

For Sale



Cherokee County
Regional Airport

Airport Dr

INTERSTATE
575

±13.32AC
Zoned Light
Industrial

Industrial Development Site

Airport Drive • Ball Ground, GA 30107



SVN | Second Story is pleased to present the opportunity to acquire approximately ±13.32 acres of light industrial land strategically located adjacent to the Cherokee County Regional Airport in Ball Ground, Georgia. Positioned off Airport Drive within the established Airport Commerce/Evenflo industrial corridor, the property is strategically located to benefit from the future Airport Spur Road, part of Cherokee County's Technology Ridge Parkway roadway improvements, while offering convenient access to I-575 and the greater metro Atlanta industrial market.

The site is zoned Light Industrial, allowing for a broad range of industrial, flex, warehouse, and aviation-related uses. Existing public infrastructure includes nearby water, gravity sewer, and natural gas service, supporting efficient development and reducing future utility costs. Surrounded by established industrial users, corporate facilities, and airport-related businesses, the property is well positioned to capitalize on continued industrial growth throughout northern Cherokee County. Recent industrial land sales within the immediate area further reinforce the site's competitive positioning and long-term development potential.

**Airport Drive
Ball Ground, GA 30107**



The Offering

Sale Price \$2,000,000

Price Per AC \$150,150

Property Summary

Market Area Airport Commerce/Evenflo Industrial Corridor

Land Size ±13.32 Acres

Zoning LI (Light Industrial)

Parcel ID 03N02 001 A



Offering Highlights

Development-Ready Site

- Approximately ±13.32 acres zoned Light Industrial supporting industrial, flex, warehouse, and aviation-related uses

Strategic Regional Access

- Convenient access to I-575 and the greater metro Atlanta transportation network

Prime Industrial Location

- Located within the established Airport Commerce/Evenflo industrial corridor

Airport-Adjacent Opportunity

- Ideal for aviation-related businesses, logistics, manufacturing, distribution, and service operations

Robust Utility Infrastructure

- Nearby public water, gravity sewer, and natural gas infrastructure supports cost-effective development

Established Industrial Market

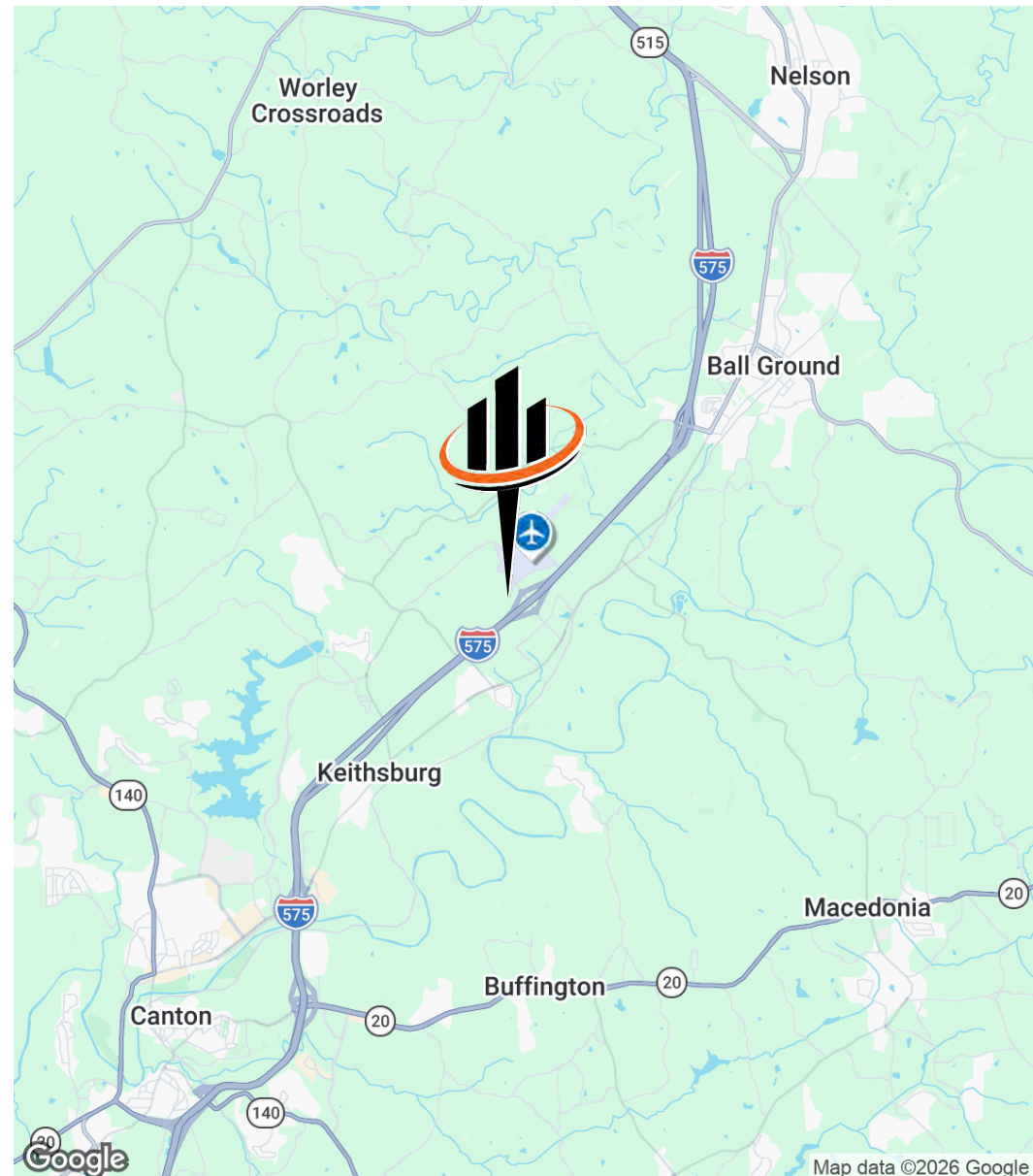
- Surrounded by corporate facilities, industrial users, and airport-support businesses

Strong Market Fundamentals

- Located within rapidly growing Cherokee County, one of metro Atlanta's premier industrial and employment markets

Proven Industrial Demand

- Recent nearby industrial land transactions demonstrate continued demand for well-located development sites

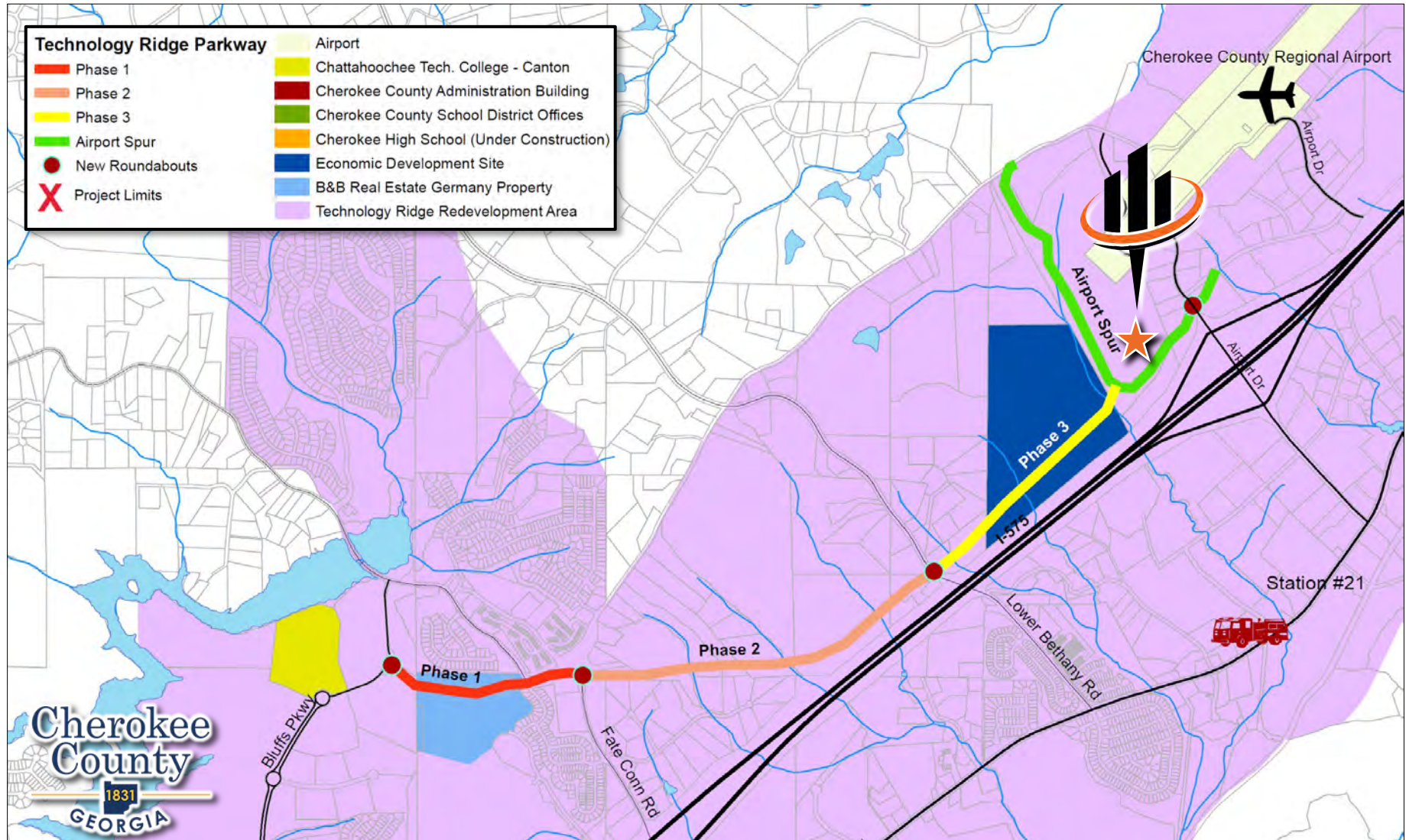




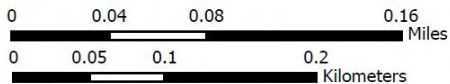
Airport Commerce/Evenflo Industrial Corridor

New Roadway Under Construction | Estimated completion timeline Q4 2028

Technology Ridge Parkway Project



Significant existing infrastructure within the area

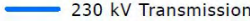


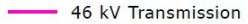
Closest Substation:
North Keithsburg
0.7 Miles
Map Creation: 25-Feb-2026

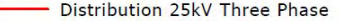
 Site

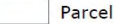
 Substation

 115 kV Transmission

 230 kV Transmission

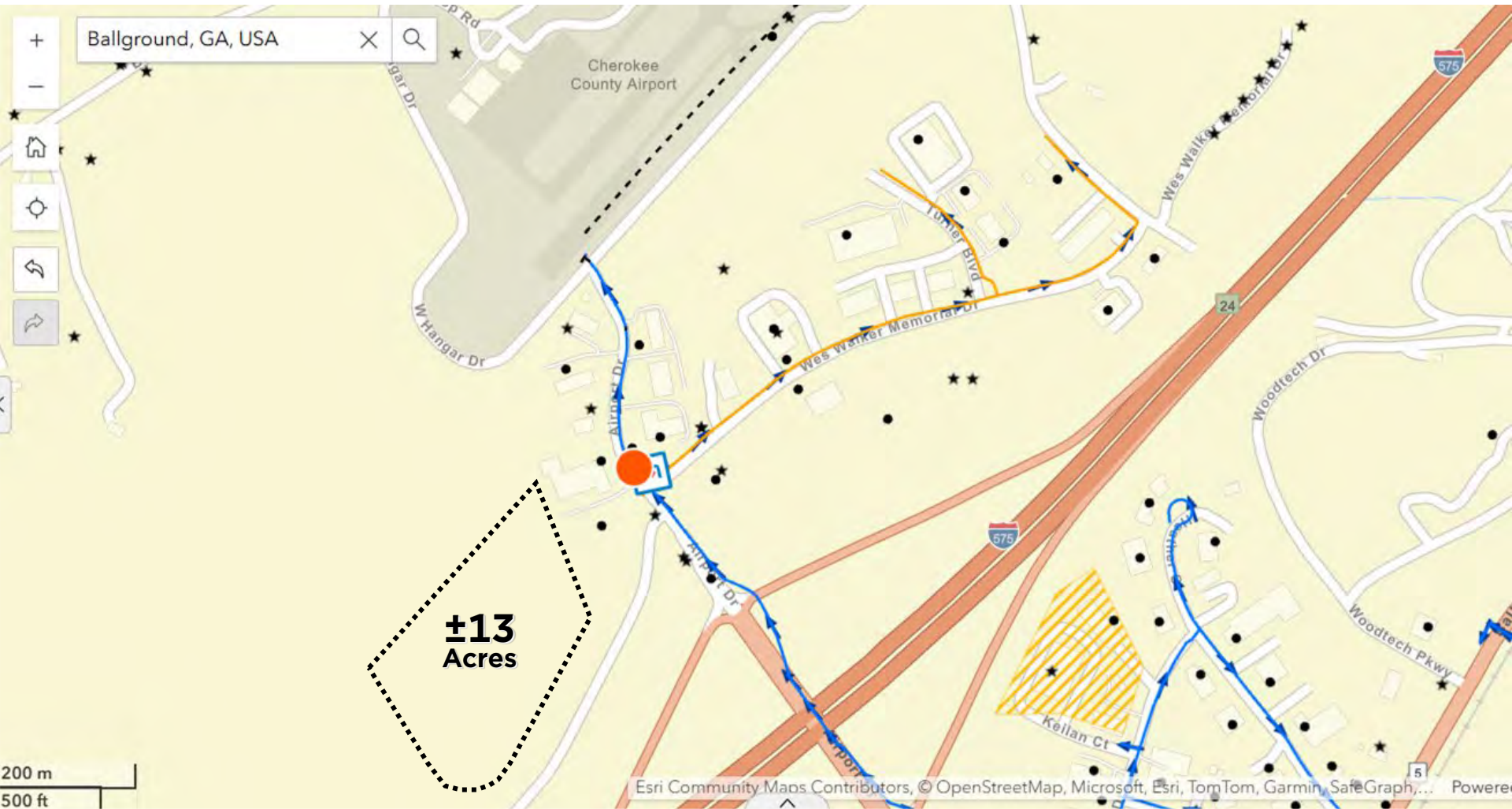
 46 kV Transmission

 Distribution 25kV Three Phase

 Parcel

This information is provided "as is" without warranty of any kind either express or implied.

Blue Lines: 4" steel main with 300 psig on Airport Rd
Yellow Lines: Medium pressure plastic mains



Water & Sewer Infrastructure



- Cherokee County Water & Sewage Authority has water in place at the boundaries of the site with its sewer extension in close proximity.
- Capacity is typically confirmed once end-user loads are provided.

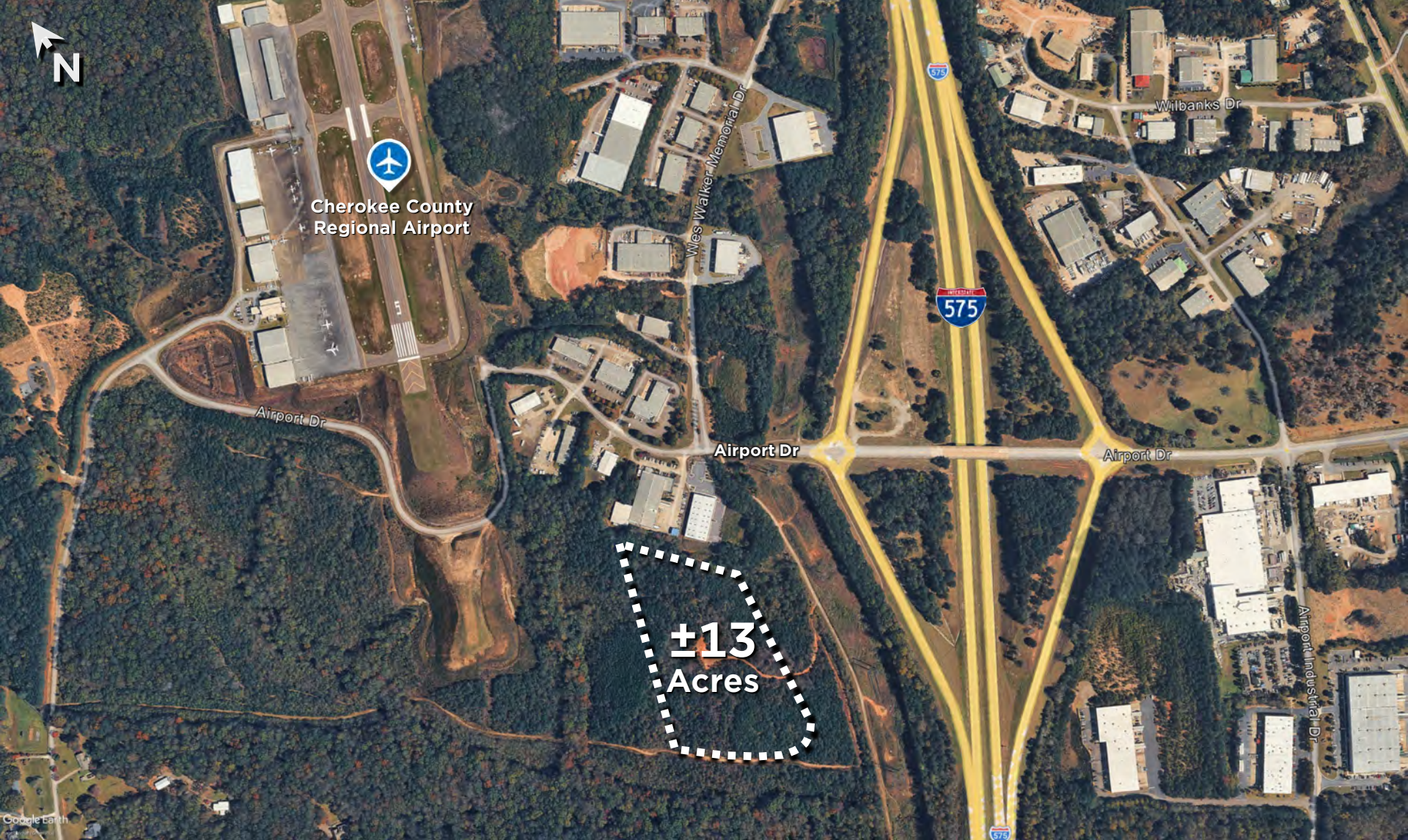
WATER MAIN: WM-00021806

Main ID	WM-00021806
Diameter	16
Material	Ductile Iron

GRAVITY MAIN: GAM-00018633

Pipe ID	GM-00018633
Diameter	12
Downstream Elevation	977.37
Upstream Elevation	983.00
To Manhole	AP-32
From Manhole	AP-33
Material	Ductile Iron





FOR MORE INFORMATION:

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