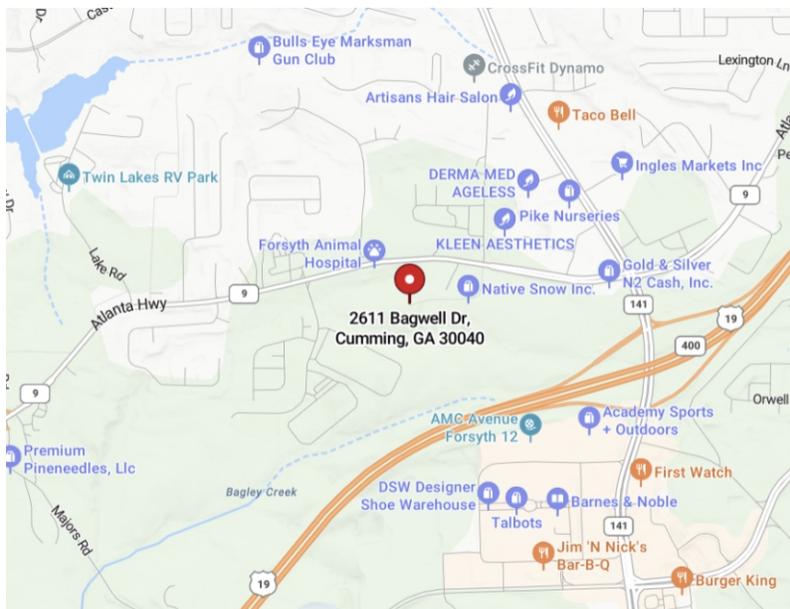
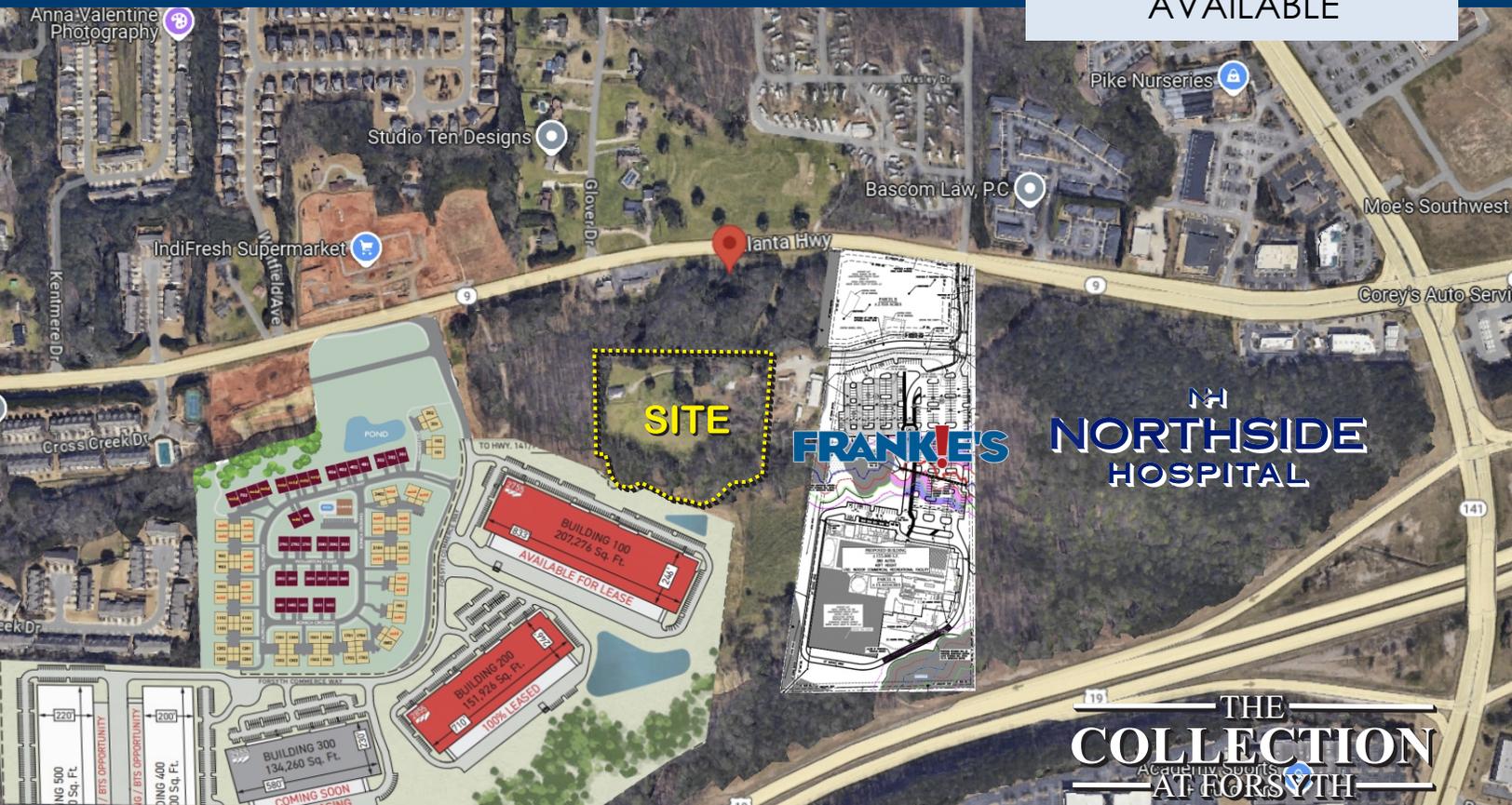


# 6.2 Acres Cumming ,GA

2611 Bagwell dr | Cumming, Georgia 30040 | FORSYTH COUNTY

AVAILABLE



## PROPERTY INFORMATION

FOR SALE : 6.2 +/- acres parcel located at 2611 Bagwell Dr in Cumming, GA, located in the heart of Forsyth County. With high visibility and easy access to major roads.

Surrounded by new growth including the Forsyth Commerce Center, The Orchards at South Forsyth and Frankie's Fun Park.



### TRAFFIC COUNTS

15,100 VPD – Atlanta Highway  
41,800 VPD – Peachtree Pkwy 141  
89,700 VPD – GA 400

sourced from GDOT

### Demographics

	3 Miles	5 Miles	10 Miles
Total Population	35,727	109,007	407,782
Daytime Population	64,595	179,584	570,606
Avg. Household Income	\$165,922	\$178,022	\$171,662

Information contained here in has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but can not guarantee it.



Forsyth Commerce Center



Exit full screen

# 6.2 Acres Cumming, GA

# Nearest New Developments

**Nearest new Subdivisions:**  
**Fowler Hill Rd (red)**  
 Zoning approved in 2023 for 284 residential lots and 120 attached residential units with density of 2.88 units per acre

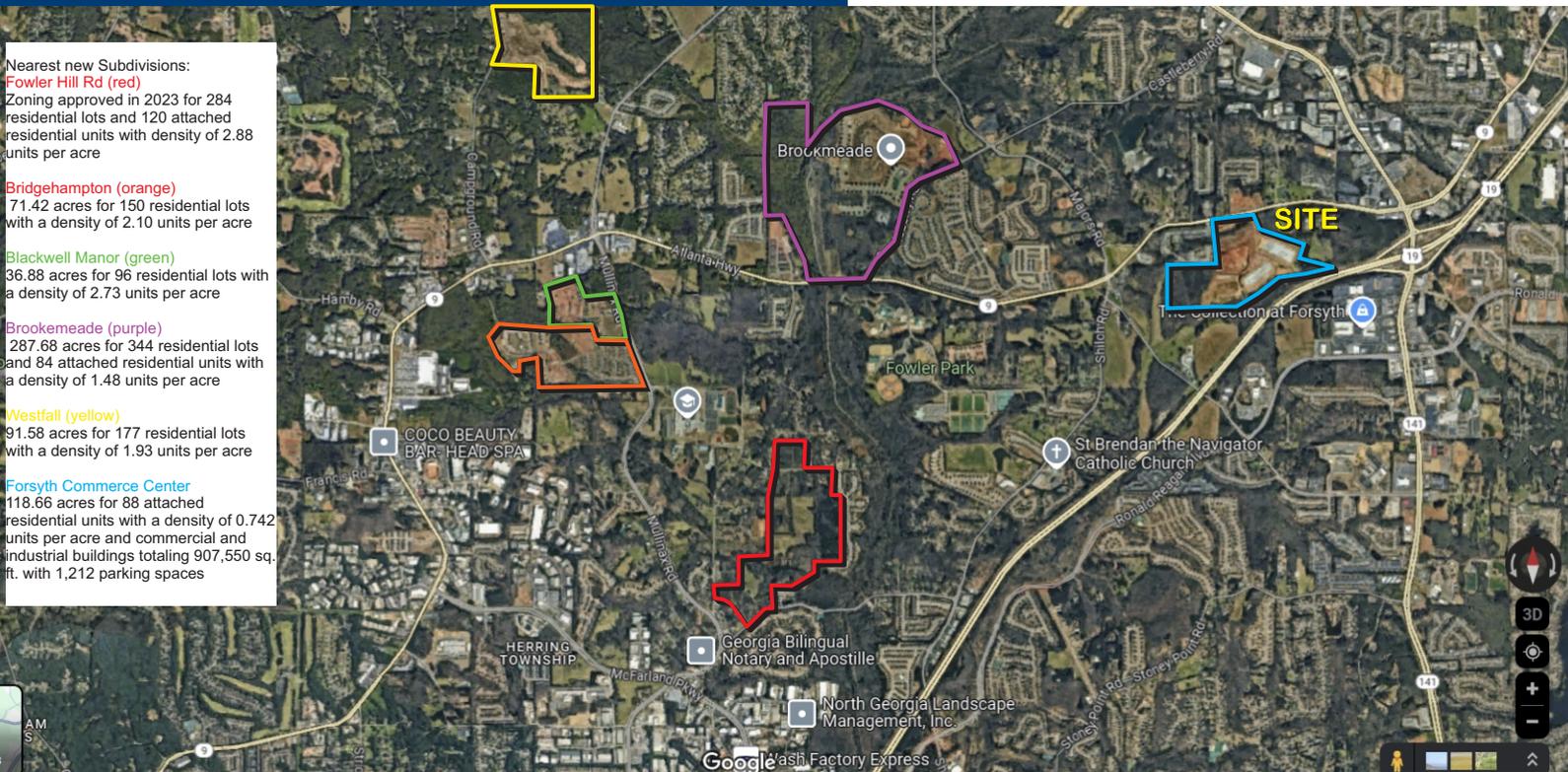
**Bridgehampton (orange)**  
 71.42 acres for 150 residential lots with a density of 2.10 units per acre

**Blackwell Manor (green)**  
 36.88 acres for 96 residential lots with a density of 2.73 units per acre

**Brookmeade (purple)**  
 287.68 acres for 344 residential lots and 84 attached residential units with a density of 1.48 units per acre

**Westfall (yellow)**  
 91.58 acres for 177 residential lots with a density of 1.93 units per acre

**Forsyth Commerce Center**  
 118.66 acres for 88 attached residential units with a density of 0.742 units per acre and commercial and industrial buildings totaling 907,550 sq. ft. with 1,212 parking spaces



## Forsyth Commerce Center



<b>PHASE I COMPLETED</b>	Building 100 - Available for Lease Building 200 - Fully Leased
<b>PHASE II COMING 2024</b>	Building 300 - Now Pre-Leasing
<b>PHASE III</b>	Building 400 - BTS Opportunity Building 500 - BTS Opportunity

