



3.4 Acres – Commercial Site
Tribble Gap Road & Post Road
Cumming, Georgia

Property Overview

Total Acreage: 3.4 acres

Parcel ID: 031 116

County: Forsyth

Zoning: CBD

Utilities: Water & Sewer available – Sewer across the street at Race Trac

Topography – Rolling hills

ADT Hwy 20: 18,300

Offering Price: \$3,150,000

Property Summary

Strategically located tract of land positioned at the intersection of Tribble Gap Road / Post Road and Highway 20.

This property is 5 miles west of the city of Cumming, Georgia.

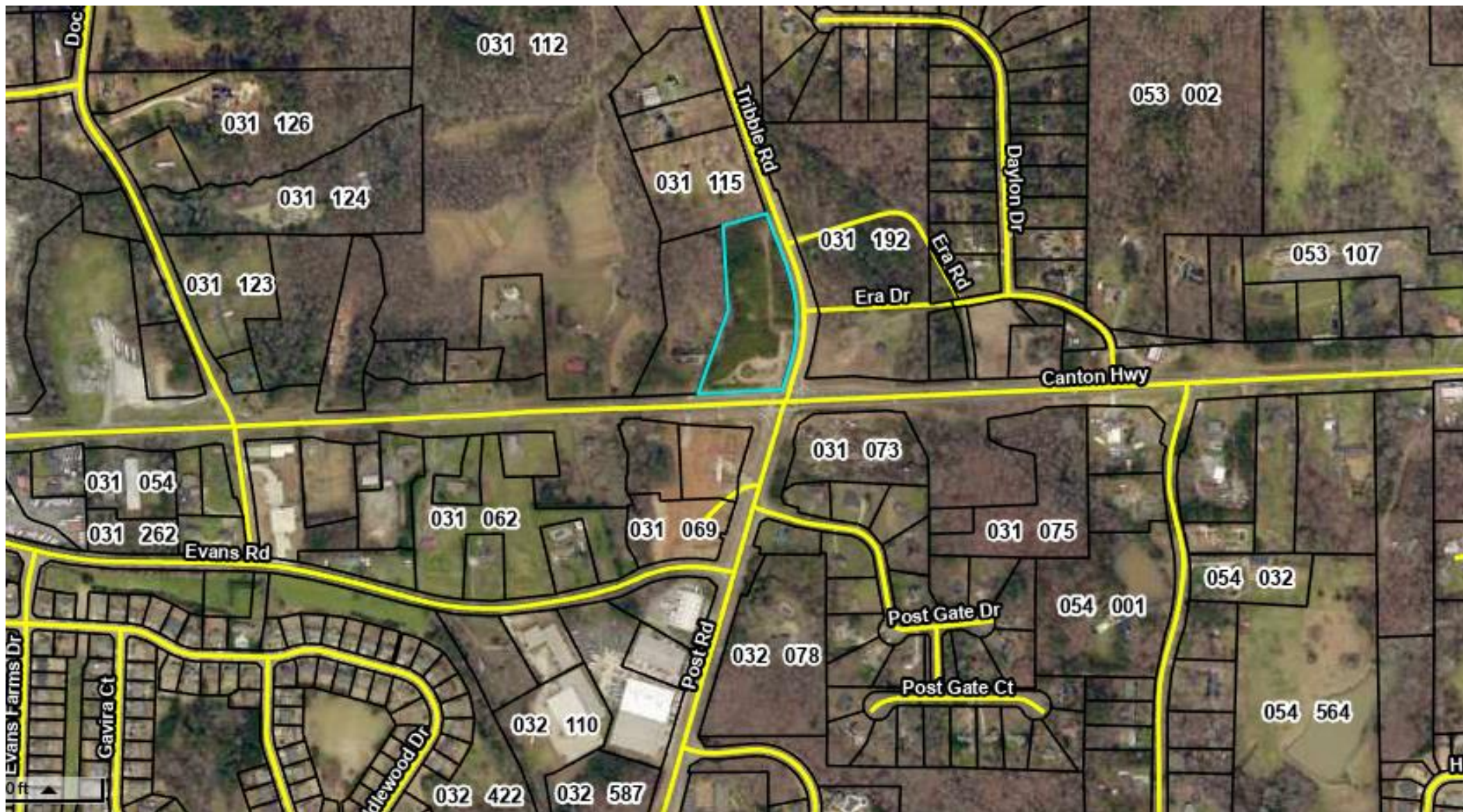
This area has seen explosive growth with a recently constructed Race Trac across the street on one corner and a new Publix anchored retail center on the other corner.

The subject site is ideal for a retail development – there are two restrictions on what cannot be built at the corner – a car wash and self storage facility.

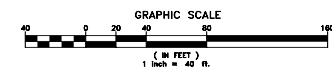
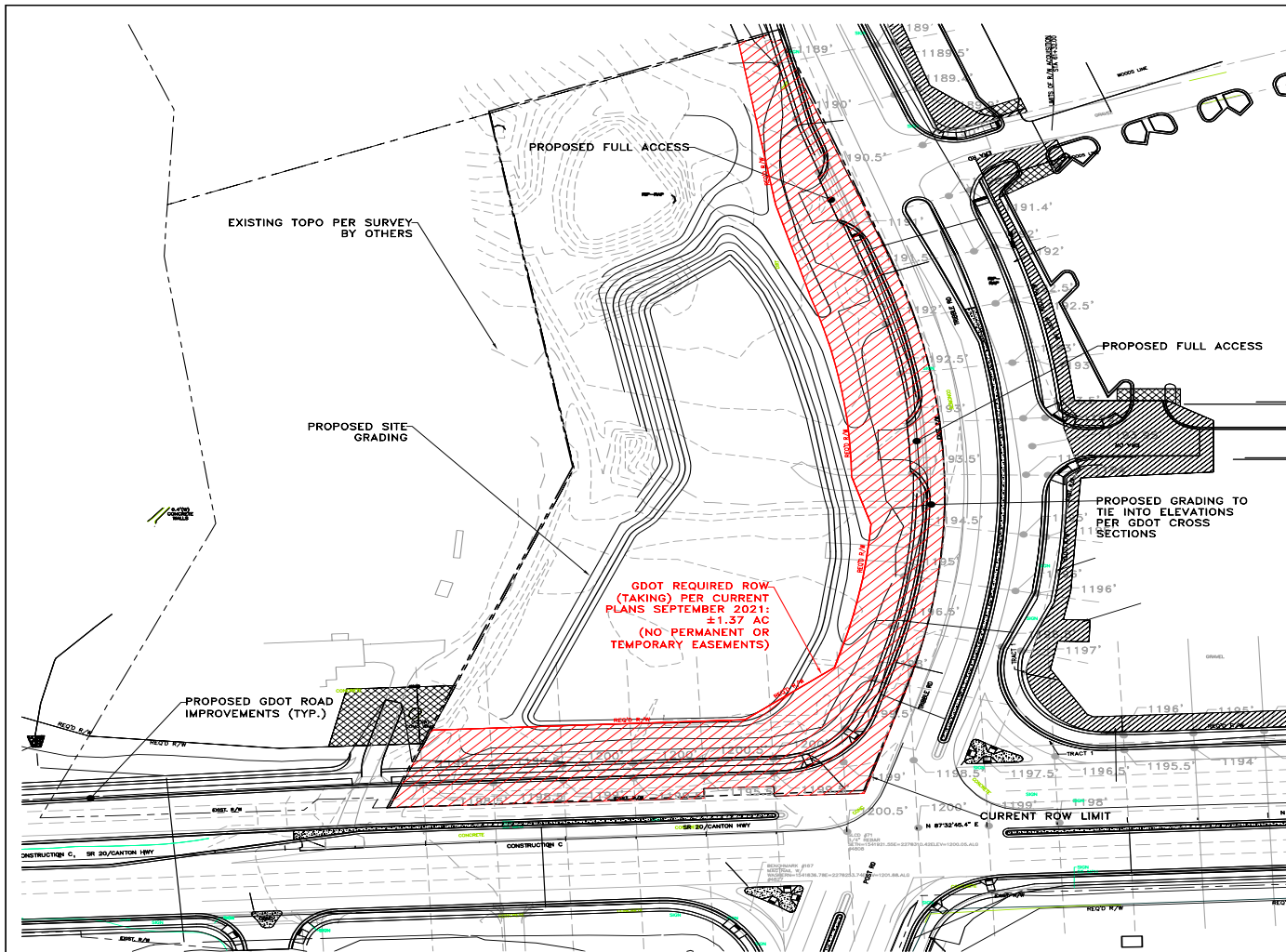
There has been a previous site plan drawn up with two out parcels.

Perfect site for a liquor store – QSR – full-service restaurant.

Tax Plat



DOT Taking – Right of Way



CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS

COLUMBIA
ENGINEERING
2882 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

PROJECT
TRIBBLE CORNERS
NWS TRIBBLE ROAD AND SR 20
FORSYTH COUNTY, GA

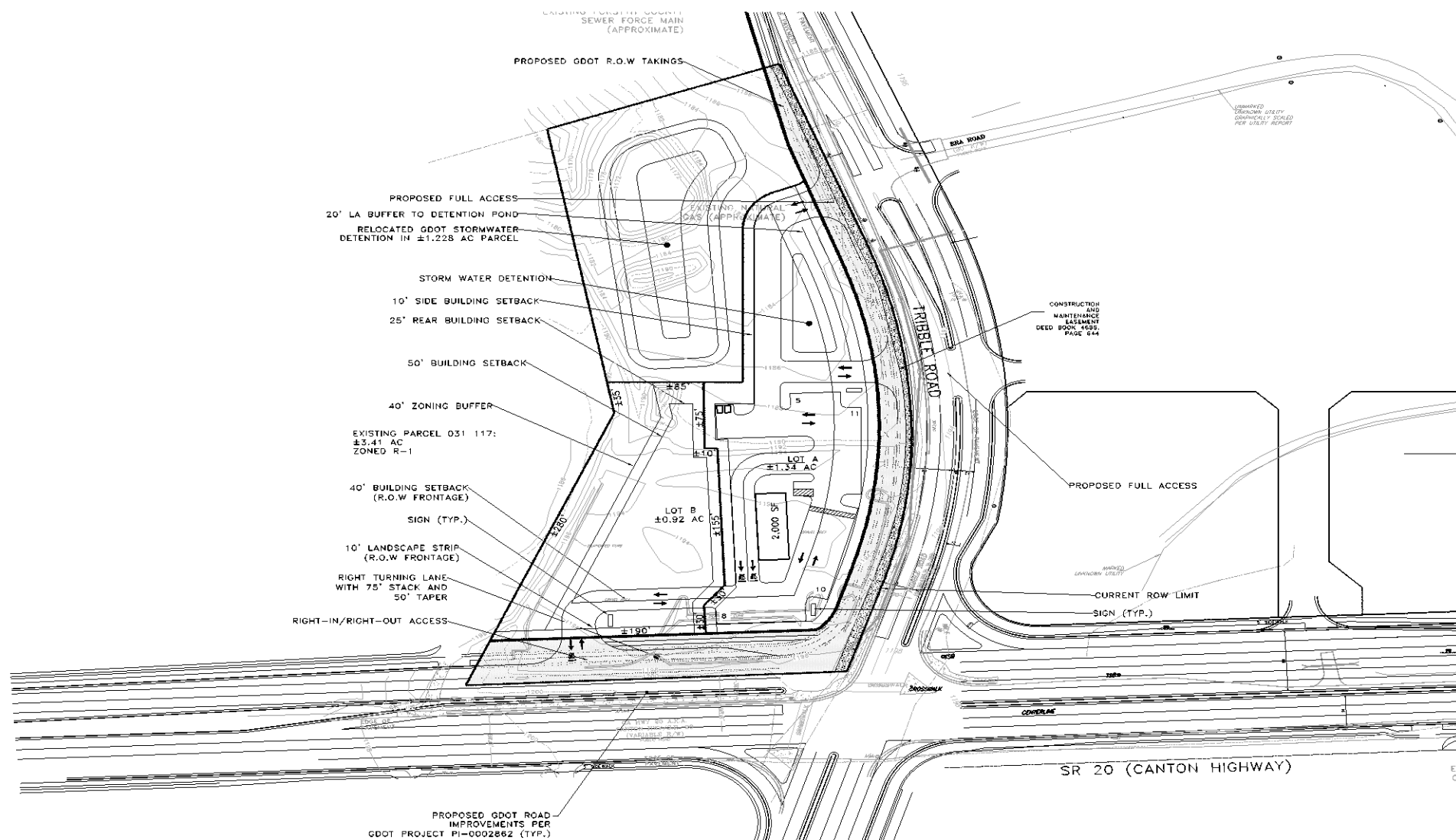
CLIENT
...

APPROVED FOR CONSTRUCTION
NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE
GDOT UPDATE	06/10/21
REVISED	10/1/2021

DRAWING TITLE
GDOT
COORDINATION
PLAN

DATE: 07/09/21
PROJECT NO: 5106.20
DRAWING NO: GC-1



Area Demographics- 1 Mile



Demographic and Income Profile

Tribble Gap Rd & GA-20 W, Cumming, Georgia, 30040
Ring: 1 mile radius

Prepared by Esri
Latitude: 34.20706
Longitude: -84.14036

Summary	Census 2010	Census 2020	2022	2027
Population	3,879	4,591	4,664	5,278
Households	1,279	1,577	1,614	1,858
Families	720	-	885	1,013
Average Household Size	2.70	2.59	2.58	2.57
Owner Occupied Housing Units	620	-	787	868
Renter Occupied Housing Units	657	-	827	990
Median Age	35.8	-	37.9	37.8
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	2.50%	0.51%	0.25%	
Households	2.86%	0.56%	0.31%	
Families	2.74%	0.51%	0.28%	
Owner HHs	1.98%	0.77%	0.53%	
Median Household Income	2.20%	3.59%	3.12%	
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	116	7.2%	88	4.7%
\$15,000 - \$24,999	173	10.7%	126	6.8%
\$25,000 - \$34,999	136	8.4%	124	6.7%
\$35,000 - \$49,999	169	10.5%	204	11.0%
\$50,000 - \$74,999	324	20.1%	429	23.1%
\$75,000 - \$99,999	180	11.2%	257	13.8%
\$100,000 - \$149,999	259	16.0%	312	16.8%
\$150,000 - \$199,999	149	9.2%	180	9.7%
\$200,000+	107	6.6%	136	7.3%
Median Household Income	\$64,061		\$71,437	
Average Household Income	\$92,674		\$103,749	
Per Capita Income	\$33,521		\$38,138	

Area Demographics – 3 Miles



Demographic and Income Profile

Tribble Gap Rd & GA-20 W, Cumming, Georgia, 30040
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.20706
Longitude: -84.14036

Summary	Census 2010	Census 2020	2022	2027
Population	25,944	35,213	37,981	42,658
Households	9,404	12,730	13,761	15,494
Families	6,647	-	9,488	10,658
Average Household Size	2.70	2.71	2.71	2.71
Owner Occupied Housing Units	7,226	-	10,371	11,539
Renter Occupied Housing Units	2,175	-	3,390	3,955
Median Age	36.6	-	38.3	38.6
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	2.35%	0.51%	0.25%	
Households	2.40%	0.56%	0.31%	
Families	2.35%	0.51%	0.28%	
Owner HHs	2.16%	0.77%	0.53%	
Median Household Income	1.78%	3.59%	3.12%	
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	489	3.6%	341	2.2%
\$15,000 - \$24,999	755	5.5%	529	3.4%
\$25,000 - \$34,999	710	5.2%	536	3.5%
\$35,000 - \$49,999	1,113	8.1%	870	5.6%
\$50,000 - \$74,999	2,113	15.4%	2,427	15.7%
\$75,000 - \$99,999	1,775	12.9%	2,184	14.1%
\$100,000 - \$149,999	3,052	22.2%	3,741	24.1%
\$150,000 - \$199,999	1,967	14.3%	2,590	16.7%
\$200,000+	1,787	13.0%	2,276	14.7%
Median Household Income	\$98,658		\$107,772	
Average Household Income	\$125,787		\$142,631	
Per Capita Income	\$45,326		\$51,545	

Area Demographics – 5 Miles



Demographic and Income Profile

Tribble Gap Rd & GA-20 W, Cumming, Georgia, 30040
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.20706
Longitude: -84.14036

Summary	Census 2010	Census 2020	2022	2027
Population	68,446	96,594	104,373	115,583
Households	23,899	32,982	35,597	39,431
Families	18,218	-	26,606	29,396
Average Household Size	2.84	2.90	2.91	2.91
Owner Occupied Housing Units	19,682	-	29,707	32,845
Renter Occupied Housing Units	4,217	-	5,890	6,586
Median Age	36.8	-	38.2	38.3
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	2.06%	0.51%	0.25%	
Households	2.07%	0.56%	0.31%	
Families	2.01%	0.51%	0.28%	
Owner HHs	2.03%	0.77%	0.53%	
Median Household Income	2.16%	3.59%	3.12%	
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,076	3.0%	725	1.8%
\$15,000 - \$24,999	1,361	3.8%	948	2.4%
\$25,000 - \$34,999	1,493	4.2%	1,109	2.8%
\$35,000 - \$49,999	2,199	6.2%	1,766	4.5%
\$50,000 - \$74,999	4,737	13.3%	4,806	12.2%
\$75,000 - \$99,999	4,094	11.5%	4,397	11.2%
\$100,000 - \$149,999	8,196	23.0%	9,711	24.6%
\$150,000 - \$199,999	5,689	16.0%	7,557	19.2%
\$200,000+	6,752	19.0%	8,411	21.3%
Median Household Income	\$112,586		\$125,303	
Average Household Income	\$147,324		\$166,535	
Per Capita Income	\$50,253		\$56,824	