

1740 FRIENDSHIP CIRCLE

Cumming, GA | Forsyth County

M1 LAND | 2.75 ACRES | FULLY ENTITLED

Offered at \$1,385,000 (\$504K/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 \$1,385,000 (\$504K/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

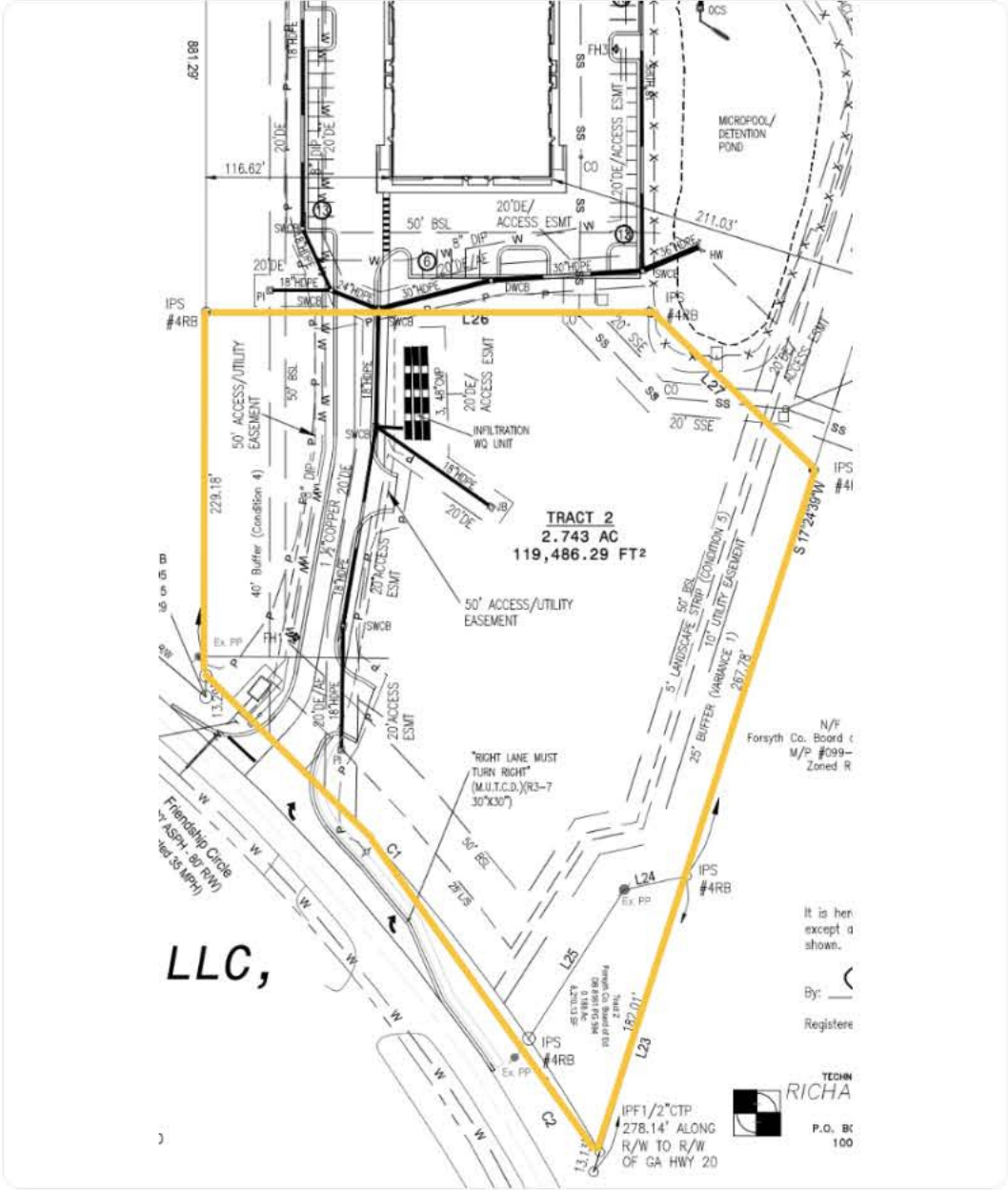


All Utilities Available

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



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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