

Atlanta
Land
Group



Magnolia Commons

Canton Hwy

Post Rd

FOUR OUTPARCELS FOR SALE

Magnolia Commons

Cumming, GA 30040

Mike Cahalan

678.429.1990

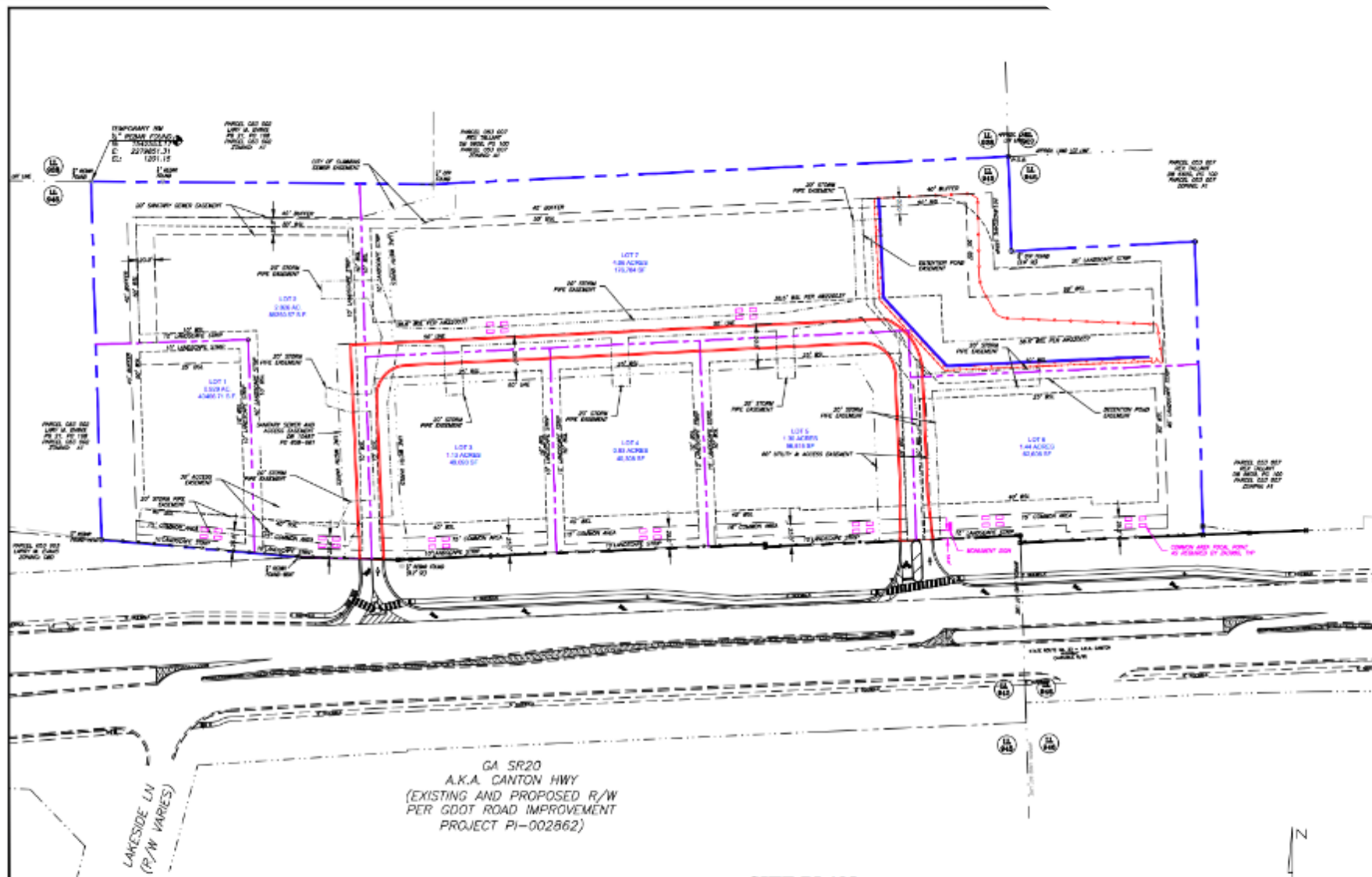
mcahalan@AtlantaLandGroup.com

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



GA SR20
A.K.A. CANTON HWY
(EXISTING AND PROPOSED R/W
PER GDOT ROAD IMPROVEMENT
PROJECT PI-002862)

SITE PLAN



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REVISIONS		
NO.	DATE	DESCRIPTION



CLIENT:
GREIER DEVELOPMENT
CONSULTING, LLC
OVERLOOK MOUNTAIN DR
SUWANEE, GA 30084
CONTACT: MICHAEL GREIER
678-978-9928
MGREIER@OVERLOOK.COM

MAGNOLIA COMMONS
PARCELS 05-0-02
LL 945 E 045 3RD DISTRICT
1ST SECTION
FORSTYTH COUNTY, GEORGIA

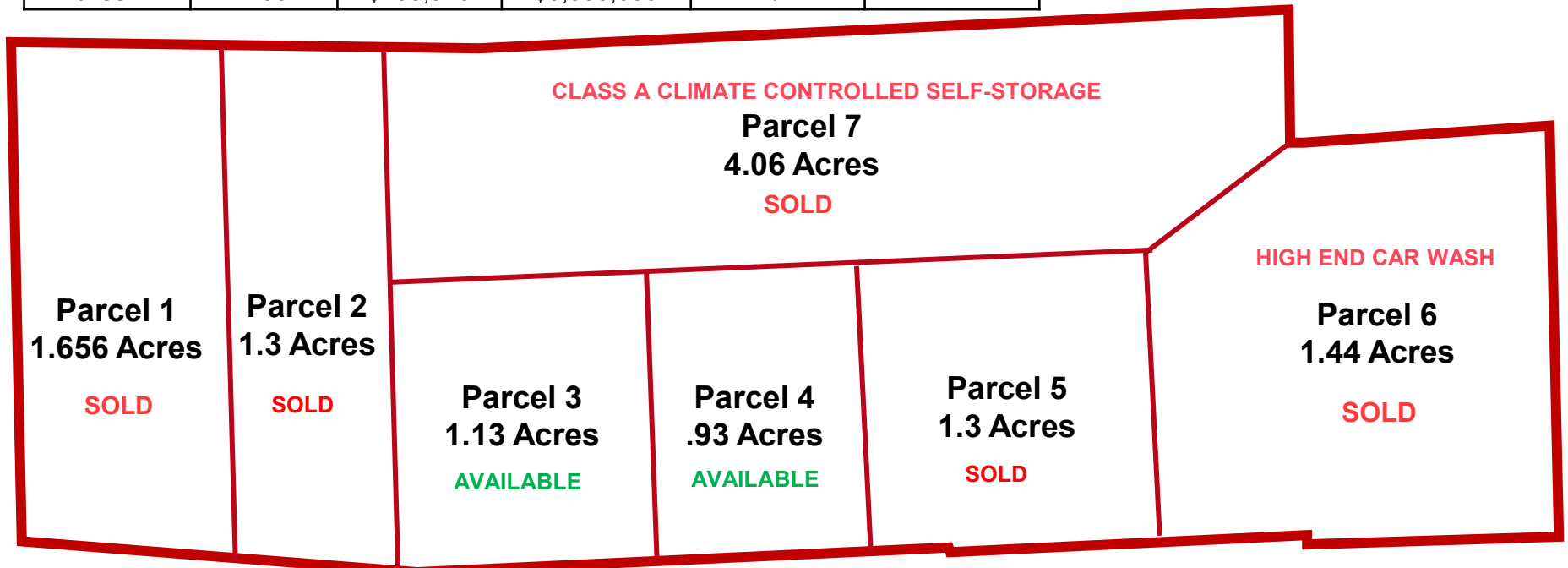
PRICING



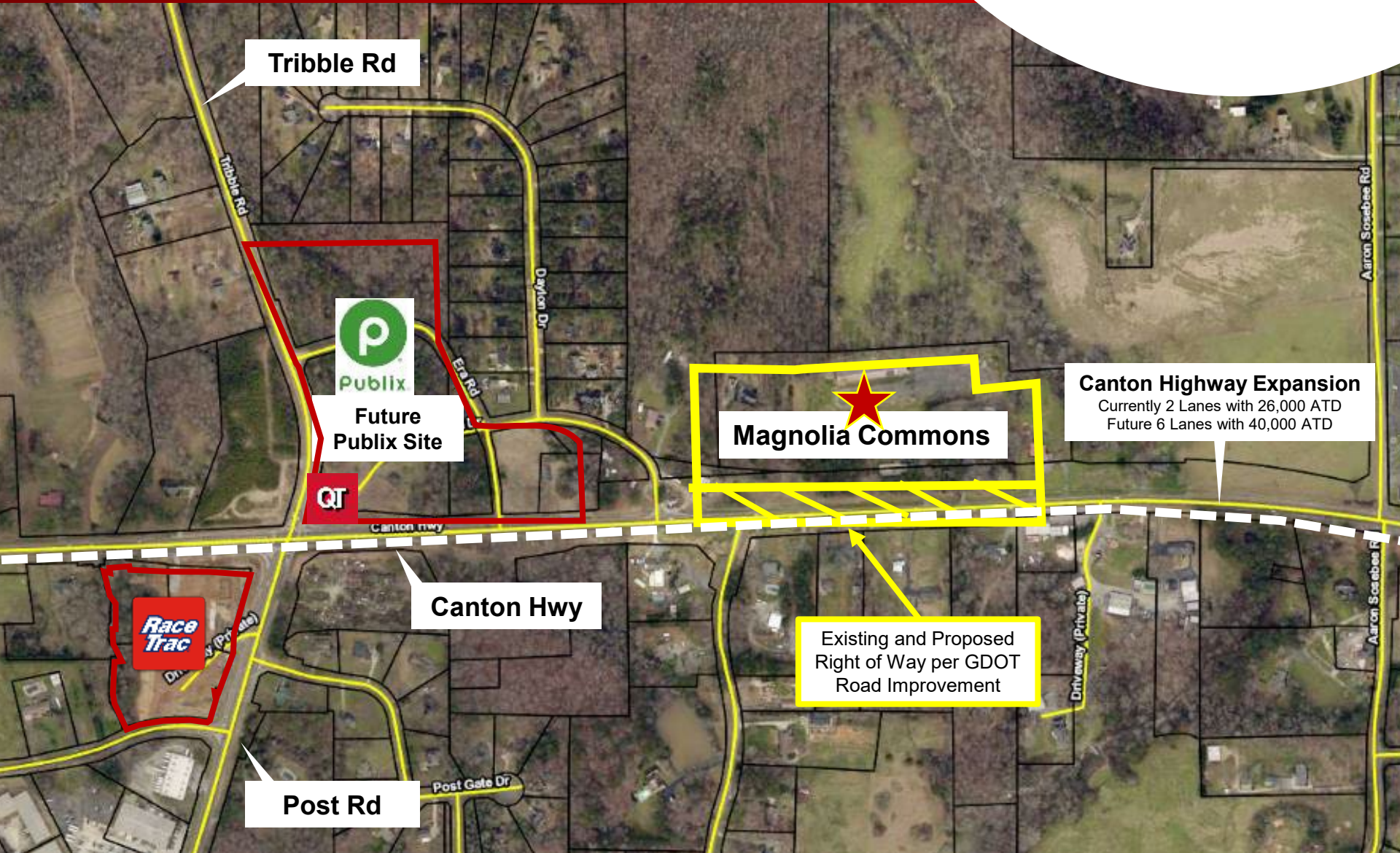
	Approx. Acreage	Price per Acre	Price	Ground Lease	Status
Parcel 1	1.656	\$564,614	\$935,000	n/a	Sold
Parcel 2	1.3	\$819,230	\$1,065,000	n/a	Sold
Parcel 3	1.13		\$1,500,000	Call for Pricing	Available
Parcel 4	0.93		\$1,250,000	Call for Pricing	Available
Parcel 5	1.3	\$1,230,769	\$1,600,000	n/a	Sold
Parcel 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


Race Trac

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

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

