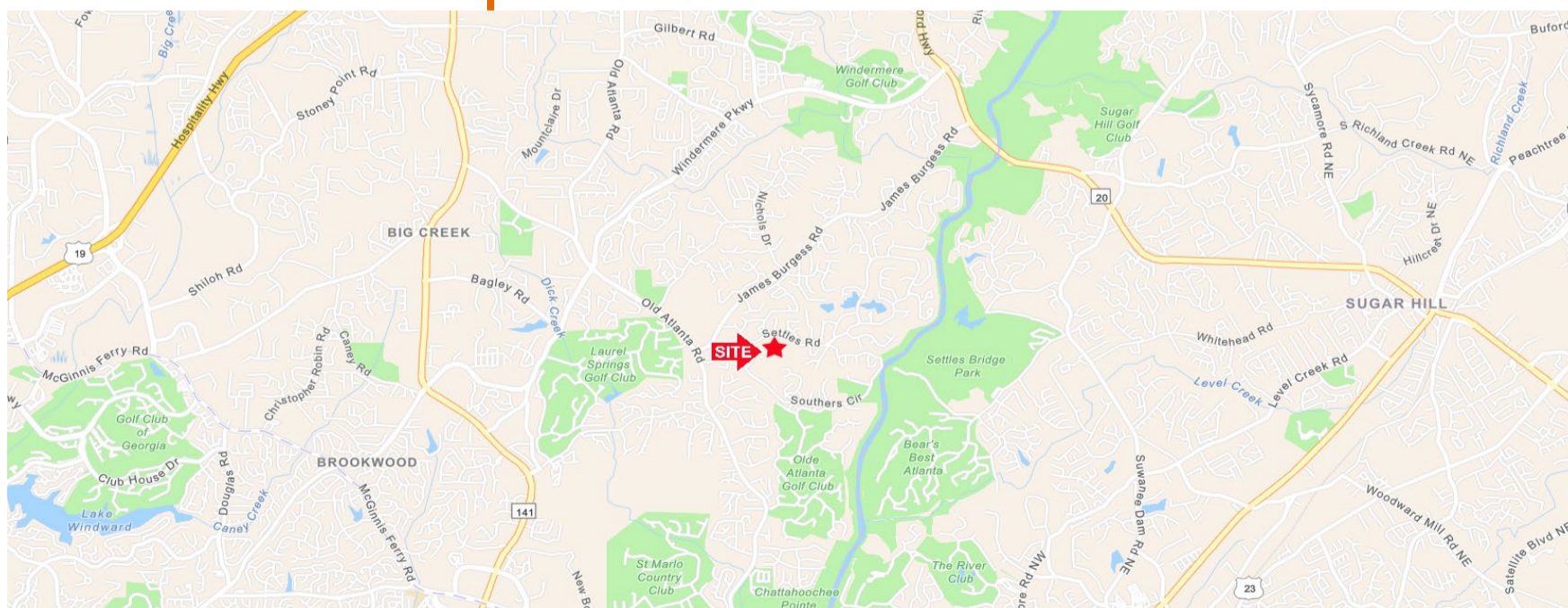


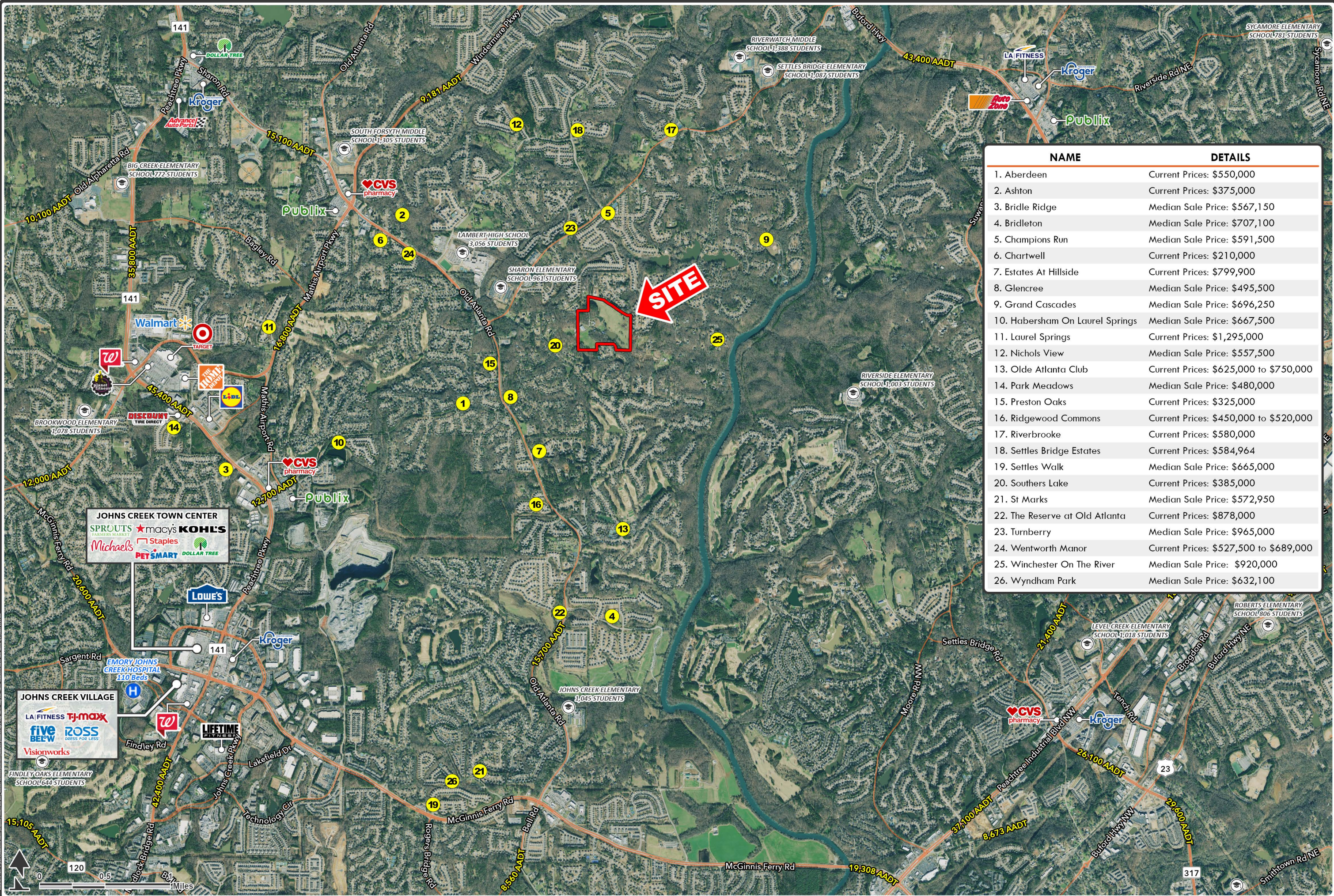


Residential Development Opportunity Forsyth County, GA ±48 Acres Available of a 56.59 Acre Tract

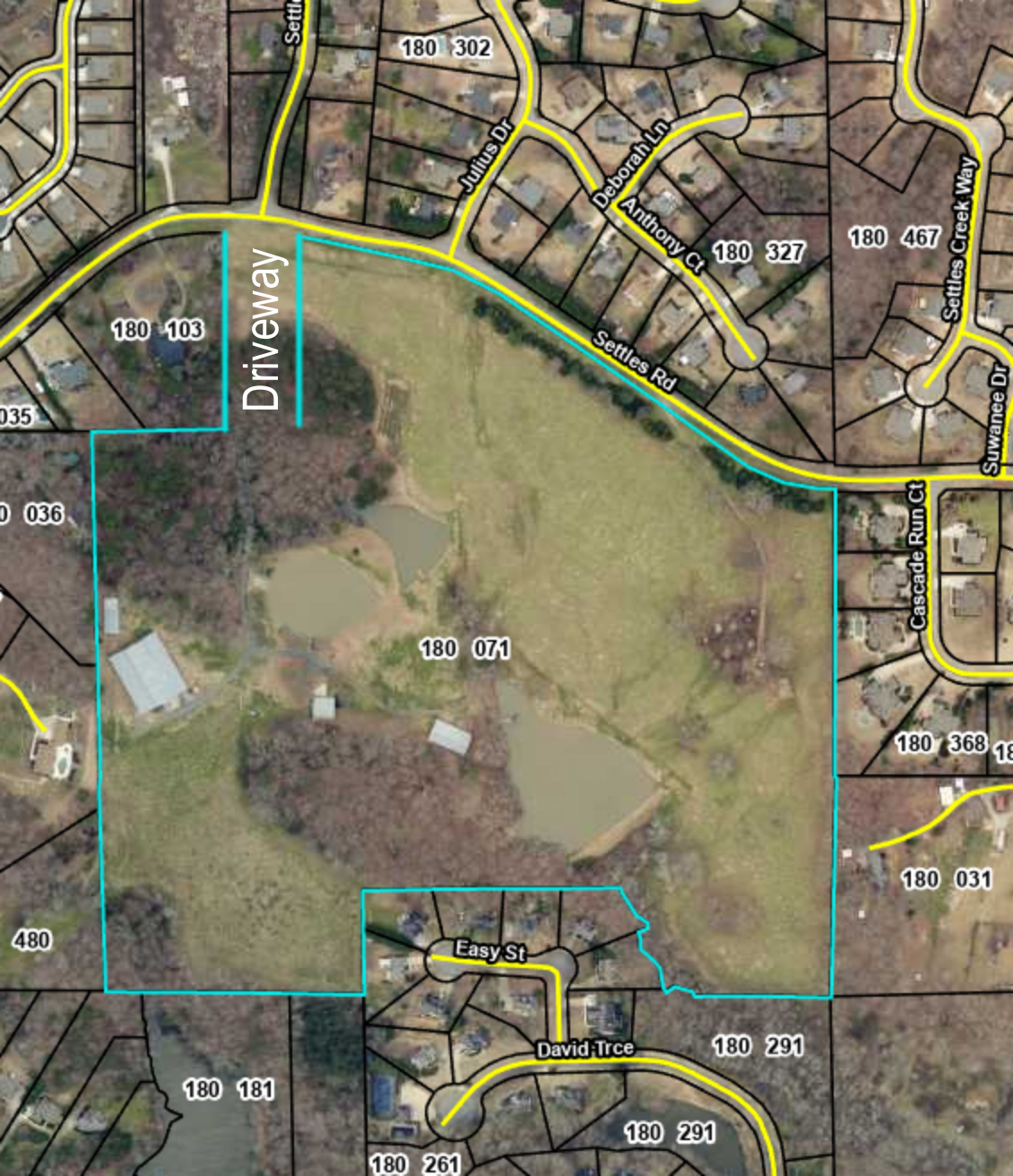
Market Area:	Cumming, Forsyth County, Georgia
Location:	999 Settles Rd, Suwanee GA 30024 Easy Access to Hwy 141/ Peachtree Pkwy & GA 400
Price:	\$ 160,000 Per Acre
Schools:	Lambert High School Riverwatch Middle School Settles Bridge Elementary School
Property:	56.59 acres of which owner will retain 8-10 acres with their personal residence & adjacent structures.
Topo & Geography:	Property is gently rolling & includes two lakes. One lake is 1/2 acre and the other is 1.5 acres. Setting is perfect for the development of estate homes.
Zoning:	Current zoning is A1 (Agricultural)-Owner will sell contingent on rezoning to R-2



Contact: Gail Fargason, Kyle LeCain or Cheryl Routson
Phone (770) 955-2434
Fax (770) 951-0054



NAME	DETAILS
1. Aberdeen	Current Prices: \$550,000
2. Ashton	Current Prices: \$375,000
3. Bridle Ridge	Median Sale Price: \$567,150
4. Bridleton	Median Sale Price: \$707,100
5. Champions Run	Median Sale Price: \$591,500
6. Chartwell	Current Prices: \$210,000
7. Estates At Hillside	Current Prices: \$799,900
8. Glencree	Median Sale Price: \$495,500
9. Grand Cascades	Median Sale Price: \$696,250
10. Habersham On Laurel Springs	Median Sale Price: \$667,500
11. Laurel Springs	Current Prices: \$1,295,000
12. Nichols View	Median Sale Price: \$557,500
13. Olde Atlanta Club	Current Prices: \$625,000 to \$750,000
14. Park Meadows	Median Sale Price: \$480,000
15. Preston Oaks	Current Prices: \$325,000
16. Ridgewood Commons	Current Prices: \$450,000 to \$520,000
17. Riverbrooke	Current Prices: \$580,000
18. Settles Bridge Estates	Current Prices: \$584,964
19. Settles Walk	Median Sale Price: \$665,000
20. Southers Lake	Current Prices: \$385,000
21. St Marks	Median Sale Price: \$572,950
22. The Reserve at Old Atlanta	Current Prices: \$878,000
23. Turnberry	Median Sale Price: \$965,000
24. Wentworth Manor	Current Prices: \$527,500 to \$689,000
25. Winchester On The River	Median Sale Price: \$920,000
26. Wyndham Park	Median Sale Price: \$632,100



Driveway

180 103

180 071

Easy St

David Trce

180 291

180 181

180 291

180 261

180 302

Julius Dr

Deborah Ln

Anthony Ct

180 327

180 467

Settles Creek Way

Suwanee Dr

180 368

180 031

Cascade Run Ct

035

036

480

