

Lot Lines are approximate. Purchaser must verify



FOR SALE: \$900,000.00

805 Atlanta Hwy Cumming, GA. 30040

Property Highlights:

- Parcel #: C12 008
- 1.04 +/- Acres
- Commercial Land - Zoned - Highway Business
- Road Frontage - 287 +/- Feet
- Sewer - near property line, located on adjacent parcel
- Topography - Flat
- Excellent Location + Visibility
- Less than 1 mile to GA 400 via exit 14
- Showings by appointment only
- You may not enter the property w/out the listing agent present, no exceptions



Presented by: Doug Sills, Associate Broker

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 [678-923-5538](tel:678-923-5538) (cell).

 BagleyCommercial.com

**All information believed accurate but not warranted. Purchaser responsible for verification.*

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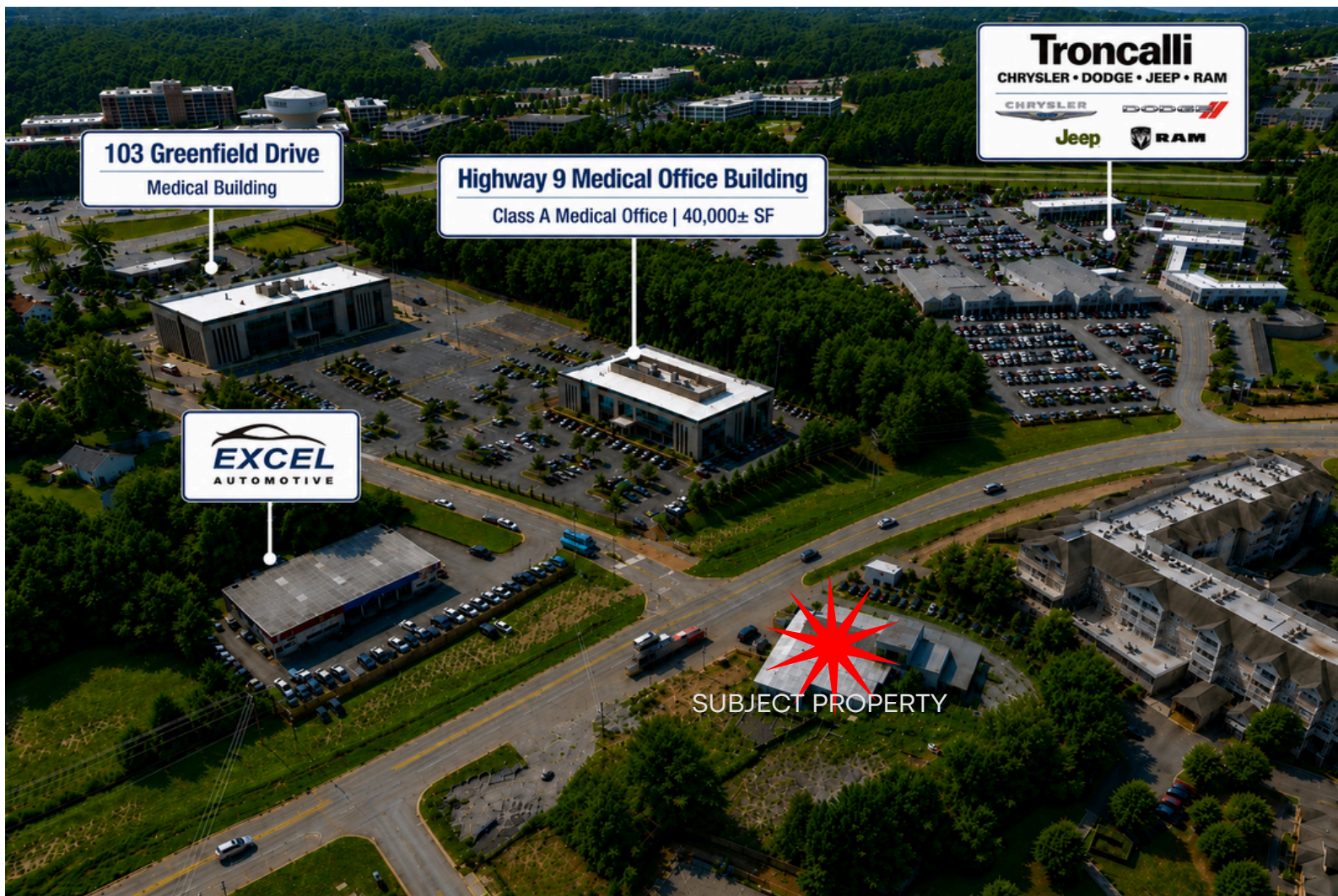
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Cumming Utilities Sewer Map

ArcGIS Web Map



7/13/2026, 2:00:46 PM

- Sewer Manholes
- Sewer Gravity Main
- Gravity Sewer Mains
- City Limits
- Tax Parcel
- CU Water and Sewer Service Area
- World_Hillshade

1:3,930
0 0.04 0.08 0.16 mi
0 0.05 0.1 0.2 km

City of Cumming Utilities, GIS Department, Forsyth County Georgia
Tax Assessment Department, Forsyth County Georgia
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors,

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LOCATION MAP

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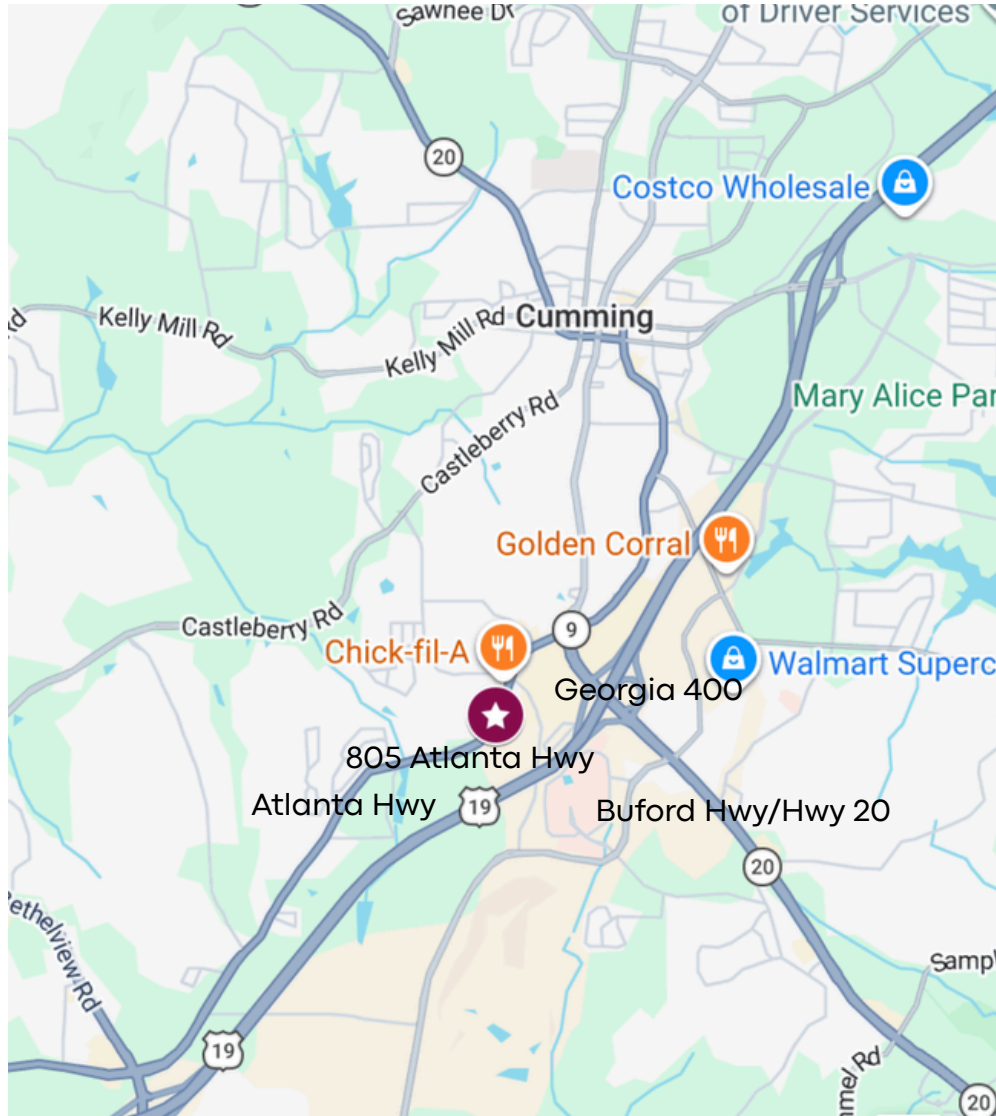
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About Bagley Commercial

With over 53 years of combined experience, Bagley Commercial Properties stands among North Georgia's elite real estate firms. The 400 North Board's Circle of Excellence and the title of Best in Forsyth County Commercial Real Estate for six consecutive years. Based in Cumming, the brokerage specializes in industrial, office, retail, land, and commercial transactions. They're known for assembling land parcels for residential and commercial builders, leasing, or selling to national and local clients alike.

Bagley Commercial prides itself on a foundation of integrity, transparency, and exceptional service—now backed by a proven track record and deep local market knowledge.

For questions, contact.



Doug Sills

Commercial Sales & Leasing Specialist | Associate Broker

Doug Sills, commercial real estate is about more than buildings and numbers—it's about people, vision, and creating opportunities that last. A Georgia resident for nearly three decades, Doug brings both local expertise and a client-centered approach to every transaction. His background in psychology and professional counseling gives him a unique ability to understand client goals deeply and guide them with clarity and confidence.

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Specializing in industrial, retail, investment properties, and land acquisition, Doug helps developers, investors, and business owners make smart, strategic decisions. Whether assembling parcels for a new project, matching landlords with long-term tenants, or guiding investors to high-yield opportunities, he combines data-driven insight with a personal commitment to his clients' success.

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