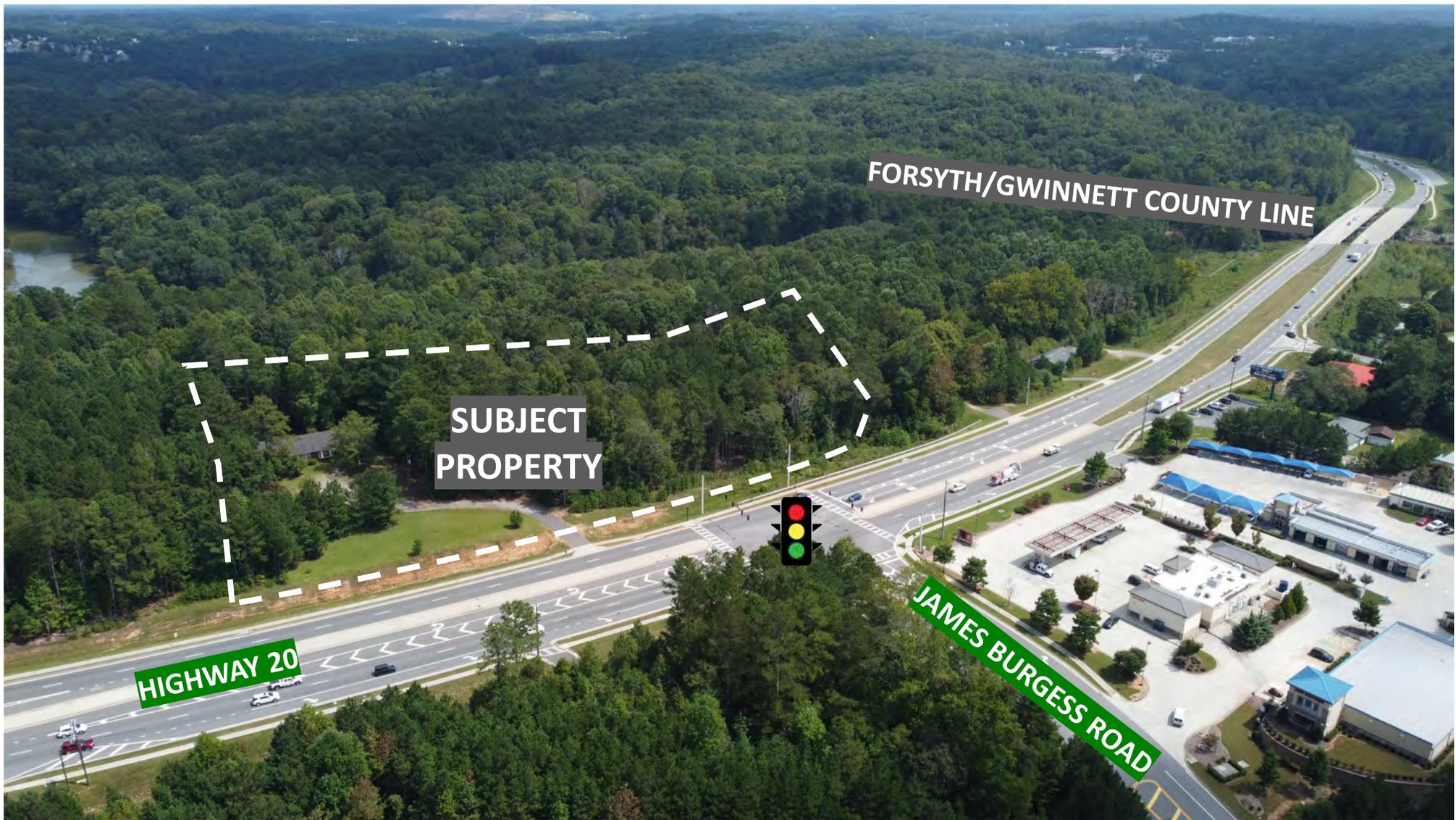


± 4.47 Acre Commercial Development Site Highway 20 – Forsyth County, Georgia



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Alpharetta Realty, Inc. is pleased to present this opportunity to purchase up to ±4.47 acres in unincorporated Forsyth County, Georgia. The property is located along Highway 20 (Buford Highway) at the signalized intersection with James Burgess Road. The property is less than ¼ of a mile from the Forsyth/Gwinnett County line and boasts a daily traffic count of over 40,000 vehicles per day along Highway 20.

Property Address: The acreage is comprised of three separate tax parcels having an approximate address of 3265 Buford Highway with tax parcel ids 229 057, 229 058, and 229 059.

Zoning: Zoned Commercial Business District, CBD, with Forsyth County per zoning case number ZA2363.

Overlay District: Buford Highway Overlay

Future Land Use: Haw Creek and Daves Creek Character Area. The maximum building height within the Character Area is 40 feet.

MRPA Approvals: The property sits within the boundaries of the Chattahoochee River Corridor Plan and is subject to the Metropolitan River Protection Act (MRPA). The site has undergone extensive reviews with the Regional Commission and has been approved for 2.11 acres of impervious surface and 2.37 acres of clearance/limits of disturbance on the entire 4.47 acres. Please see later pages for additional details.

Utilities: All available, subject to independent investigation.

Demographics: Median household income over \$180k within 1 mile radius. Population over 50,000 within a 3-mile radius with projected growth over 12% during the next 5 years.

Purchase Price: \$2,200,000

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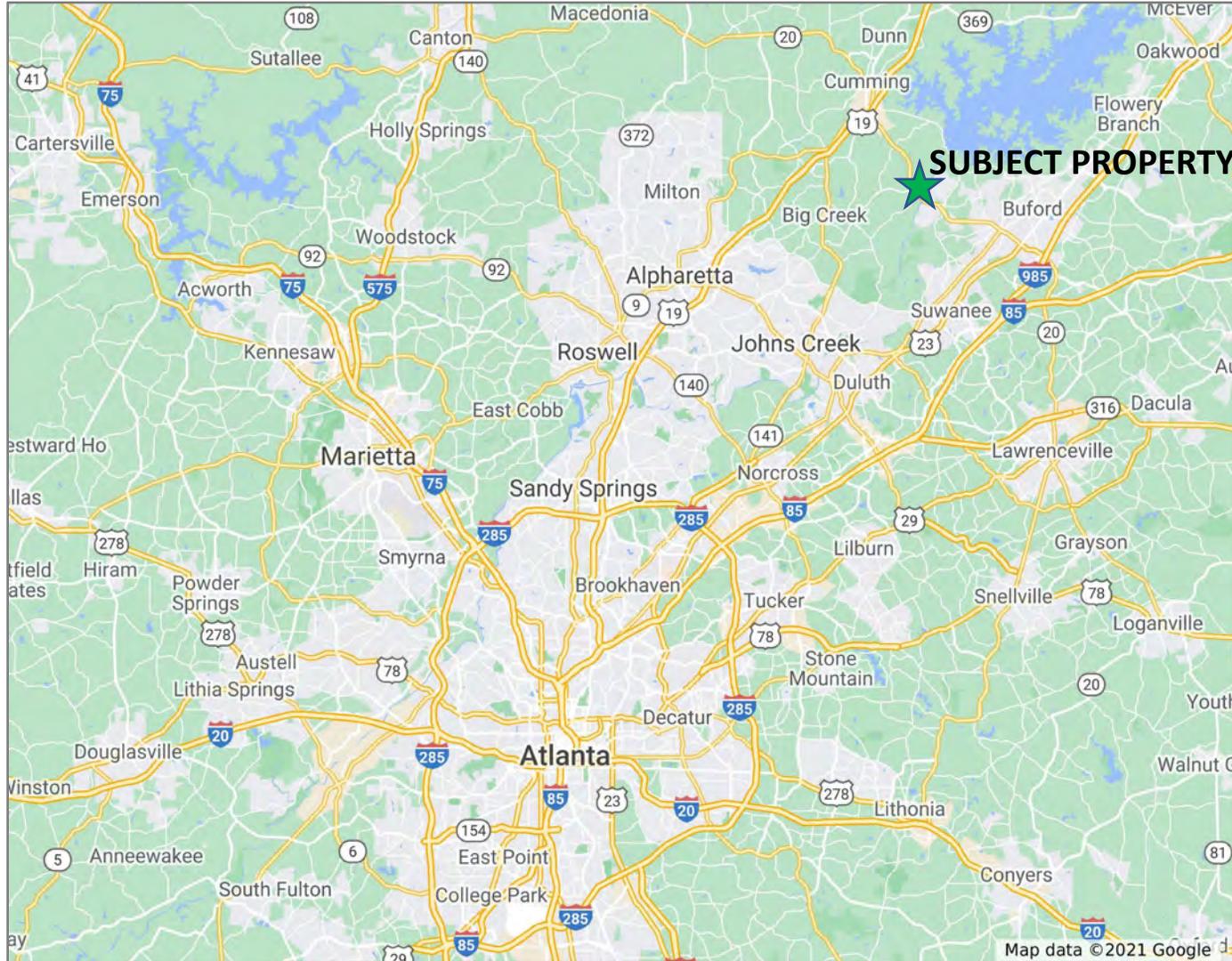
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Regional Location Map



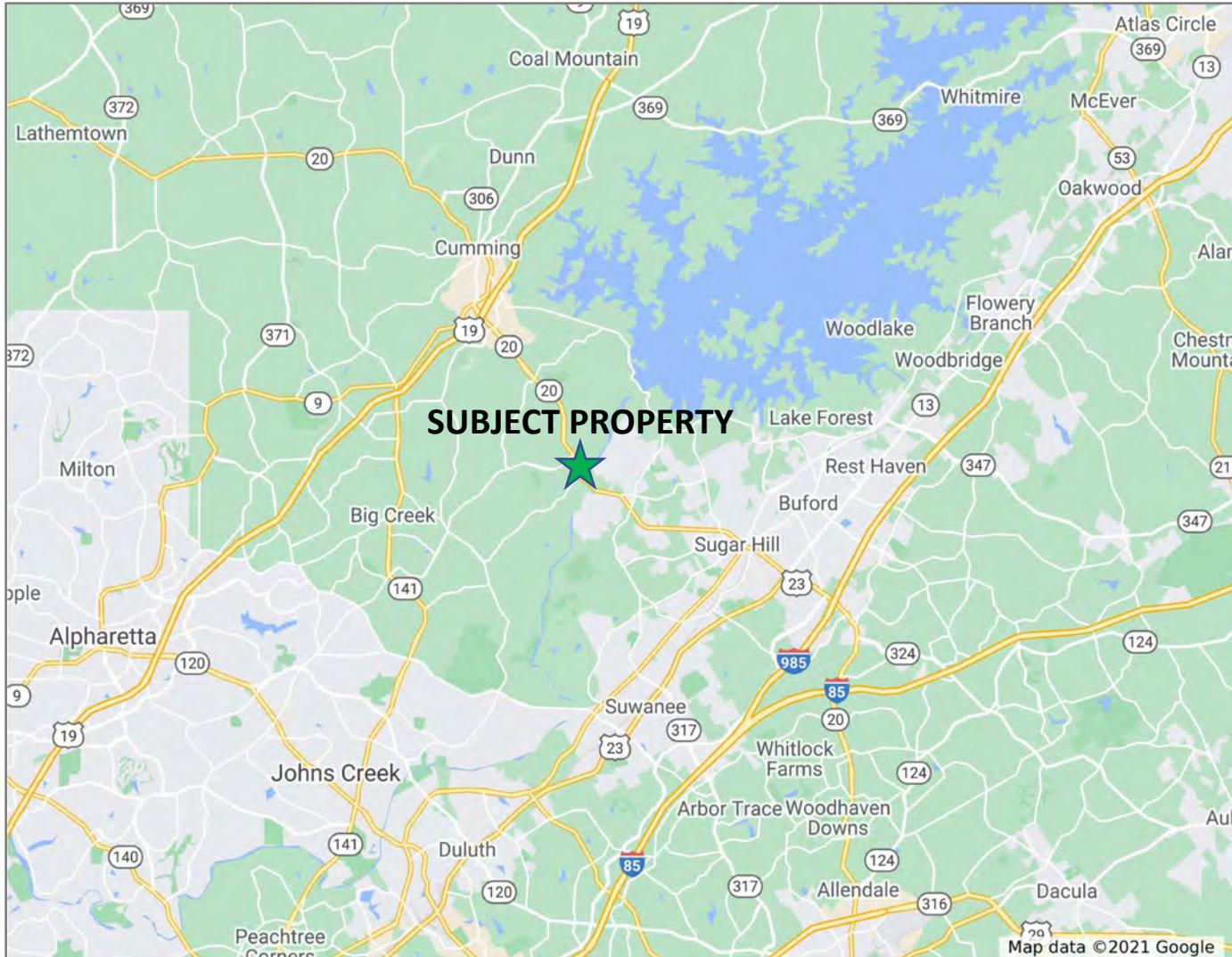
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Local Location Map

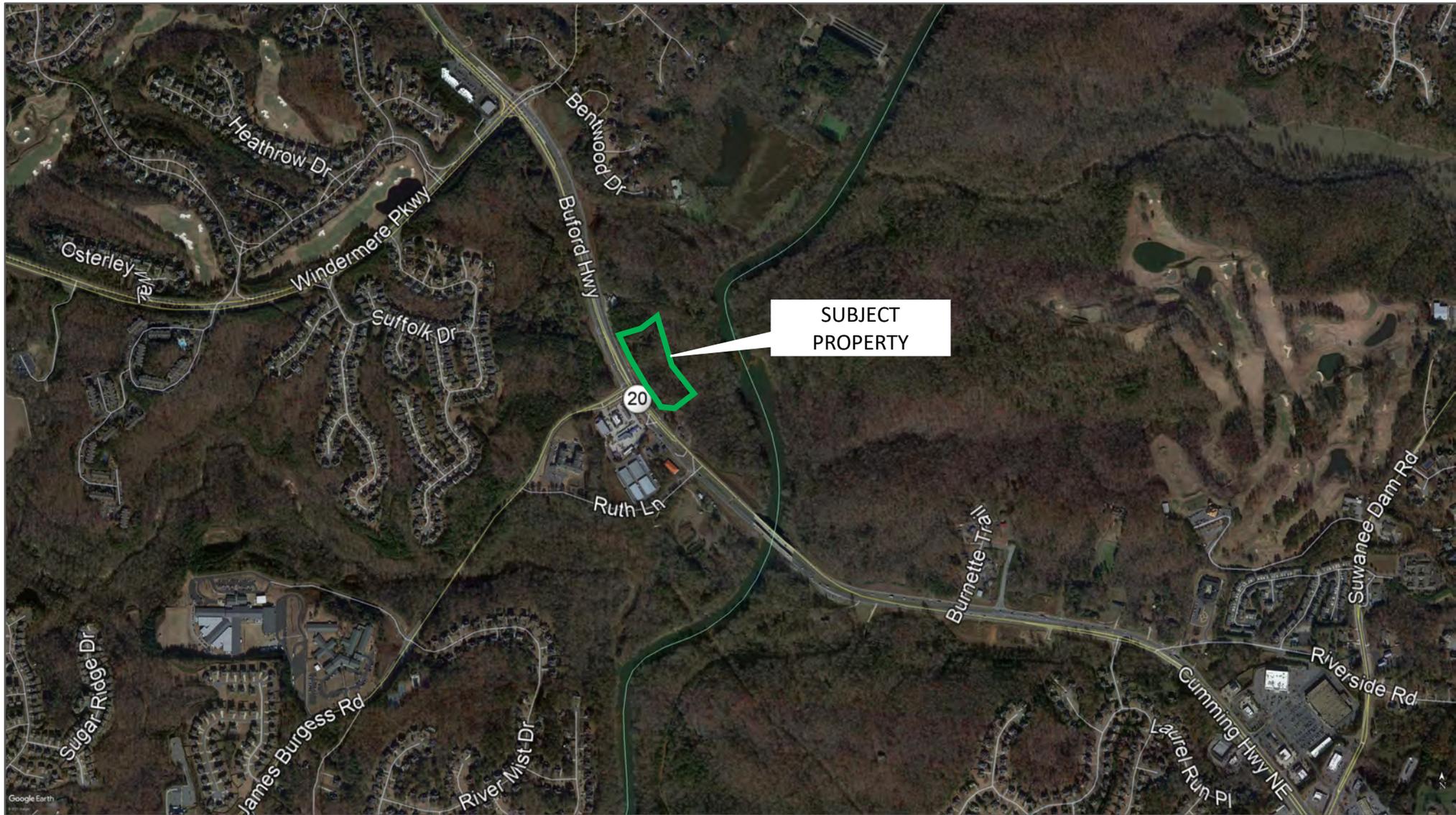


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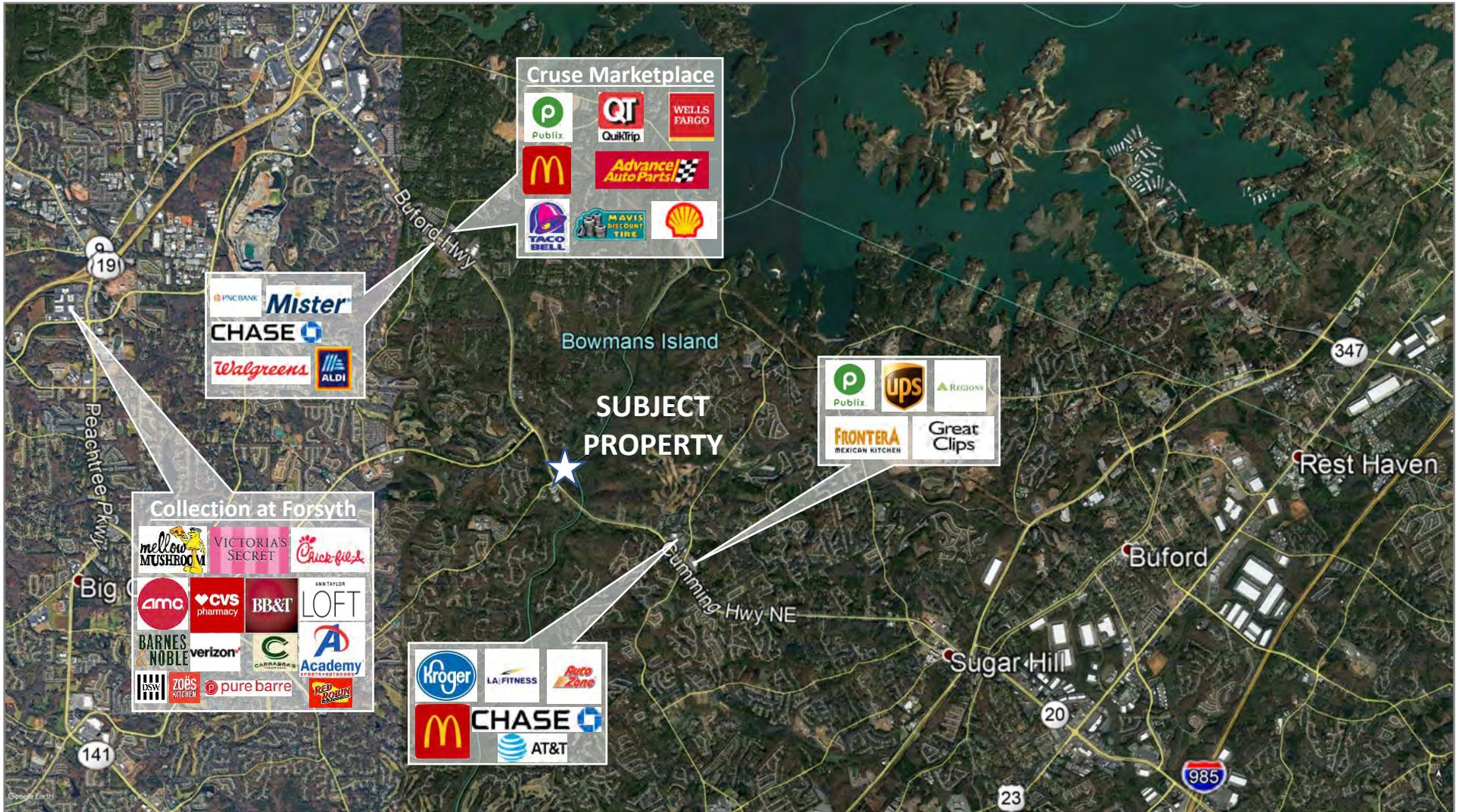
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Nearby Retail



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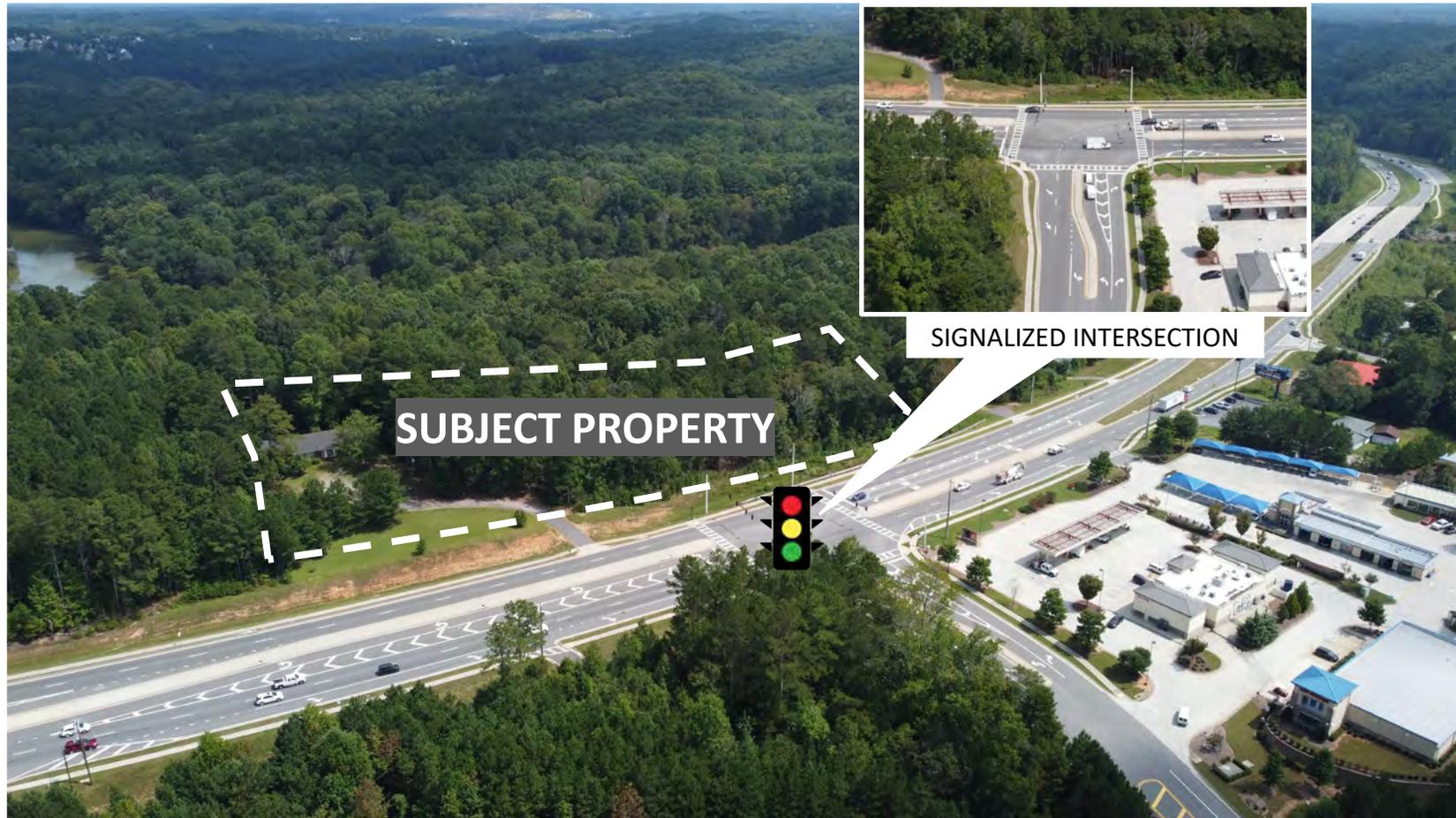
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± 4.47 Acre Commercial Development Site Highway 20 – Forsyth County, Georgia

Accessibility: The property has over 630' of frontage on Highway 20 and is located at the signalized intersection with James Burgess Road. Highway 20 is a major thoroughfare in the area and is a GDOT classified principal arterial roadway. Highway 20 experiences over 40,000 vehicles per day, based on 2020 statistics, with current and projected trips upwards of 60,000 vehicles per day.



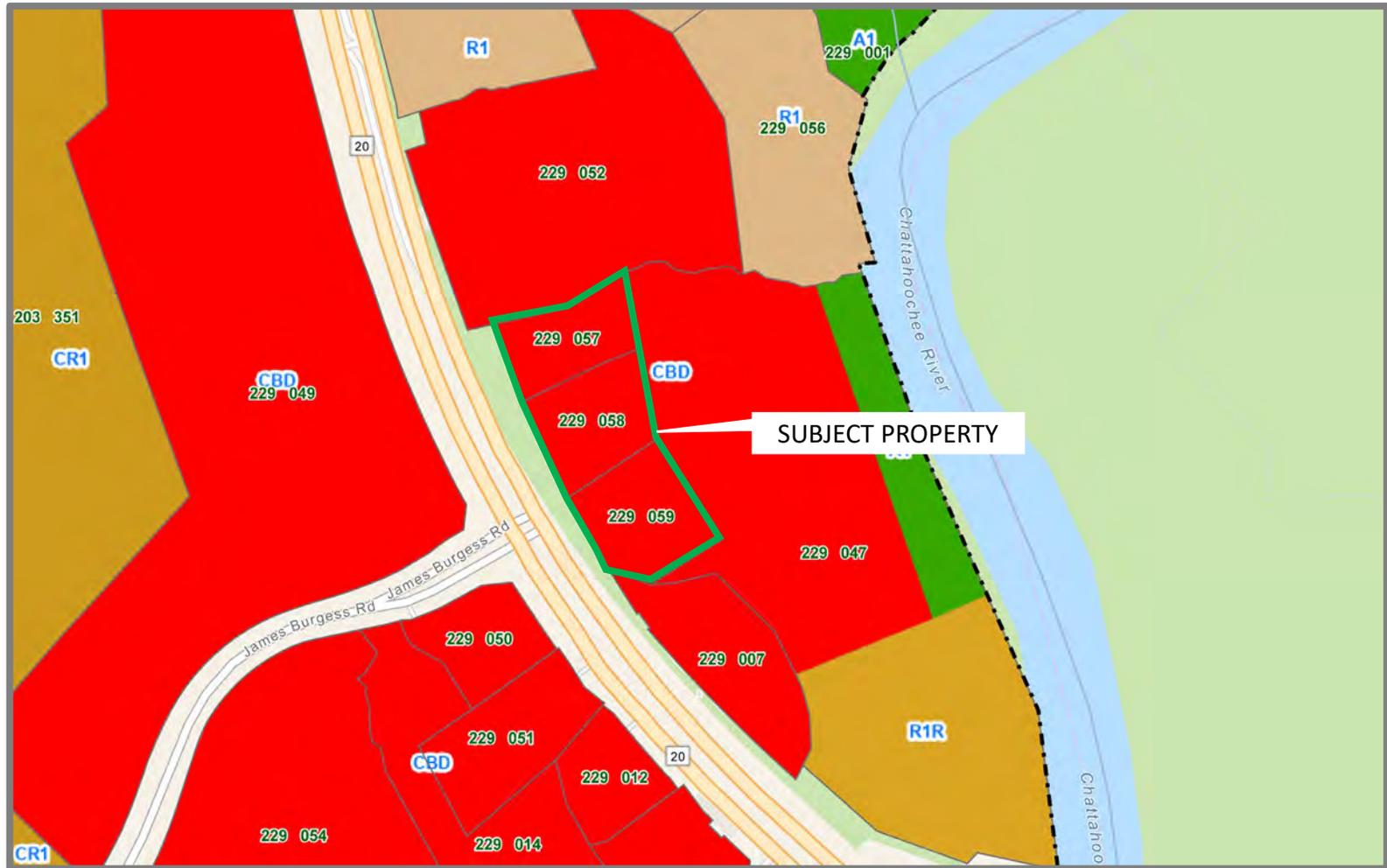
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Zoning Map: The property is currently zoned CBD, Commercial Business District, with Forsyth County, per zoning case number ZA2363. The zoning case file can be accessed in the supporting documents page later in the offering.



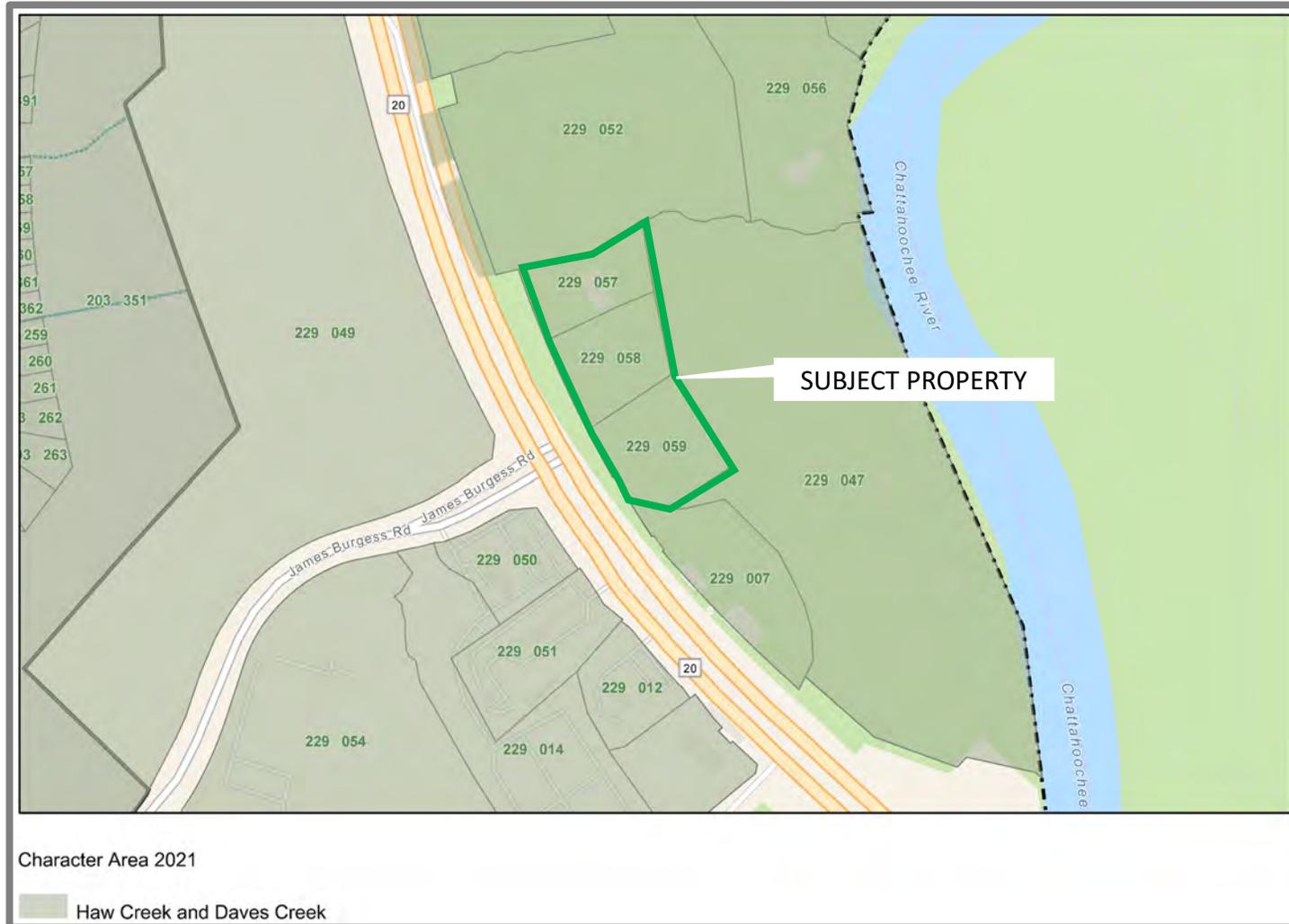
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Future Land Use Map: The property is located within the Haw Creek and Daves Creek Character Area as defined and outlined in the Forsyth County Comprehensive Plan. The maximum building height within the Character Area is 40’.



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Overlay Map: The property is located within Buford Highway Overlay District.



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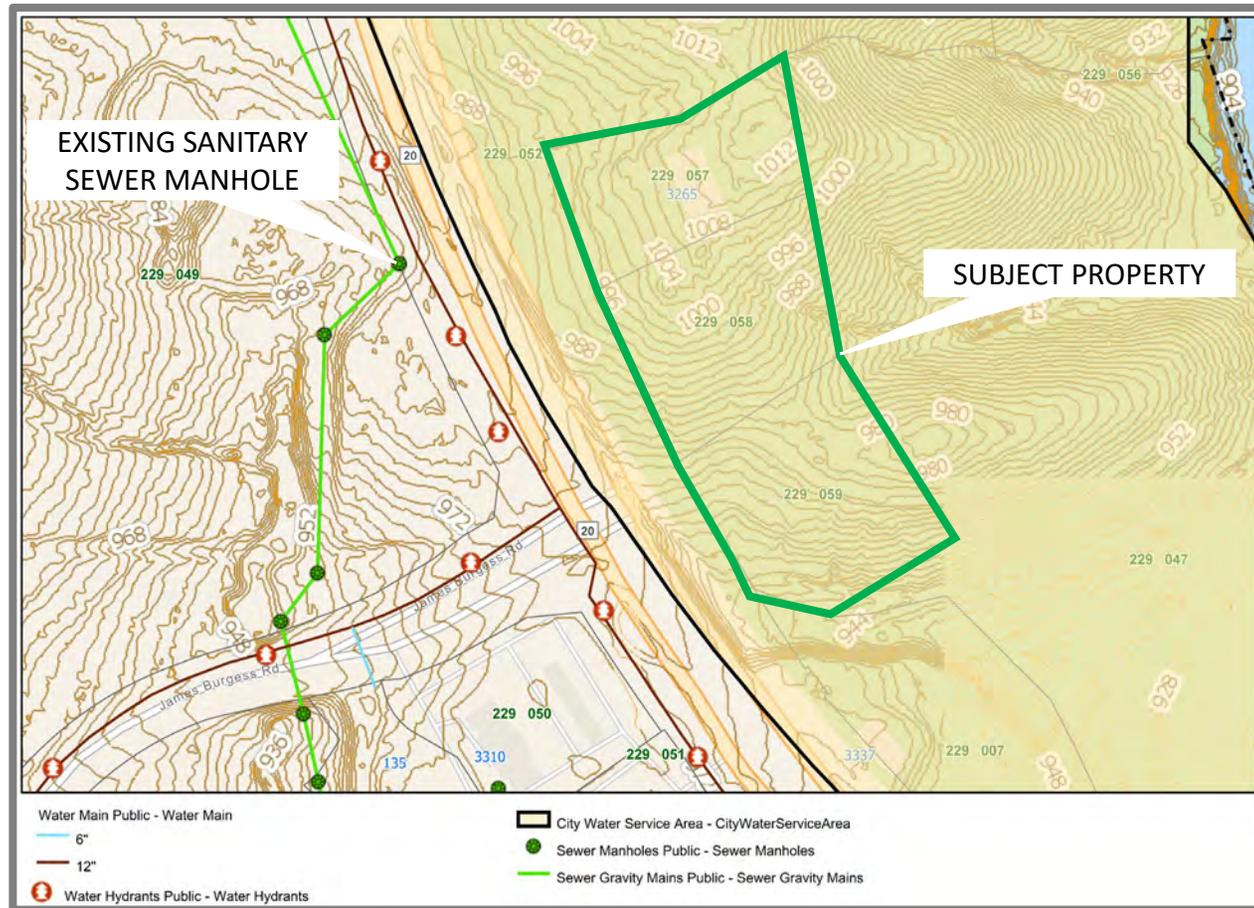
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Topo and Utilities: Forsyth County sanitary sewer and water infrastructure are both located on the west/south side of Highway 20. The subject property sits within the City of Cumming service area for both sewer and water. An intergovernmental agreement between Forsyth and City of Cumming will likely be required to access the infrastructure. Previous correspondence with both jurisdictions has expressed cooperation. The subject property sits at a higher elevation than the existing sewer infrastructure and should be conducive to connect via a gravity line to the sewer manhole on the south side of Highway 20.



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MRPA Approval: Any improvements on the subject property are governed by the Metropolitan River Protection Act (MRPA) and the Chattahoochee River Corridor Plan. The MRPA and Corridor Plan dictate specific limits on the amount of disturbance/clearance, as well as the amount of impervious surface that can be constructed. The subject property has undergone extensive review and approvals to establish the amount of clearing and impervious that can be constructed on each of the three parcels. The plan was originally approved by the Georgia Mountains Regional Commission, however, in July of 2021, Forsyth County became part of the Atlanta Regional Commission. Going forward, the Atlanta Regional Commission will simply review the proposed improvements to ensure they fall within the allowables that have been approved on the site and will provide their findings to Forsyth County during the typical land disturbance permitting process. The fully approved plans can be found in the supporting document section later in the offering. The following chart outlines the allowables for each tract and the entire property.

	Parcel Acreage	Allowable Impervious (acres)	Allowable Clearance/Limits of Disturbance (acres)
Parcel 1 (Tax ID: 229 057)	1.474	0.592	0.692
Parcel 2 (Tax ID: 229 058)	1.498	0.811	0.864
Parcel 3 (Tax ID: 229 059)	1.508	0.713	0.822
Parcel Totals	4.478	2.117	2.379

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Supporting Information: Below are files related to the subject property. Please click on the link for each individual file or download all at one time.

[Recorded Subdivision Plat](#)

[Zoning Case File](#)

[CBD Zoning Ordinance](#)

[Buford Highway Overlay](#)

[Haw Creek and Daves Creek Character Area](#)

[Approved MRPA Plan](#)

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