

FOR SALE



Bartow County
Cherokee County



1600 WHITE ROAD

750 +/- ACRE
DEVELOPMENT OPPORTUNITY
CHEROKEE COUNTY, GEORGIA

White Rd





PROPERTY INTRODUCTION

Macallan Real Estate proudly presents this outstanding development opportunity for sale in northwest Cherokee County. At 750 acres, it is one of the largest contiguous tracts in the county. It features beautifully rolling topography, perennial stream frontage, paved road frontage, and access to county water.

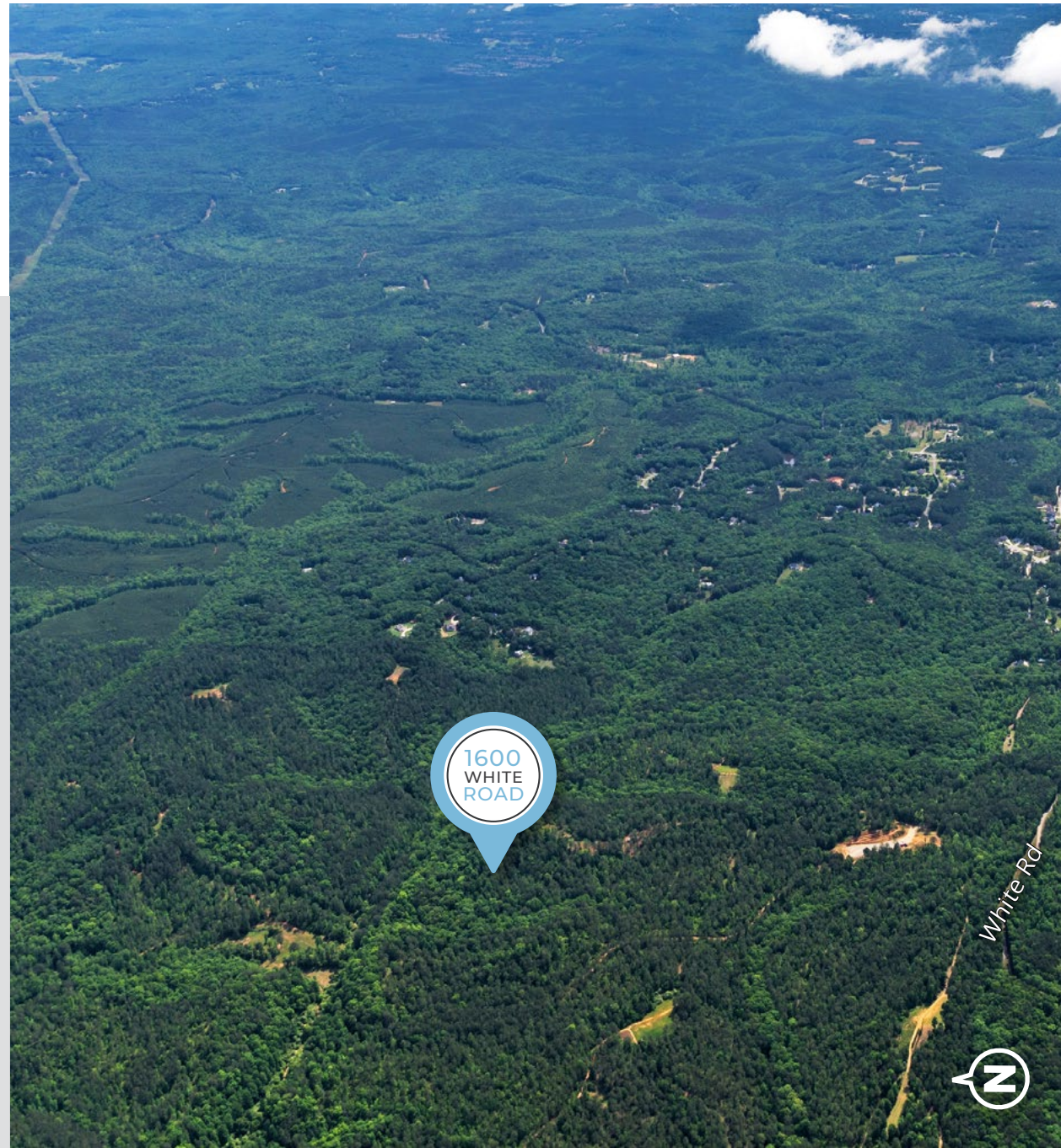
Located between Canton and Cartersville, the property benefits from its ease of access to many surrounding retailers, restaurants, and amenities, including Lake Allatoona, just under 4 miles south of the property. The property has access to Cherokee County water and falls within the path of growth, making this an exceptional investment or estate lot development opportunity.

PROPERTY FEATURES

- | 750 +/- Acres
- | Zoned AG in Cherokee County
- | Located in the path of growth
- | County water at White Road
- | Rolling topography
- | Well-stewarded recreational property
- | Mix of mature pine uplands and hardwood bottoms
- | Established trail system throughout the property
- | Beautiful long-range mountain views
- | 8 miles from Canton and 10 miles from Cartersville
- | Easy access to I-75 and I-575

ASKING PRICE: \$7,500,000 (\$10,000/ACRE)

***SELLER FINANCING AVAILABLE**





ZONING & POTENTIAL USES

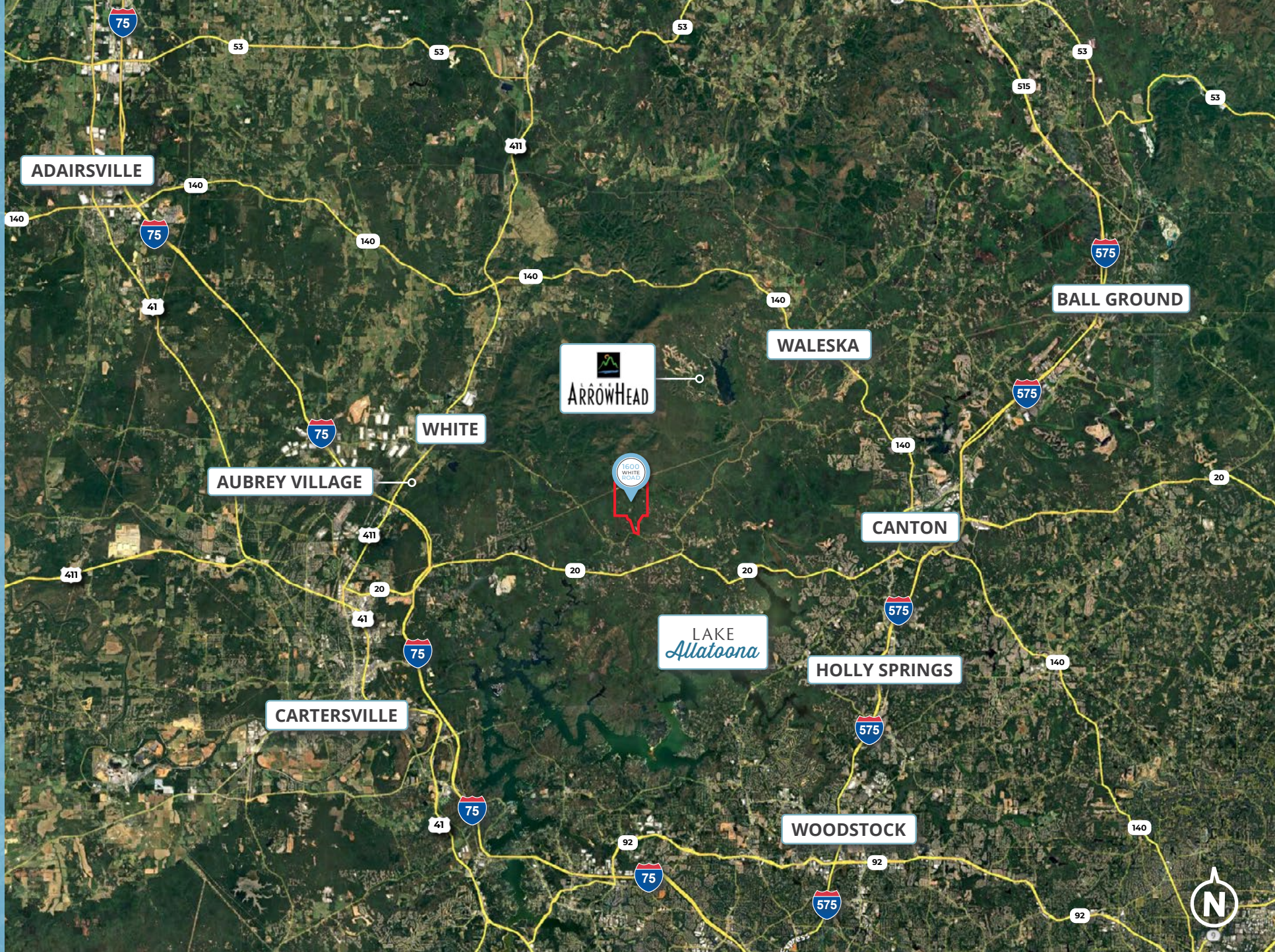
PROPERTY ZONING

Currently zoned AG in Cherokee County allowing for minimum 2-acre lots.

- | In Cherokee County's "Rural Places" future land use character area
- | Excellent potential for Conservation Subdivision
 - + Allows for 0.918 acre minimum lot size
 - + Allows for up to 375 lots



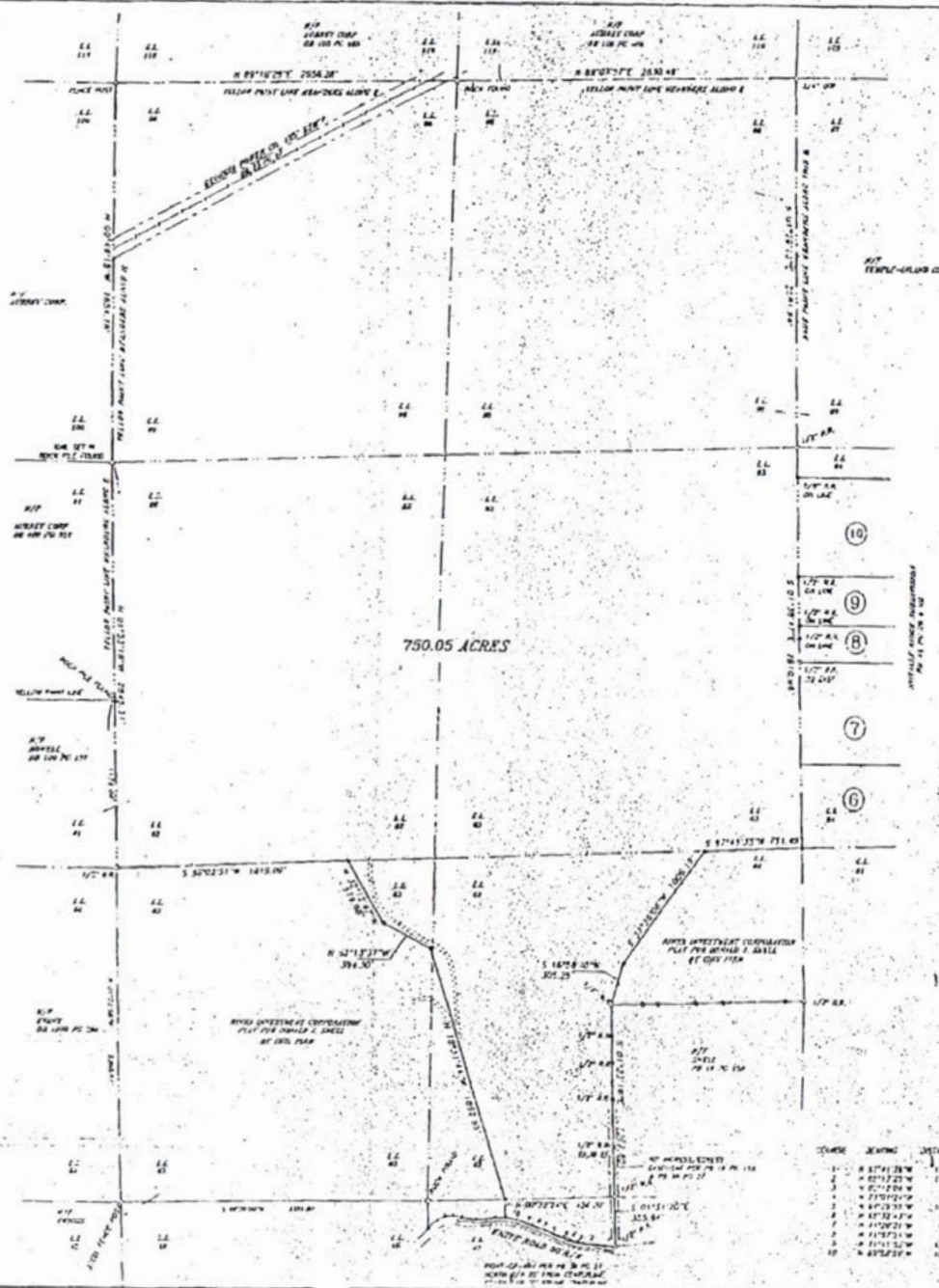
LOCATOR MAP



500 ☒
800/400 ☒

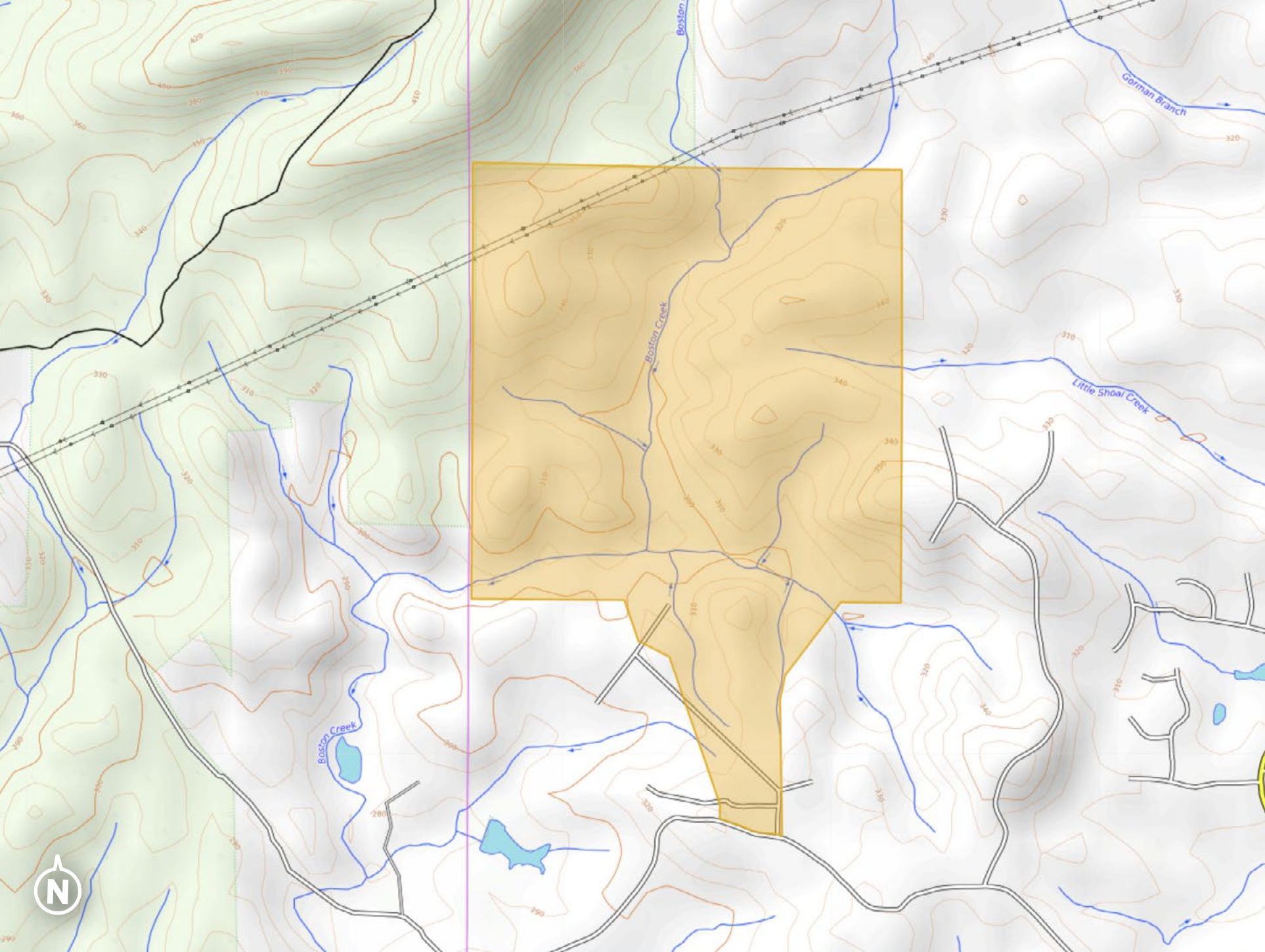
ASTAIN & REECE, P.C.
SURVEYING and PLANNING

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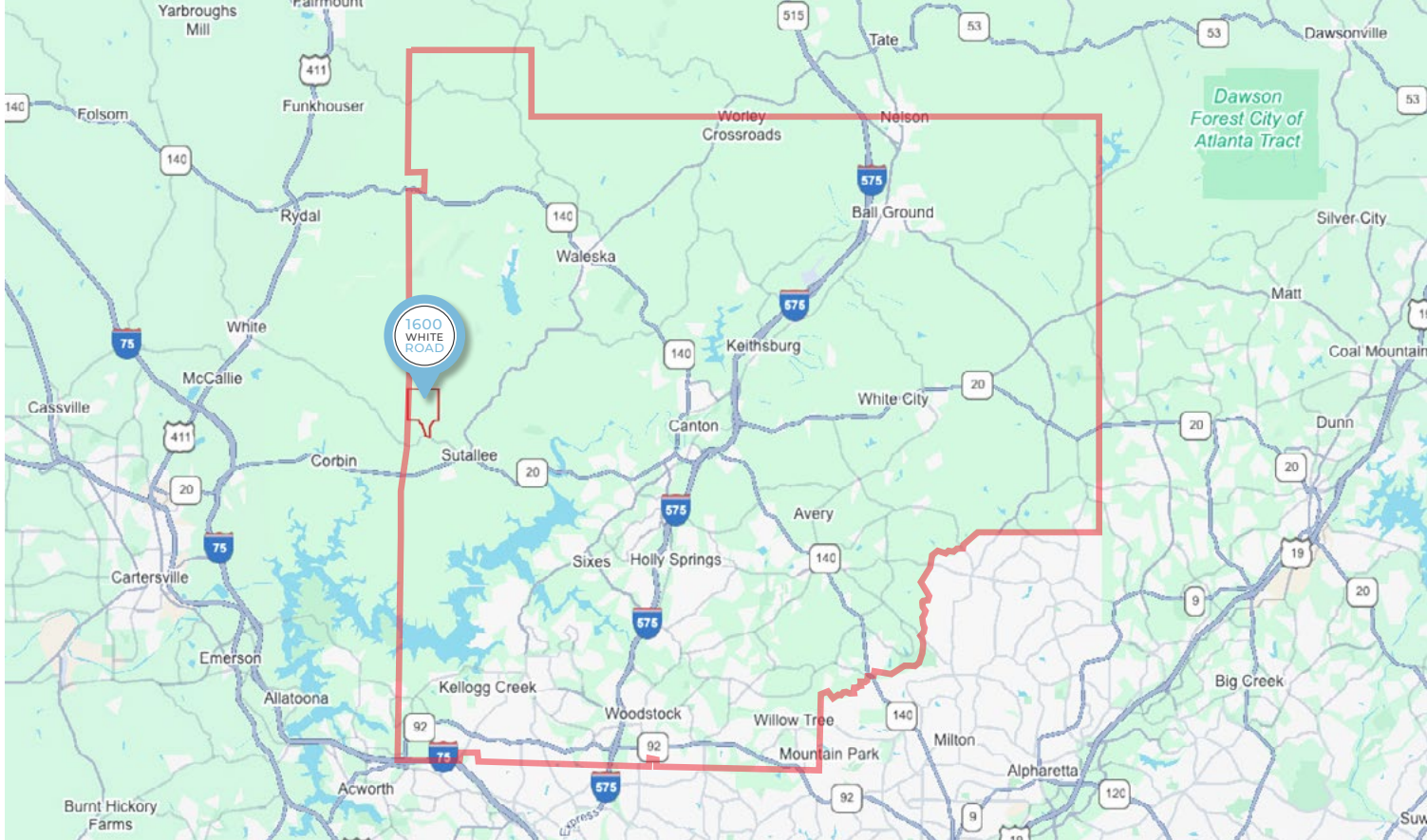
FIRST AMENDMENT EXHIBIT A-1

**CLICK HERE
FOR
SURVEY**



TOPO MAP

CHEROKEE COUNTY



HOME SALES DATA

New Construction Single Family Closings

Year	Closings	Average \$
2025 YTD	96	\$557,518
2024	386	\$565,261
2023	303	\$511,783

Single Family Residential Lot Sales

Year	# Lots	Average \$
2025 YTD	74	\$116,407
2024	331	\$99,580
2023	286	\$82,667

**Source: SmartREdata.com*

CANTON GEORGIA

CLICK HERE
FOR MORE ON
CANTON,
GEORGIA

AREA OVERVIEW



Canton, the county seat of Cherokee County, is a rapidly growing city in North Georgia that balances its historic charm with modern development. Situated along the Etowah River and benefiting from its proximity to I-575, Canton serves as a significant commercial and residential hub on the Atlanta metropolitan fringe.

The city has experienced substantial growth in both population and amenities, attracting new retail, dining, and housing developments while retaining a walkable, historic downtown. Its strategic location offers residents a blend of suburban convenience, access to outdoor recreation, and a strong sense of community.

CARTERSVILLE GEORGIA

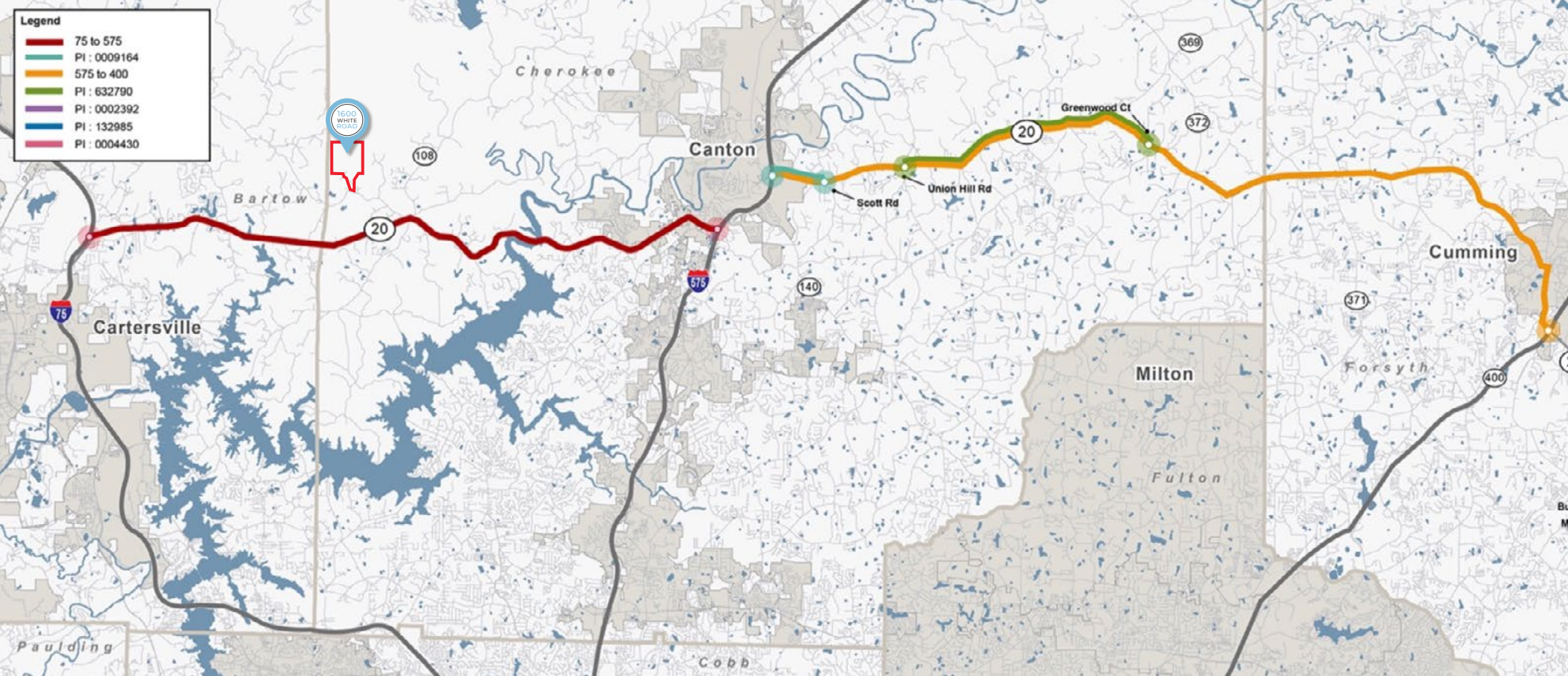
AREA OVERVIEW

[CLICK HERE
FOR MORE ON
CARTERSVILLE,
GEORGIA](#)



Cartersville, the county seat of Bartow County, is a dynamic city experiencing significant economic and residential expansion in Northwest Georgia. Strategically located along the I-75 corridor, it serves as a crucial industrial and commercial center, attracting diverse businesses and fostering job growth.

Cartersville and Bartow County have seen explosive growth in recent years, issuing over 1,100 residential building permits in 2024, reflecting its increasing desirability as a place to live. The city offers a blend of smalltown charm with access to metropolitan amenities, anchored by its rich history, cultural attractions, and abundant outdoor recreational opportunities.



SR-20 IMPROVEMENTS

The Georgia Department of Transportation (GDOT) is undertaking a major project to widen State Route 20 between Canton and Cartersville. This initiative will expand the roadway to four lanes, featuring two lanes in each direction, separated by a raised median. This comprehensive upgrade aims to enhance safety and traffic flow along the corridor, with various phases of construction ongoing.





CONTACT US

DISCLAIMER

Information is deemed from reliable sources. No warranty is made as to its accuracy.



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