

1740 FRIENDSHIP CIRCLE

Cumming, GA | Forsyth County

M1 LAND | 2.75 ACRES | FULLY ENTITLED

Offered at \$1,250,000 (\$455K/AC)



EXECUTIVE SUMMARY

DEVELOPMENT OPPORTUNITY

1740 Friendship Circle offers a rare, fully entitled development opportunity on one of Forsyth County's busiest corridors. Located just off the growing SR-20, the approximately 2.75-acre pad-ready site provides immediate usability with established access, utilities, and infrastructure.

Positioned within a well-established Warehouse One setting, this road frontage parcel adjoins a finished 40,000 SF office/warehouse building, demonstrating proven functionality and strong user demand.

The site is zoned M1 and planned for approximately 27,000 square feet of development, offering flexibility for owner-occupants, developers, or investors looking for a simple, short-term project. It includes off-site stormwater detention, an existing curb cut, and great frontage along a major road, providing visibility and practicality.

In a market that highly values speed, certainty, and usability, 1740 Friendship Circle provides a unique chance to introduce a new product within an established and reliable environment, significantly lowering development risks and accelerating the path to occupancy.

Offered at \$1,250,000 (\$455K/AC)



ACREAGE

±2.75 Acres | Pad-Ready Site



ZONING

M1 Industrial



SITE CONFIGURATION

Adjacent to active Warehouse One 40,000 square foot development



PROPOSED

±27,000 SF



UTILITIES

Water / Sewer / Power / Gas on site



INFRASTRUCTURE

Off-Site Stormwater Detention Maximizing Usable Area



ACCESS

Existing Curb Cut + Deceleration Lane with Immediate Access to SR-20

Investment Highlights



±2.75 Acres | M1 Zoning

High-growth Forsyth County corridor



Valuable Road Frontage

Existing curb cut, decel lane, with immediate access to SR-20



Site Configuration

Adjoins well-established Warehouse One Office Warehouse facility



Pad-Ready Development

Owner-users, Turnkey opportunity for developers, Investors



±27,000 SF Proposed

Zoned for approximately 27,000 SF of buildable area

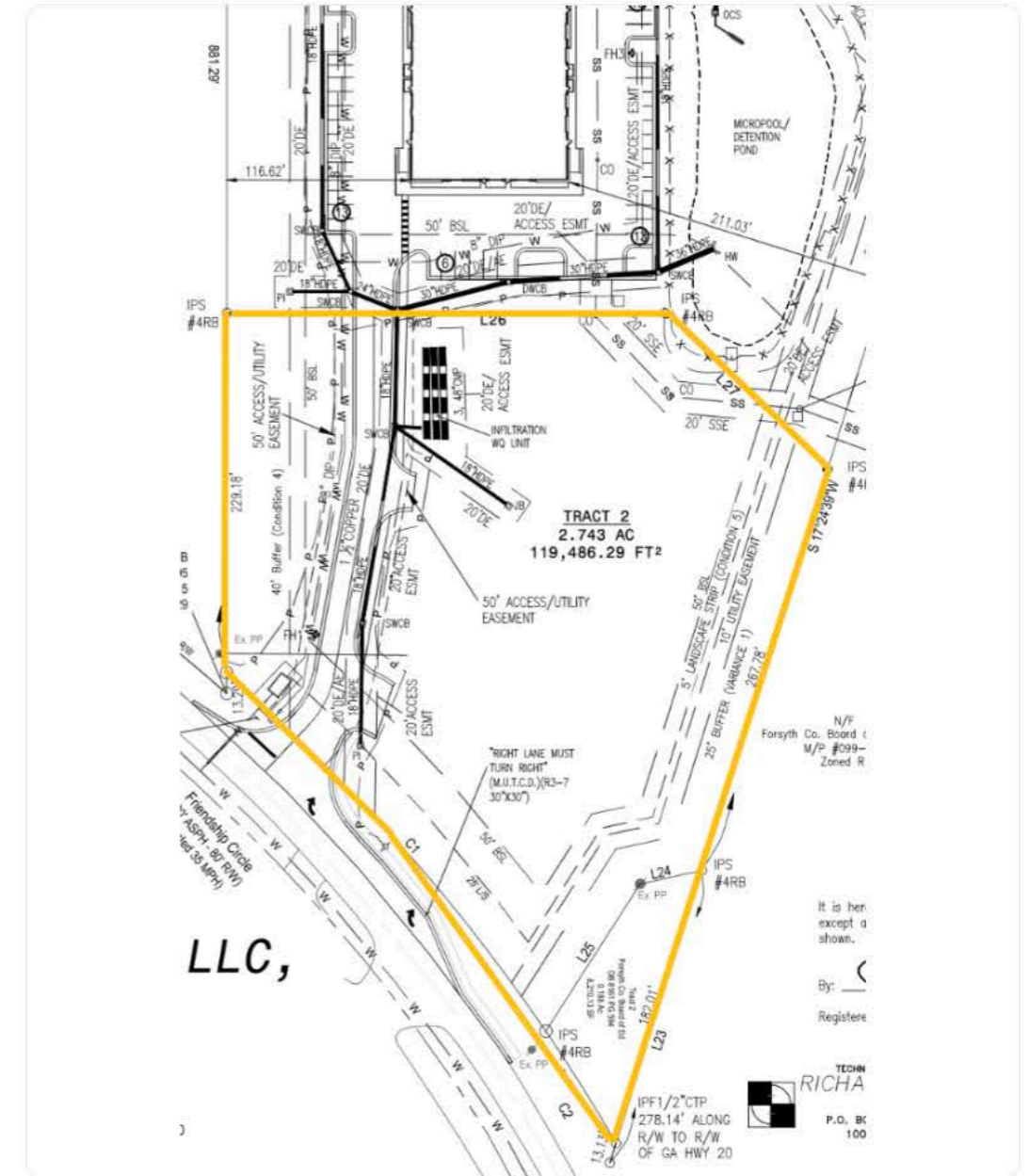


All Utilities Available

Water, sewer, electric, gas, stormwater via off-site detention

Property Overview

ADDRESS	1740 Friendship Circle, Cumming, GA 30028
SITE AREA	±2.75 Acres (≈119,790 SF)
ZONING	M1 - Restricted Industrial District
PROPOSED	±27,000 SF (Commercial/Industrial)
UTILITIES	Water, Sewer, Power, Gas (on-site)
STORMWATER	Off-Site Detention (entitled)
ACCESS / FRONTAGE	Existing Curb Cut + Deceleration Lane with Immediate Access to SR-20



LLC,

Location & Accessibility



📍 SUBMARKET

North Atlanta GA 400 Corridor

🛣️ HIGHWAY ACCESS

Immediate proximity to SR-20 with direct connectivity to GA-400 corridor and Interstate 75

★ KEY ADVANTAGES

👁️ High Visibility

🏠 Superior Access

🏢 Business-Friendly M1 Zoning

📈 PRIMARY DEMAND DRIVERS

🏠 Rapid Residential Growth

🏢 Expanding Commercial Base

🏢 Strong Industrial Demand

👔 Professional Services

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