



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

GEORGIA  
PROPERTIES

# Just Listed



54.64 Acres

Bryan Schacht  
REALTOR®

Gina Kendrick  
REALTOR®

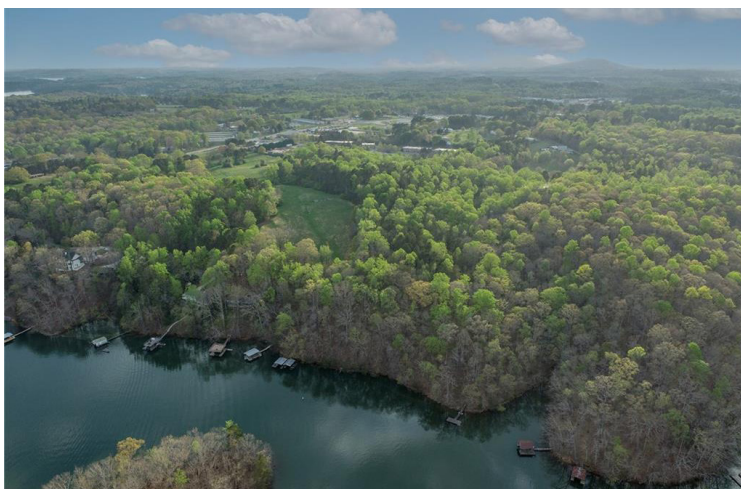
Jessica Sexton  
REALTOR®

5325 Browns Bridge Road  
CUMMING, GEORGIA 30041

4  | 3.5  | 54,9 ACRES



Lake Residential An initial assessment by a builder/developer indicates exceptional potential for residential development, with zoning allowing approximately 1.71 units per acre (Lake Residential). The property includes two dock permits on Lake Lanier with upgrade potential. The minimum lot size is 25,500 square feet, translating to an estimated 52 lots over approximately 30 usable acres, perfect for creating a vibrant and desirable neighborhood. This is the first time this family estate, comprising four parcels totaling 55 acres, is being offered for sale. The property boasts ample road frontage on Browns Bridge Road in Forsyth County, with lake frontage on Six Mile Creek, located just three miles from GA-400. Additionally, the estate includes a four-bedroom ranch built in 1972. Imagine a community designed to provide the lifestyle many of us desire, with beautiful rolling hills, views of creeks and springs, and access to Lake Lanier. The open grazing lands present an ideal location for a upper end residential project. This unique opportunity with endless possibilities won't last long. Whether you envision a residential development, an equestrian estate, or a mixed-use project, this property offers the perfect canvas to create a thriving community. Act now to secure this rare offering and turn your vision into reality. Contact us today for more information and to explore the potential of this exceptional property.



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