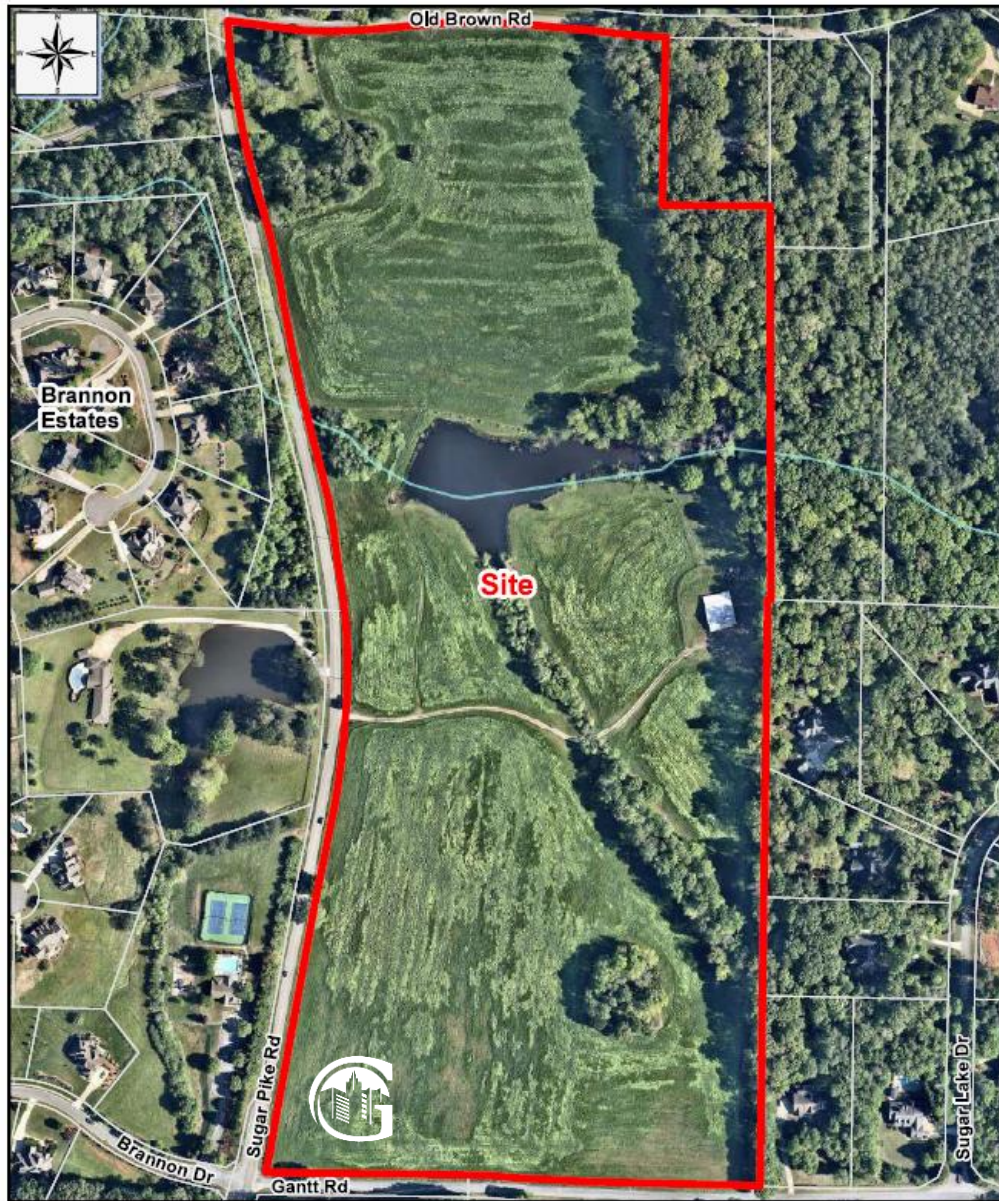


4324 Sugar Pike Road



LAND FOR SALE

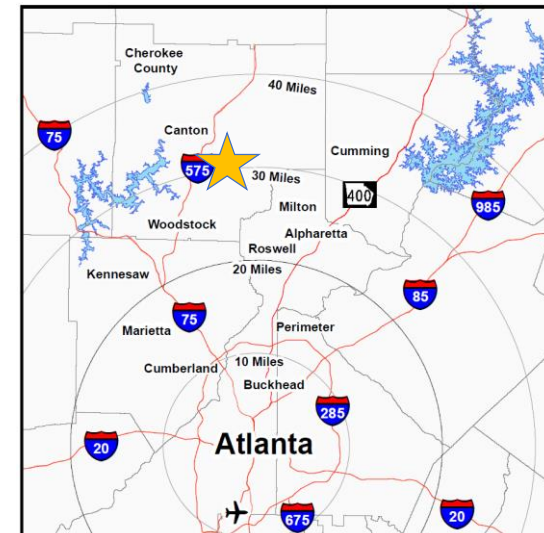
60+ ACRES

CANTON, GEORGIA

EQUESTRIAN ESTATE WITH CREEK
AND POND, BARN, HOUSE

LOW CHEROKEE COUNTY TAXES

NEAR DOWNTOWN CANTON, MILTON,
WOODSTOCK, ALPHARETTA

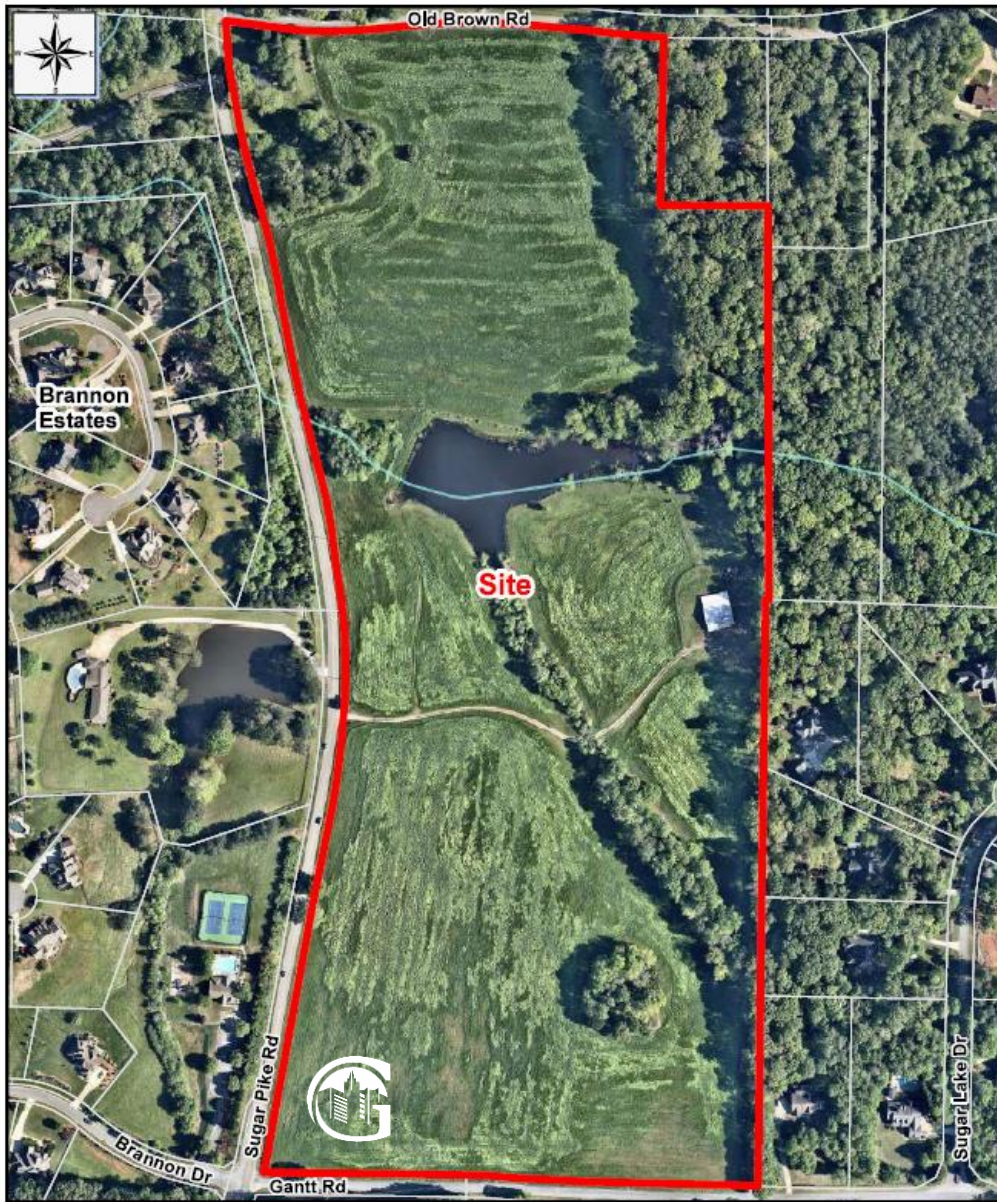


4324 Sugar Pike Road

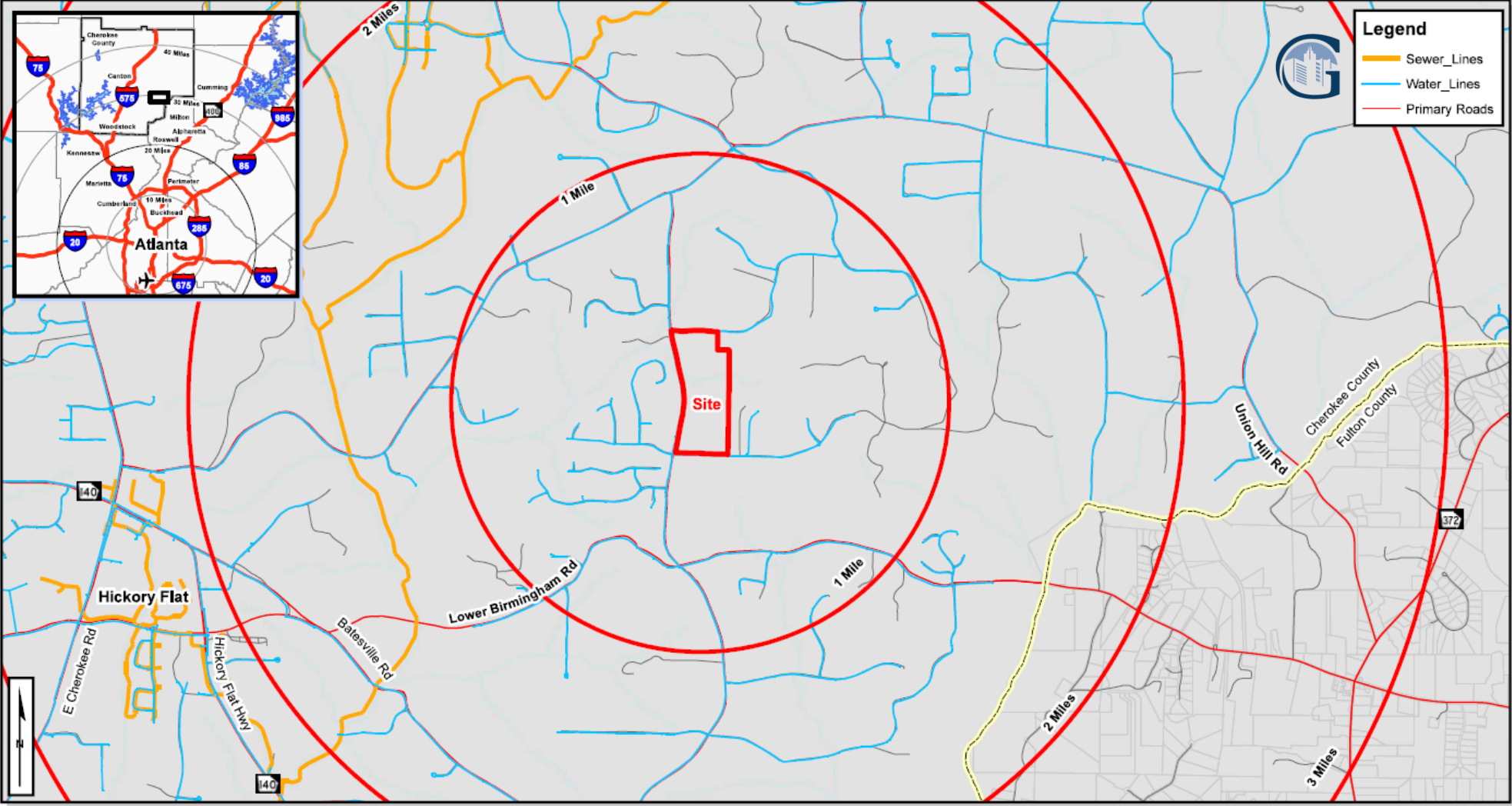
\$3,552,855

Property Highlights

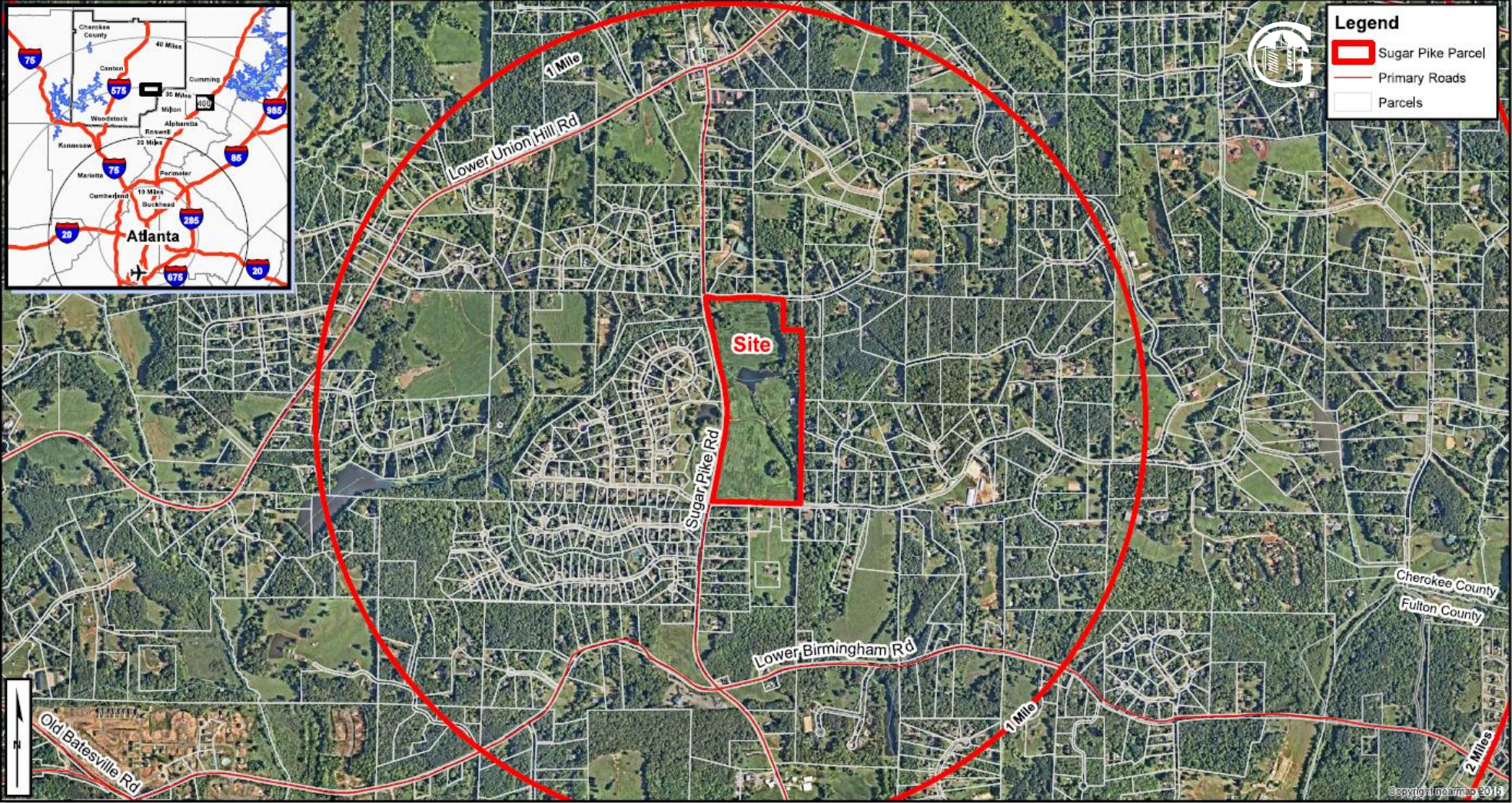
- 60.961 Total Acres
- \$55,000 per Acre
- Price includes the 2BR house at the corner of Old Brown Road (currently Tenant Occupied)
- Currently Zoned AG
- Develop “as-is” with 2-acre lots on Septic
- Next to affluent neighborhoods such as Brannon Estates with homes in the \$600’s
- Minutes to Alpharetta, Milton, Canton, Holly Springs, Woodstock, and Cumming, GA



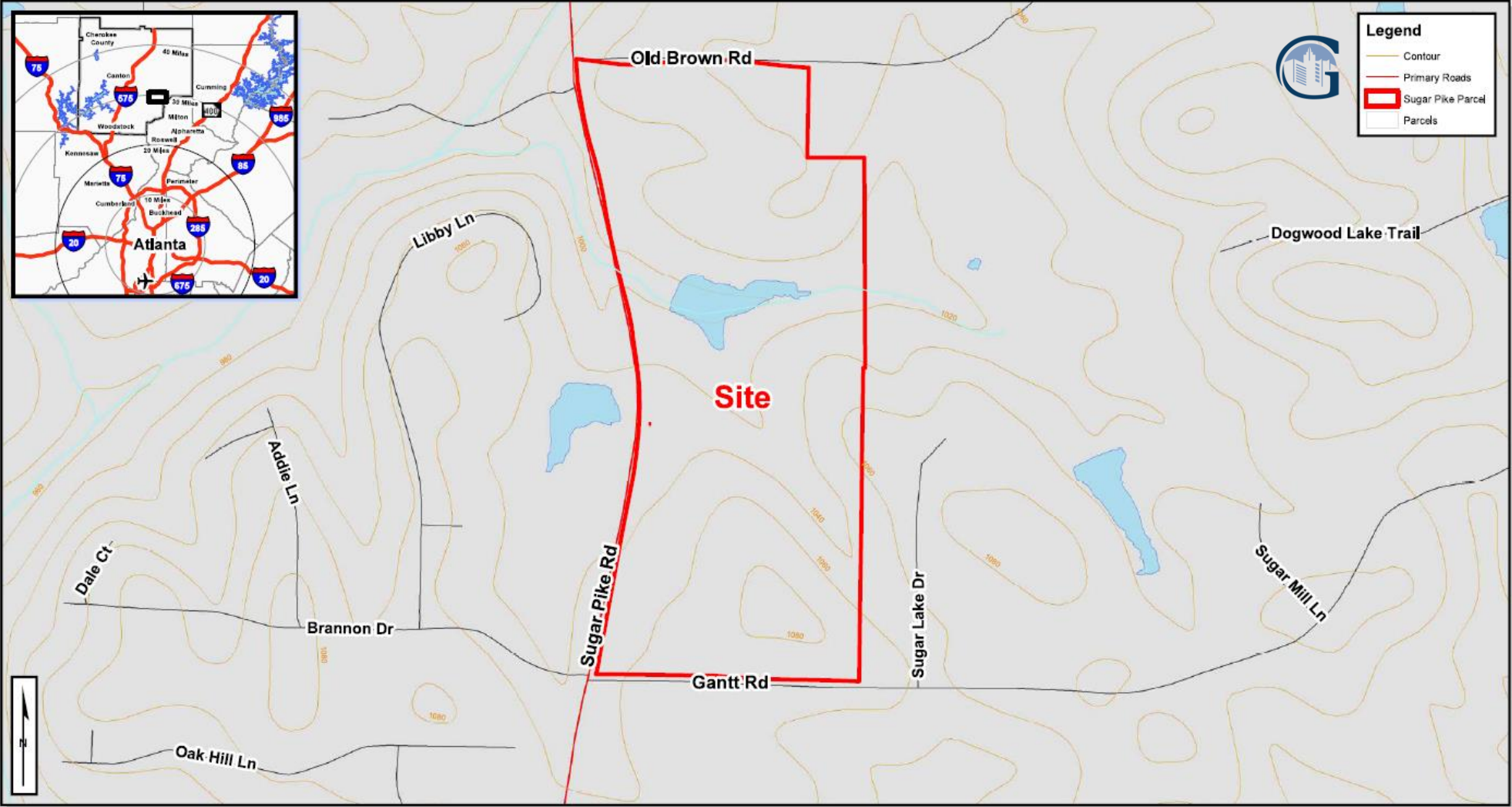
4324 Sugar Pike Road



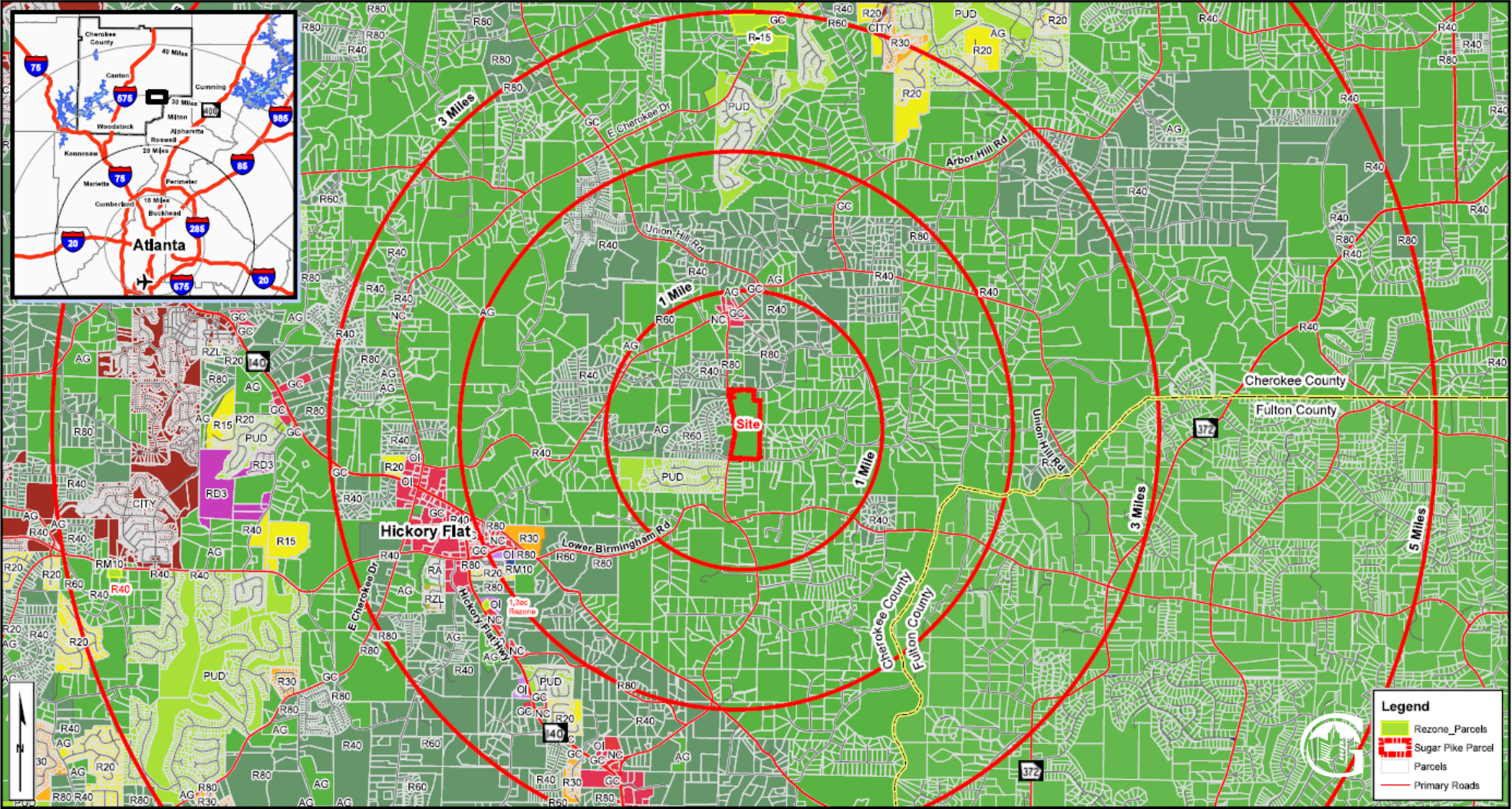
4324 Sugar Pike Road



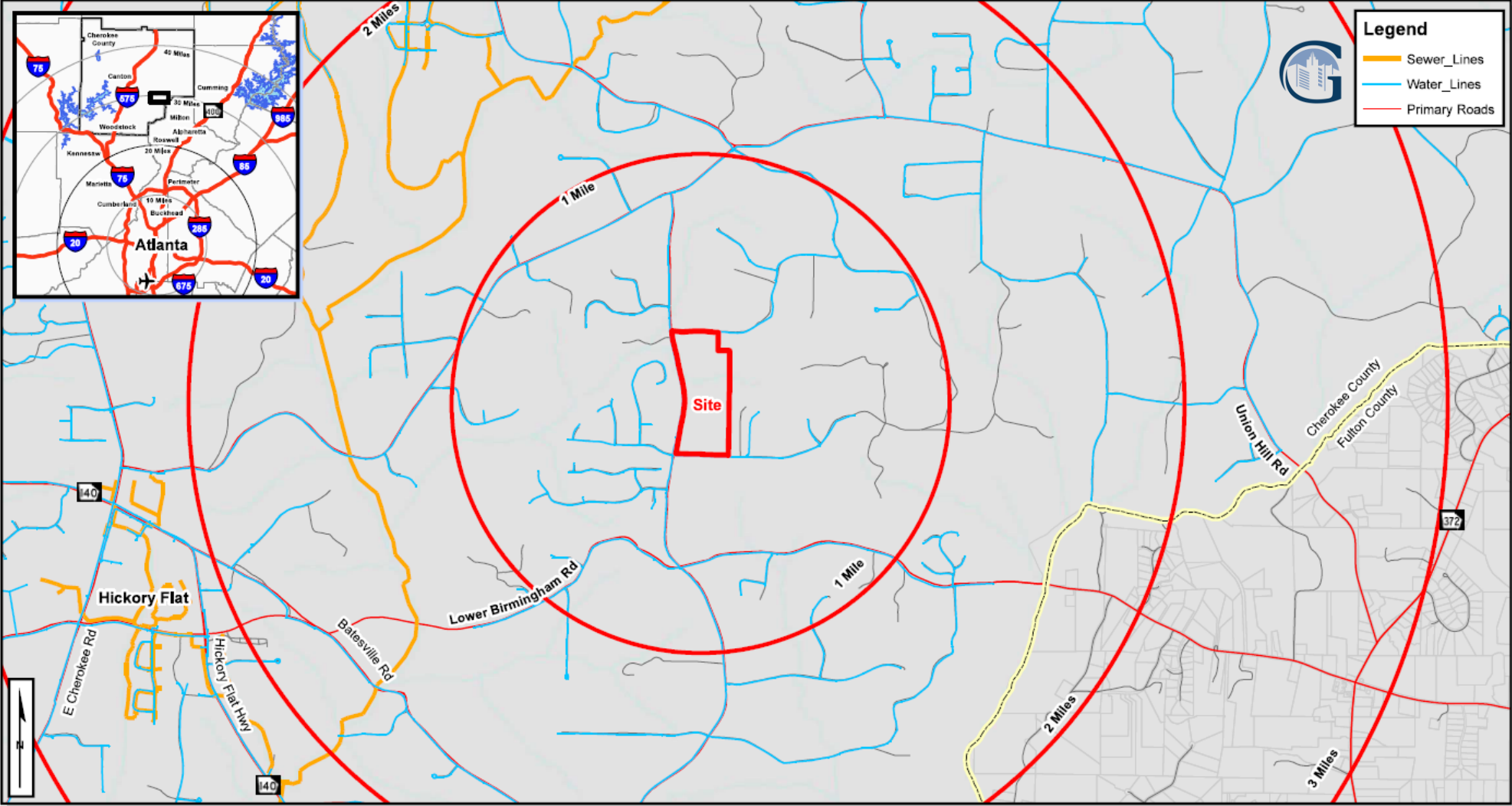
4324 Sugar Pike Road



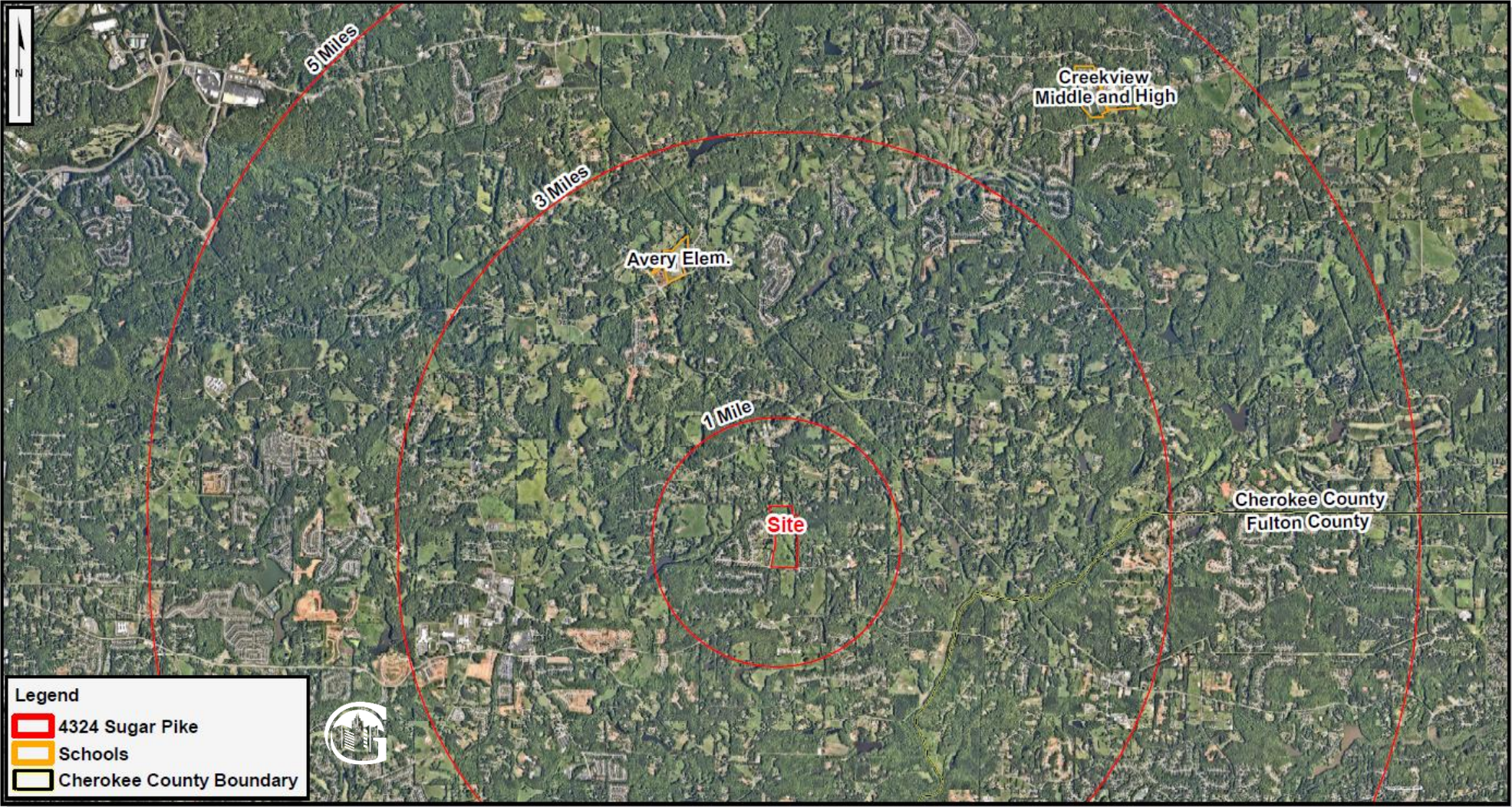
4324 Sugar Pike Road



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4324 Sugar Pike Road



4324 Sugar Pike Road

Conceptual Site Plans



3 Large Estate Lots: Approximately 20 acres each, accessible via Sugar Pike Road



20 new smaller Homesites: 2 to 7+ acres each, accessible via Old Brown, Sugar Pike and Gantt



4324 Sugar Pike Road

HICKORY FLAT AREA - RECENT ZONINGS

<u>Case Number</u>	<u>Location</u>	<u>Company</u>	<u>Rezone to</u>	<u>Rezone from</u>	<u>Acreage</u>	<u>Status</u>
16-10-031	Hickory Flat Hwy at Stringer Rd	Peachtree, LLC	RZL	AG		Approved with Conditions
16-12-040	2100 Sugar Pike Rd	Southern Farms Development	R-40 for 22 res plots	R-80	80.21	Open
16-11-039	Parcel 02N03 032	Southern Farms Development	R-40	R-80		Open
16-08-024	2712 Hickory Rd	Preferred Real Estate	R-40	AG	3	Complete
16-01-003	7211 Hickory Flat Hwy	Hickory Flat United Methodist	OI	R-80	1.3	Complete
16-06-016	10160 East Cherokee Dr	Rosewood Active Adult Communities	RD-3 for active adult community	AG	37.7	Complete
16-12-045	7700 East Cherokee Dr	Collett Family, LLC	R-15	AG	87.95	



4324 Sugar Pike Road

PRE-DESIGN MEETING – AUGUST 31, 2017 WITH CHEROKEE COUNTY

Bob Allen (co-Listing Broker, Owen Allen & Company) and Phil Morrissey (VP Engineering, The Good Group) attended a meeting at Cherokee County at 9:30 am on August 31, 2017 to discuss the County's comments and concerns on the potential subdivision.

The County confirmed that the zoning is AG and does allow minimum 2-Acre lots with this zoning. Minimum 150-feet wide. The flag lots are allowed. Maximum pole length of 400-feet with a minimum width of 30 feet. No buffers along adjacent properties will be required.

It will be important to get the Health dept started on the septic location for each lot which will need to be on the preliminary plat. There will be one approval for the preliminary location of drain fields for the plat, and then each builder will need to get a final septic permit.

The individual driveways on to the existing road will be allowed, but the road shoulders and ditches will need to be brought up to code. A sight-distance calculation will need to be done for each driveway. Individual mailboxes are allowed.

Fire hydrants spacing will need to achieve 1,000 feet hose lay to the proposed house locations. There are some existing hydrants, but there are obviously not enough. Budget \$50 per linear foot for 8" ductile iron pipe to extend the main on Old Brown Road. Also might need to consider running a fire hydrant down a couple of flag lots. The 6 inch hydrant lateral pipe can be 500-feet maximum.

The trees need to be surveyed or we can do sampling instead. It looks like most of the trees are on just a few lots. The arborist said that the County is not worried about us meeting the tree ordinance because most high-end developments like this end up exceeding the minimum number of trees.

We will need to get any streams and wetlands delineated even if we don't plan to impact them. We will need to do an analysis of the dam almost the same as if it were a categorized Georgia dam. Except that we only submit to Cherokee and not to the State. We will need to get a geotechnical inspection of the dam and run a dam breach analysis because there is existing residential downstream. I asked if they had a breach analysis of the upstream pond offsite, and they think they might and will look for it. They have all the recent HEC-RAS files that were used to generate the latest maps, so they can give us that for running our dam break analysis. There is a detailed guide available on the Engineering page of the County's website.

Phasing the project might be problematic because they have a 2-year rule on replatting. Final plats do not need to be approved by the BOCC. All submittals are through the new online permitting portal.

4324 Sugar Pike Road



114 Old Brown Road

Stated price includes the 2BR house located on a separate parcel at the corner of Sugar Pike Road and Old Brown Road

- This parcel is 1.11 acres
- House is currently Tenant-occupied but will vacate upon sale of property
- 2BR / 2BA, modern kitchen, laundry room, large comfortable front porch



4324 Sugar Pike Road

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OWEN ALLEN & COMPANY

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