

KW Commercial Peachtree Road  
804 Town Blvd. Ste A2040  
Atlanta, GA 30319  
404-419-3500

# For Sale

2 PROPERTY  
OUTPARCELS

Evans Road & Hwy 20  
Cumming, Georgia

West Forsyth Submarket



# Executive Summary

Two outparcels – one located directly on Hwy 20 and the other on Evans Road.

Both tracts are zoned A4 – but are located in the Highway Business Overlay District

Hwy 20 is to be widened to six lanes from Cumming to Canton – the project is slated to be finished by 2027.

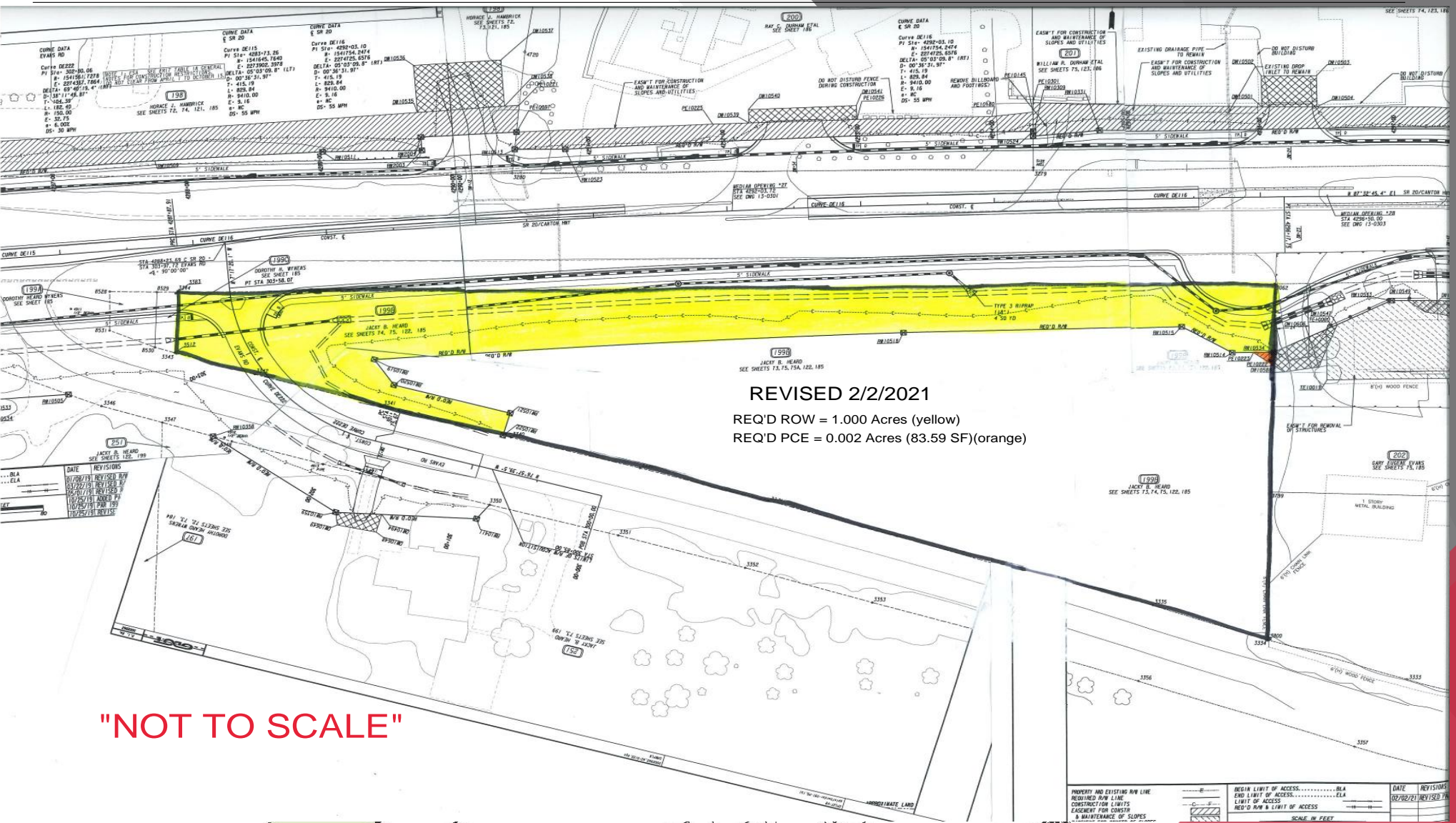
There is a sewer manhole located right in front of the property which is rare for the area.

Parcel 1 – 2 acres

Parcel 2 – 4.5 acres

Property priced at \$450,000 per acre.



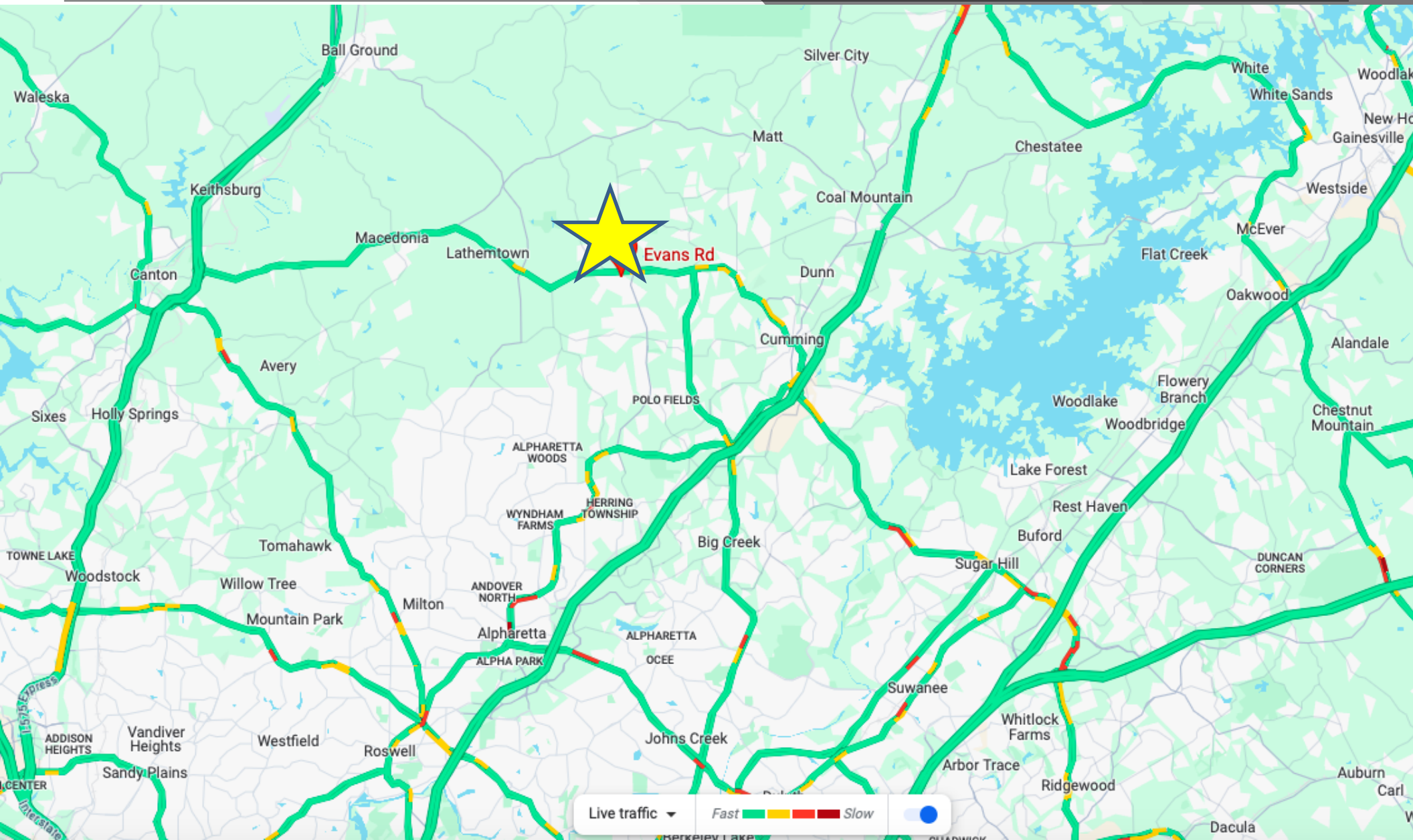


**REVISED 2/2/2021**  
 REQ'D ROW = 1.000 Acres (yellow)  
 REQ'D PCE = 0.002 Acres (83.59 SF)(orange)

**"NOT TO SCALE"**

DATE	REVISIONS	DATE	REVISIONS
02/02/21	REVISED ROW	02/02/21	REVISED ROW
02/02/21	REVISED PCE	02/02/21	REVISED PCE
02/02/21	REVISED EAS	02/02/21	REVISED EAS
02/02/21	REVISED ROW	02/02/21	REVISED ROW
02/02/21	REVISED PCE	02/02/21	REVISED PCE
02/02/21	REVISED EAS	02/02/21	REVISED EAS







## Demographic and Income Profile

Evans Rd, Cumming, Georgia, 30040  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 34.23784  
Longitude: -84.24066

Summary	Census 2010	Census 2020	2024	2029
Population	1,738	3,029	3,219	3,539
Households	566	927	976	1,064
Families	469	820	857	932
Average Household Size	3.07	3.27	3.30	3.33
Owner Occupied Housing Units	510	850	898	983
Renter Occupied Housing Units	56	77	78	81
Median Age	34.2	37.4	39.0	38.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.91%	0.61%	0.38%	
Households	1.74%	0.86%	0.64%	
Families	1.69%	0.75%	0.56%	
Owner HHs	1.83%	1.32%	0.97%	
Median Household Income	0.99%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	12	1.2%	10	0.9%
\$15,000 - \$24,999	13	1.3%	8	0.8%
\$25,000 - \$34,999	6	0.6%	4	0.4%
\$35,000 - \$49,999	15	1.5%	12	1.1%
\$50,000 - \$74,999	59	6.0%	48	4.5%
\$75,000 - \$99,999	87	8.9%	79	7.4%
\$100,000 - \$149,999	256	26.2%	265	24.9%
\$150,000 - \$199,999	244	25.0%	290	27.3%
\$200,000+	286	29.3%	349	32.8%
Median Household Income	\$155,739		\$163,589	
Average Household Income	\$189,241		\$208,894	
Per Capita Income	\$57,276		\$62,673	



## Demographic and Income Profile

Evans Rd, Cumming, Georgia, 30040  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 34.23784  
Longitude: -84.24066

Summary	Census 2010	Census 2020	2024	2029
Population	15,542	24,300	28,542	31,678
Households	5,347	7,914	9,197	10,123
Families	4,339	6,676	7,667	8,414
Average Household Size	2.91	3.06	3.09	3.12
Owner Occupied Housing Units	4,681	7,164	8,448	9,346
Renter Occupied Housing Units	666	750	749	777
Median Age	36.7	38.9	39.8	40.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	2.11%	0.61%	0.38%	
Households	1.94%	0.86%	0.64%	
Families	1.88%	0.75%	0.56%	
Owner HHs	2.04%	1.32%	0.97%	
Median Household Income	2.13%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	114	1.2%	88	0.9%
\$15,000 - \$24,999	89	1.0%	59	0.6%
\$25,000 - \$34,999	157	1.7%	107	1.1%
\$35,000 - \$49,999	492	5.3%	369	3.6%
\$50,000 - \$74,999	723	7.9%	618	6.1%
\$75,000 - \$99,999	944	10.3%	903	8.9%
\$100,000 - \$149,999	2,673	29.1%	2,943	29.1%
\$150,000 - \$199,999	1,573	17.1%	2,039	20.1%
\$200,000+	2,432	26.4%	2,997	29.6%
Median Household Income	\$134,430		\$149,334	
Average Household Income	\$173,179		\$192,950	
Per Capita Income	\$56,070		\$61,936	



## Demographic and Income Profile

Evans Rd, Cumming, Georgia, 30040  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 34.23784  
Longitude: -84.24066

Summary	Census 2010	Census 2020	2024	2029
Population	45,516	64,614	75,406	83,493
Households	15,305	21,142	24,524	26,996
Families	12,737	17,997	20,646	22,651
Average Household Size	2.97	3.05	3.07	3.09
Owner Occupied Housing Units	13,712	19,278	22,650	25,036
Renter Occupied Housing Units	1,593	1,864	1,874	1,960
Median Age	37.4	39.8	40.6	41.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	2.06%	0.61%	0.38%	
Households	1.94%	0.86%	0.64%	
Families	1.87%	0.75%	0.56%	
Owner HHs	2.02%	1.32%	0.97%	
Median Household Income	1.65%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	531	2.2%	433	1.6%
\$15,000 - \$24,999	290	1.2%	200	0.7%
\$25,000 - \$34,999	384	1.6%	280	1.0%
\$35,000 - \$49,999	1,125	4.6%	900	3.3%
\$50,000 - \$74,999	1,856	7.6%	1,612	6.0%
\$75,000 - \$99,999	2,234	9.1%	2,145	7.9%
\$100,000 - \$149,999	6,244	25.5%	6,790	25.2%
\$150,000 - \$199,999	4,390	17.9%	5,469	20.3%
\$200,000+	7,469	30.5%	9,167	34.0%
Median Household Income	\$145,277		\$157,654	
Average Household Income	\$184,450		\$204,865	
Per Capita Income	\$60,086		\$66,339	