

# Bryan Properties

COMMERCIAL REAL ESTATE  
212 Dahlonga Street

Call for Appointment

770-844-6274



**ASKING**  
**\$2,950,000**

## About Property

+/- 10 Acres located in East Forsyth County at the Northwest Corner of Browns Bridge Rd and Jot 'Em Down Rd. This is a signalized intersection. Water and electricity are available on site. It is currently zoned Neighborhood Shopping.

## PROPERTY OVERVIEW

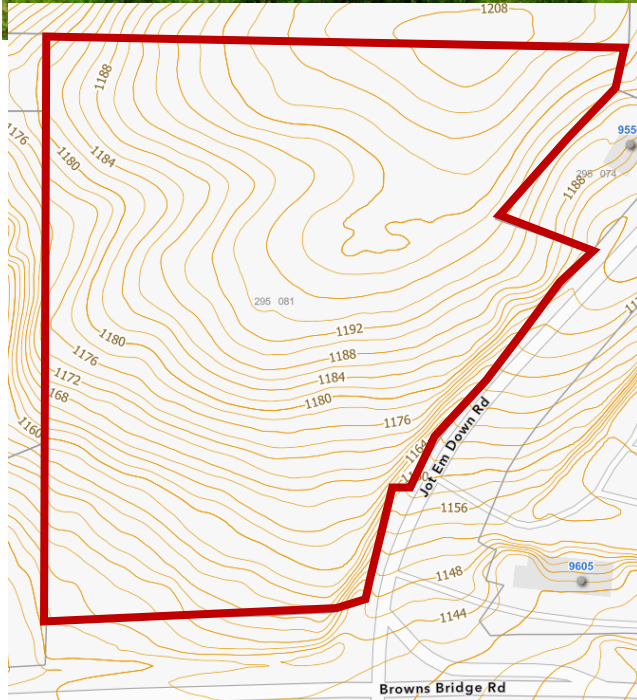
+/-10 Acres

Parcel ID: 295 081

400' of road frontage along Browns Bridge Rd  
17,600 ADT on Browns Bridge Rd (Hwy 369)

Adjacent to CBD

Pasture



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404-697-0864



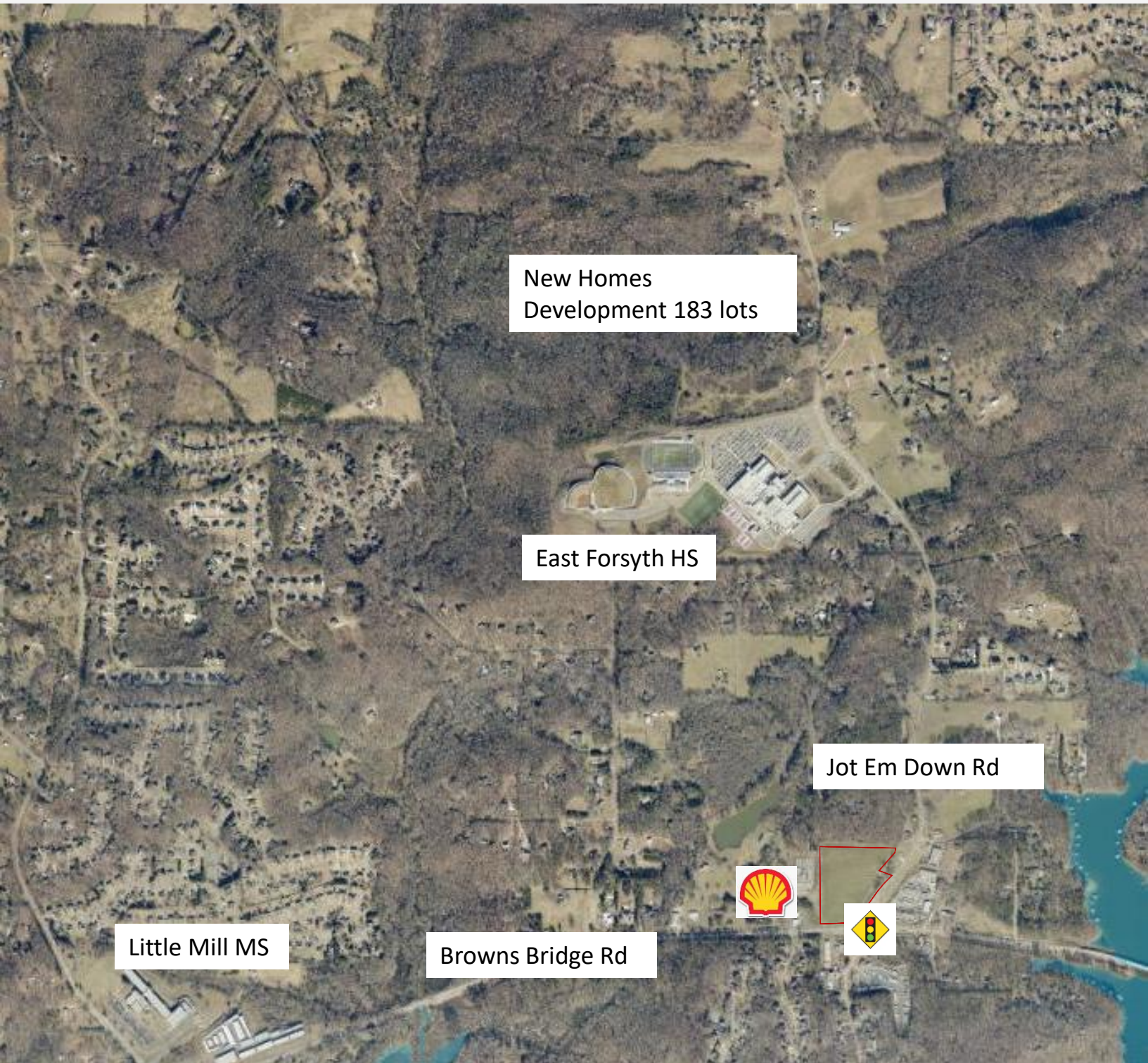
415 Dahlonga Street Cumming, GA 30040



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# Immediate Area



+/-10 Acres in the NWC of Browns Bridge Rd and Jot 'Em Down Rd is less than 1 mile south of East Forsyth High School (est. 2021). It is 6 miles east of SR 400. The property is currently maintained as pasture. Please contact Bryan Properties to walk the site.