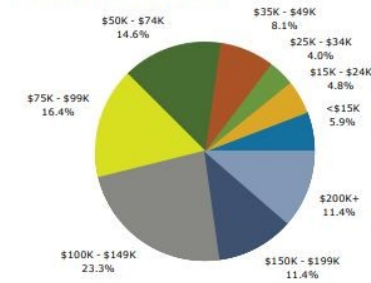


# DEMOGRAPHICS (Esri)

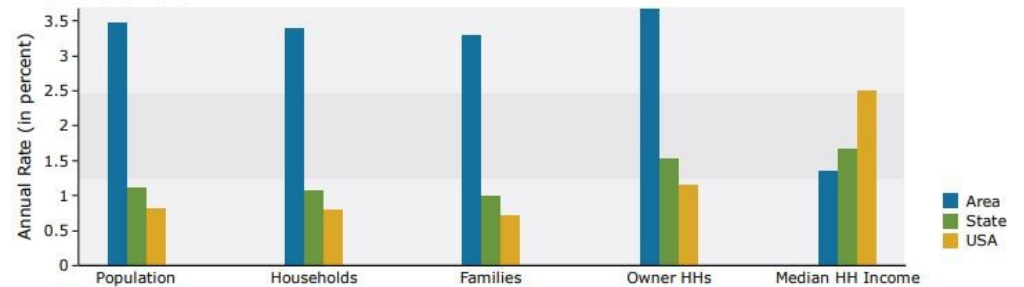
	Population	# of Households	Avg Household Income	Median Age
1 Mile	3,550	1,181	\$105,511	35
1-3 Miles	25,564	8,438	\$109,393	36
3-5 Miles	37,035	12,422	\$120,745	38



2018 Household Income



Trends 2018-2023



Population by Age

