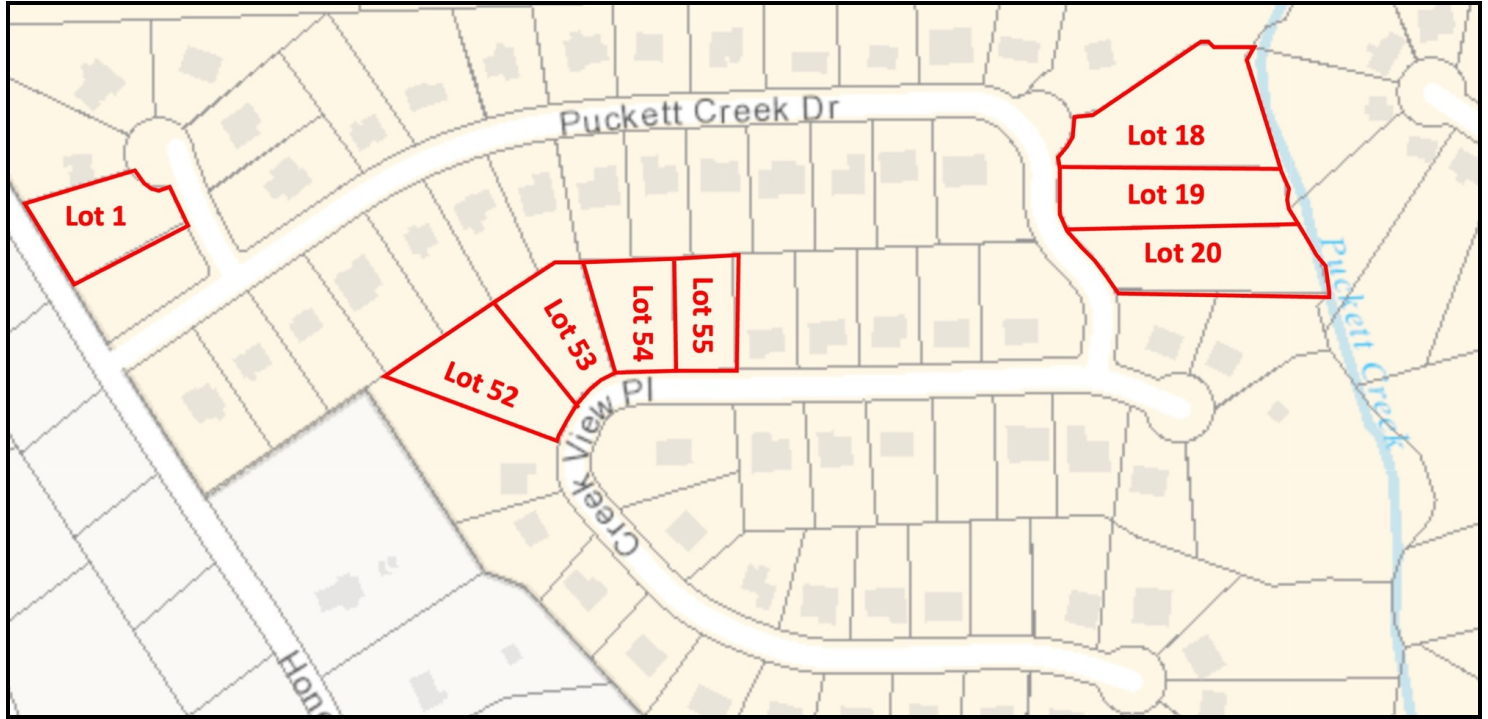


The Pointe at Puckett Creek - 8 Developed Single-Family Lots

405 PUCKETT CREEK CIR, CANTON, GA 30114



OFFERING SUMMARY

Sale Price Per Lot: \$35,000

Lot Sizes:

- Lot 1** 0.52 acres
- Lot 18** 0.9 acres
- Lot 19** 0.68 acres
- Lot 20** 0.68 acres
- Lot 52** 0.6 acres
- Lot 53** 0.46 acres
- Lot 54** 0.43 acres
- Lot 55** 0.36 acres

Minimum Home Size: 1,800 SF

School Districts: Knox ES
Teasley Mill MS
Cherokee HS

Existing Utilities: All utilities including Water and Sewer

PROPERTY OVERVIEW

LOTS WELL BELOW REPLACEMENT COST! The Norton Commercial Acreage Group is proud to present for sale 8 fully-developed, single-family lots in the established community of The Pointe at Puckett Creek located in Canton, Cherokee County, Georgia. Only minutes from shopping, schools, medical facilities and the I-575 these lots offer builders a great opportunity in this growing market.

All 8 lots are final-platted and ready for home construction, on lots varying in size from 0.43 acres to 0.9 acres. All utilities are in place with public water and sewer available. All lot owners have access to the community’s amenities. Driven by quality of life, employment opportunities and affordability, Cherokee County has seen a significant increase in housing demand in recent years. Located within the Knox ES, Teasley MS and Cherokee HS school district. Puckett Creek AVG Home Sale Price since Jan 2022: \$417,500 HOA Fees of \$400/Year and an additional \$250 Initiation fee per lot.

LOCATION OVERVIEW

Canton, GA is a bustling and vibrant city located in the metro Atlanta area. Conveniently located between Atlanta and the Blue Ridge Mountains, Canton offers scenic views of foothills and the Etowah River, flowing through the city. Great shopping, dining, events, arts and exceptional parks offers something for everyone. With its affordable cost of living and thriving businesses, Canton is an excellent place to live and work.

For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

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slovett@nortoncommercial.com

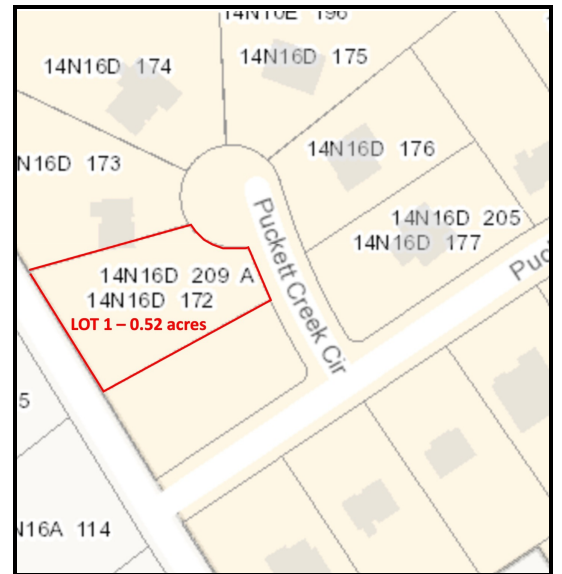
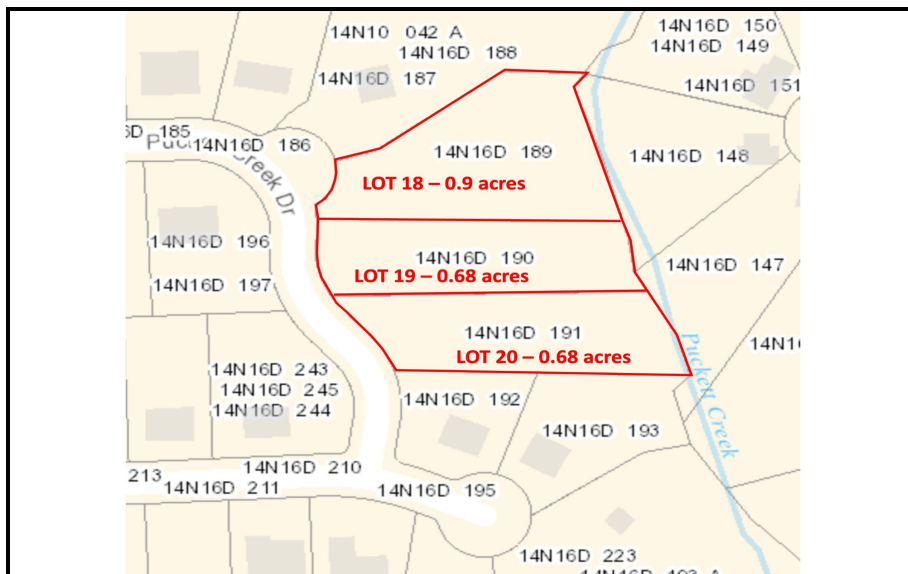
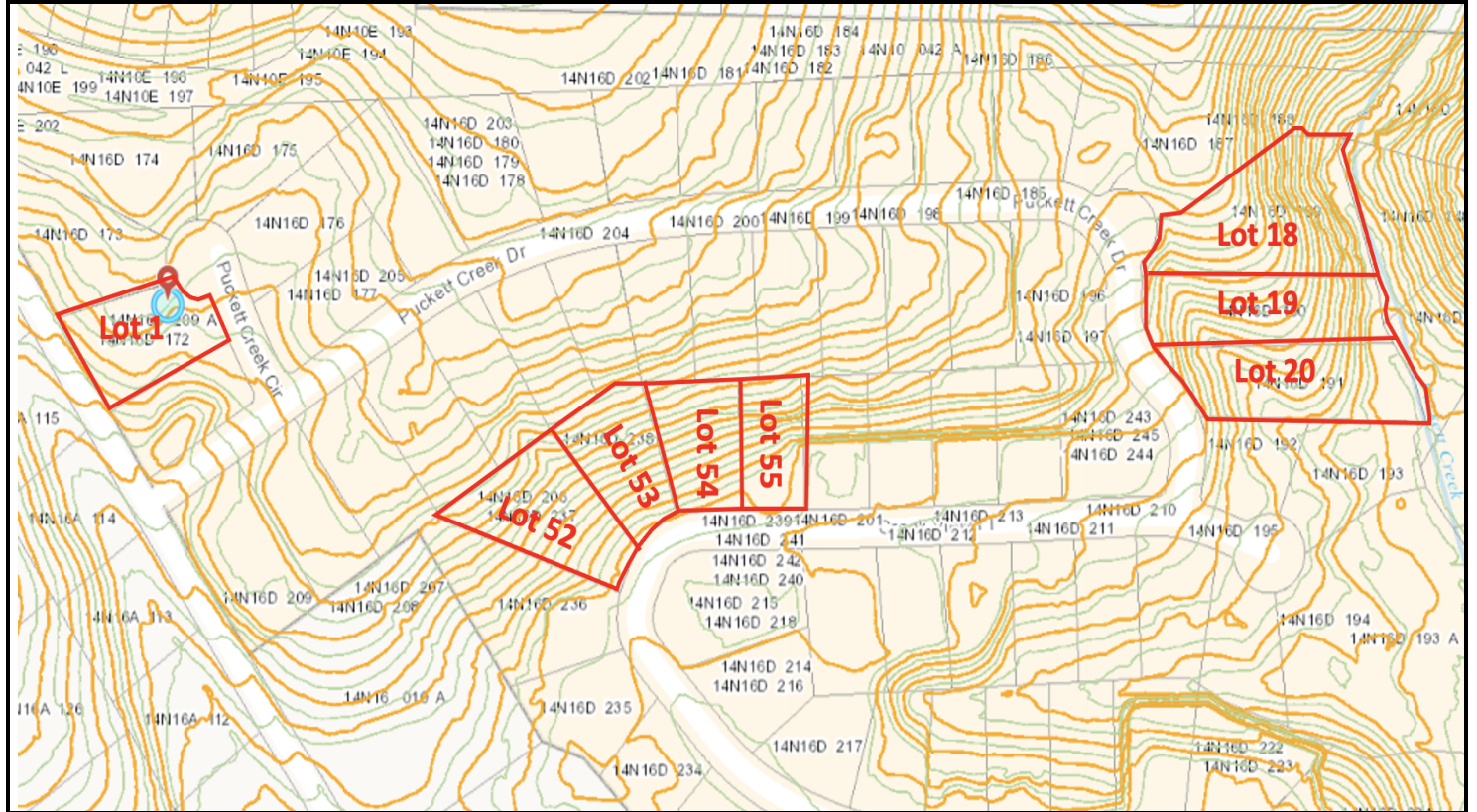
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ADDITIONAL PHOTOS

The Pointe at Puckett Creek - 8 Developed Single-Family Lots

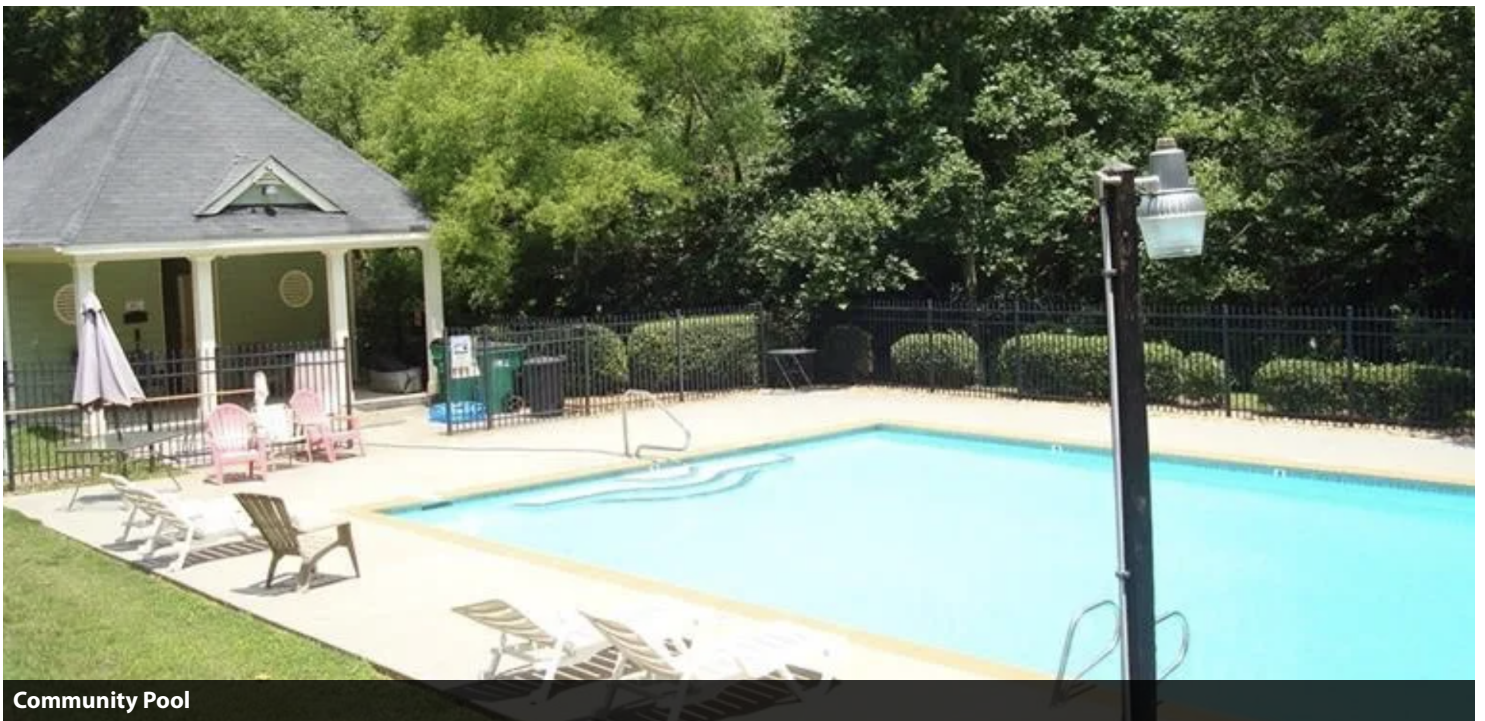
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Current Sample Home



Entry Monument



Community Pool

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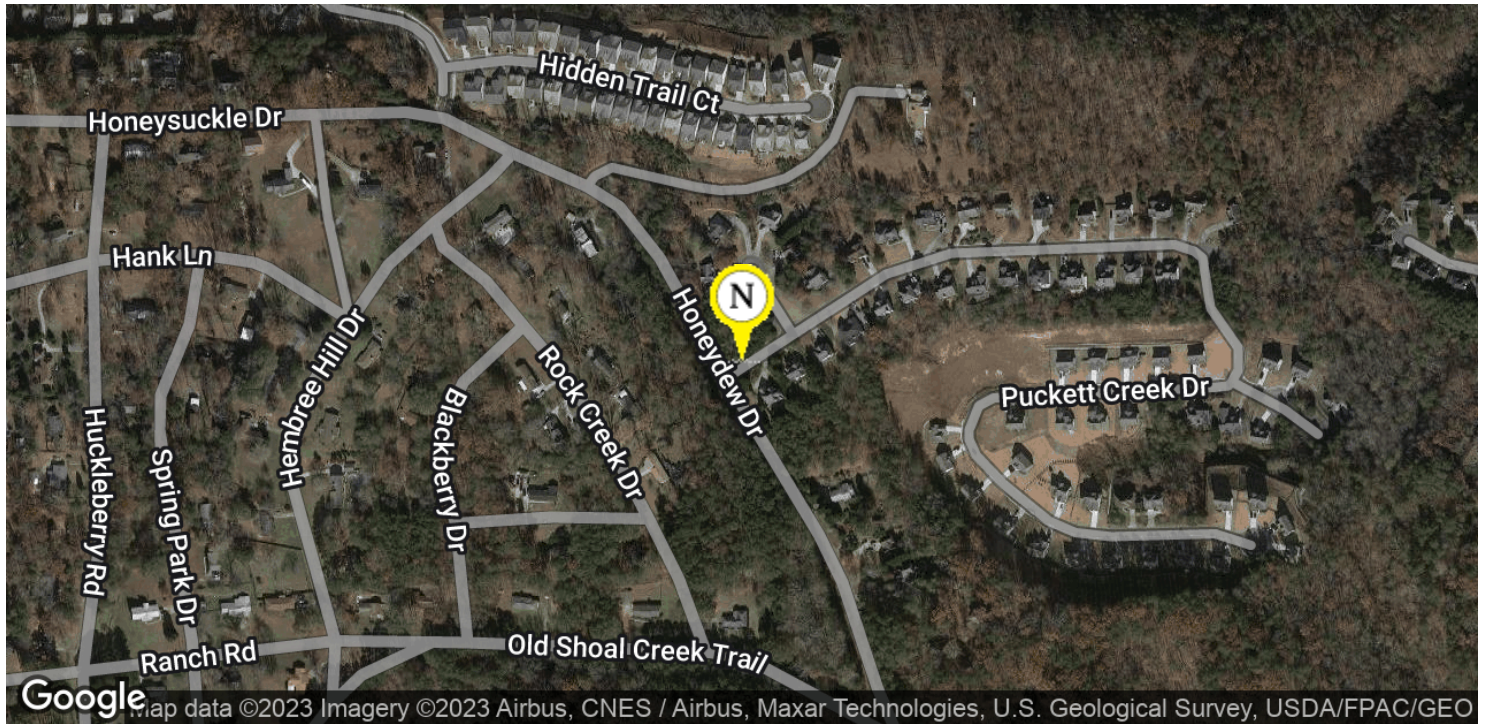
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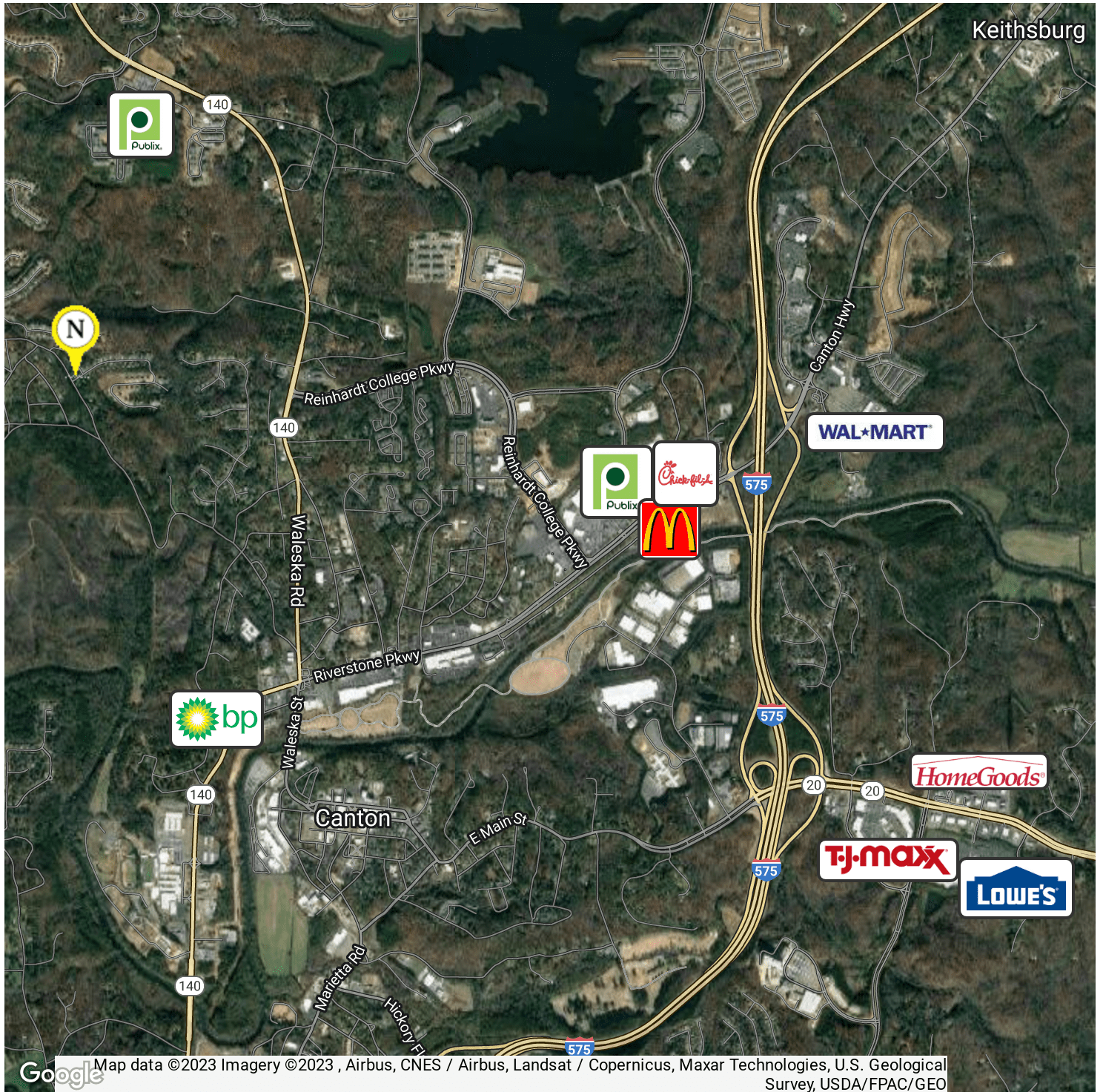
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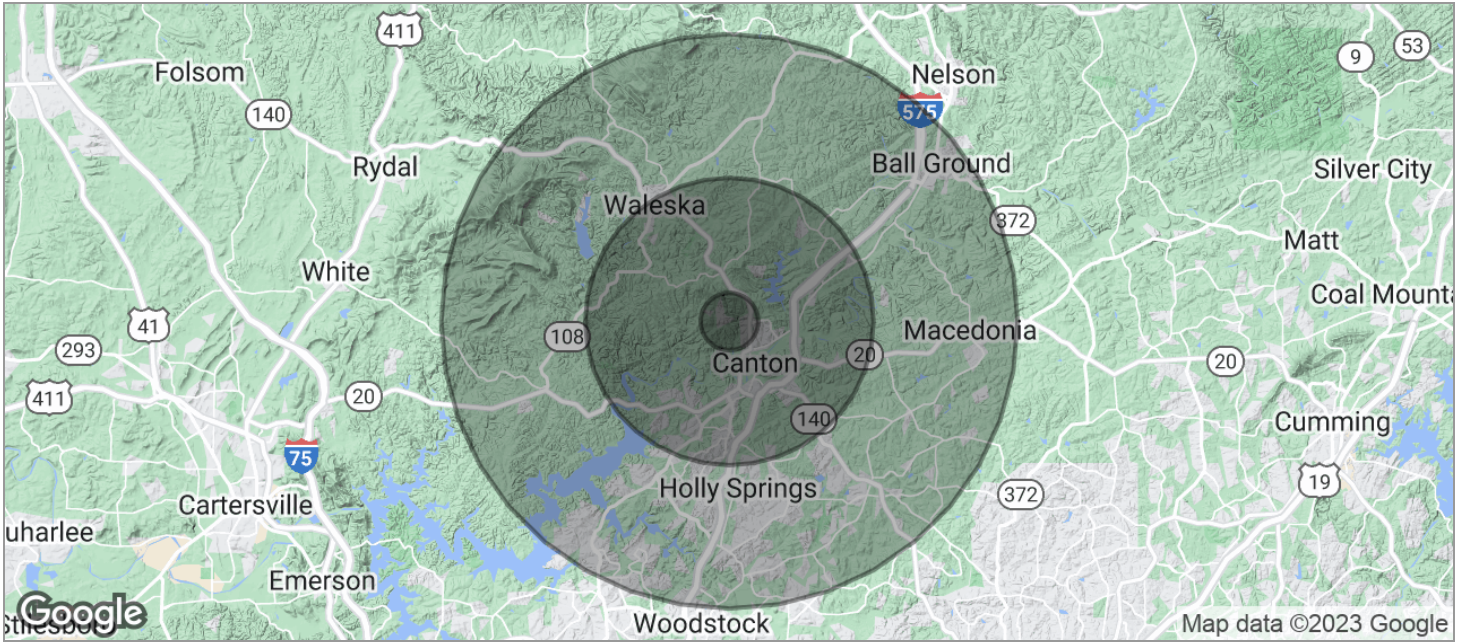
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	1 MILE	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	49	3,052	14,408
MEDIAN AGE	38.2	31.7	38.1
MEDIAN AGE (MALE)	37.5	31.5	36.8
MEDIAN AGE (FEMALE)	42.4	31.5	42.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	19	884	5,256
# OF PERSONS PER HH	2.6	3.5	2.7
AVERAGE HH INCOME	\$38,767	\$30,203	\$31,377
AVERAGE HOUSE VALUE	\$73,129	\$71,601	\$87,248

* Demographic data derived from 2020 ACS - US Census

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