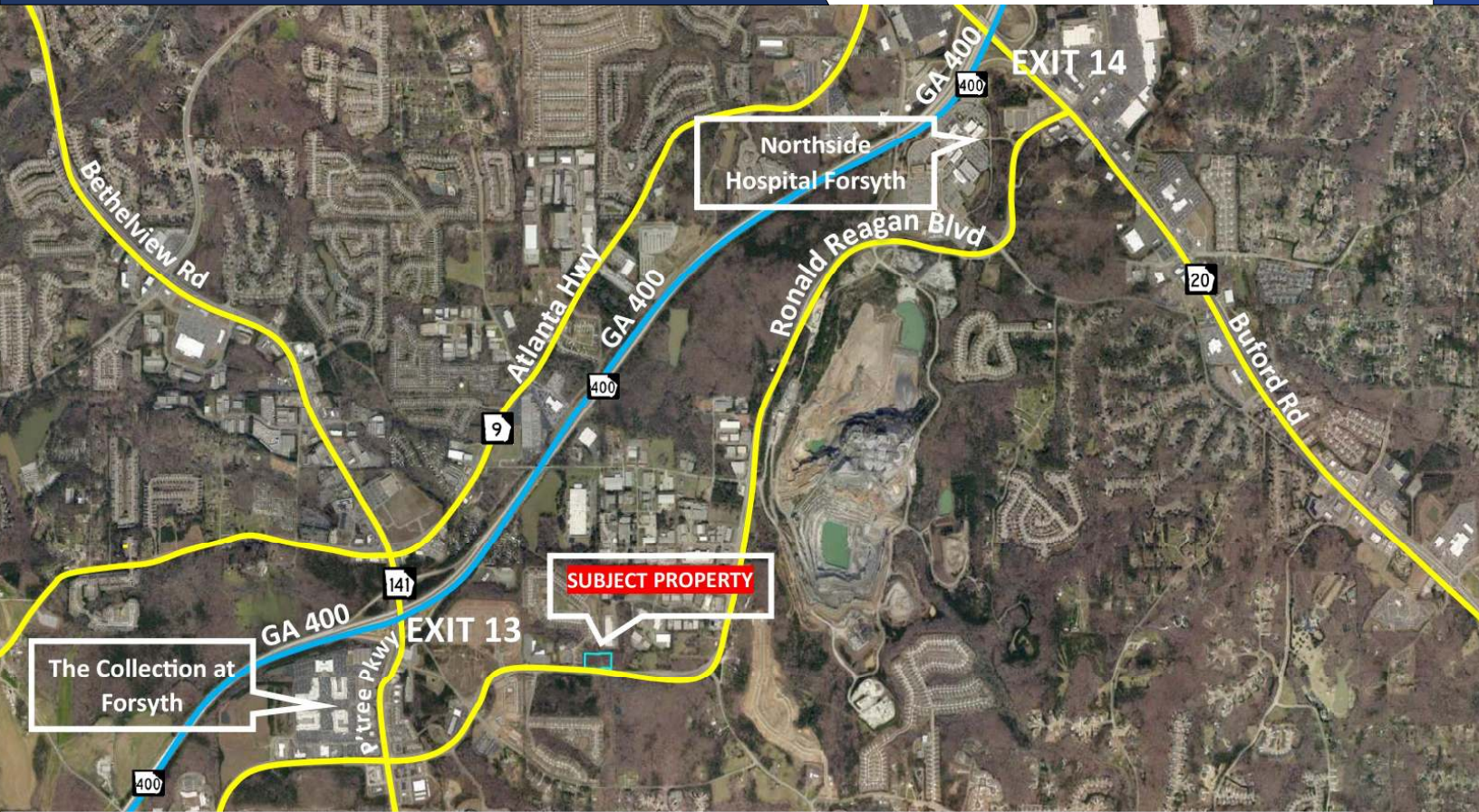




**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**



CUMMING | 2.48 ± AC Land | Zoned CBD

PREPARED BY:

**Coldwell Banker Commercial
METRO BROKERS**

Ben Choi
678-320-4800 OFFICE
770-241-5658 MOBILE
ben.choi@cbcmetrobrokers.com

5775 Glenridge Drive Bldg. D
Suite #100
Atlanta, GA 30328

FOR SALE

**Ronald Reagan Blvd,
Cumming, GA 30041**

Parcel Number: 132 064



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



EXECUTIVE SUMMARY

THE PROPERTY

Ronald Reagan Blvd,
Cumming, GA 30041
Parcel Number: 132 064

PROPERTY SPECIFICATIONS

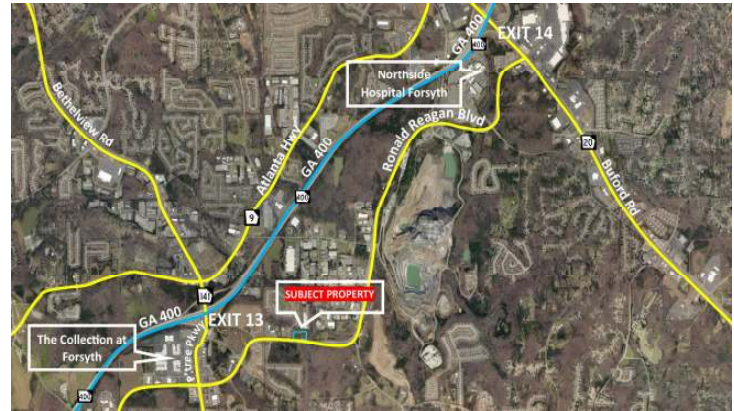
Property Type:	Land
Zoning:	CBD (Forsyth County)
Land:	2.48 ± Acres

PRICE

Sale Price	\$399,000 USD
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INVESTMENT HIGHLIGHTS

- Approximately 2.48 ± acres | per survey, approximately **1.08 +/- acres** are above the flood elevation (see the attached survey on Page 8)
- Portions of this land are located in the Flood Zone
- Zoned CBD in Forsyth County
- Direct frontage from Ronald Reagan Blvd
- Quick, easy drive from Northside Hospital Forsyth
- Ideal for a medical-related development due to proximity and easy access to a major hospital
- Close to The Collection at Forsyth



PROPERTY TAX

- \$3,437.88 (Year 2023)

LOCATION HIGHLIGHTS

- Located between **The Collection at Forsyth** (Exit 13/GA 400) and **Northside Hospital Forsyth** (Exit 14/GA 400) on the connecting road - Ronald Reagan Blvd.
- 1 ± mile east of The Collection at Forsyth
- 3.2 miles SW of Northside Hospital Forsyth
- Easy access to major corridors, including GA 400, Peachtree Parkway (141), Buford Drive (20), Highway 9, etc.

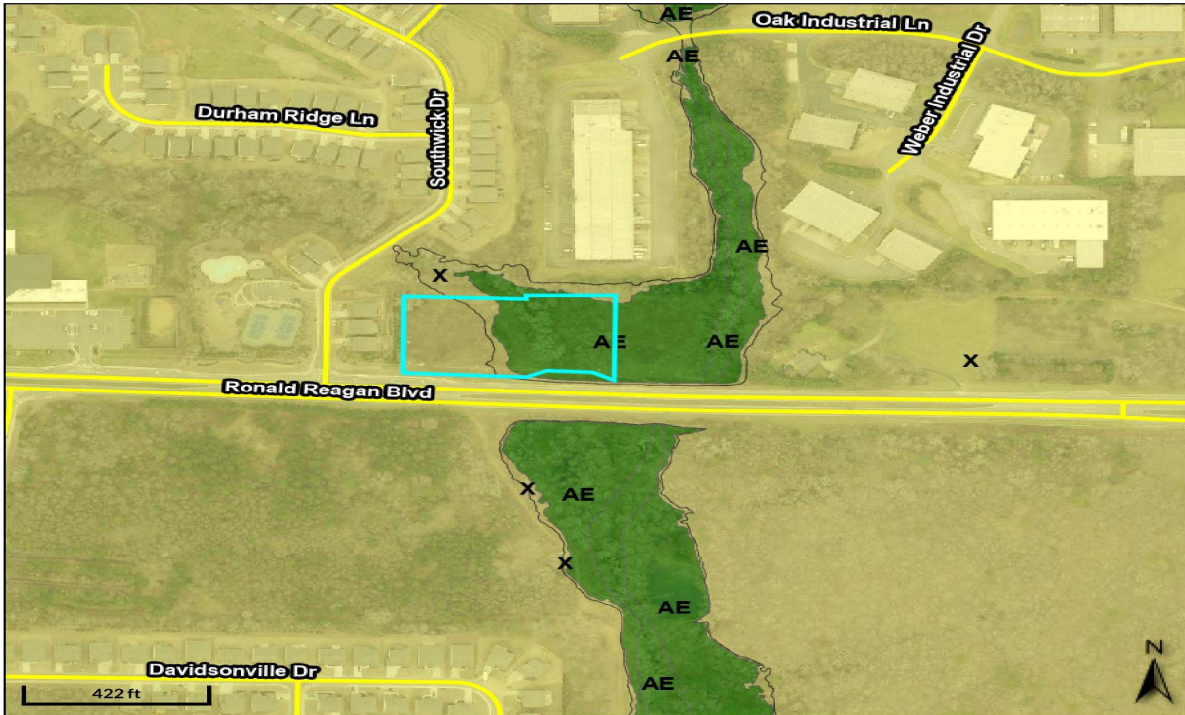


Cumming, Forsyth Co. | Land | Zoned CBD

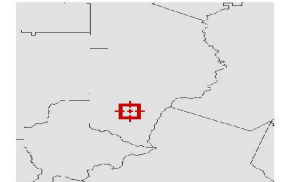
MAPS & AERIALS



All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.



Overview



Legend

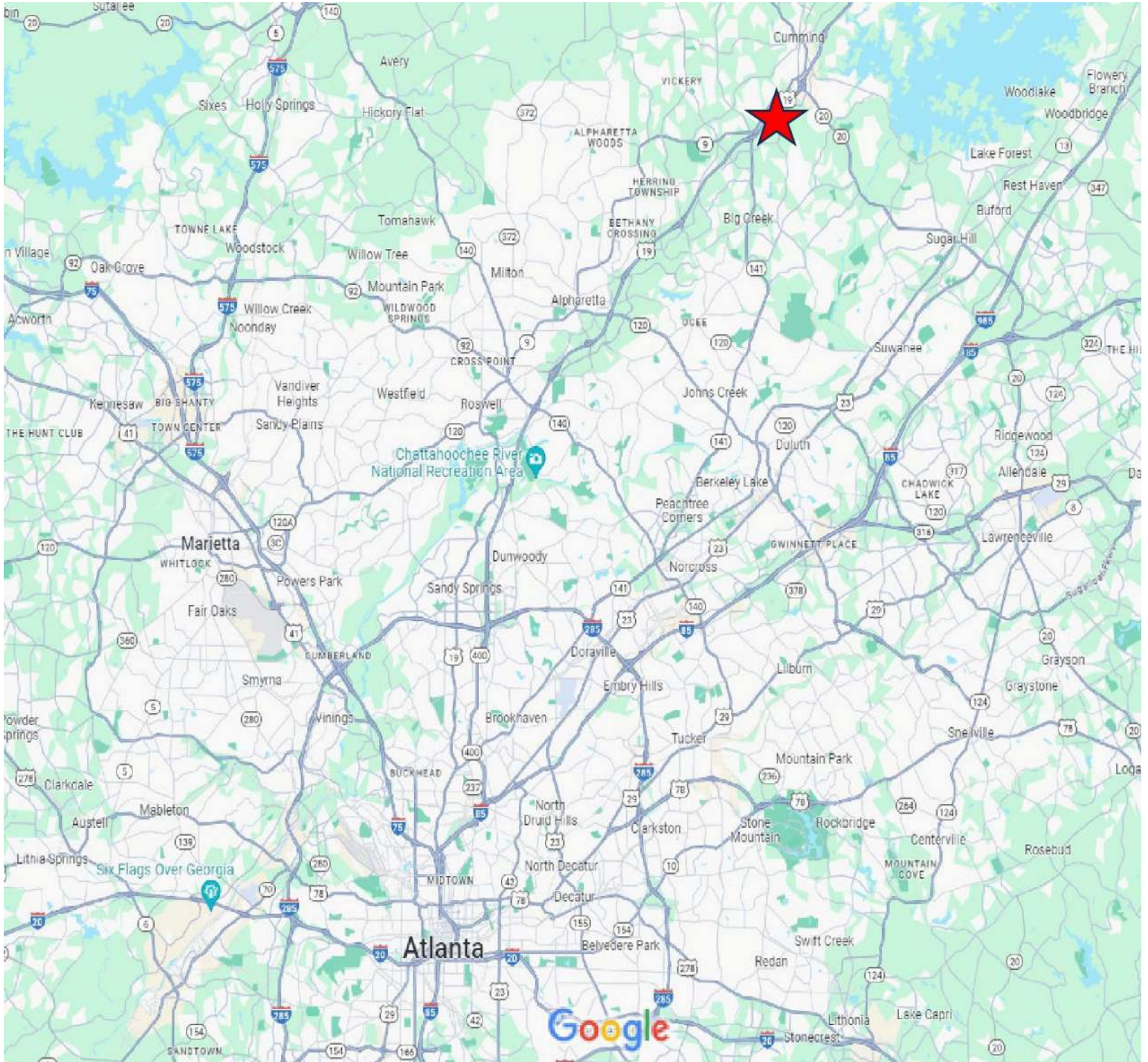
- Address Numbers
- Roads
- Flood Map
 - X: Outside 500 Year Flood
 - A: 100 Year Special Flood Area
 - AE: SFHA with base flood elevation BFE
 - VE: Coastal SFHA with BFE & velocity wave action
 - Openwater



The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.



MAPS & AERIALS



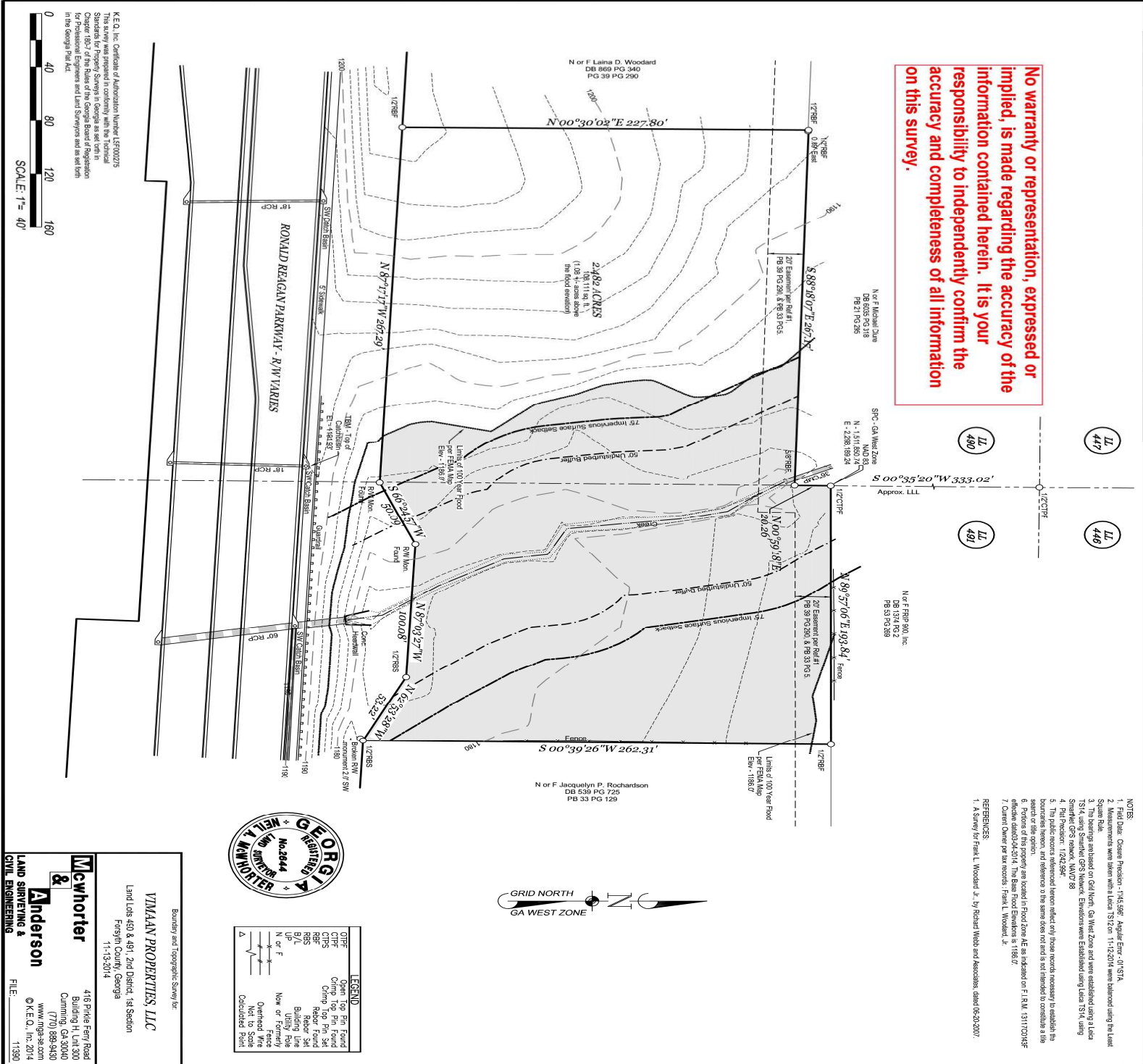
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Cumming, Forsyth Co. | Land | Zoned CBD

SURVEY

No warranty or representation, expressed or implied, is made regarding the accuracy of the information contained herein. It is your responsibility to independently confirm the accuracy and completeness of all information on this survey.



K.E.O., Inc. Certificate of Authorization Number LEF000275
This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration in Professional Surveying and Land Surveyors and as set forth in the Georgia Plat Act.

McWhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING
416 Pickle Ferry Road
Cumming, GA 30006
(770) 885-9400
www.mga-se.com
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FILE: 11390

YMAAN PROPERTIES, LLC
Land Lots 490 & 491, 2nd District, 1st Section
Forsyth County, Georgia
11-13-2014



LEGEND

OTSE	Open Top Pin Found
CTPS	Chump Top Pin Set
RFBF	Rebar Found
RBS	Rebar Set
UL	Utility
N or F	New or Formerly
Overhead Wire	
Δ	Control Point

NOTES:
1. Field Data: Course Precision: 1/4"±, 99% Accuracy: ±0.1574
2. Measurements were taken with a Leica TS12 or 1512/2014 with distance using the Least Squares Rule.
3. The bearings and distances on Old North, Ga. West Zone were established using a Leica TS14 using Shanghai GPS Network. Elevations were Established using Leica 1514 using Shanghai GPS Network, NAVD 88.
4. The bearings and distances on Old North, Ga. West Zone were established using the same or like option.
5. The bearings and distances on Old North, Ga. West Zone were established using the same or like option.
6. Portions of this property are located in Flood Zone AE as indicated on F.R.M. 13110049F effective 06/04/2014. The Base Flood Elevations is 1108.7.
7. Current Owner per tax records: Frank L. Woodard, Jr.
REFERENCES:
1. A Survey for Frank L. Woodard, Jr. by Richard Wade and Associates, dated 06/20/2007.

No warranty or representation, expressed or implied, is made regarding the accuracy of the information contained herein. It is your responsibility to independently confirm the accuracy and completeness of all information on this survey.

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CONTACT INFORMATION

For more information, please contact:

Ben Choi
COLDWELL BANKER COMMERCIAL
Metro Brokers
5775 Glenridge Drive Bldg. D
Suite #100
Atlanta, GA 30328

Phone: (678) 320-4800
Mobile: (770) 241-5658
ben.choi@cbcmetrobrokers.com