

**Tract 3**  
**+/-2.5 Ac**  
**Commercial**  
**\$750,000**



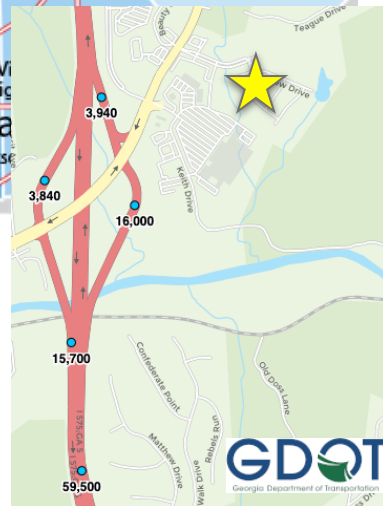
For  
**SALE**

River Point Parkway, Canton, Georgia 30114



**Commercial Outparcels** at entrance of Etowah Shoals, a 475 Acre Planned Unit Development of 1,400 homesites and 32 acres of commercial development bordering I-575 and the Etowah River. Tracts can be sold separately or combined. Property sold subject to rezoning, with 75% of property currently zoned commercial and all but 3 acres in center of Apartment Site in City of Canton.

Property can be sold developed pad ready, subject to Sellers review and quote of Buyers Plans and 20% non-refundable earnest money deposit paid to Seller after due diligence period.



**Cherokee County:**

- Fastest growing county in metropolitan Atlanta
- Population 247,500
- Growth 2030 415,826
- Median Income \$72,500