

Reduced Price

Industrial Land

FOR SALE

4680

Keith Bridge RD

Cumming, GA 30041

5.85 AC



Michael Bennett

770.990.5700

mbennett@cresa.com

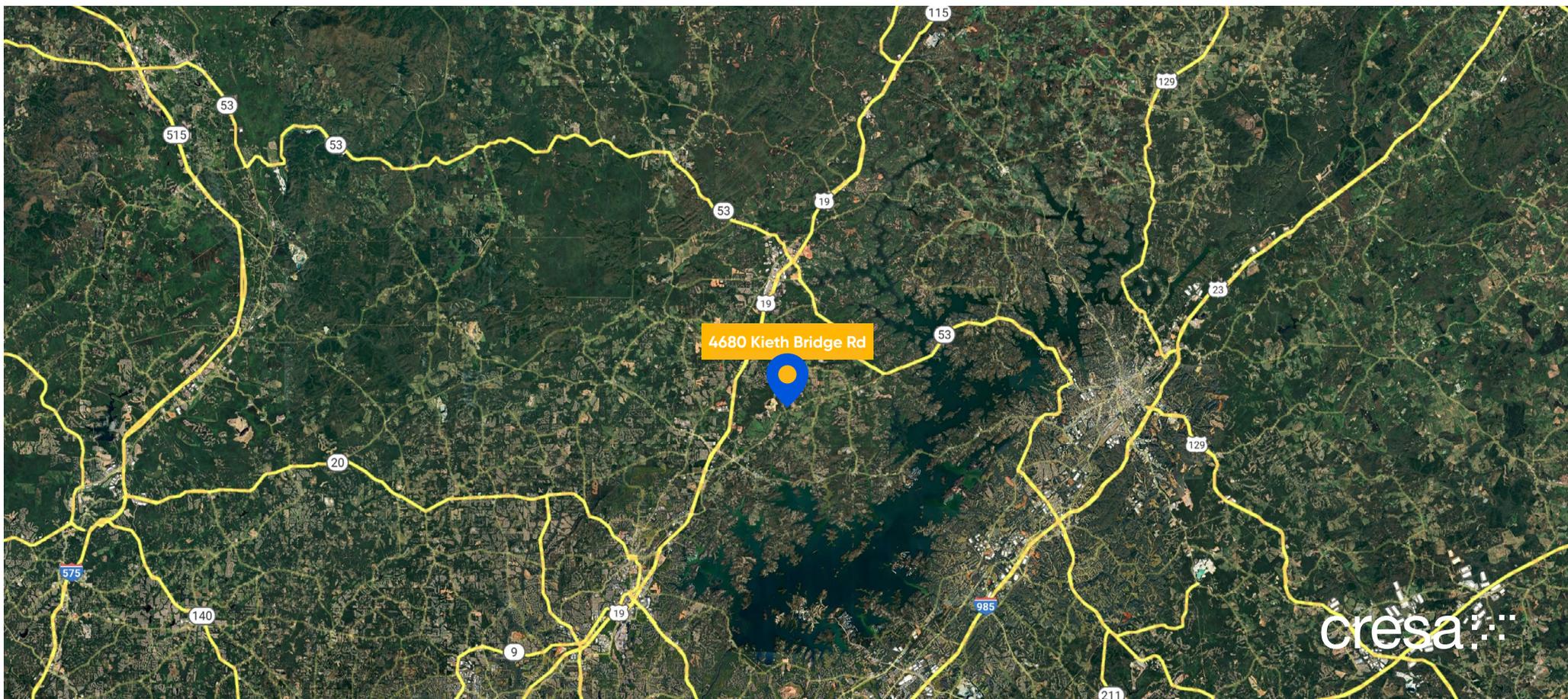
cresa ::::

Property Highlights

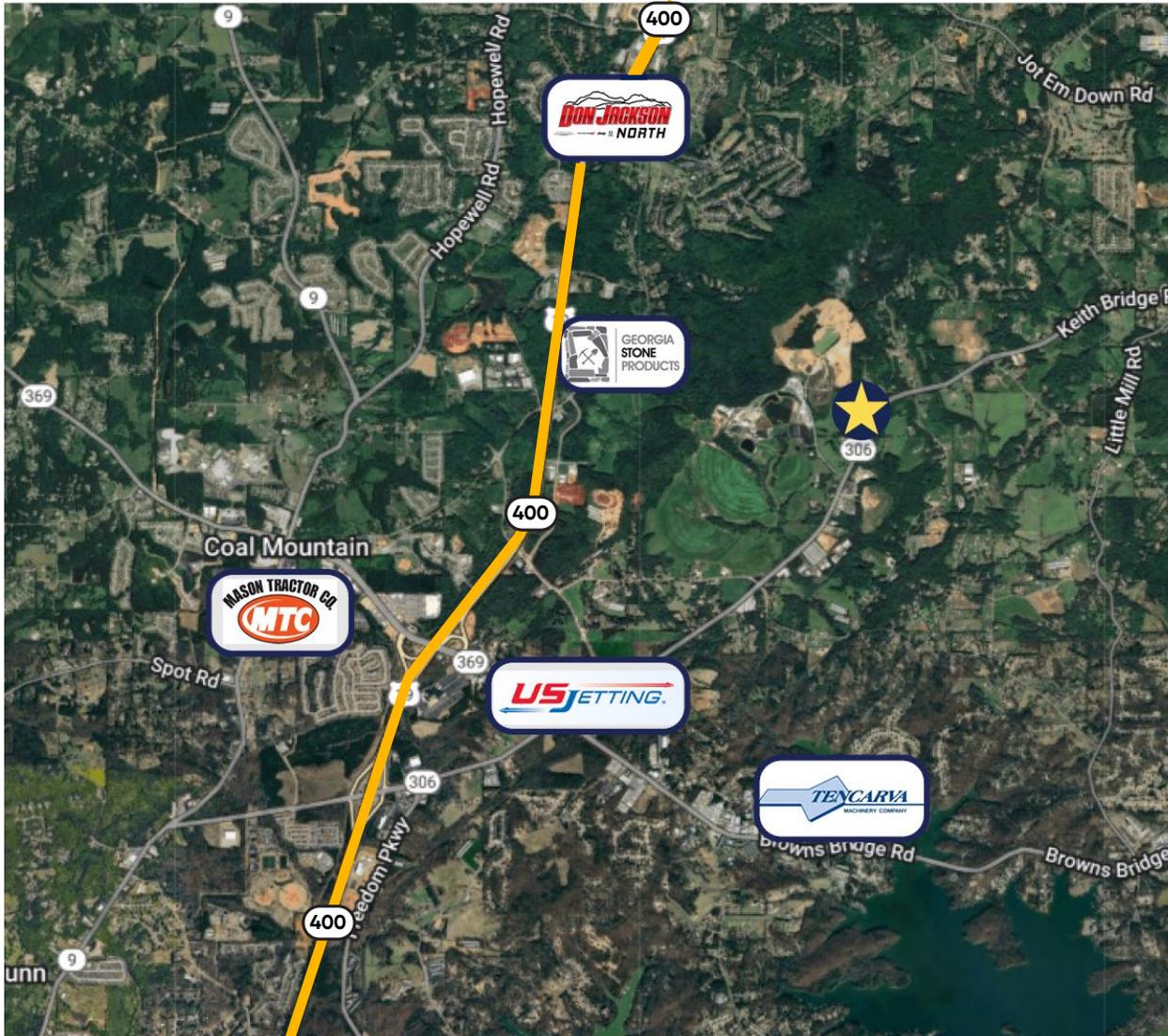
- Parcel Size: 5.85 (3.9 AC Usable)
- Zoning: Commercial Business District (CBD), SUP for Outdoor Storage Obtained
- Uses include Industrial, Commercial Recreational Facility (Indoor), Business Service Establishments, Finance, Insurance and Real estate Establishments, Offices, Personal Care Homes, Restaurants, Retail Trade, Establishments and more
- Frontage: 325' on Keith Bridge Rd
- Water and power are readily available at the site

Cresa is pleased to offer for sale
4680 Keith Bridge Rd.

Nestled in the heart of Forsyth County,
just 3+ miles east of GA-400, this
5.85-acre parcel boasts unparalleled
visibility and versatility



Nearby Locations



4680



8.4 Miles

From Downtown Cumming



7.7 Miles

From the Outlet Mall



22.4 Miles

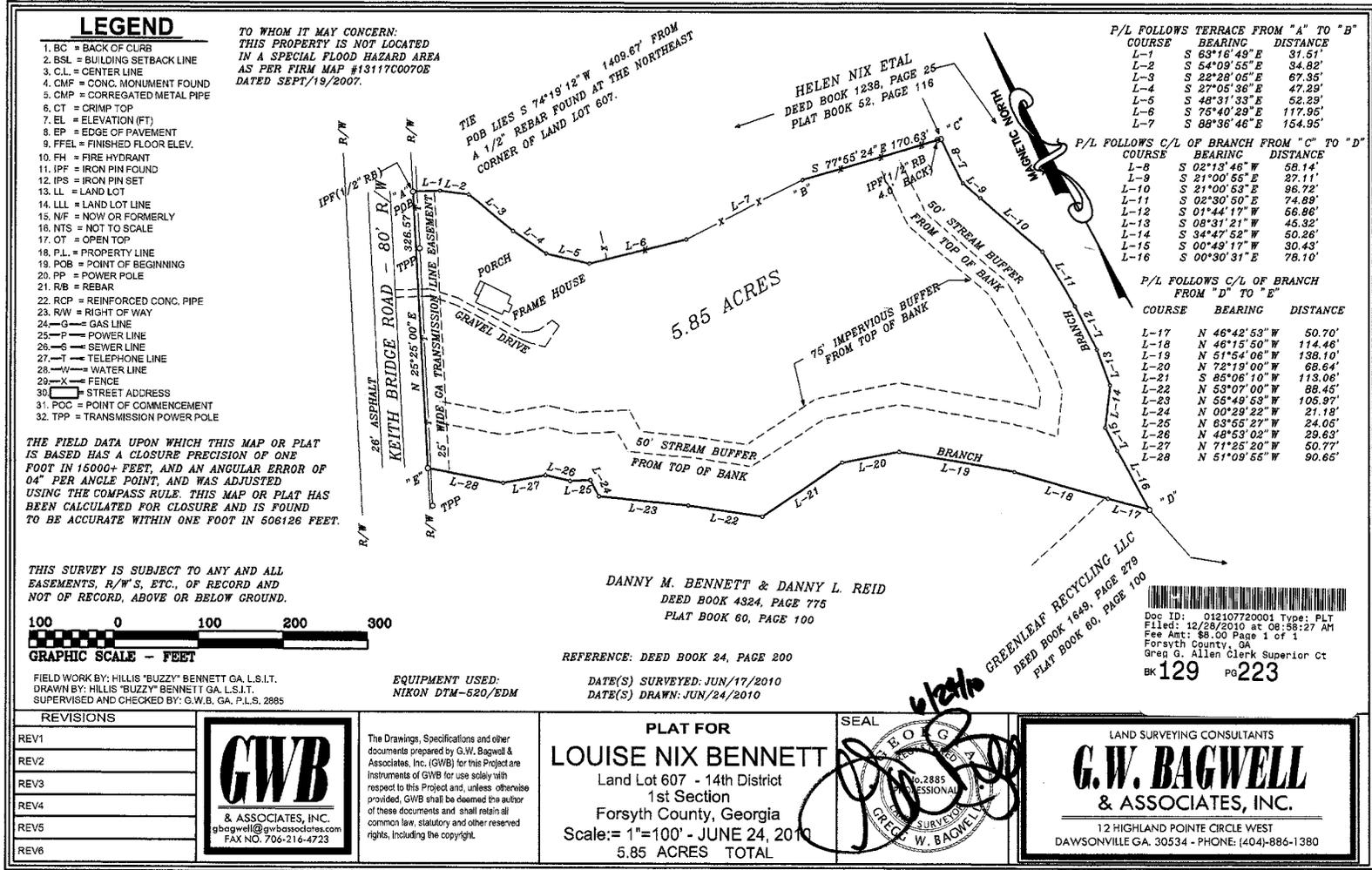
From Dahlonega



56 Miles

From Airport

Survey Plan

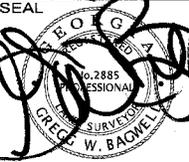


REV#	REVISIONS
REV1	
REV2	
REV3	
REV4	
REV5	
REV6	



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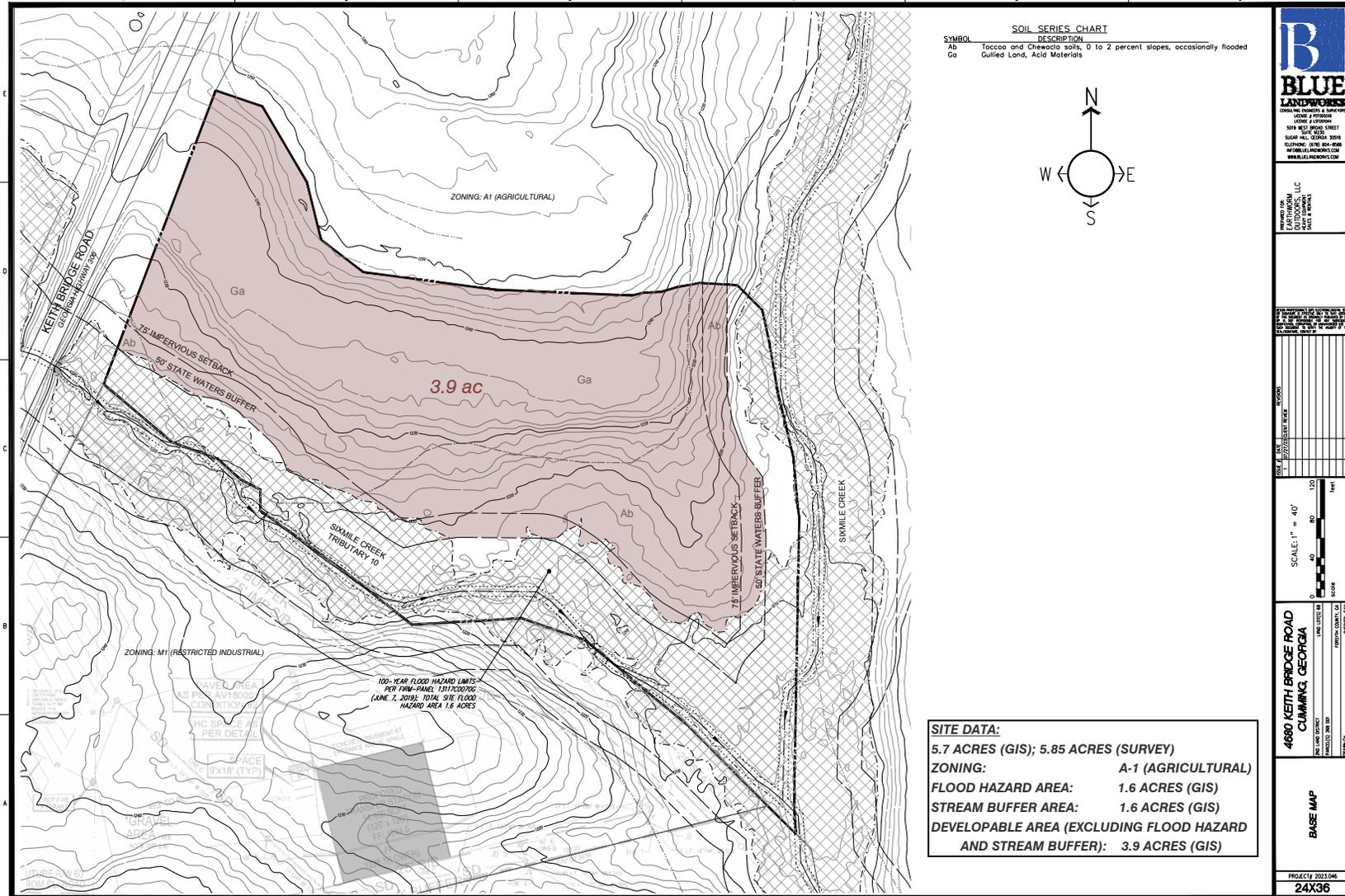
PLAT FOR
LOUISE NIX BENNETT
 Land Lot 607 - 14th District
 1st Section
 Forsyth County, Georgia
 Scale: 1"=100' - JUNE 24, 2010
 5.85 ACRES TOTAL



LAND SURVEYING CONSULTANTS
G.W. BAGWELL & ASSOCIATES, INC.
 12 HIGHLAND POINTE CIRCLE WEST
 DAWSONVILLE GA. 30534 - PHONE: (404)-886-1380

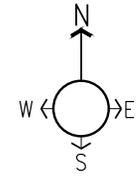
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 Filed: 12/28/2010 at 08:58:27 AM
 Fee Amt: \$6.00 Page 1 of 1
 Forsyth County, GA
 Greg G. Allen Clerk Superior Ct
 BK 129 Pg 223

Site Plan - Usable Acreage



SOIL SERIES CHART

SYMBOL	DESCRIPTION
Ab	Toccoo and Chewicia soils, 0 to 2 percent slopes, occasionally flooded
Ga	Gulied Land, Acid Materials



SITE DATA:

5.7 ACRES (GIS); 5.85 ACRES (SURVEY)
ZONING: A-1 (AGRICULTURAL)
FLOOD HAZARD AREA: 1.6 ACRES (GIS)
STREAM BUFFER AREA: 1.6 ACRES (GIS)
DEVELOPABLE AREA (EXCLUDING FLOOD HAZARD AND STREAM BUFFER): 3.9 ACRES (GIS)

B BLUE LANDWORKS
 CONSULTING ENGINEERS & ARCHITECTS
 509 WEST BRIDGE STREET
 SUITE 202
 CUMMING, GEORGIA 30041
 TEL: 770.884.8888
 WWW.BLUELANDWORKS.COM

PROJECT: 2023.046
 SHEET: 24X36

DATE: 08/2023

SCALE: 1" = 40'

4880 KEITH BRIDGE ROAD
 CUMMING, GEORGIA

BASE MAP

For More Information



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