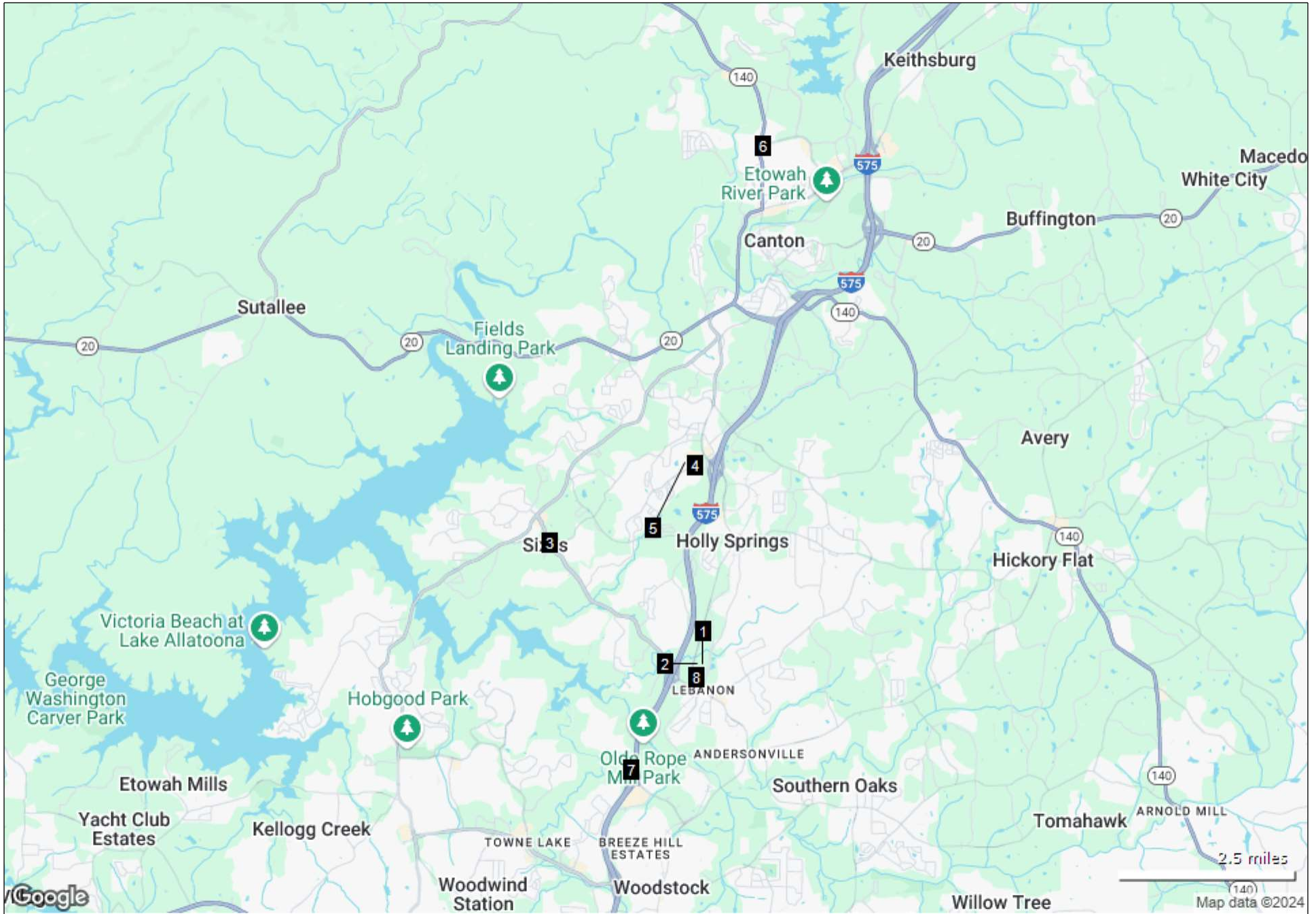


	Address	City	Property Info	Sale Info
1	Holly Springs Pky	Canton	3.10 AC Land	Sold: \$1,817,000 (\$586,129.03/AC)
2	4635 Holly Springs Pky	Canton	2.46 AC Land	Sold: \$1,230,000 (\$500,000/AC)
3	NEC Sixes Rd @ Ridge Rd	Canton	1.74 AC Land	Sold: \$1,022,990 (\$587,925.29/AC)
4	Prominence Point Pky	Canton	2.60 AC Land	Sold: \$1,014,600 (\$390,230.77/AC)
5	138 Prominence Point Pky	Canton	1.67 AC Land	Sold: \$595,000 (\$356,287.43/AC)
6	Reinhardt College Pkwy	Canton	2.56 AC Land	Sold: \$1,538,400 (\$600,937.50/AC)
7	00 Ridgewalk Pky	Woodstock	5.94 AC Land	Sold: \$2,600,000 (\$437,710.44/AC)
8	461 E Rope Mill Rd	Canton	5.84 AC Land	Sold: \$2,150,000 (\$368,150.68/AC)



Holly Springs Pky

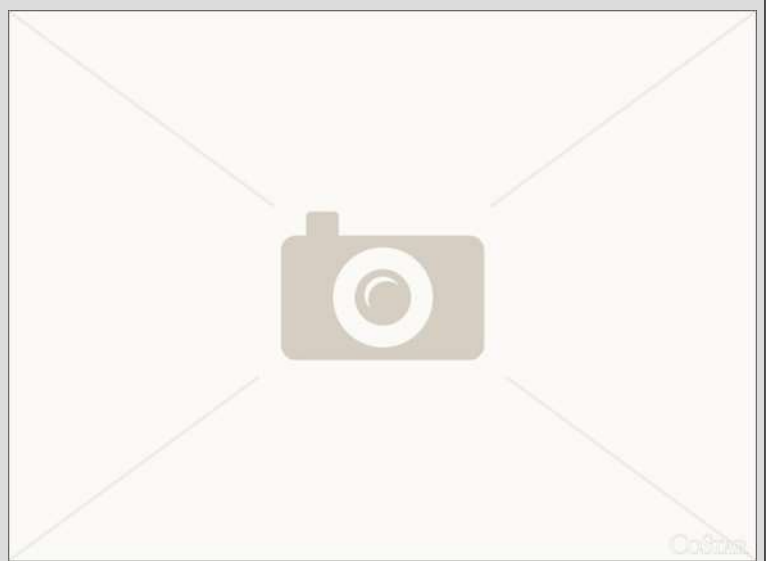
Canton, GA 30115

Commercial Land of 3.10 AC Sold on 1/31/2024 for \$1,817,000 - Research Complete

buyer

The Worthing Companies
5909 Peachtree Dunwoody Rd
Atlanta, GA 30328
(770) 522-5775

seller

David M Smith
706 E Oglethorpe Blvd
Albany, GA 31705
(229) 343-3163

vital data

Sale Date:	1/31/2024	Sale Price:	\$1,817,000
Escrow/Contract:	-	Status:	Confirmed
Days on Market:	-	Down Pmnt:	-
Exchange:	No	Pct Down:	-
Conditions:	-	Doc No:	-
Density:	-	Trans Tax:	-
Max No of Units:	-	Corner:	No
Price/Unit:	-	Topography:	-
Lot Dimensions:	-	Improvements:	-
Frontage	69 feet on Holly Springs Hwy	Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, R40
Comp ID:	6648494	Zoning:	R40
		Submarket:	Cherokee County
		Map Page:	-
		Parcel No:	015N15-00000-068-000-0000
		Property Type:	Land
		Proposed Use:	Mixed Use

income expense data

	Gross	Net
Acres:	3.10 AC	3.10 AC
Price/Acre:	\$586,129.03	\$586,129.03
SF:	135,036 SF	135,036 SF
Price/SF:	\$13.46	\$13.46

Listing Broker

Keller Williams Community Partners
540 Lake Center Pky
Cumming, GA 30040
(678) 341-7400
David Evans

Buyer Broker

No Buyer Broker on Deal

financing

prior sale

Date/Doc No:	10/18/2019
Sale Price:	\$915,000
CompID:	4942724

4635 Holly Springs Pky

Canton, GA 30115

Commercial Land of 2.46 AC Sold on 2/2/2024 for \$1,230,000 - Research Complete

buyer

**WSE Development LLC
10 Glenlake Pky
Sandy Springs, GA 30328
(770) 522-5775**

seller

**Tumlin R Steve Jr
94 NE Church St
MARIETTA, GA 30060
(770) 429-8200**



vital data

Sale Date:	2/2/2024	Sale Price:	\$1,230,000
Escrow/Contract:	-	Status:	Full Value
Days on Market:	-	Down Pmnt:	-
Exchange:	No	Pct Down:	-
Conditions:	-	Doc No:	14928-0117
Density:	-	Trans Tax:	\$1,230
Max No of Units:	-	Corner:	No
Price/Unit:	-	Topography:	Sloping
Lot Dimensions:	-	Improvements:	-
Frontage:	151 feet on Holly Springs Parkway	Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, R:40
Comp ID:	6662885	Zoning:	R:40
		Submarket:	Cherokee County
		Map Page:	-
		Parcel No:	015N15-00000-068-00A-0000
		Property Type:	Land
		Proposed Use:	Commercial, Retail, Mixed Use

income expense data

	Gross	Net
Acres:	2.46 AC	2.46 AC
Price/Acre:	\$500,000.00	\$500,000.00
SF:	107,158 SF	107,158 SF
Price/SF:	\$11.48	\$11.48

Listing Broker

Buyer Broker

financing

NEC Sixes Rd @ Ridge Rd

Canton, GA 30114

Commercial Land of 1.74 AC Sold on 7/18/2024 for \$1,022,990 - Research Complete

buyer

Joel L Larkin
376 Powder Springs St
Marietta, GA 30064
(770) 422-7016

seller

Eagles Landing Health
3330 Riverwood Pky
Atlanta, GA 30339
(770) 268-4011



vital data

Sale Date:	7/18/2024	Sale Price:	\$1,022,990
Escrow/Contract:	-	Status:	Full Value
Days on Market:	-	Down Pmnt:	-
Exchange:	No	Pct Down:	-
Conditions:	-	Doc No:	14961-0328
Density:	-	Trans Tax:	\$1,023
Max No of Units:	-	Corner:	No
Price/Unit:	-	Topography:	Level
Lot Dimensions:	-	Improvements:	-
Frontage:	248 feet on Sixes Rd 350 feet on ...	Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, TND
Comp ID:	6798502	Zoning:	Cherokee County
		Submarket:	Cherokee County
		Map Page:	-
		Parcel No:	015N08-00000-044-000-0000 [Partial List]
		Property Type:	Land
		Proposed Use:	Commercial, Retail, Apartment Units - Senior, Medical, Restaurant

income expense data

Listing Broker

	Gross	Net
Acres:	1.74 AC	1.74 AC
Price/Acre:	\$587,925.29	\$587,925.29
SF:	75,794 SF	75,794 SF
Price/SF:	\$13.50	\$13.50

Buyer Broker

financing

prior sale

Date/Doc No:	3/4/2022
Sale Price:	\$1,513,000
CompID:	6282259

Prominence Point Pky

Canton, GA 30114

Commercial Land of 2.60 AC Sold on 8/29/2024 for \$1,014,600 - Research Complete

buyer

Ruda Hirschfeld Papera & Hoffman
5555 Glenridge Connector
Atlanta, GA 30342
(404) 237-4100

seller

James V. Phillipone, PC Profit Sharing Trust
c/o Mort Segelin
31 E Main St
Rochester, NY 14614
(585) 454-6229



vital data

Sale Date: **8/29/2024**
Escrow/Contract: -
Days on Market: -
Exchange: **No**
Conditions: -
Density: -
Max No of Units: -
Price/Unit: -
Lot Dimensions: -
Frontage: **1,671 feet on Prominence Point Pkwy**
Comp ID: **6843036**

Sale Price: **\$1,014,600**
Status: **Confirmed**
Down Pmnt: -
Pct Down: -
Doc No: **14971-0141**
Trans Tax: **\$1,014**
Corner: **No**
Topography: **Level**
Improvements: -
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Commercial**
Zoning: **Cherokee County**
Submarket: **Cherokee County**
Map Page: -
Parcel No: **015N13-00000-008-00R-0000 [Partial List]**
Property Type: **Land**
Proposed Use: **Retail, Office, Mixed Use, Auto Dealership, Auto Repair, Bank, Car Wash, Day Care Center, Drug Store, Fast Food, General Freestanding, Health Care, Hold for Development, Hotel, Medical, Motel, Restaurant, Strip Center, Supermarket**

income expense data

	Gross	Net
Acres:	2.60 AC	2.10 AC
Price/Acre:	\$390,230.77	\$483,142.86
SF:	113,256 SF	91,476 SF
Price/SF:	\$8.96	\$11.09

Listing Broker

Realty Companies
1111 Alderman Dr
Alpharetta, GA 30005
(770) 751-1777
Alex Leveto

Buyer Broker

No Buyer Broker on Deal

financing

138 Prominence Point Pky

Canton, GA 30114

Commercial Land of 1.67 AC Sold on 9/22/2023 for \$595,000 - Research Complete

buyer

seller

M P & R E F Pasturel



vital data

Sale Date:	9/22/2023	Sale Price:	\$595,000
Escrow/Contract:	-	Status:	Confirmed
Days on Market:	3,278 days	Down Pmnt:	-
Exchange:	No	Pct Down:	-
Conditions:	-	Doc No:	-
Density:	-	Trans Tax:	-
Max No of Units:	-	Corner:	No
Price/Unit:	-	Topography:	Level
Lot Dimensions:	-	Improvements:	-
Frontage:	-	Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, General Commercial
Comp ID:	6646221	Zoning:	Cherokee County
		Submarket:	Cherokee County
		Map Page:	-
		Parcel No:	-
		Property Type:	Land
		Proposed Use:	Commercial, Retail, MultiFamily, Car Wash, Hotel

income expense data

	Gross	Net
Acres:	1.67 AC	1.67 AC
Price/Acre:	\$356,287.43	\$356,287.43
SF:	72,745 SF	72,745 SF
Price/SF:	\$8.18	\$8.18

Listing Broker

Realty Companies
1111 Alderman Dr
Alpharetta, GA 30005
(770) 751-1777
Alex Leveto, Shawn Leveto

Buyer Broker

financing

Reinhardt College Pkwy

Canton, GA 30114

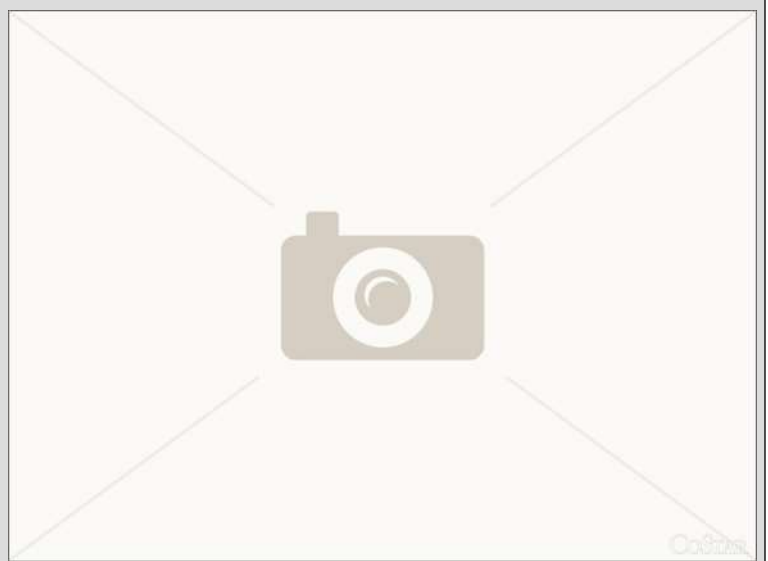
Commercial Land of 2.56 AC Sold on 4/12/2024 for \$1,538,400

buyer

BAMM Real Estate LLC
190-260 N Glynn St
Fayetteville, GA 30214
(404) 441-8435

seller

Meyers Brothers Properties
5881 Glenridge Dr
Atlanta, GA 30328
(404) 252-1499



vital data

Sale Date: **4/12/2024**
Escrow/Contract: -
Days on Market: -
Exchange: **No**
Conditions: -
Density: -
Max No of Units: -
Price/Unit: -
Lot Dimensions: -
Frontage: -
Comp ID: **6715430**

Sale Price: **\$1,538,400**
Status: **Confirmed**
Down Pmnt: -
Pct Down: -
Doc No: **14940-1984**
Trans Tax: **\$1,538**
Corner: **No**
Topography: -
Improvements: -
Off-Site Improv: -
Zoning: **PD-MU**
Submarket: **Cherokee County**
Map Page: -
Parcel No: **14N22A-00000-060-000 [Partial List]**
Property Type: **Land**
Proposed Use: **Medical**

income expense data

	Gross	Net
Acres:	2.56 AC	2.56 AC
Price/Acre:	\$600,937.50	\$600,937.50
SF:	111,514 SF	111,514 SF
Price/SF:	\$13.80	\$13.80

Listing Broker

Buyer Broker

financing

00 Ridgewalk Pky

Woodstock, GA 30189

Commercial Land of 5.94 AC Sold on 3/3/2023 for \$2,600,000 - Research Complete

buyer

David Hollingsworth
688 Walnut St
Macon, GA 31201
(478) 743-4436

seller

Peter Wellman
2079 Silversmith Ln
Stone Mountain, GA 30087
(770) 934-5083

vital data

Sale Date: **3/3/2023**
 Escrow/Contract: -
 Days on Market: -
 Exchange: **No**
 Conditions: -
 Density: -
 Max No of Units: -
 Price/Unit: -
 Lot Dimensions: -
 Frontage: -
 Comp ID: **6370539**

Sale Price: **\$2,600,000**
 Status: **Confirmed**
 Down Pmnt: **\$2,600,000**
 Pct Down: **100.0%**
 Doc No: **14864-1545**
 Trans Tax: -
 Corner: **No**
 Topography: **Rolling**
 Improvements: -
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Village**
 Zoning: **Cherokee County**
 Submarket: **Cherokee County**
 Map Page: -
 Parcel No: **015N10-00000-011-000-0000**
 Property Type: **Land**
 Proposed Use: **Commercial, Retail, Mixed Use, MultiFamily, Hotel**

income expense data

	Gross	Net
Acres:	5.94 AC	5.94 AC
Price/Acre:	\$437,710.44	\$437,710.44
SF:	258,746 SF	258,746 SF
Price/SF:	\$10.05	\$10.05

Listing Broker

Capital Properties Group LLC
 1266 W Paces Ferry Rd NW
 Atlanta, GA 30327
 (404) 233-8450
 Ed Lee

Buyer Broker

No Buyer Broker on Deal

financing

461 E Rope Mill Rd461 E Rope Mill Lane / 5.84+/- Acres
Canton, GA 30115**Commercial Land of 5.84 AC Sold on 2/2/2024 for \$2,150,000 -
Research Complete**

buyer

WSE Development LLC
10 Glenlake Pky
Sandy Springs, GA 30328
(770) 522-5775

seller

The Worthing Companies
5909 Peachtree Dunwoody Rd
Atlanta, GA 30328
(770) 522-5775

vital data

Sale Date: **2/2/2024**
 Escrow/Contract: -
 Days on Market: -
 Exchange: **No**
 Conditions: -
 Density: -
 Max No of Units: -
 Price/Unit: -
 Lot Dimensions: -
 Frontage: -
 Comp ID: **6662861**

Sale Price: **\$2,150,000**
 Status: **Confirmed**
 Down Pmnt: -
 Pct Down: -
 Doc No: **14927-2644**
 Trans Tax: **\$2,150**
 Corner: **No**
 Topography: -
 Improvements: **SFR**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, R40**
 Zoning: **R40**
 Submarket: **Cherokee County**
 Map Page: -
 Parcel No: **015N15-00000-065-00A-0000 [Partial List]**
 Property Type: **Land**
 Proposed Use: **Commercial, Retail, Strip Center**

income expense data

	Gross	Net
Acres:	5.84 AC	5.84 AC
Price/Acre:	\$368,150.68	\$368,150.68
SF:	254,390 SF	254,390 SF
Price/SF:	\$8.45	\$8.45

Listing Broker

Office Building Brokers
 756 W Peachtree St NW
 Atlanta, GA 30308
 (678) 534-7500
 John Thompson

Buyer Broker

No Buyer Broker on Deal

financing

Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	\$595,000	\$1,495,999	\$1,384,200	\$2,600,000	8
Parcel Size	1.67 AC	3.24 AC	2.58 AC	5.94 AC	8
Price per Acre	\$356,288	\$461,906	\$468,855	\$600,935	8
Days on Market	3,278	3,278	3,278	3,278	1
Sale Price to Asking Price Ratio	88.15%	88.15%	88.15%	88.15%	1
Totals					
Sold Transactions	Total Sales Volume:	\$11,967,990	Total Sales Transactions:		8
Survey Criteria					
<p>basic criteria: Type of Property - Land; Sale Date - from 1/8/2023; Sale Status - Sold, Under Contract/Pending; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>land specific criteria: Secondary Type - Commercial; Land Area - 1.00 - 6.00 AC</p> <p>geography criteria: Radius - 5.5 mile(s) radius from 3174 Marietta Hwy</p> <p>additional criteria: - * This result set has been amended with criteria to add and/or remove records.</p>					