

148 approved units. Fully entitled.

The Grove at Forsyth

0 Moreland Avenue | Forsyth, GA 31029

Fully entitled multifamily development site in Monroe County, with convenient access to I-75 and the Atlanta-Macon corridor.



\$888,000

LAND ASKING PRICE

\$6,000

PER APPROVED UNIT

148

APPROVED UNITS

12.4 +/-

ACRES

Acquire the entitled site

Purchase the land and execute your development strategy. Review the entitlement package, site engineering, utility capacity and construction requirements with your team.

George Emami | Owner/Broker

(706) 207-0383 mobile | (478) 394-4545 office

Or discuss turnkey delivery

Optional seller-delivered construction and lease-up. Scope, pricing, schedule and leasing requirements are negotiated separately. Land price excludes these services.

george@primepointventures.net

A neighborhood-scale rental community

20 residential buildings | 12 two-bedroom buildings | 8 one-bedroom/studio buildings



Conceptual unit mix

12 buildings x 6

72 two-bedroom units

4 buildings x 10

40 one-bed/studio units

4 buildings x 9

36 one-bed/studio units

148 total units

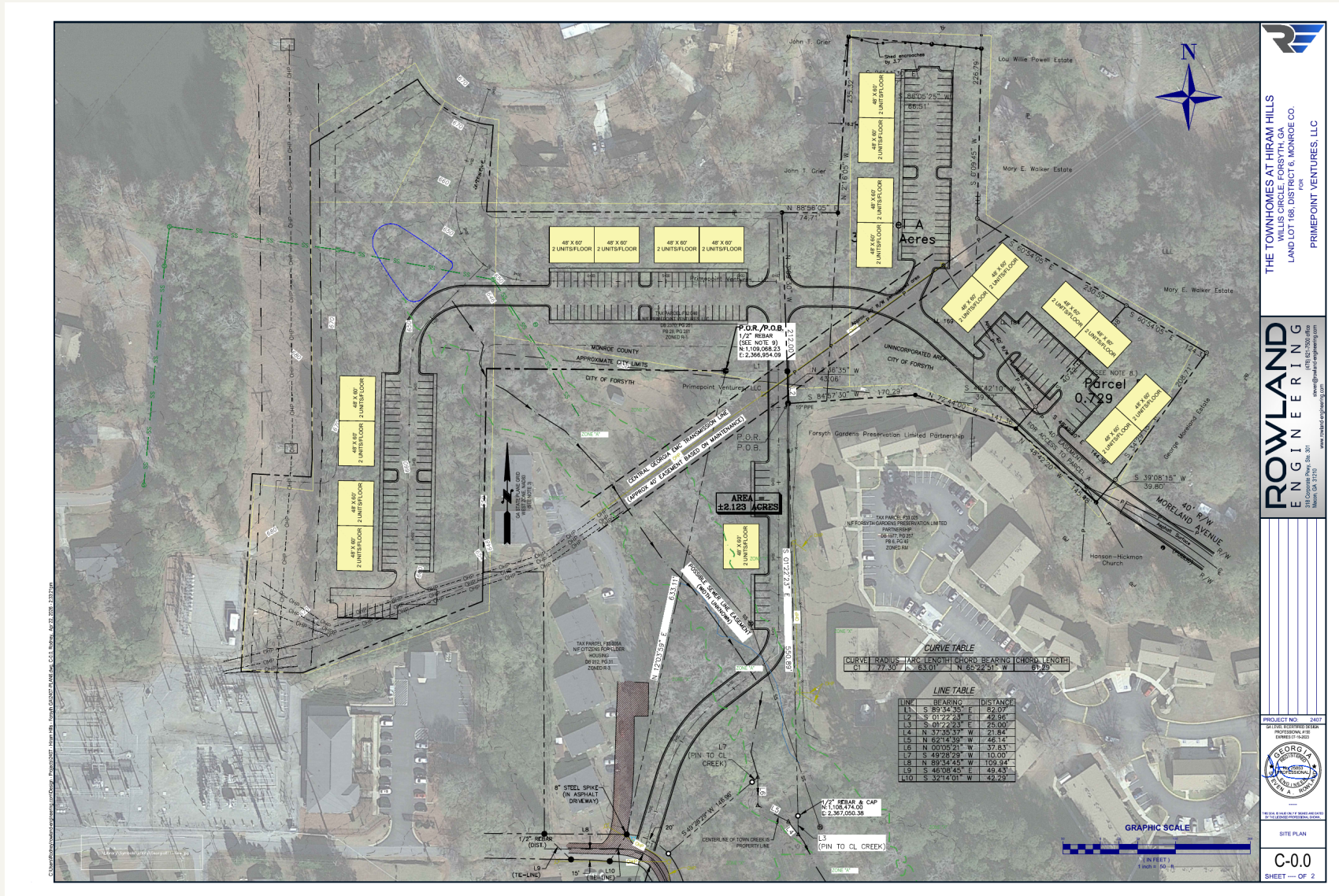
Clubhouse and pool shown in the upper-left portion of the concept.

Building footprints, unit mix, parking, setbacks, drainage, utilities and fire access require final civil and architectural verification.

Entitlement status and approved unit count are owner-reported. The revised illustration is a marketing concept, not an approved construction plan. Final approved documents govern. No construction cost, rental rate, completion date or investment return is represented in this brochure.

Site context and Moreland Avenue

Original engineering sheet with boundary, easement and road labels.



Source: Rowland Engineering, C-0.0, April 22, 2026. Earlier layout shown for site context only; it is not the revised 20-building concept. Boundary, access, easement and flood-zone information should be verified against current survey and entitlement documents.