

Parcel 2 – 1.3 acres - \$1,300,000

Magnolia Commons

Cumming, GA 30040

Mike Cahalan

678.429.1990 mcahalan@**AtlantaLandGroup**.com

PROPERTY OVERVIEW

- +/- 11.82 Acres 4 outparcels available
- Forsyth County
- All Utilities Available Shared Detention
- GA 20 expansion will increase from 26,000 CPD to an estimated 38,000 CPD
- Parcels are zoned CBD/General Commercial Use (restaurants, bank, retail, self storage, car wash, dog day care).



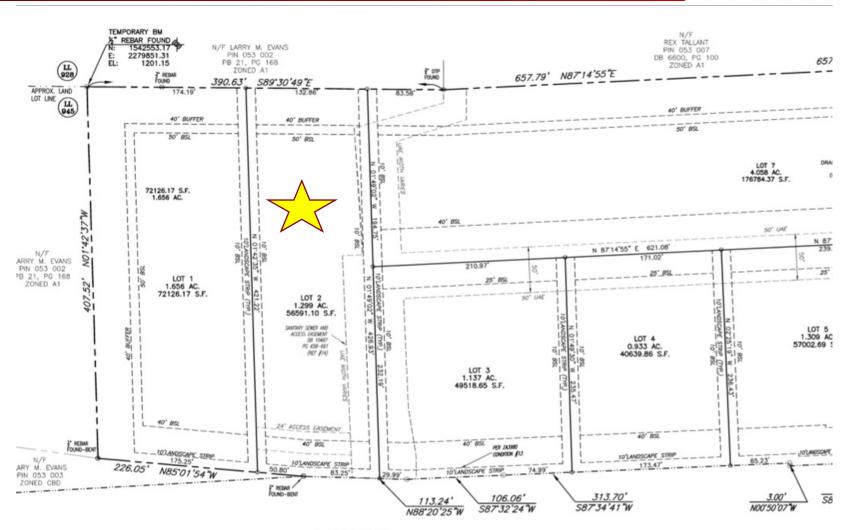


APPROVED SITE PLAN









PRICING



	Approx. Acreage	Price	Ground Lease	Status
Parcel 1	1.66	\$1,179,000	n/a	Available
Parcel 2	1.3	\$1,300,000	Call for Pricing	Available
Parcel 3	1.13	\$1,500,000	Call for Pricing	Available
Parcel 4	0.93	\$1,200,000	Call for Pricing	Available
Parcel 5	1.3	\$1,600,000	n/a	Sold
Parcel 6	1.44	\$1,850,000	n/a	Sold
Parcel 7	4.06	\$3,000,000	n/a	Sold

Build To Suit Available

Ground Lease Available



NEW PUBLIX SITE PLAN





TRIBBLE CROSSING 3530 Canton Highway – Cumming, GA 30040



ROAD EXPANSION







Demographics Esri 2023





	Population	# of Households	Avg Household Income	Median Age
1 Mile	3,014	1,017	\$156,264	38
1-3 Miles	37,996	12,141	\$161,621	36
3-5 Miles	85,404	28,041	\$163,755	38

