



Jot Em Down Rd



Atlanta
Land
Group



FOR SALE +/-228.5 Acres

Jot Em Down Road

Cumming, GA 30506

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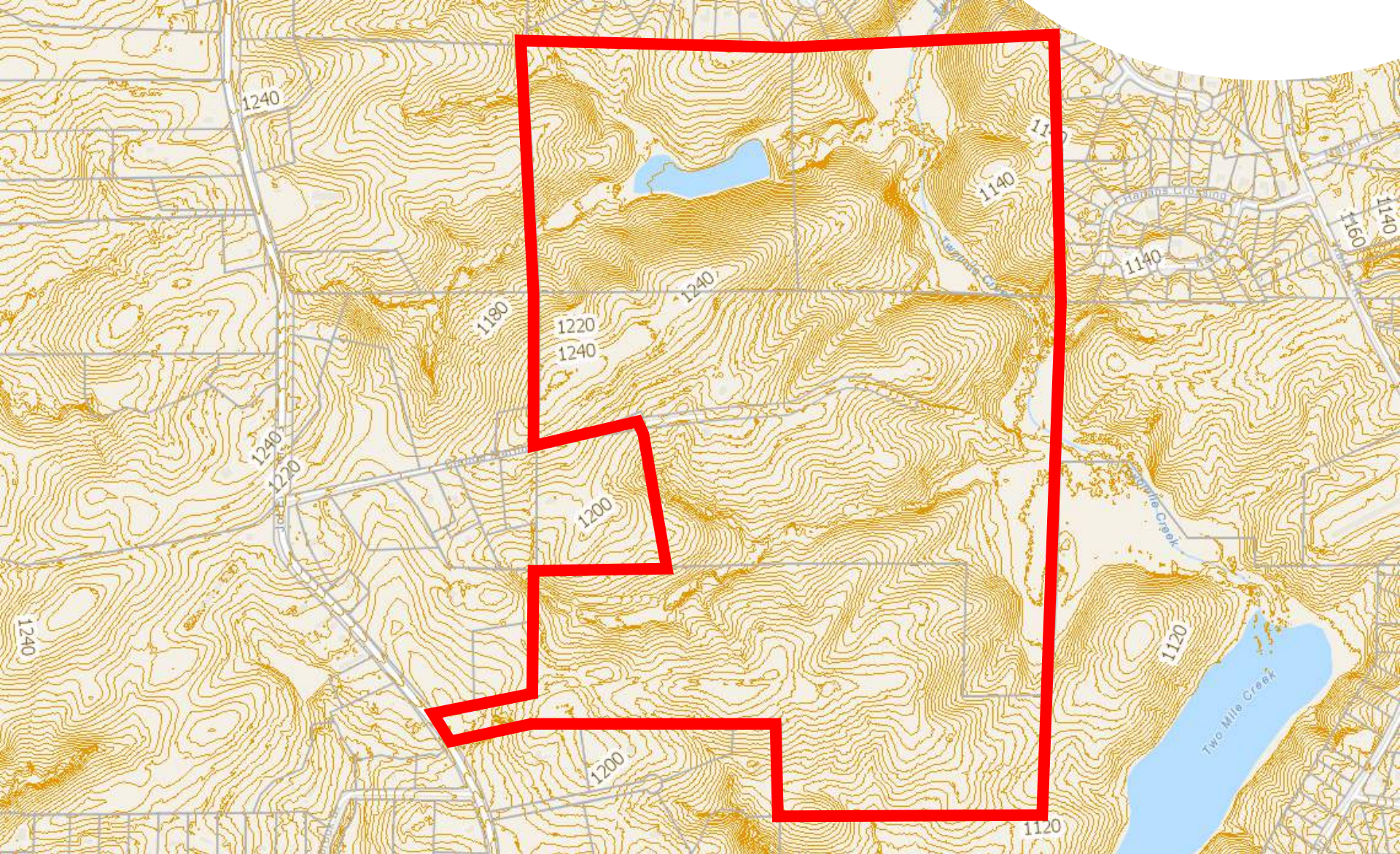
mmashburn@AtlantaLandGroup.com

PROPERTY OVERVIEW

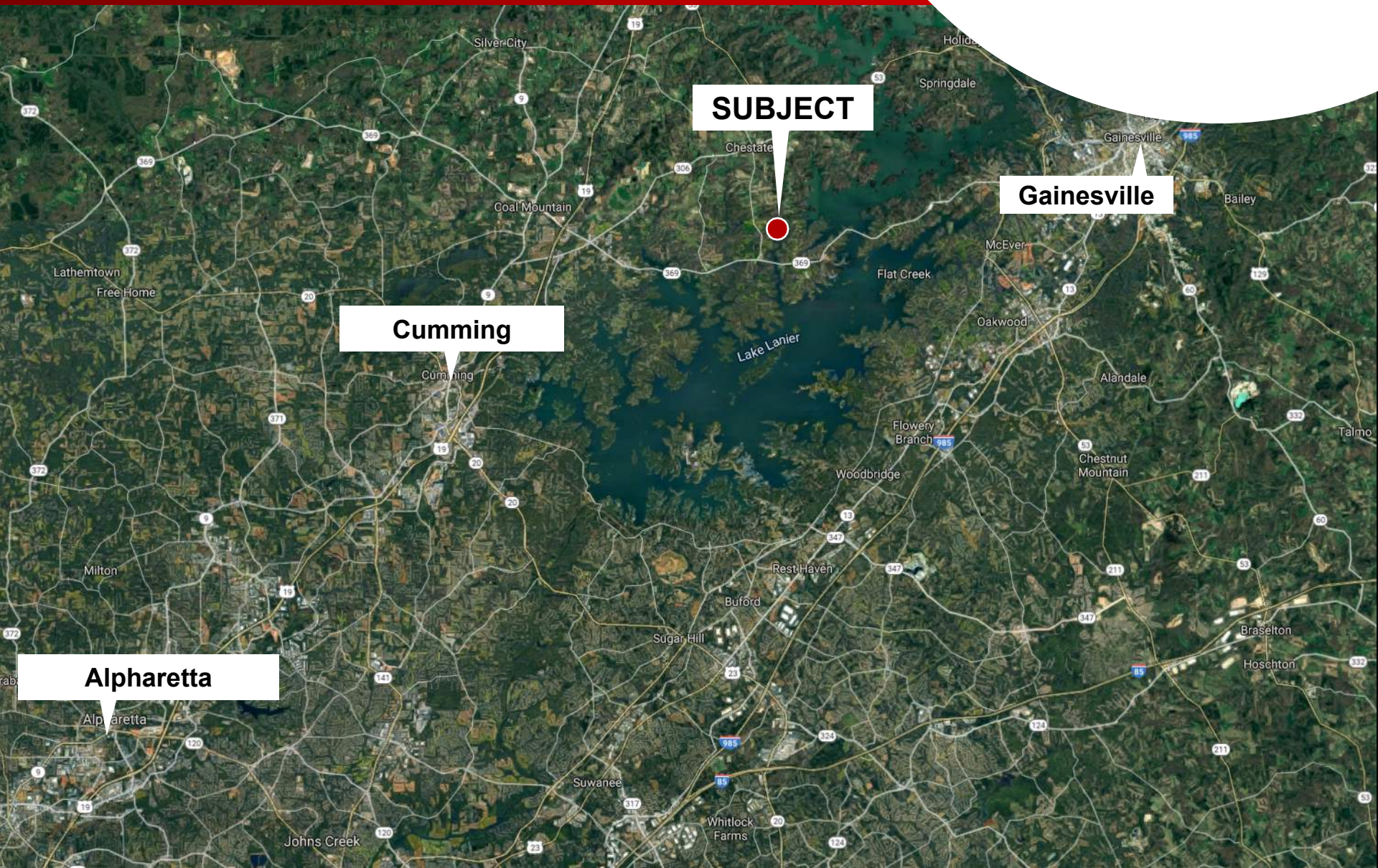
- +/-228.5 Acres (4 parcels)
 - Forsyth County
 - Across the street from new East Forsyth High School (under construction)
 - Adjacent future Elementary School
 - 4 miles from Little Mill Middle School
 - 1 stream on property
 - Rolling topography
 - Adjacent to Corp of Engineers
- Asking - \$8,111,750
or \$35,500/Acre



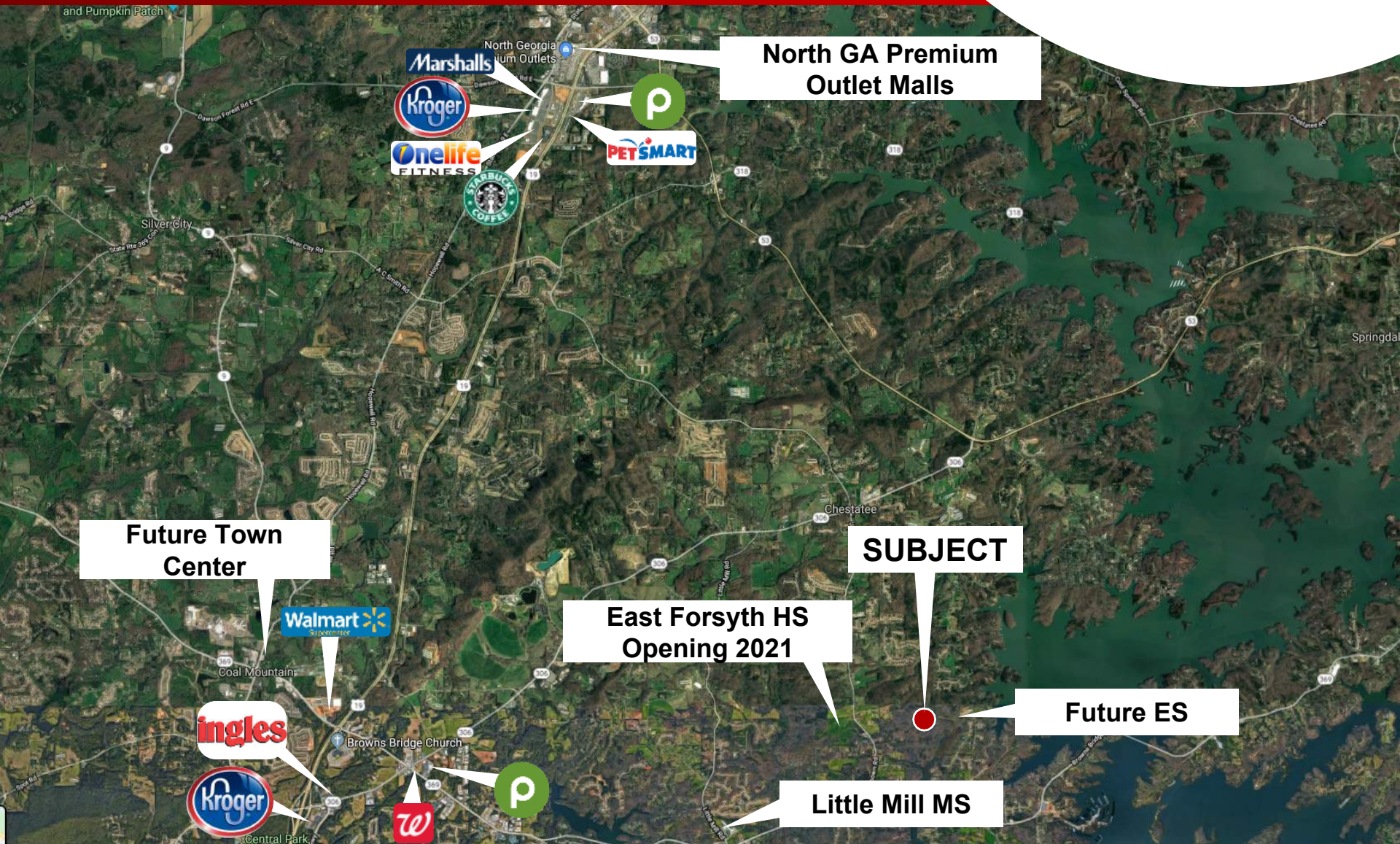
TOPOGRAPHY MAP



PROXIMITY MAP

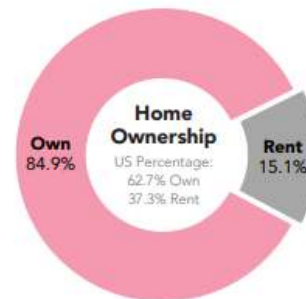
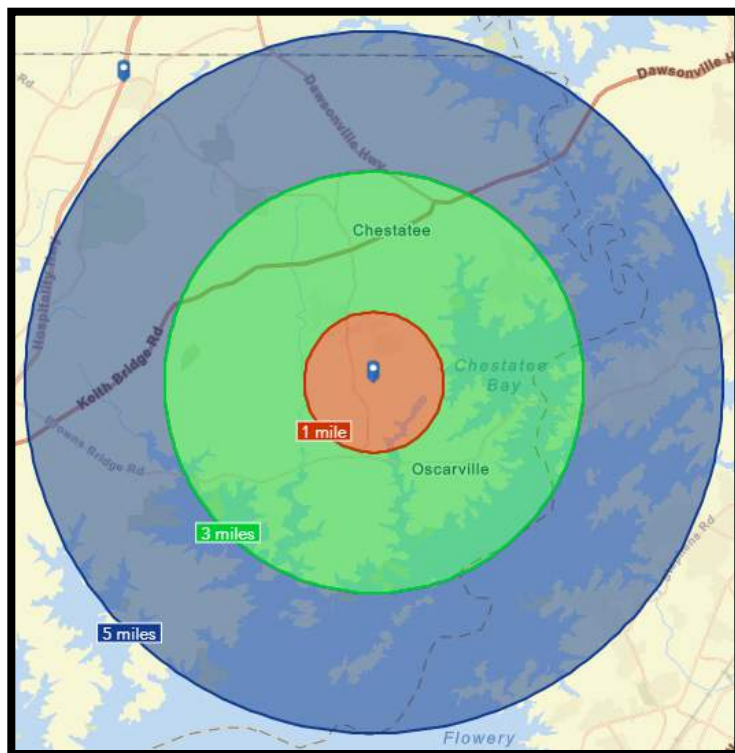


SUBMARKET AERIAL



Demographics Esri 2019

	Population	# of Households	Avg Household Income	Median Age
1 Mile	1,681	542	\$112,427	40
1-3 Miles	10,904	3,802	\$104,197	40
3-5 Miles	18,203	6,553	\$112,849	41

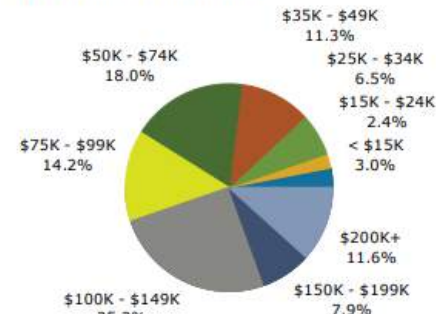


Typical Housing:
Single Family

Median Value:
\$257,400

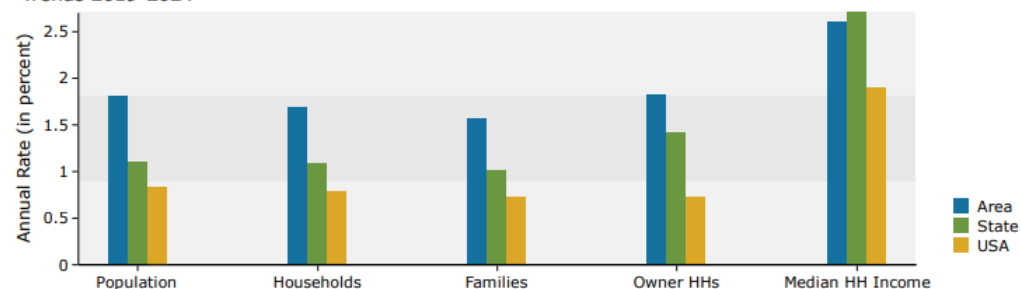
US Median: \$207,300

2019 Household Income

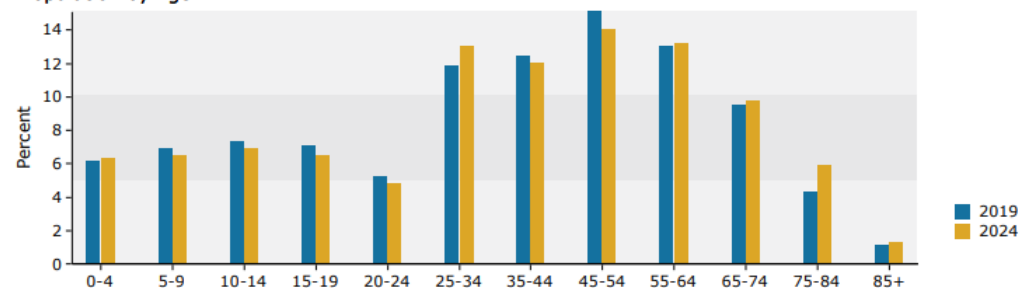


0 - 1 mile

Trends 2019-2024



Population by Age



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