



## 4.88 Acres in Cumming, GA

- Property is divisible.
- All utilities, including sewer, available on site.
- Excellent Topography.
- Close Proximity to GA 400 (Exit 14) and Northside Hospital Forsyth.
- Located in the Cumming/Forsyth County submarket, a region of tremendous economic growth and upscale demographics.
- Forsyth County is consistently recognized as one of the fastest growing counties in the nation.
- Owner will sell subject to rezoning.

## Get more information

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# Topography and Floodplain Map

833 & 837 Atlanta Road



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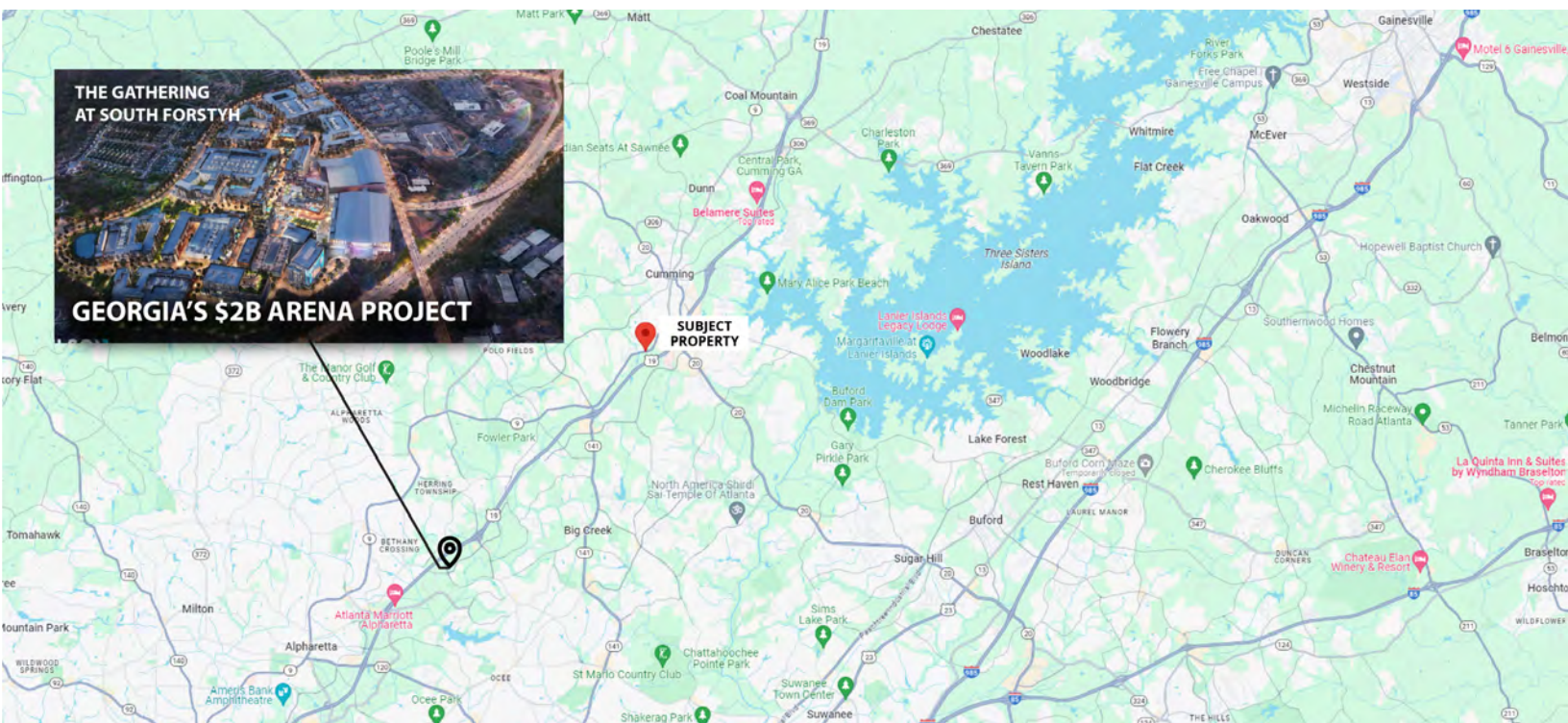
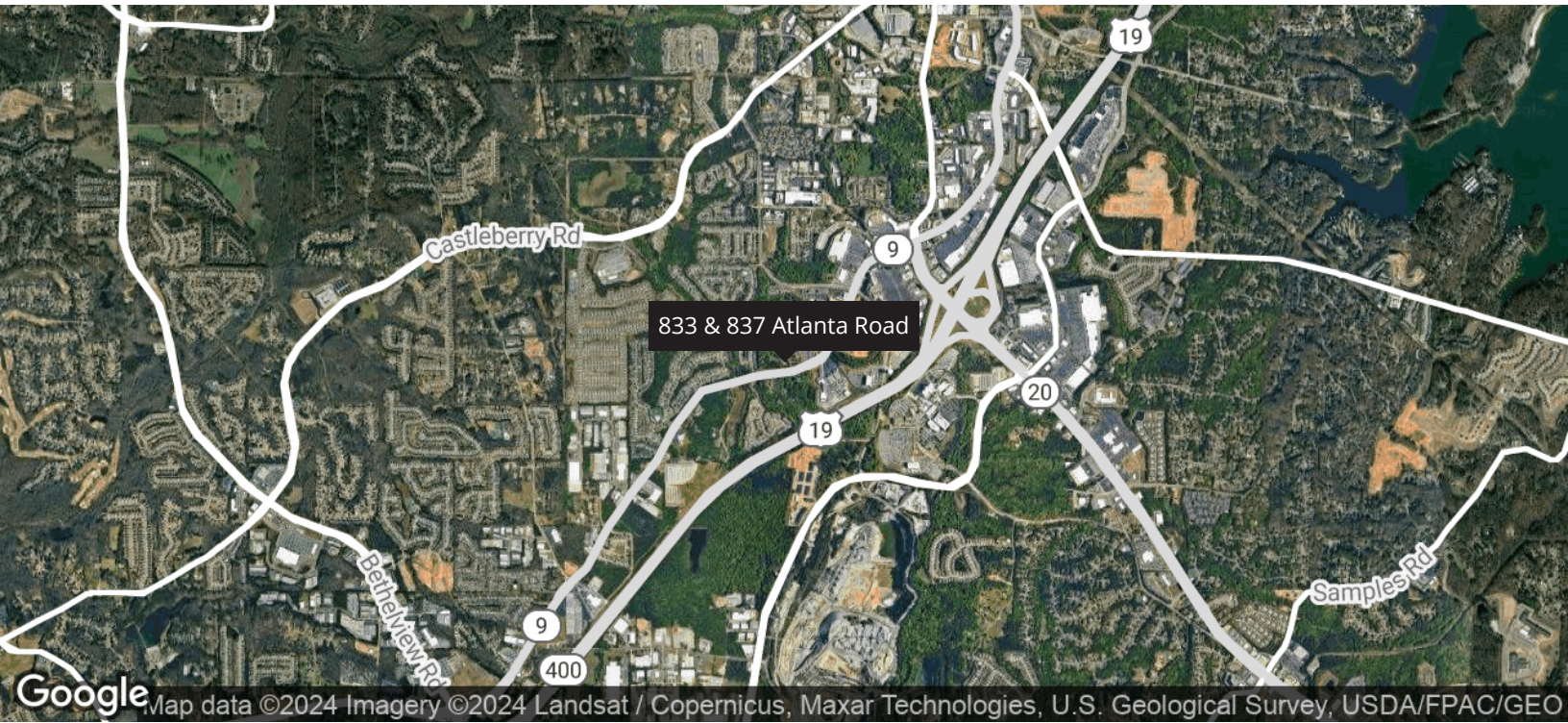
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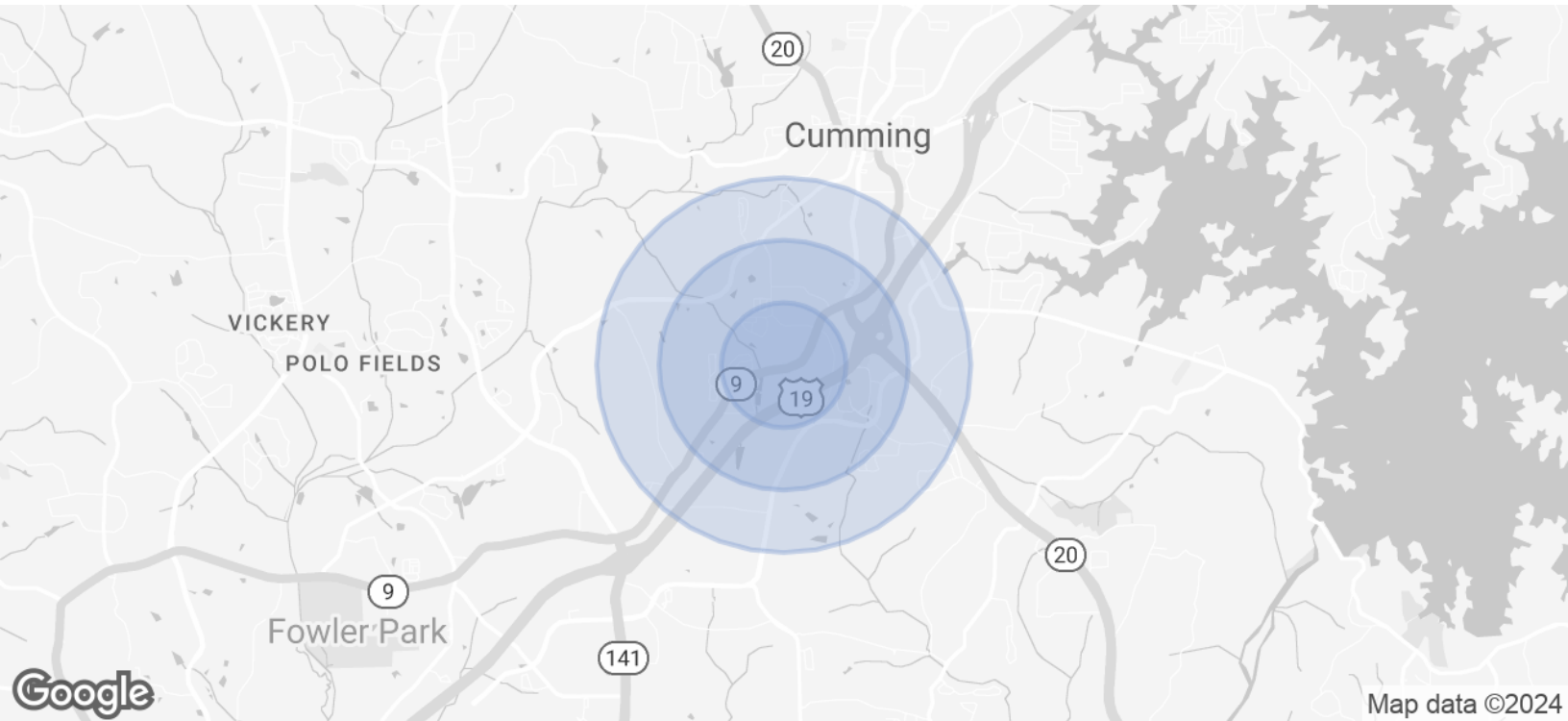
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| <b>Population</b>              | <b>0.5 Miles</b> | <b>1 Mile</b> | <b>1.5 Miles</b> |
|--------------------------------|------------------|---------------|------------------|
| Total Population               | 1,232            | 4,080         | 10,452           |
| Average Age                    | 31.7             | 33.1          | 36.0             |
| Average Age (Male)             | 30.9             | 31.3          | 34.4             |
| Average Age (Female)           | 32.9             | 35.5          | 37.9             |
| <b>Households &amp; Income</b> | <b>0.5 Miles</b> | <b>1 Mile</b> | <b>1.5 Miles</b> |
| Total Households               | 460              | 1,529         | 3,966            |
| # of Persons per HH            | 2.7              | 2.7           | 2.6              |
| Average HH Income              | \$88,991         | \$89,783      | \$93,876         |
| Average House Value            | \$320,041        | \$312,512     | \$301,956        |

\* Demographic data derived from 2020 ACS - US Census



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# Let's talk.

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