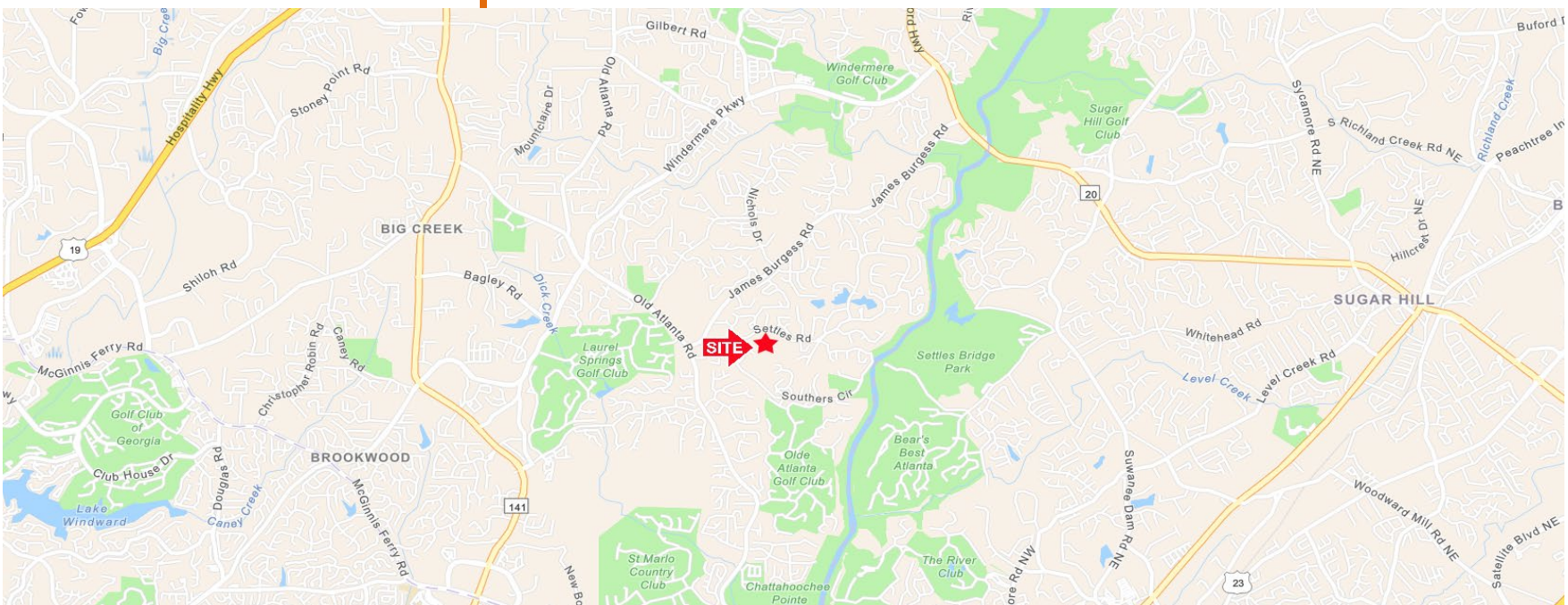




Residential Development Opportunity Forsyth County, GA ±48 Acres Available of a 56.59 Acre Tract

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 or Lower

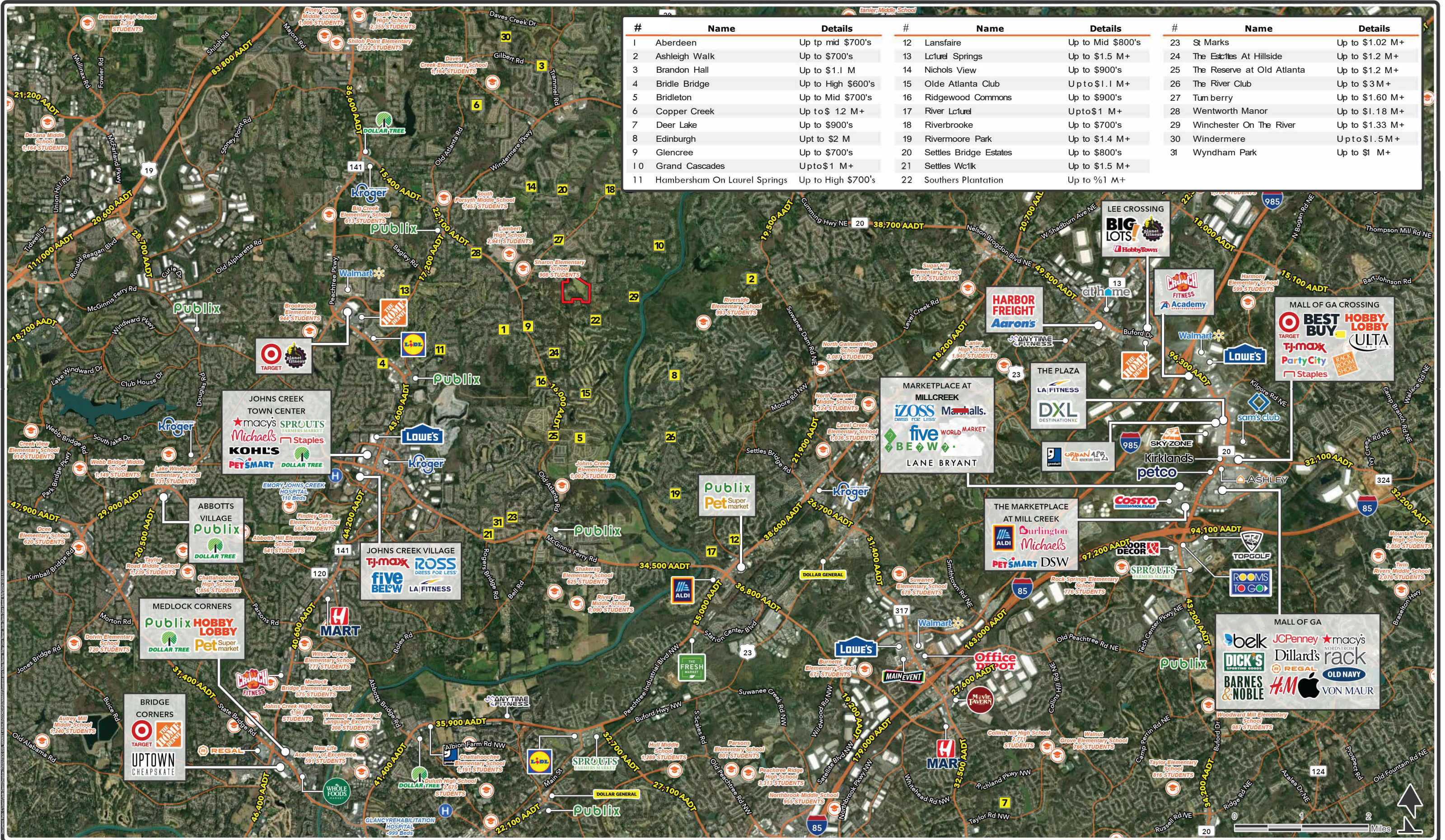


Contact: Gail Fargason, Kyle LeCain or Cheryl Routson
Phone (770) 955-2434
Fax (770) 951-0054

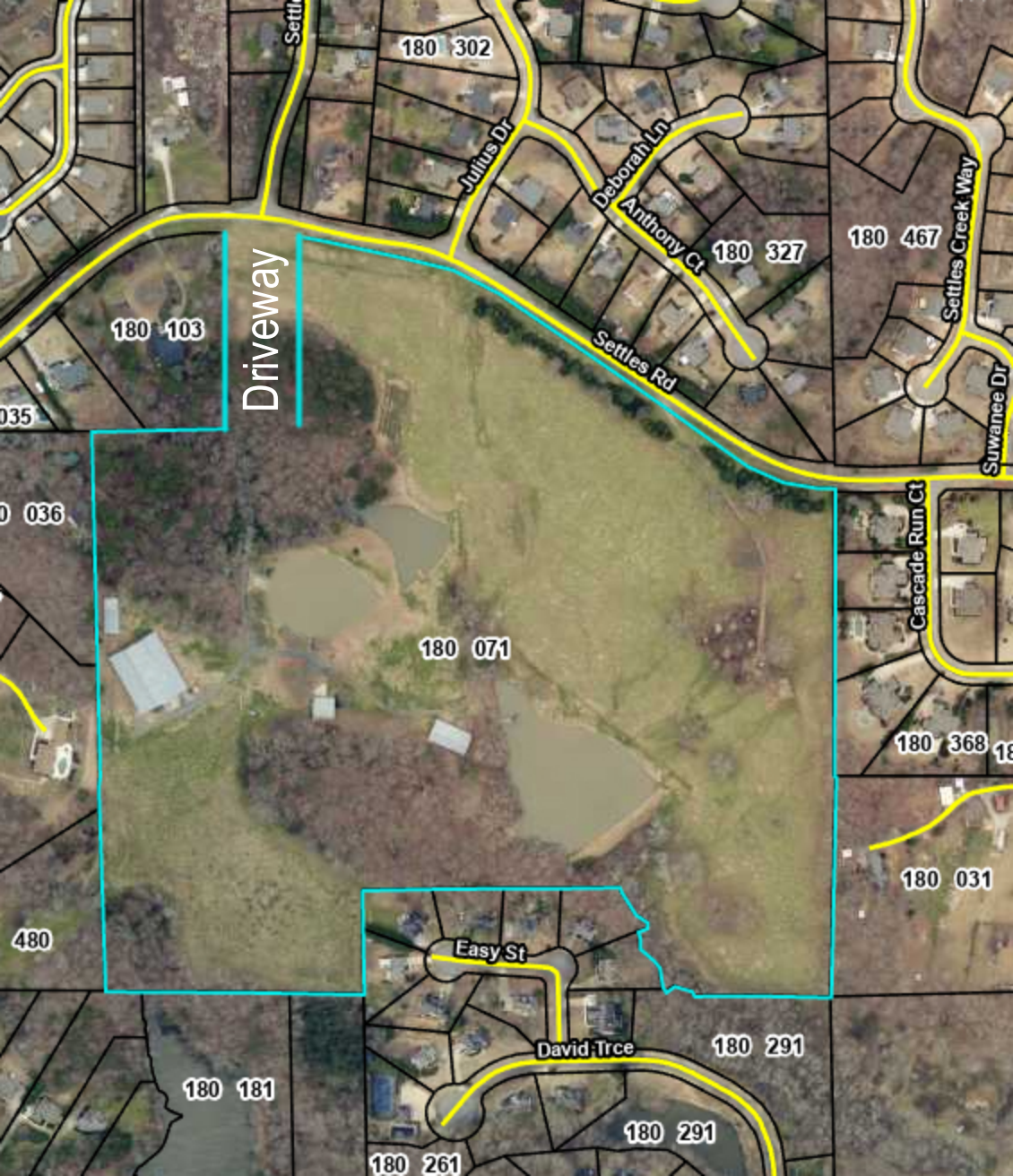
Suwanee | Cumming, GA

Subdivision Overview

September 2024



#	Name	Details	#	Name	Details	#	Name	Details
1	Aberdeen	Up tp mid \$700's	12	Lansfaire	Up to Mid \$800's	23	St Marks	Up to \$1.02 M+
2	Ashleigh Walk	Up to \$700's	13	Lctuel Springs	Up to \$1.5 M+	24	The Estates At Hillside	Up to \$1.2 M+
3	Brandon Hall	Up to \$1.1 M	14	Nichols View	Up to \$900's	25	The Reserve at Old Atlanta	Up to \$1.2 M+
4	Bridle Bridge	Up to High \$600's	15	Olde Atlanta Club	Upto\$1.1 M+	26	The River Club	Up to \$3 M+
5	Bridleton	Up to Mid \$700's	16	Ridgewood Commons	Up to \$900's	27	Tum berry	Up to \$1.60 M+
6	Copper Creek	Up to\$ 1.2 M+	17	River Lctuel	Upto\$1 M+	28	Wentworth Manor	Up to \$1.18 M+
7	Deer Lake	Up to \$900's	18	Riverbrooke	Up to \$700's	29	Winchester On The River	Up to \$1.33 M+
8	Edinburgh	Upt to \$2 M	19	Rivermoore Park	Up to \$1.4 M+	30	Windermere	Upto\$1.5 M+
9	Glencree	Up to \$700's	20	Settles Bridge Estates	Up to \$800's	31	Wyndham Park	Up to \$1 M+
10	Grand Cascades	Upto\$1 M+	21	Settles Wc1lk	Up to \$1.5 M+			
11	Hambersham On Laurel Springs	Up to High \$700's	22	Southers Plantation	Up to %1 M+			



Driveway

Easy St

David Trce

Settles Creek Way

Suwanee Dr

Cascade Run Ct

Anthony Ct

Settles Rd

Julius Dr

Deborah Ln

180 103

180 302

180 327

180 467

180 071

180 368

180 031

180 181

180 291

180 291

180 261

480

035

0 036

