

Presented By:

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A

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**POWELL**  
PROPERTY GROUP

# 3426 & 3428 CASTLEBERRY ROAD

Land :

3426 & 3428 CASTLEBERRY ROAD, CUMMING, GA 30040

FOR SALE

# 3426 & 3428 CASTLEBERRY ROAD

3426 & 3428 CASTLEBERRY ROAD, CUMMING, GA 30040



Address:	3426 & 3428 Castleberry Road
Property Type	Land
Property Subtype	Residential
APN	129 019, 129 663, 129 055
Lot Size	39.18 Acres

Three parcels totaling 39.18 acres. Additional two parcels are one acre each. The area surrounding the property boasts a thriving business community and a growing population. Anchored by excellent schools, modern amenities, and a strong sense of community, Cumming is an appealing destination for businesses and residents alike. The property is located in the Vickery Creek Character area.

- Fronts Castleberry Road
- All utilities available on the property (sewer and gas)
- Four-lane road with turnaround lanes
- Close proximity to Downtown Cumming
- Convenient access to two nearby elementary schools (New Hope and George W. Whitlow)
- MRD - Mixed Residential District is possible. Minimum 30 acres with a combination of townhomes and single-family homes

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Three Parcels - 39.18 Acres Total



Parcel 129 019 ( 37.18 Acres )



Parcel 129 663 ( 1 Acre )



Parcel 129 055 ( 1 Acre )

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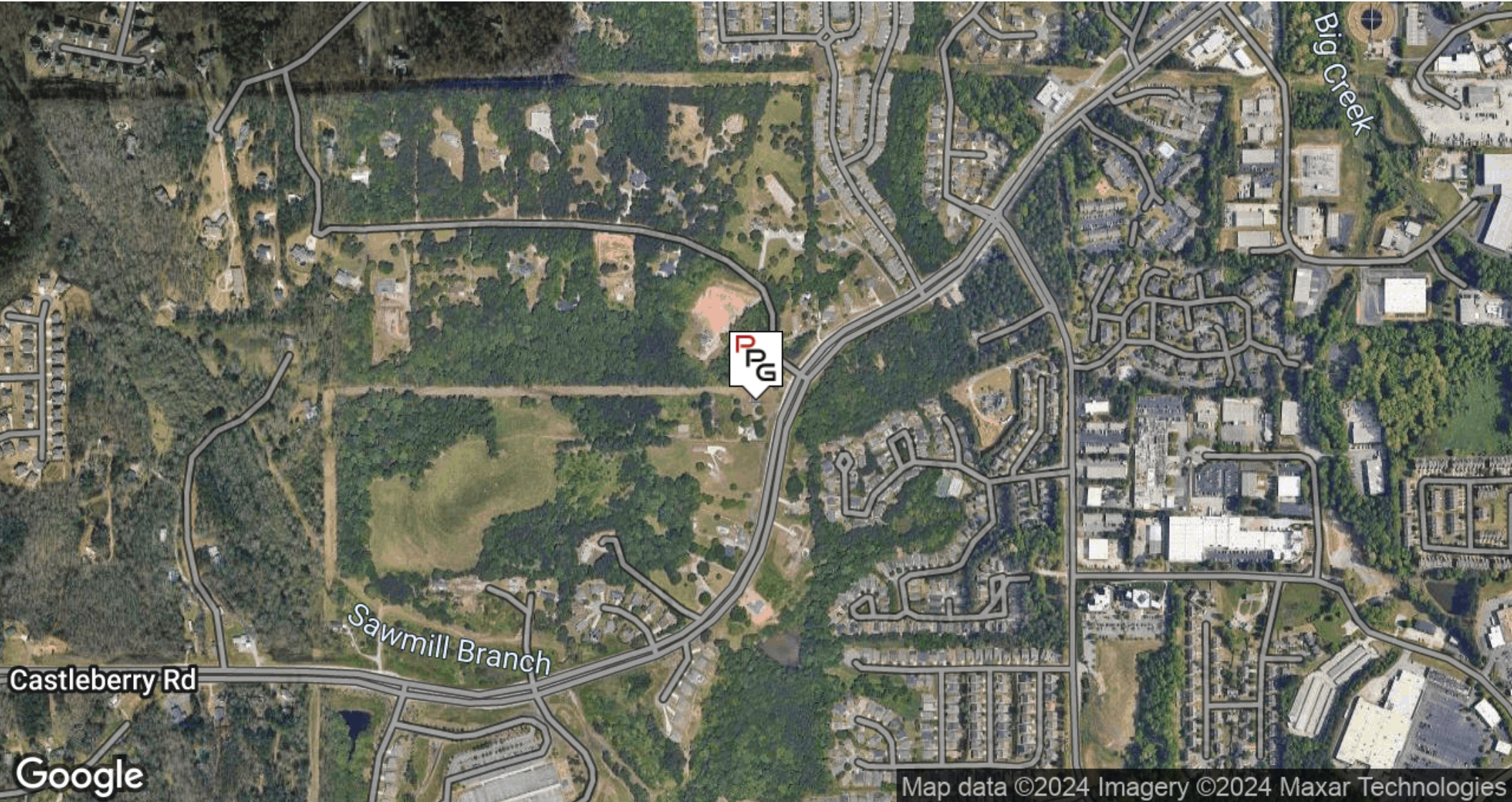
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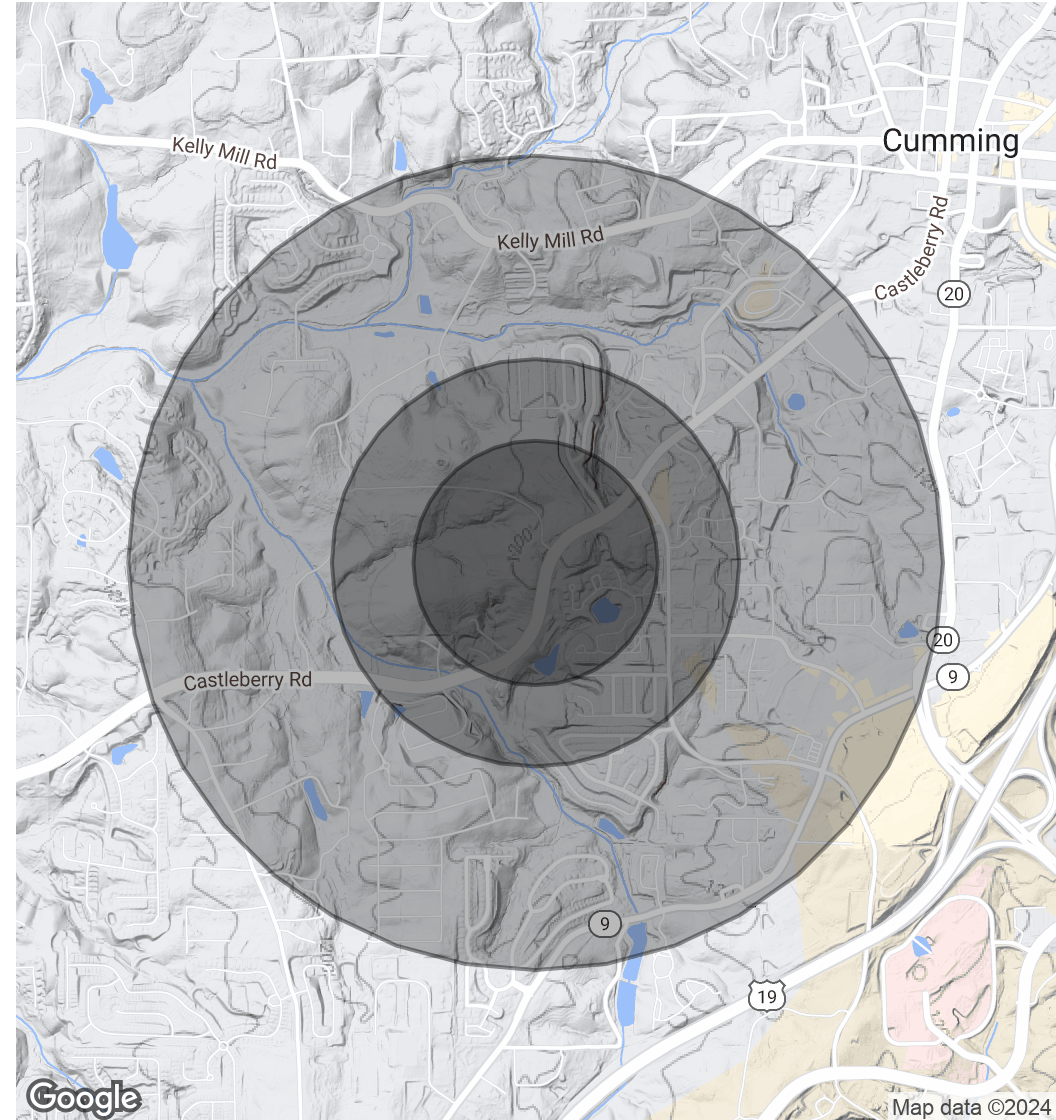
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	753	2,162	8,615
Average Age	41	40	39
Average Age (Male)	38	37	36
Average Age (Female)	44	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	305	866	3,187
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$137,180	\$132,375	\$130,624
Average House Value	\$531,876	\$518,880	\$512,417

Demographics data derived from AlphaMap



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