

Atlanta
Land
Group



Magnolia Commons

Canton Hwy

Post Rd

FOUR OUTPARCELS FOR SALE
Magnolia Commons
Cumming, GA 30040

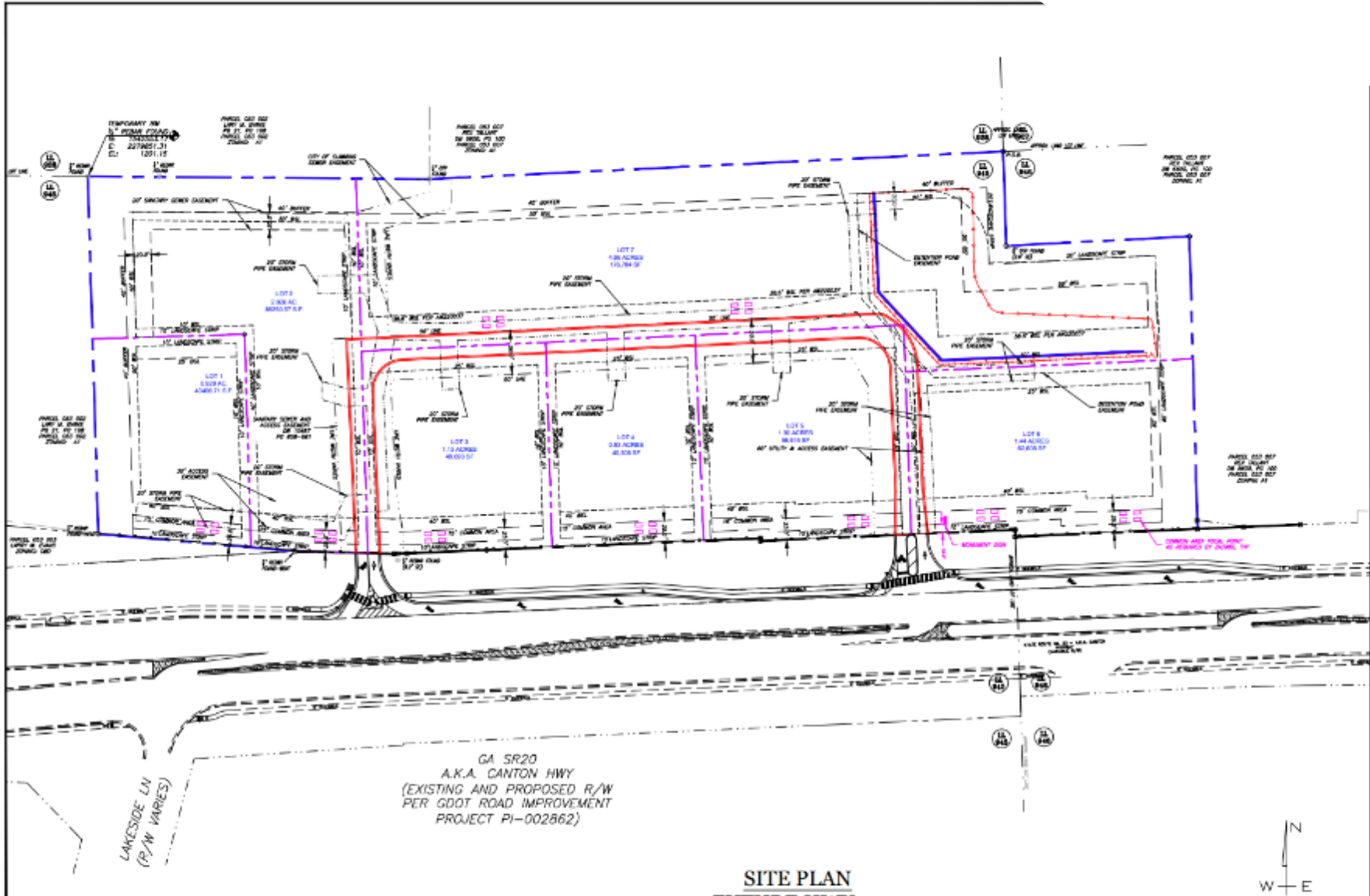
Mike Cahalan
678.429.1990
mcahalan@AtlantaLandGroup.com

PROPERTY OVERVIEW

- +/- 11.82 Acres – 7 Out Parcels
- Forsyth County
- All Utilities Available - Shared Detention
- Parcels delivered Pad Ready
- 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



THESE DRAWINGS ARE THE PROPERTY OF ONS CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION BY ONS CIVIL GROUP, LLC.



REVISIONS		
NO.	DATE	DESCRIPTION

CLIENT:
GREER DEVELOPMENT
CONSULTING, LLC
470 OVERLOOK MOUNTAIN DR
SUWANEE, GA 30084
CONTACT: MICHAEL GREER
678-978-9928
MGREER@GREERESTATE.COM

MAGNOLIA COMMONS
PARCELS 05-0-02
LL 045 E 045 3RD DISTRICT
1ST SECTION
FORSTH COUNTY, GEORGIA

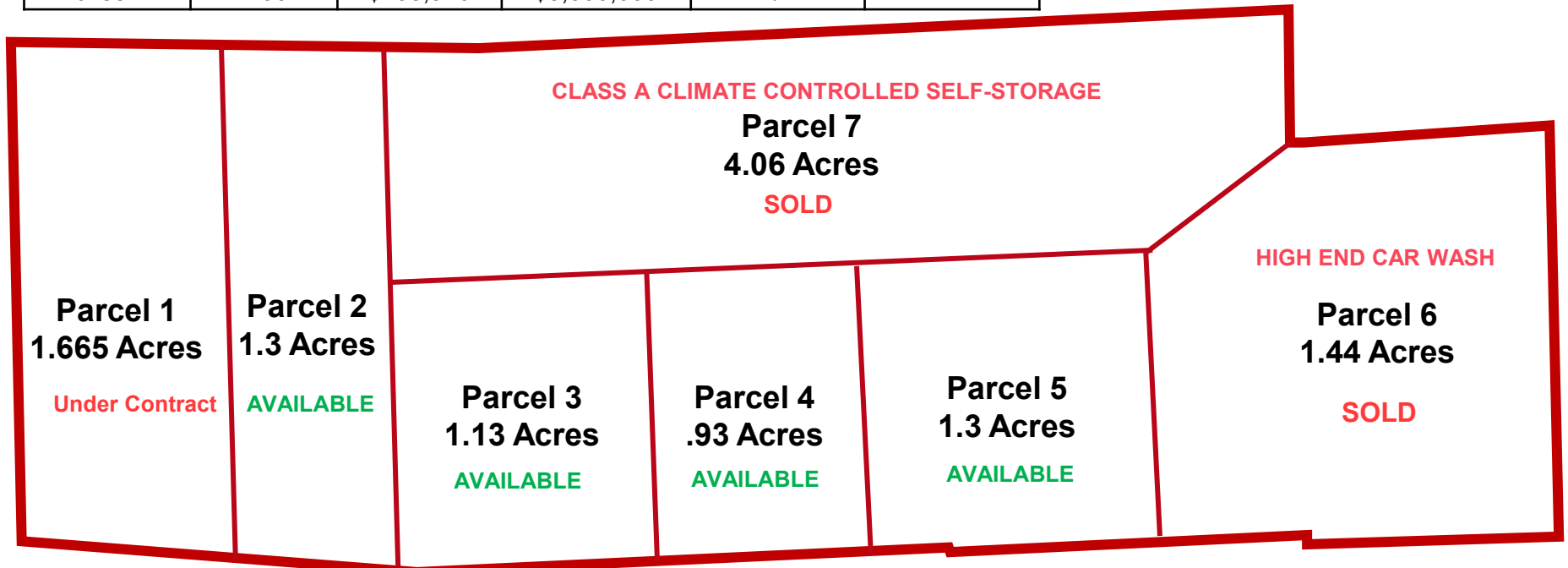
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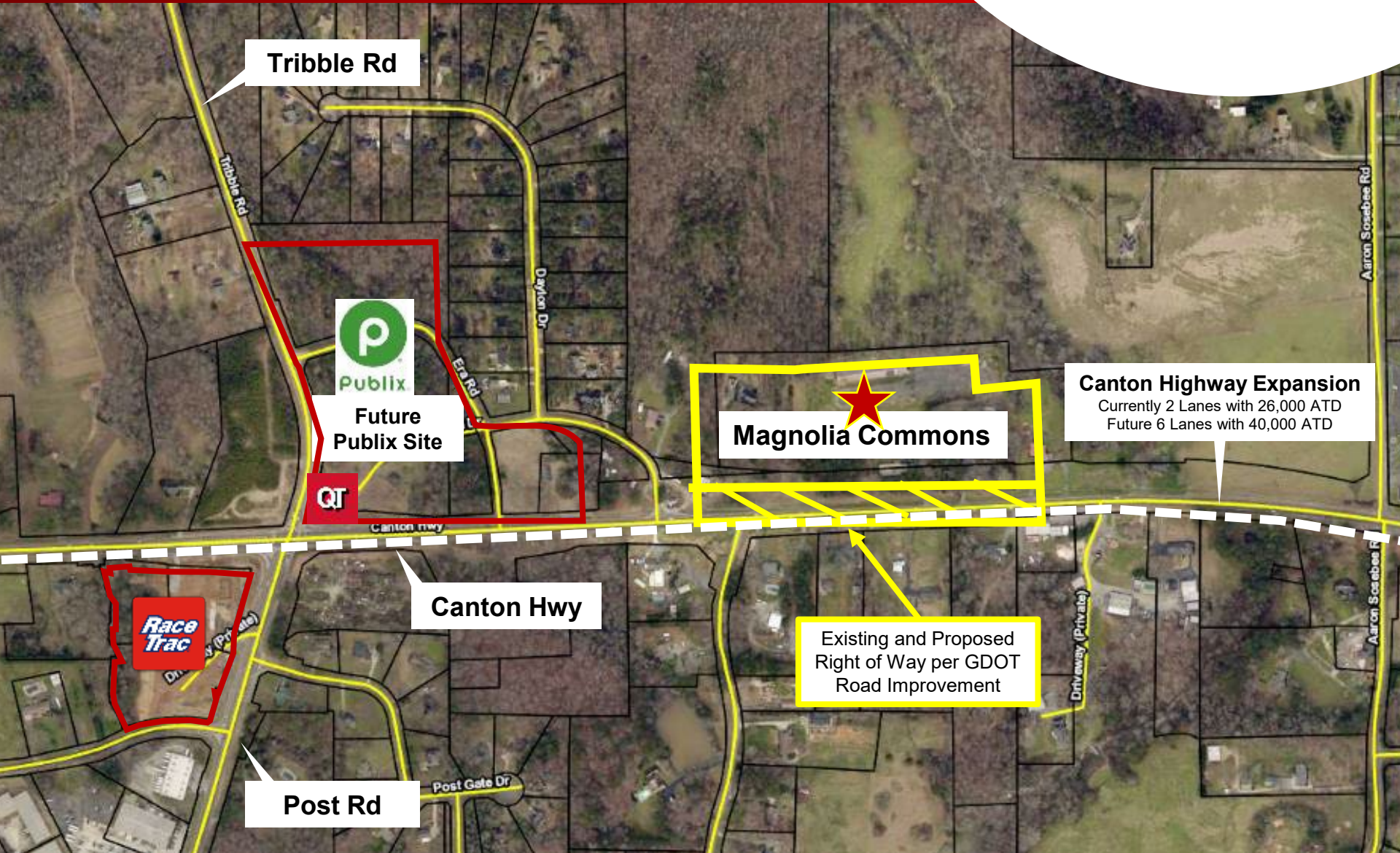
	Approx. Acreage	Price per Acre	Price	Ground Lease	Status
Parcel 1	.93	\$1,267,741	\$1,179,000	n/a	Under Contract
Parcel 2	1.3		\$1,300,000	Call for Pricing	Available
Parcel 3	1.13		\$1,500,000	Call for Pricing	Available
Parcel 4	0.93		\$1,200,000	Call for Pricing	Available
Parcel 5	1.3		\$1,600,000	Call for Pricing	Available
Parcel 6	1.44	\$1,284,722	\$1,850,000	n/a	Sold
Parcel 7	4.06	\$738,916	\$3,000,000	n/a	Sold

Build To Suit Available

Ground Lease Available



NEIGHBORHOOD AERIAL



Tribble Rd


Future Publix Site

QT



Canton Hwy

Post Rd


Magnolia Commons

Canton Highway Expansion
Currently 2 Lanes with 26,000 ATD
Future 6 Lanes with 40,000 ATD

Existing and Proposed Right of Way per GDOT Road Improvement

Tribble Rd

Dayton Dr

Erin Rd

Canton Hwy

Post Gate Dr

Aaron Soesbee Rd

Driveway (Private)

Aaron Soesbee Rd

NEW PUBLIX SITE PLAN

TRIBBLE CROSSING 3530 Canton Highway – Cumming, GA 30040



PROPOSED SITE PLAN

Space	Tenant	SF
A	Publix	51,908
A-1	Available	1,440
A-2	Deal Pending	1,260
A-3	Deal Pending	1,440
A-4	Nail Salon	3,900
A-5	Available	1,260
A-7	Available	2,306
B	Deal Pending	4,225
C-1	Deal Pending	2,465
C-2	Available	975
C-3	Deal Pending	1,300
C-4	Deal Pending	975
OP-1	QuikTrip	1.66 AC
OP-2	Available	3,000
OP-3	Available	3,000

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

