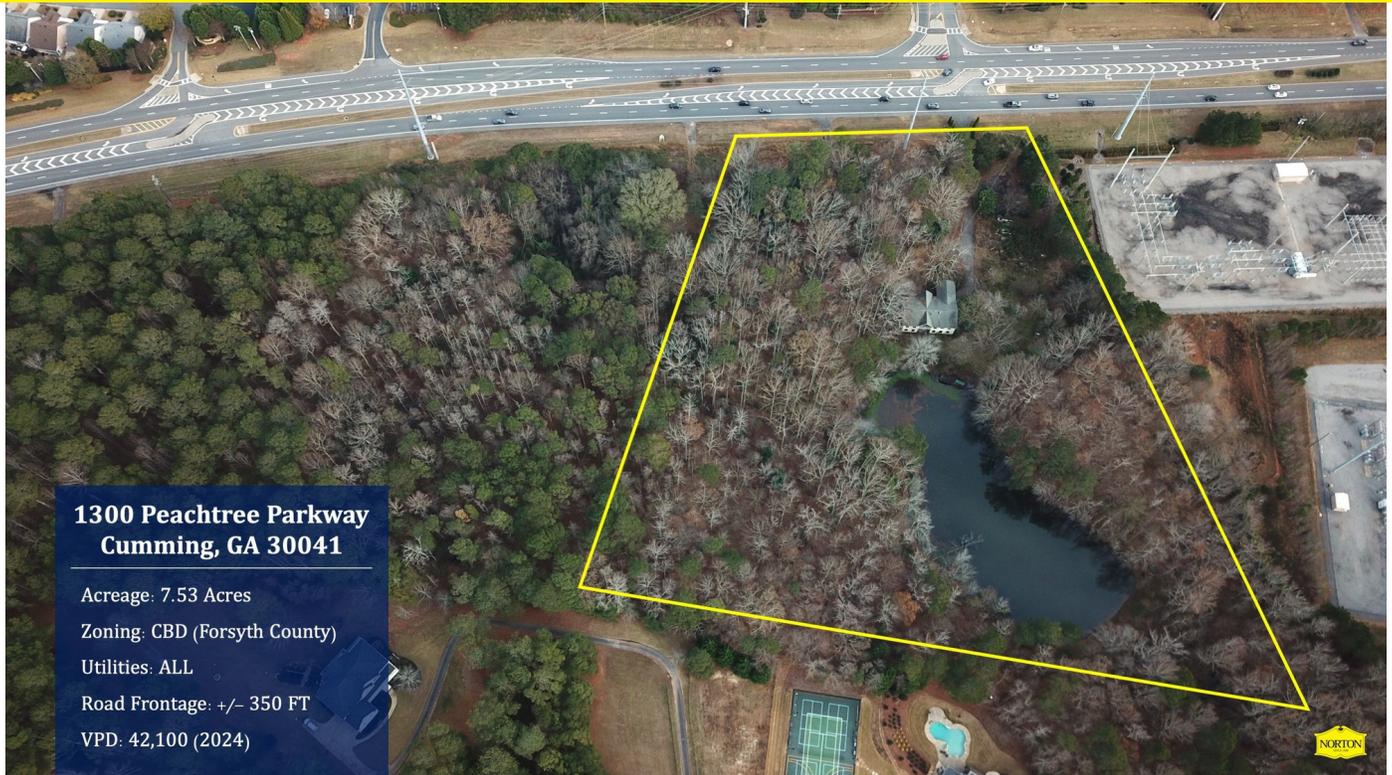


7.53 Acres - Highway 141/Peachtree Parkway

1300 Peachtree Parkway, Cumming, GA 30041

LAND FOR SALE



PROPERTY DESCRIPTION

1300 Peachtree Parkway presents a compelling opportunity to acquire a well-located 7.53-acre tract along one of Forsyth County's most active commercial corridors. Positioned directly on Peachtree Parkway/Highway 141, the property offers over 350 feet of road frontage and exposure to approximately 42,000 vehicles per day, providing strong visibility and accessibility.

Zoned CBD in Forsyth County and served by all public utilities, the site supports a wide range of commercial uses and offers flexibility for future development or repositioning. Surrounded by established residential neighborhoods, major retail destinations such as The Collection at Forsyth, and a concentration of professional and medical services, the property benefits from consistent traffic flow and a strong market presence. A rare State of Georgia license for a drug abuse education program further enhances the site's versatility. Extensive development documentation is available upon request, making this an attractive opportunity for investors and owner-users in a high-growth market.

LOCATION DESCRIPTION

Conveniently located just minutes from Exit 13 on GA Highway 400, 1300 Peachtree Parkway offers excellent access within Forsyth County and the greater Metro Atlanta area. The property is approximately three miles from The Collection at Forsyth, placing it near a strong mix of national retail, dining, and entertainment. Downtown Cumming and Downtown Alpharetta are each within a twenty-minute drive, while Downtown Atlanta is approximately thirty miles away. This strategic location, combined with Forsyth County's continued growth, makes the property attractive for investors and users seeking connectivity to key commercial and urban centers.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	7.53 Acres

CJ Harman
(706) 594-2456
cjharman@nortoncommercial.com



7.53 Acres - Highway 141/Peachtree Parkway

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AERIAL PHOTOS



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PROPERTY PHOTOS



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Executive Summary

1300 Peachtree Pkwy, Cumming, Georgia, 30041



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	2,974	33,163	104,795
2020 Population	5,449	53,578	151,508
2025 Population	5,654	58,087	162,415
2030 Population	6,022	62,833	173,617
2010-2020 Annual Rate	6.24%	4.91%	3.76%
2020-2025 Annual Rate	0.71%	1.55%	1.33%
2025-2030 Annual Rate	1.27%	1.58%	1.34%

Age	1 mile	3 miles	5 miles
2025 Median Age	42.6	39.7	39.3
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	47.6%	41.3%	45.4%
Black Alone	3.0%	4.2%	6.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	40.7%	46.0%	37.7%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.6%	1.9%	3.1%
Two or More Races	6.6%	6.3%	7.5%
Hispanic Origin	5.4%	5.9%	8.0%
Diversity Index	64.3	65.5	69.5

Households	1 mile	3 miles	5 miles
2010 Total Households	1,132	10,697	34,662
2020 Total Households	2,005	16,948	49,736
2025 Total Households	2,054	18,183	53,403
2030 Total Households	2,176	19,594	56,999
2010-2020 Annual Rate	5.88%	4.71%	3.68%
2020-2025 Annual Rate	0.46%	1.35%	1.36%
2025-2030 Annual Rate	1.16%	1.51%	1.31%
2025 Average Household Size	2.74	3.18	3.03
Wealth Index	194	184	181

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	25.6%	23.8%	24.4%
Median Household Income			
2025 Median Household Income	\$155,934	\$165,108	\$159,804
2030 Median Household Income	\$171,328	\$179,143	\$174,627
2025-2030 Annual Rate	1.90%	1.65%	1.79%
Average Household Income			
2025 Average Household Income	\$187,349	\$193,004	\$189,079
2030 Average Household Income	\$198,779	\$206,315	\$203,863
Per Capita Income			
2025 Per Capita Income	\$67,313	\$61,107	\$61,809
2030 Per Capita Income	\$71,092	\$65,076	\$66,506
2025-2030 Annual Rate	1.10%	1.27%	1.48%
Income Equality			
2025 Gini Index	36.0	35.2	37.1
Socioeconomic Status			
2025 Socioeconomic Status Index	75.2	67.3	64.1
Housing Unit Summary			
Housing Affordability Index	94	102	99
2010 Total Housing Units	1,199	11,185	36,539
2010 Owner Occupied Hus (%)	91.9%	91.9%	85.7%
2010 Renter Occupied Hus (%)	8.2%	8.1%	14.3%
2010 Vacant Housing Units (%)	5.6%	4.4%	5.1%
2020 Housing Units	2,049	17,505	51,841
2020 Owner Occupied HUs (%)	81.2%	83.7%	79.1%
2020 Renter Occupied HUs (%)	18.8%	16.3%	20.9%
Vacant Housing Units	2.7%	3.8%	4.1%
2025 Housing Units	2,082	18,645	55,163
Owner Occupied Housing Units	81.5%	83.9%	79.8%
Renter Occupied Housing Units	18.4%	16.1%	20.3%
Vacant Housing Units	1.3%	2.5%	3.2%
2030 Total Housing Units	2,206	20,072	58,955
2030 Owner Occupied Housing Units	1,794	16,624	46,040
2030 Renter Occupied Housing Units	382	2,970	10,959
2030 Vacant Housing Units	30	478	1,956