



OFFERING MEMORANDUM

6190 Parkway North Dr
Cumming, GA 30040

Bulls Eye Marksman Gun Club

Bulls Eye Marksman Gun Club

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Exclusively Marketed by:

Imran Ahmad

Keller Williams Commercial

Commercial Broker

(404) 454-2768

imran.ahmad@kw.com

379103



01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	6190 Parkway North Dr Cumming GA 30040
COUNTY	Forsyth
MARKET	Atlanta
SUBMARKET	North Atlanta
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,699,900
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	6,510	54,251	146,096
2026 Median HH Income	\$130,133	\$149,019	\$151,918
2026 Average HH Income	\$151,388	\$174,361	\$178,493

02

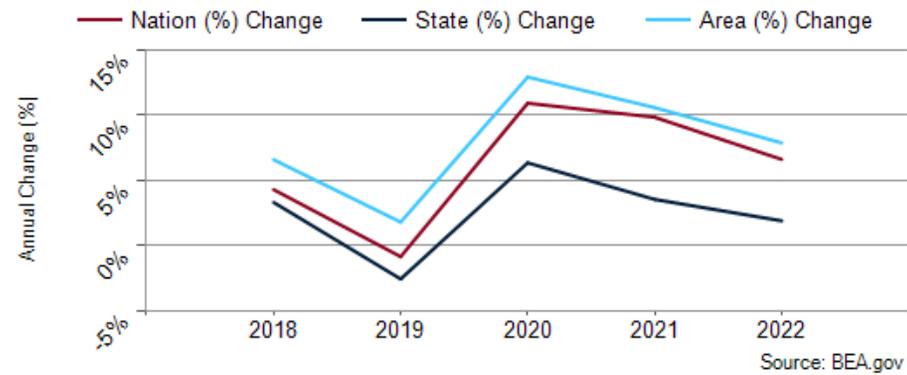
Location

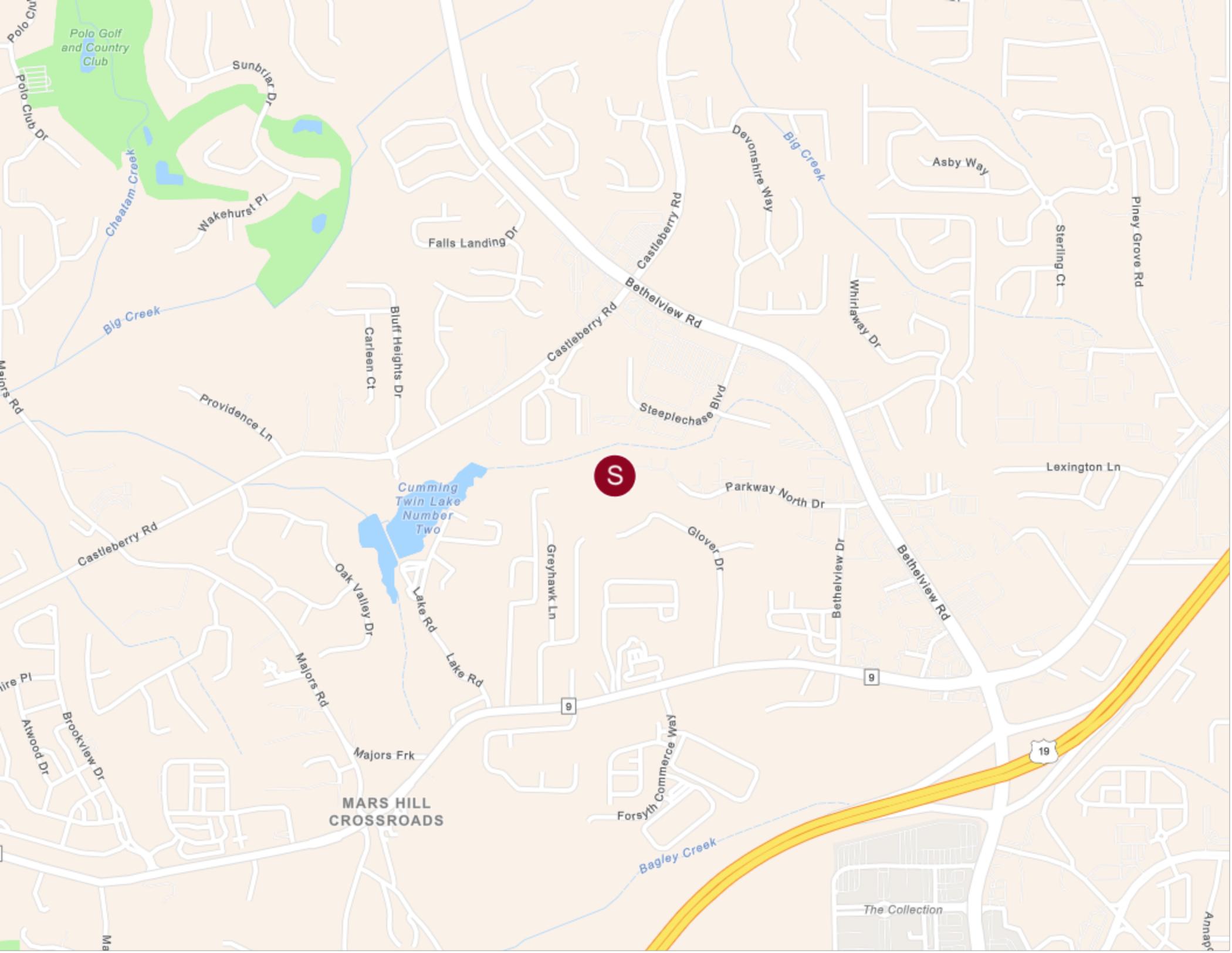
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

Largest Employers

Forsyth County Schools	8,000
Northside Hospital Forsyth	3,100
Tyson Foods Inc.	1,100
Koch Foods of Cumming	1,000
Scientific Games International Inc	1,000
Sawnee EMC	650
Solvay Specialty Polymers LLC	450
Hansgrohe Inc.	250

Forsyth County GDP Trend





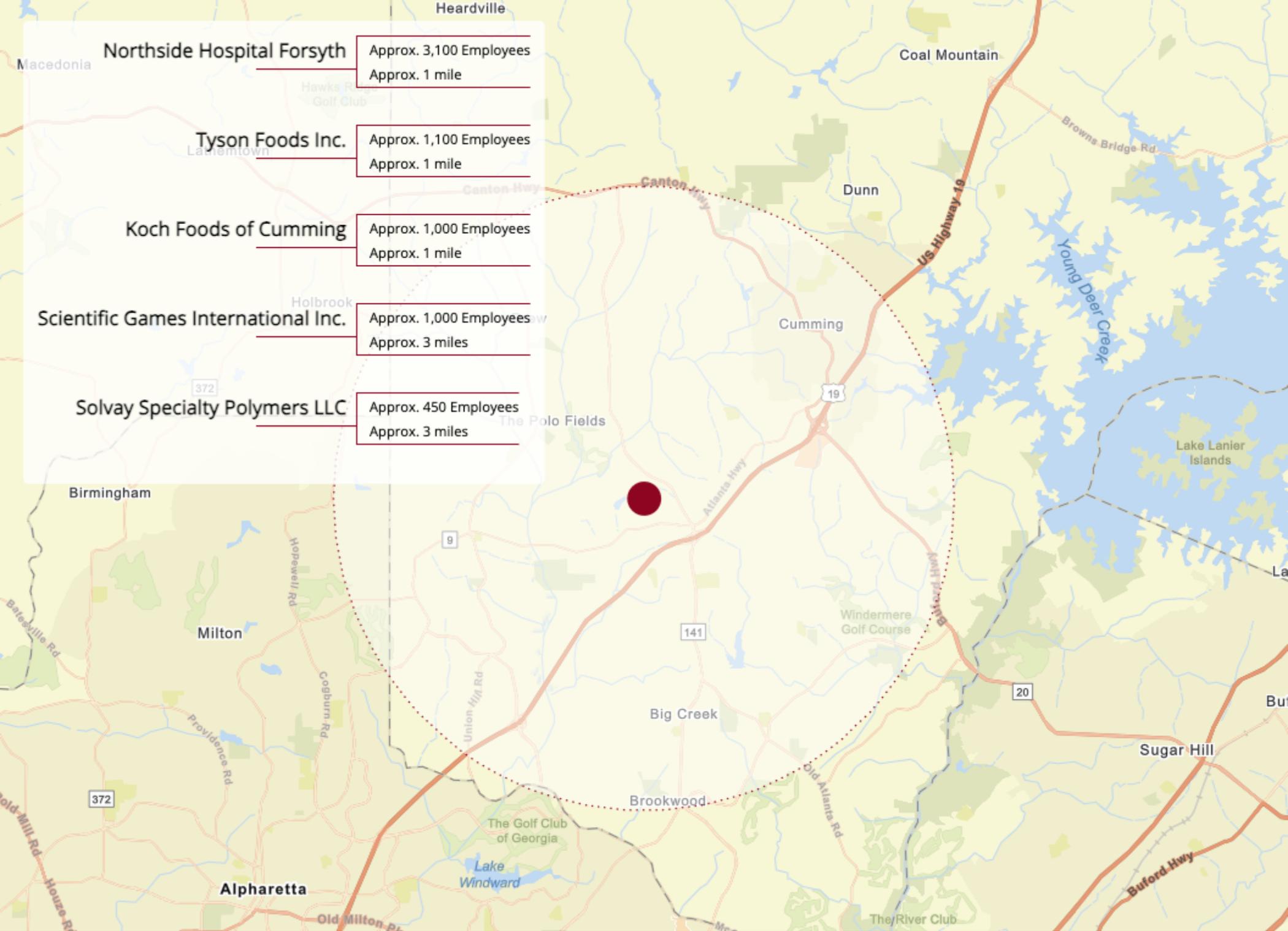
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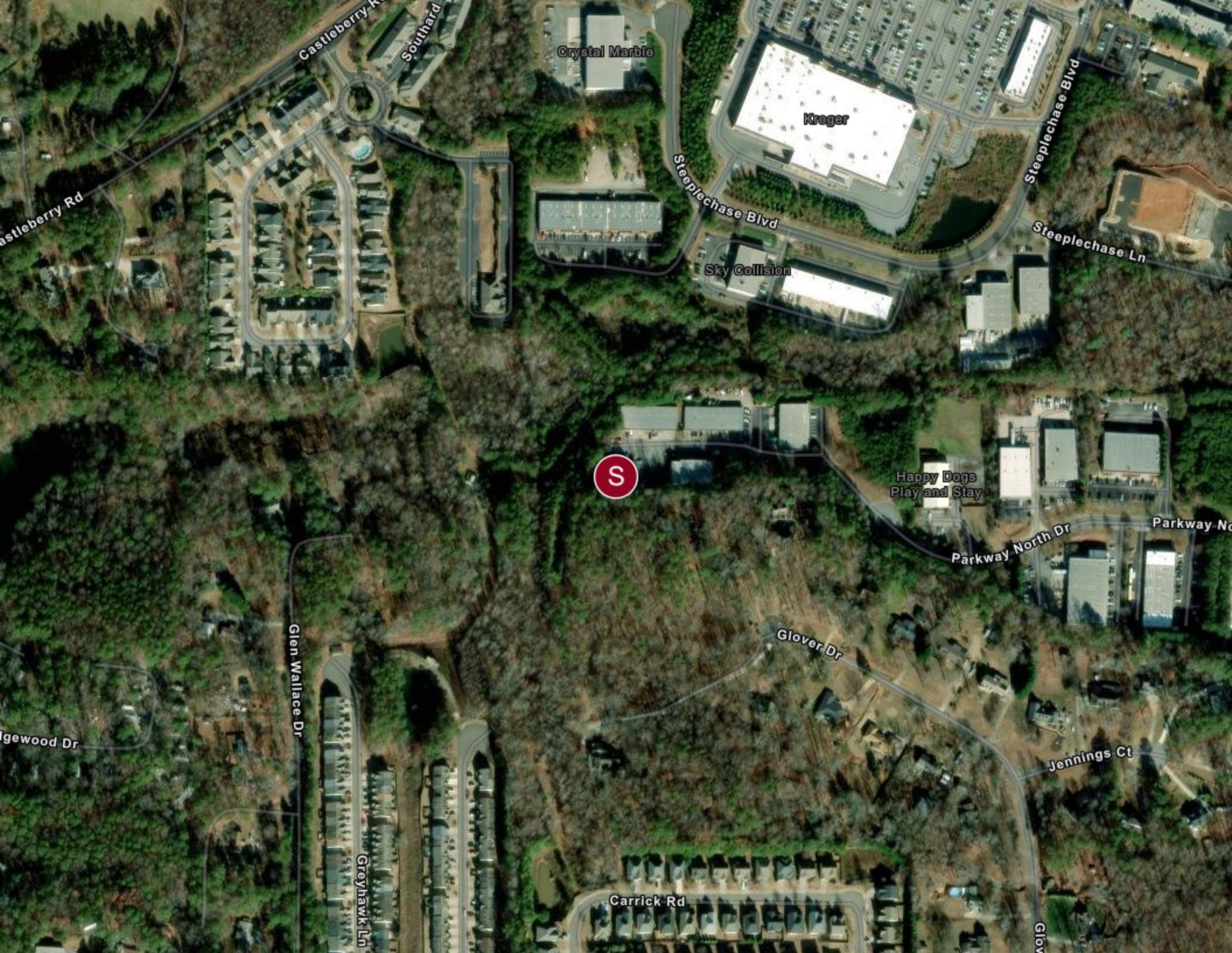
MARS HILL
CROSSROADS

Cumming
Twin Lake
Number
Two

Polo Golf
and Country
Club

The Collection





Castleberry Rd

Southard

Crystal Marble

Kroger

Steeplechase Blvd

Steeplechase Blvd

Steeplechase Ln

Sky Collision

S

Happy Dogs
Play and Stay

Parkway North Dr

Parkway North Dr

Glover Dr

Jennings Ct

Ingewood Dr

Glen Wallace Dr

Greyhawk Ln

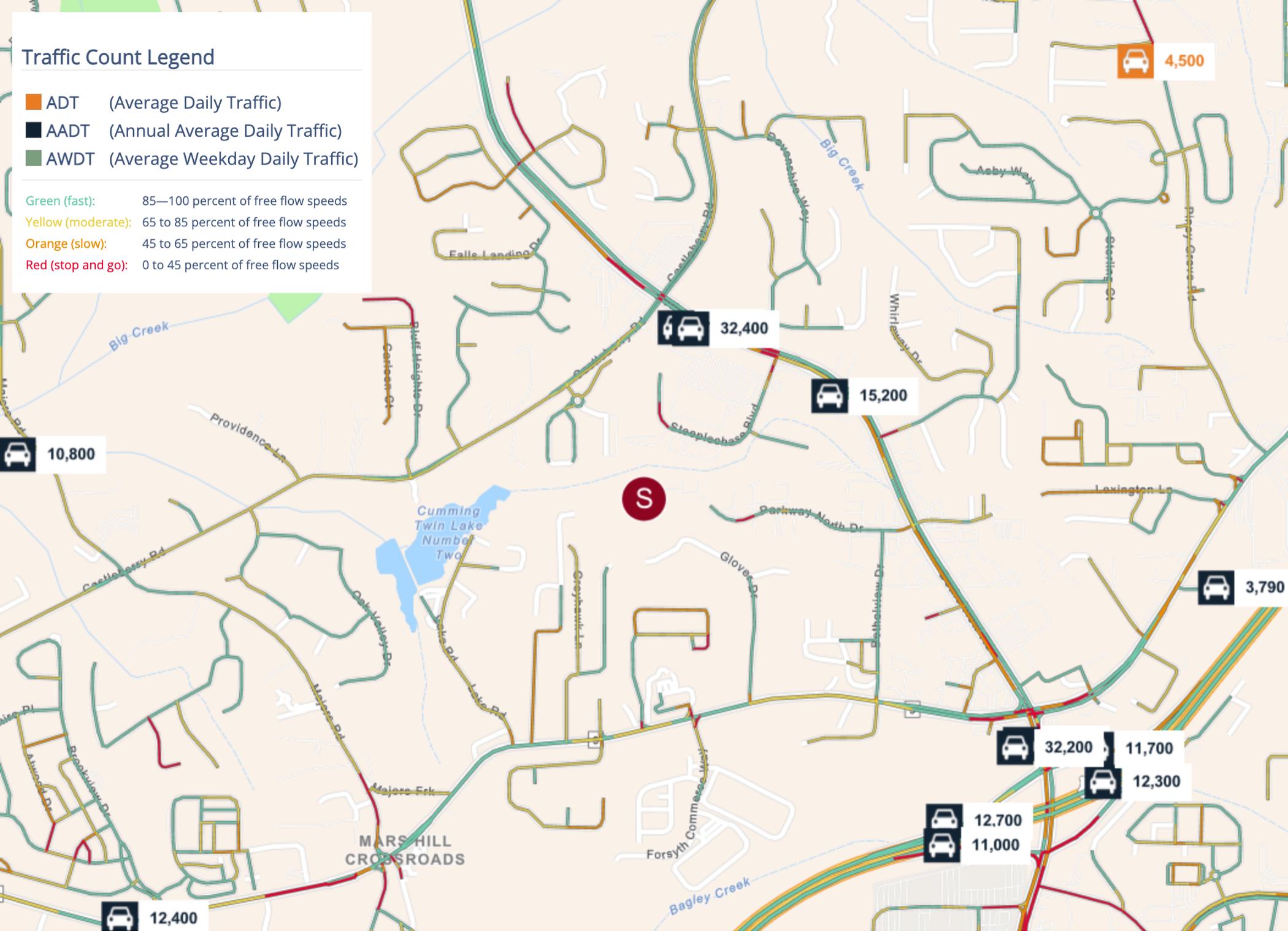
Carrick Rd

Glow

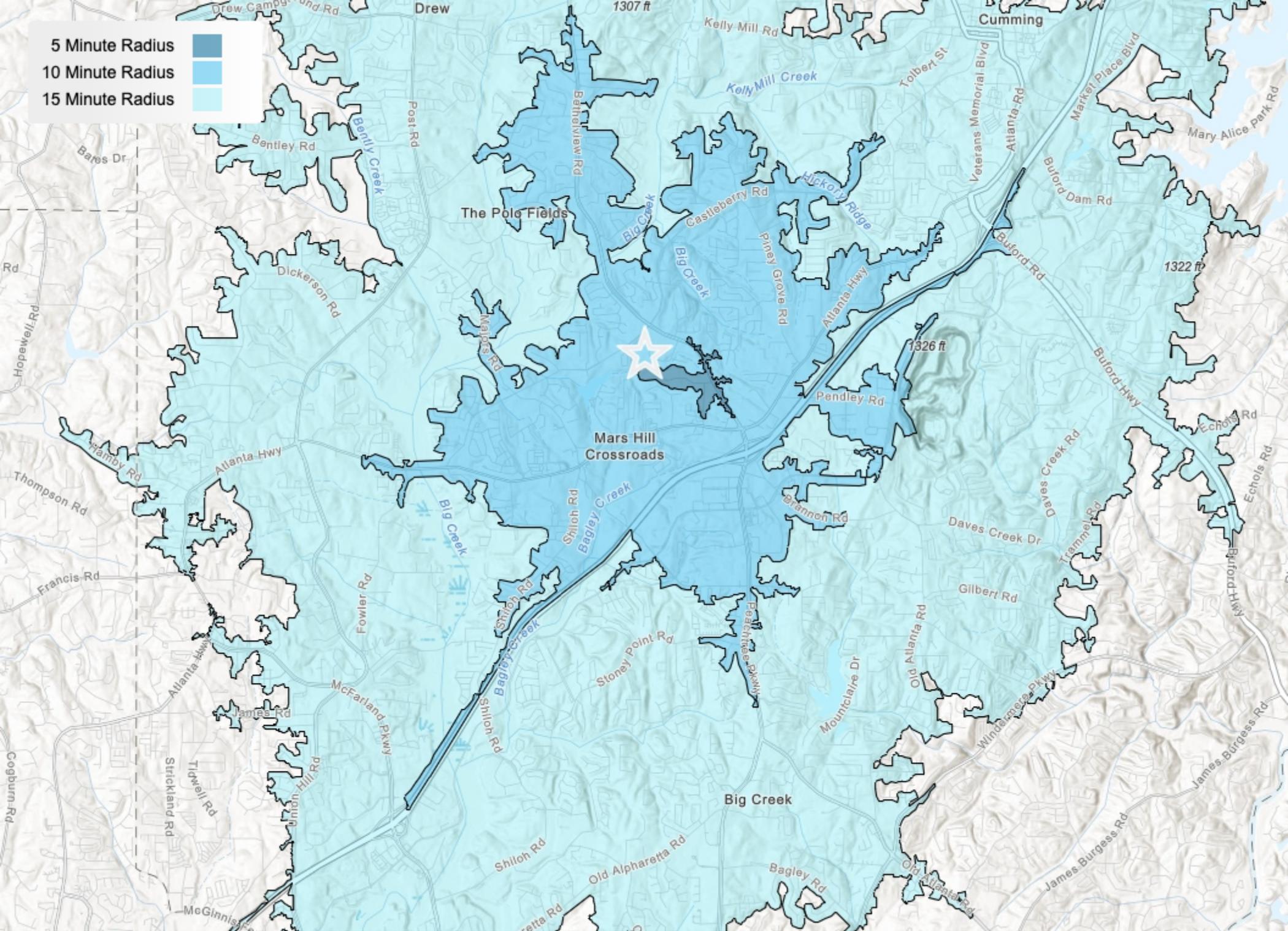
Traffic Count Legend

- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)

- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds



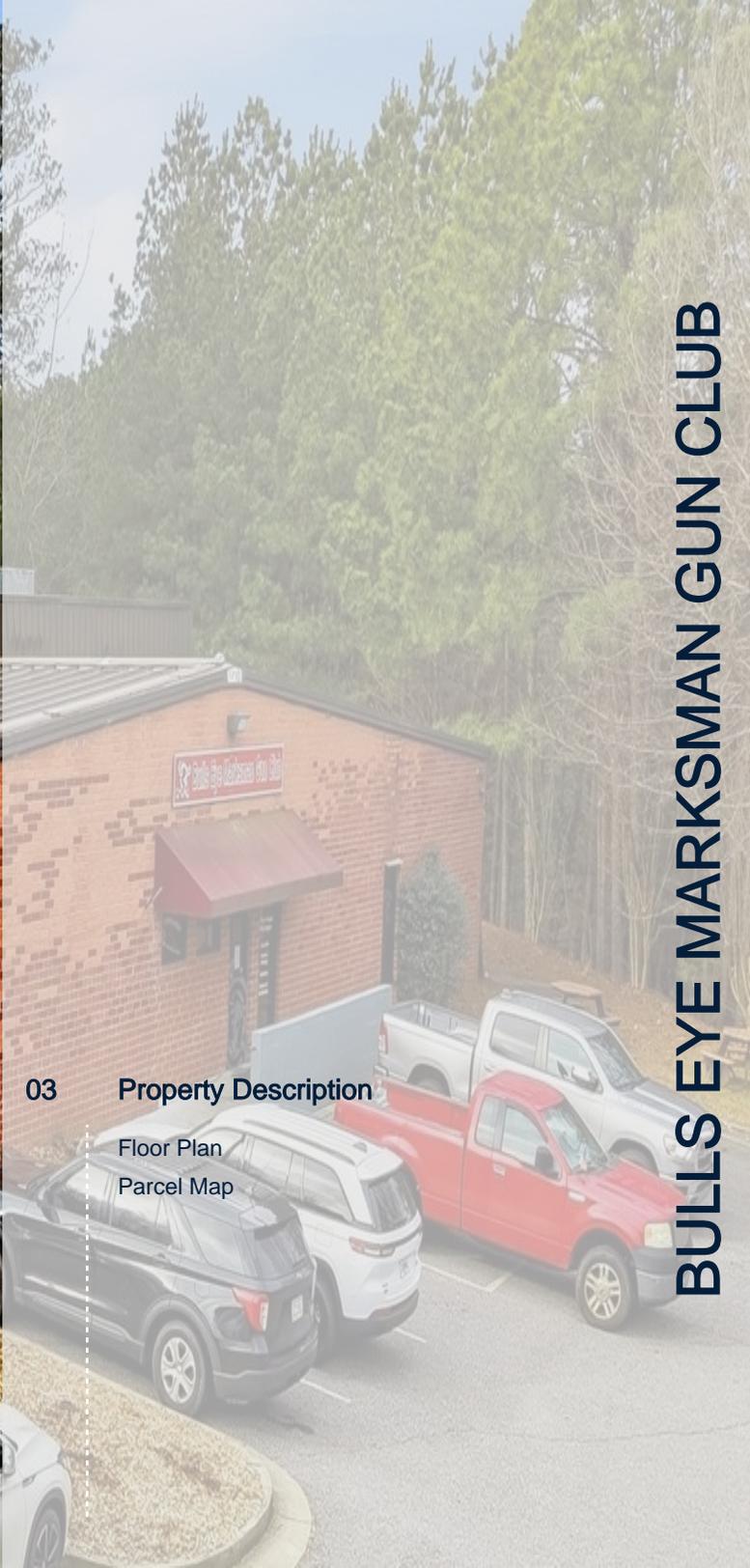
5 Minute Radius
10 Minute Radius
15 Minute Radius





03 Property Description

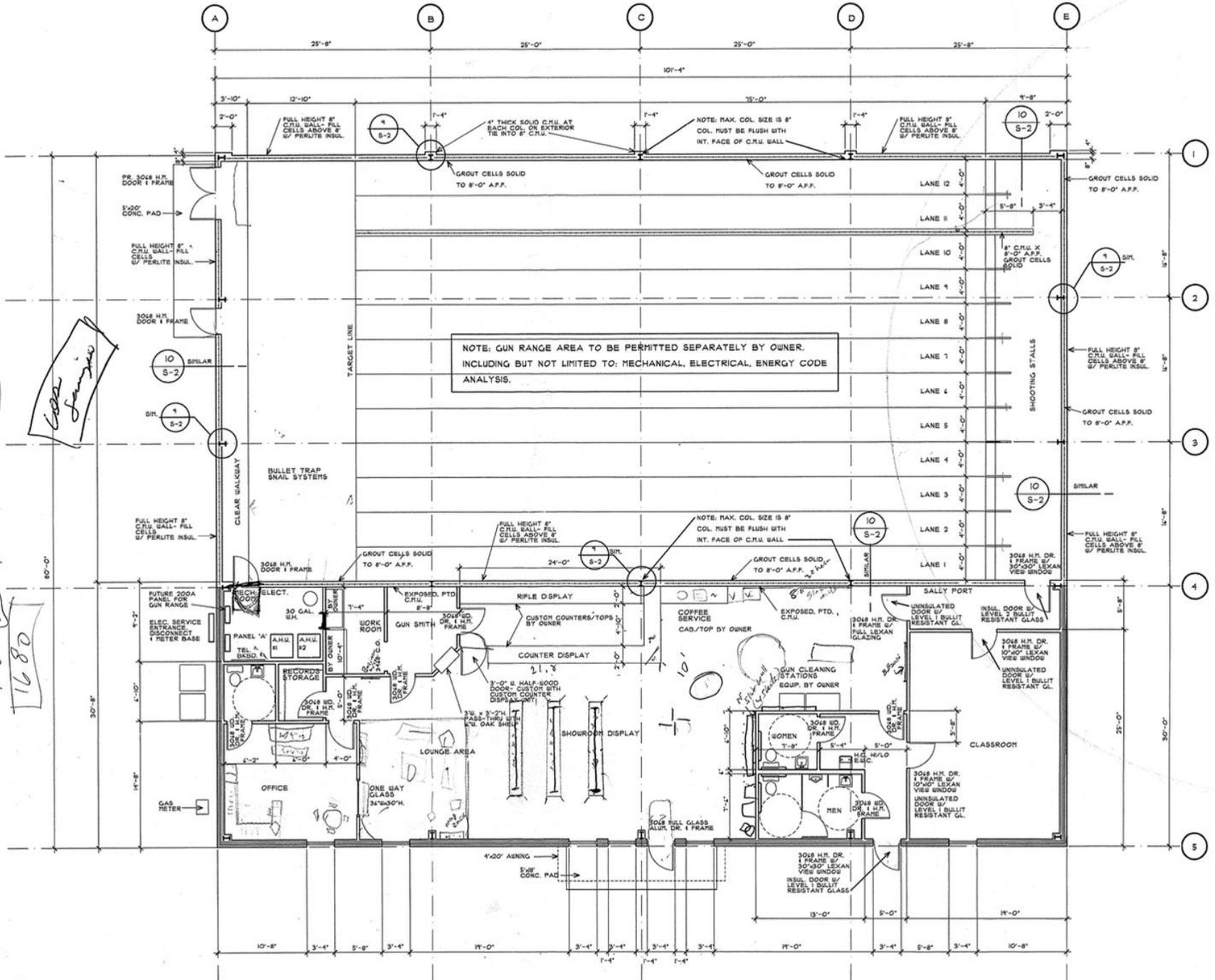
- Floor Plan
- Parcel Map



210
X 8
1680

Prod 15K 3K

Colin Jamieson



NOTE: GUN RANGE AREA TO BE PERMITTED SEPARATELY BY OWNER, INCLUDING BUT NOT LIMITED TO: MECHANICAL, ELECTRICAL, ENERGY CODE ANALYSIS.

FLOOR PLAN

BUSINESS AREA = 3524 SQ. FT.
UTILITY AREA = 4583 SQ. FT.
TOTAL AREA = 8107 SQ. FT.

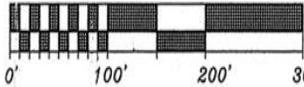
1/8"=1'-0"



ADDITIONAL ZONING REQUIREMENTS:

A 50' UNDISTURBED BUFFER WILL BE MAINTAINED ALONG LOTS 13, 14 AND 15 OF THE GEORGETOWN SUBDIVISION AND ALONG THE BOUNDARY WITH KENTMURE TOWNHOMES.

SCALE: 1" = 100'



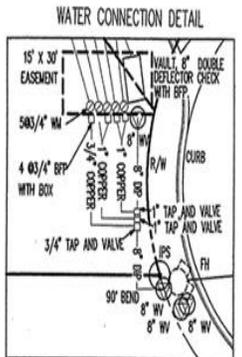
Doc ID: C01821760001 Type: PLT
 Filed: 08/02/2005 at 01:41:34 PM
 Fee Amt: \$8.00 Page 1 of 1
 Forsyth County, GA
 Douglas Sorrells Clerk Superior Ct
 BK 92 PG 165

CHASE PARK

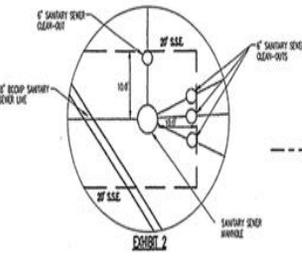
ZONED M-1

APPROVED BY:
 DEPARTMENT OF PLANNING
 AUG 0 2 2005
 TERESSA M. COX

APPROVED BY:
 DEPARTMENT OF WATER & SEWER
 JUL 29 2005
 JOEY MILLWOOD



NTS



NOTES:

THE OWNER, DEVELOPER, AND /OR THE HOMEOWNERS ASSOCIATION WILL ASSUME ANY AND ALL LIABILITY THAT MAY ARISE FROM FENCING NOT BEING PLACED AROUND THE DETENTION PONDS. FURTHERMORE, IT IS AGREED THAT FORSYTH COUNTY GOVERNMENT WILL BE HELD HARMLESS AND INDEMNIFIED FROM ANY AND ALL LOSSES, LIABILITIES, CLAIMS, JUDGEMENTS, COST, AND EXPENSES ARISING FROM ABSENCE OF FENCING AROUND PONDS.

THERE ARE NO BURN OR BURY PITS LOCATED ON THE PROPERTY.

IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAYS AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.

FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION/WATER QUALITY PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.

MAINTENANCE OF DETENTION/WATER QUALITY FACILITY IS THE RESPONSIBILITY OF THE OWNER. THE OWNER AGREES TO PERFORM AN ANNUAL INSPECTION AND PROVIDE ANY NECESSARY MAINTENANCE.

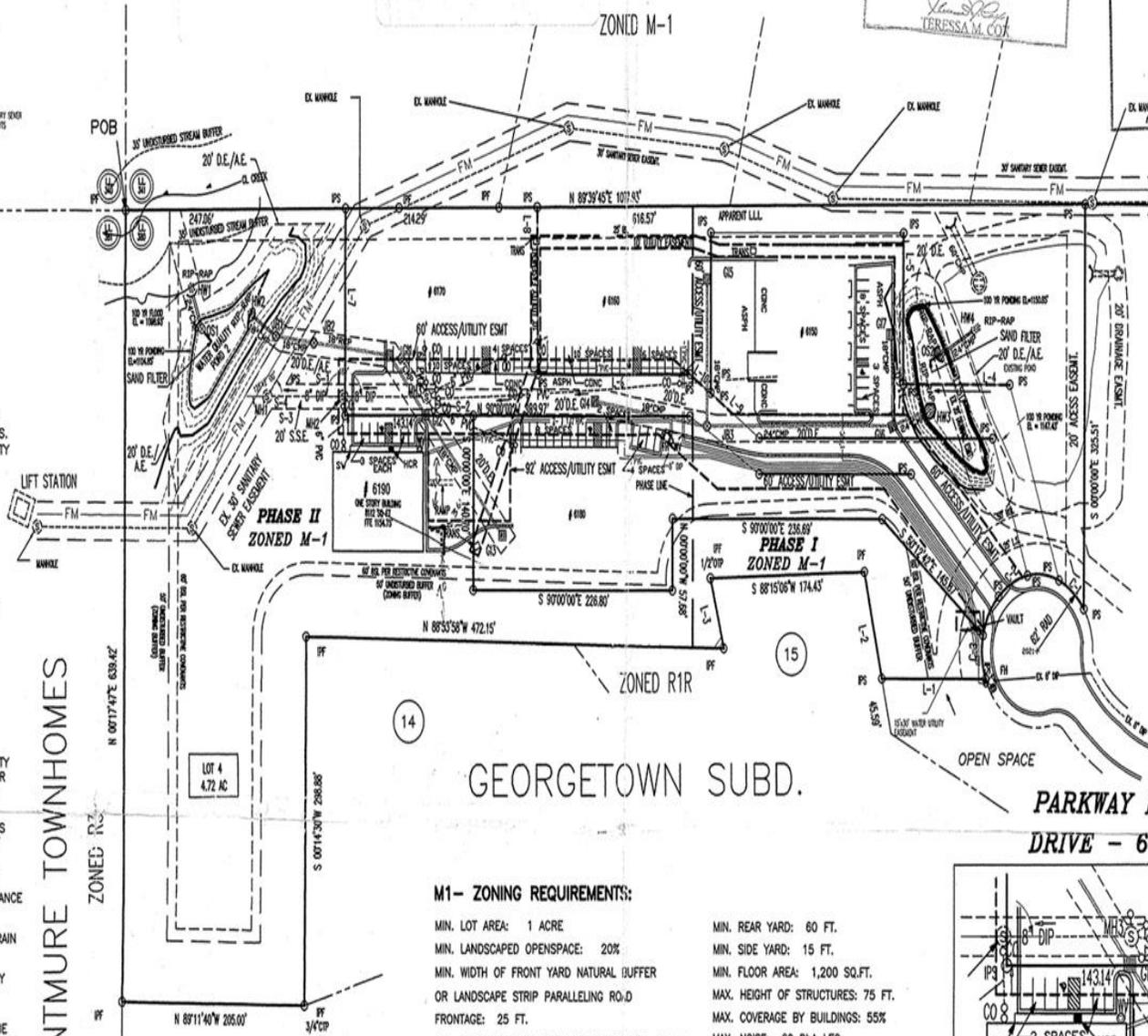
NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE BUILT ON ANY SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL FROM THE FORSYTH COUNTY WATER AND SEWER DEPARTMENT

DEVELOPER IS RESPONSIBLE FOR 1 YEAR MAINTENANCE ON WATER LINES AND SANITARY SEWER LINES

NO POOL DRAINS, DUMPSTER PADS, OR ROOF DRAIN DISCHARGE ALLOWED IN SANITARY SEWER LINES

UPON RECORDING OF THIS AS-BUILT, ALL SANITARY SEWER EASEMENTS ARE DEDICATED TO FORSYTH COUNTY WATER AND SEWER DEPARTMENT (OR PRIVATE SANITARY SEWER OWNERS) AND CANNOT BE REMOVED WITHOUT PRIOR APPROVAL FORSYTH COUNTY WATER AND SEWER DEPARTMENT.

ALL CMP'S ARE BC0MP



OWNERS CERTIFICATE:

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and local taxes or other assessments now due on this land have been paid. Said owner donates and dedicates to the public use forever the street right of way as shown on this plat.

Owner: _____
 Signed, sealed and delivered in the presence of
 Witness: _____
 Notary Public: _____

OWNERS CERTIFICATE:

I, the undersigned owner hereby dedicate the access easement shown on this plat to the common use of the owner, or owners, of the lot within this subdivision. It is further acknowledged that the access and any improvements within such access easement shall not be accepted by Forsyth County, Georgia but shall remain privately owned and maintained.

Owner: _____
 Signed, sealed and delivered in the presence of
 Witness: _____
 Notary Public: _____

NOTES:

ALL IRON PINS LABELED AS SET OR FOUND (IPS OR IPP), ARE 1/2" REBAR RODS, UNLESS OTHERWISE INDICATED.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH NIKON 2 SECOND TOTAL STATION. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,173 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS PRIVATE AND PUBLIC. UNDERGROUND UTILITIES AND / OR STRUCTURES, IF ANY, MAY NOT BE SHOWN. ALL MATTERS OF TITLE ARE EXCEPTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



GEORGETOWN SUBD.

PARKWAY NORTH DRIVE - 60' R/W

M1- ZONING REQUIREMENTS:

- MIN. LOT AREA: 1 ACRE
- MIN. REAR YARD: 60 FT.
- MIN. LANDSCAPED OPENSAPCE: 20%
- MIN. SIDE YARD: 15 FT.
- MIN. WIDTH OF FRONT YARD NATURAL BUFFER OR LANDSCAPE STRIP PARALLELING RO/D
- MIN. FLOOR AREA: 1,200 SQ.FT.
- FRONTAGE: 25 FT.
- MAX. HEIGHT OF STRUCTURES: 75 FT.
- MIN. FRONT SETBACK FROM DEDICATED R/W: 50 FT.
- MAX. COVERAGE BY BUILDINGS: 55%
- MAX. NOISE: 60 DBA LEQ

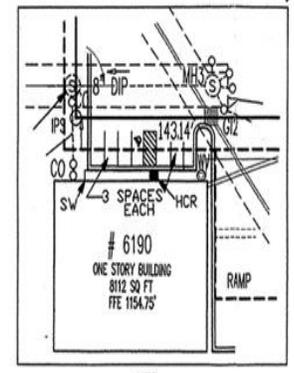
APPROVED BY DEPARTMENT OF ENGINEERING

AUG 0 2 2005

DAVID PICKLESIMER

FOR POND AND STORM DRAINAGE AS-BUILT APPROVAL SEE AS-BUILT PLAN FOR 6190, 6170 AND 6180 PREVIOUSLY APPROVED.

A 10' LANDSCAPE STRIP IS TO BE RESERVED ALONG ALL ROAD FRONTAGE AND A 6' LANDSCAPE STRIP IS TO BE RESERVED ALONG ALL PROPERTY LINES



NTS

CURVE CHART

BEARING	DISTANCE	ARC	RADIUS

Forsyth County Planning and Development
 Tree Protection & Replacement Ordinance

AUG 0 2 2005



04

Financial Analysis

Multi-Year Cash Flow Assumptions

GLOBAL

Price	\$1,699,900
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Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

05

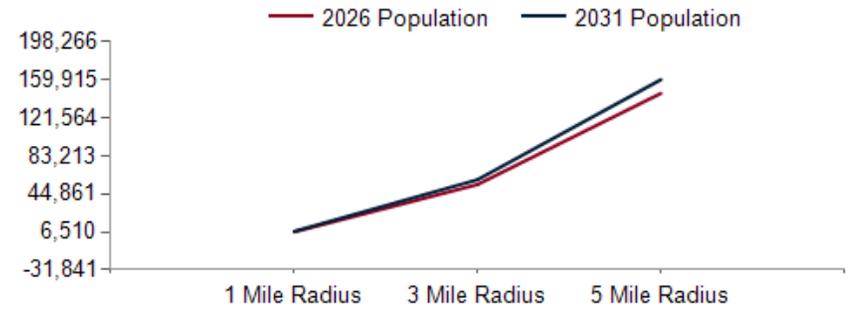
Demographics

General Demographics

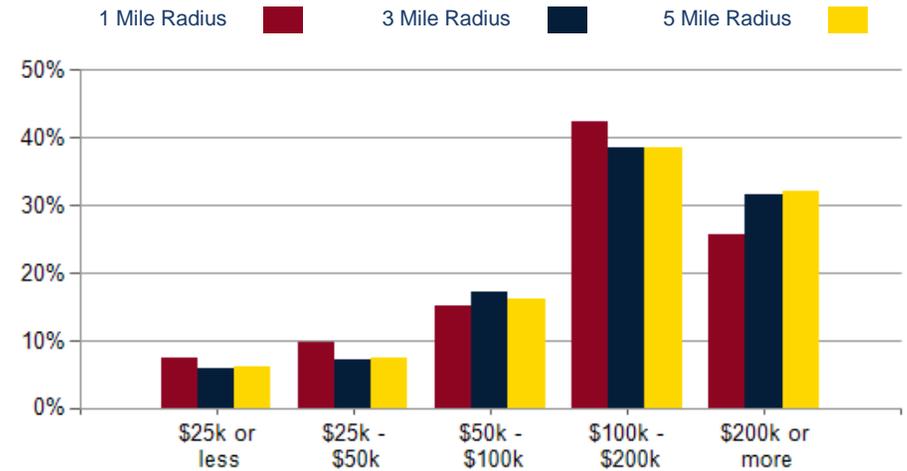
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,493	13,309	41,800
2010 Population	4,617	28,720	81,325
2026 Population	6,510	54,251	146,096
2031 Population	7,028	59,160	159,915
2026 African American	394	2,499	7,477
2026 American Indian	24	200	566
2026 Asian	1,996	18,369	46,343
2026 Hispanic	918	5,009	13,996
2026 Other Race	466	2,040	5,750
2026 White	2,990	26,732	74,094
2026 Multiracial	637	4,392	11,814
2026-2031: Population: Growth Rate	7.70%	8.75%	9.10%

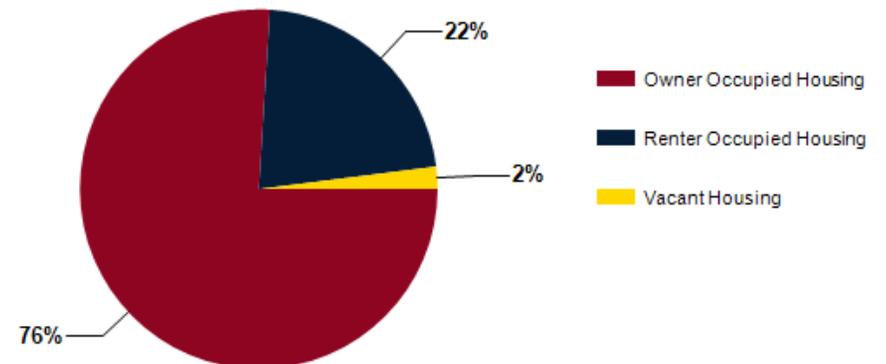
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	83	655	1,909
\$15,000-\$24,999	79	401	1,060
\$25,000-\$34,999	61	296	1,075
\$35,000-\$49,999	153	959	2,473
\$50,000-\$74,999	198	1,704	4,269
\$75,000-\$99,999	138	1,354	3,458
\$100,000-\$149,999	588	3,644	9,322
\$150,000-\$199,999	349	3,232	9,183
\$200,000 or greater	566	5,671	15,389
Median HH Income	\$130,133	\$149,019	\$151,918
Average HH Income	\$151,388	\$174,361	\$178,493



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

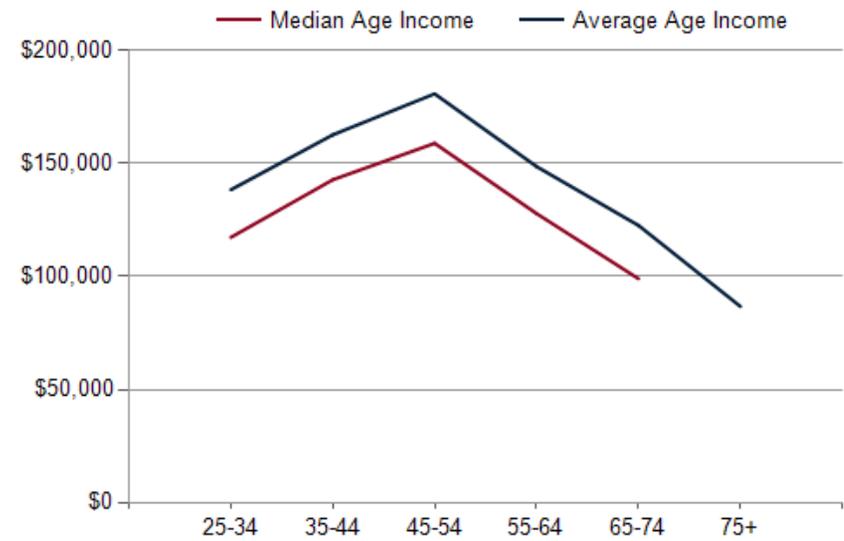
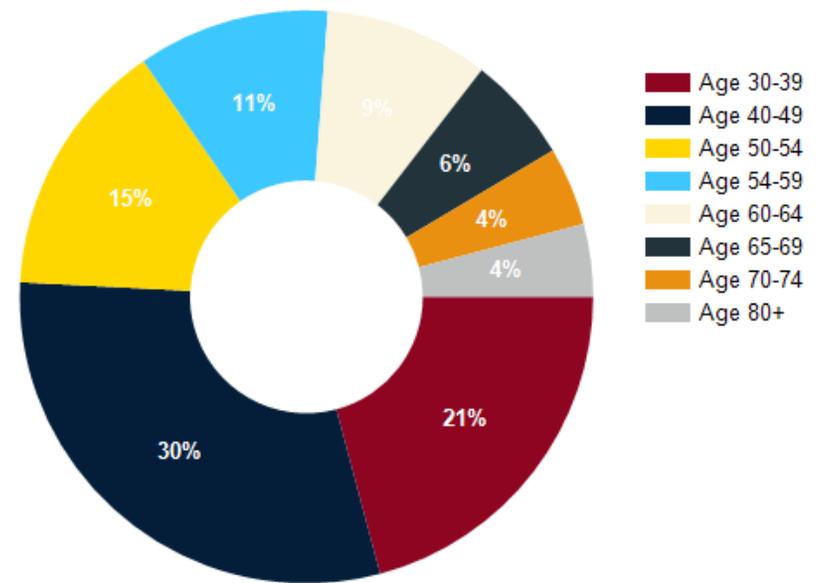


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	341	2,504	6,643
2026 Population Age 35-39	417	3,690	9,426
2026 Population Age 40-44	551	4,954	12,854
2026 Population Age 45-49	537	4,448	11,975
2026 Population Age 50-54	529	4,013	11,325
2026 Population Age 55-59	393	3,342	9,291
2026 Population Age 60-64	337	2,545	7,299
2026 Population Age 65-69	218	1,980	5,503
2026 Population Age 70-74	161	1,541	4,329
2026 Population Age 75-79	149	1,517	3,985
2026 Population Age 80-84	74	1,023	2,684
2026 Population Age 85+	64	695	1,971
2026 Population Age 18+	4,765	39,565	107,615
2026 Median Age	37	39	39
2031 Median Age	37	38	39

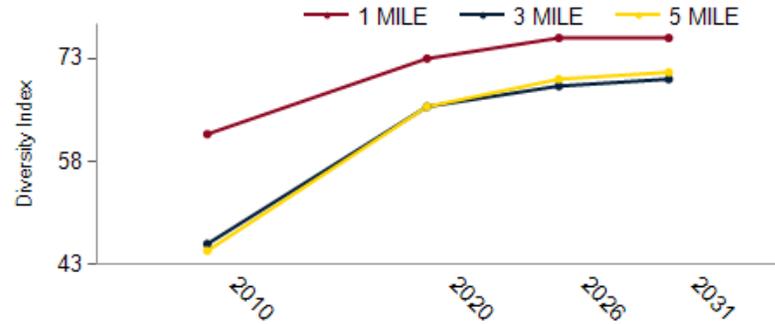
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$117,299	\$125,207	\$131,093
Average Household Income 25-34	\$138,368	\$156,066	\$163,042
Median Household Income 35-44	\$142,832	\$164,547	\$165,091
Average Household Income 35-44	\$162,694	\$190,676	\$192,687
Median Household Income 45-54	\$158,944	\$178,782	\$178,450
Average Household Income 45-54	\$180,866	\$207,172	\$211,084
Median Household Income 55-64	\$127,855	\$162,269	\$166,060
Average Household Income 55-64	\$148,679	\$188,541	\$197,331
Median Household Income 65-74	\$98,990	\$104,607	\$105,478
Average Household Income 65-74	\$122,611	\$135,031	\$139,554
Average Household Income 75+	\$86,735	\$102,706	\$98,289

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	77	70	71
Diversity Index (current year)	76	69	70
Diversity Index (2020)	73	66	66
Diversity Index (2010)	62	46	45

POPULATION DIVERSITY



POPULATION BY RACE

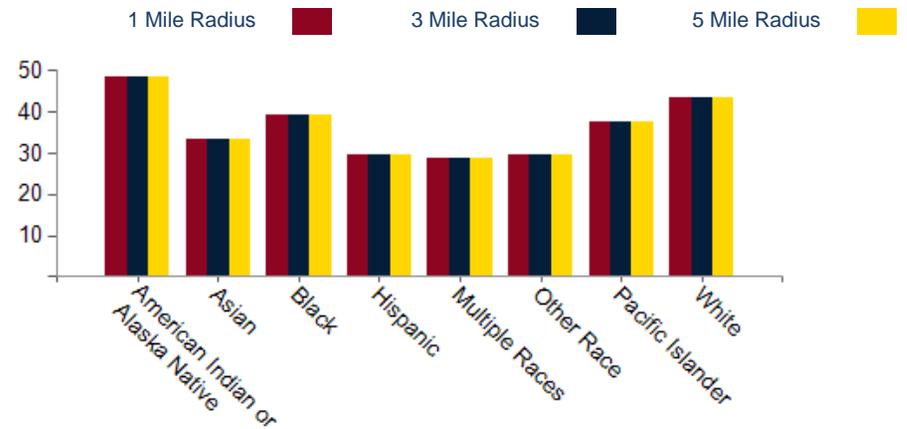


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	4%	5%
American Indian	0%	0%	0%
Asian	27%	31%	29%
Hispanic	12%	8%	9%
Multiracial	9%	7%	7%
Other Race	6%	3%	4%
White	40%	45%	46%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	48	36	28
Median Asian Age	33	35	35
Median Black Age	39	37	37
Median Hispanic Age	30	28	29
Median Multiple Races Age	29	27	27
Median Other Race Age	30	30	30
Median Pacific Islander Age	38	34	38
Median White Age	43	46	46

2026 MEDIAN AGE BY RACE



06 Company Profile

Advisor Profile



Imran Ahmad
Commercial Broker

Results-driven commercial broker specializing in assisting clients in the acquisition and disposition of retail properties. With over ten years of experience and a proven track record built on referrals and long-term relationships, I'm providing a strong foundation in sales, negotiation, and client service.

Over 9 years with Keller Williams, having closed over \$100 Million in volume, I built a business by prioritizing people over transactions. My ability to truly listen, follow up consistently, and deliver results makes me a trusted advisor to my clients.

The go-to resource for clients seeking insight, strategy, and long-term success. Backed by KW Commercial's 30+ years of market expertise, I am on a mission to deliver value while continuing to build a reputation for integrity, innovation, and client loyalty.

Bulls Eye Marksman Gun Club



Exclusively Marketed by:

Imran Ahmad
Keller Williams Commercial
Commercial Broker
(404) 454-2768
imran.ahmad@kw.com
379103

