

# Sketch Plat Approved 26 Attached Residential Units In Forsyth County

0 Holtzclaw Rd, Cumming, GA 30041

RAW LAND FOR SALE



Chase Unger, CCIM  
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# Property Summary

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## PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present this 5.67± acre parcel located off of Hwy 369 in Cumming, GA. The subject property recently received sketch plat approval for 26 attached residential units. Located minutes from GA-400 and Lake Lanier, this is a rare opportunity for a developer looking to capitalize on the desirability of Forsyth County. Contact broker for additional details.

## PROPERTY HIGHLIGHTS

- Sketch plat approval for 26 townhomes (April 2024)
- Fee-simple residential development opportunity
- All utilities, sewer in close proximity
- Located in East Forsyth HS district
- Located 1 mile from GA-400 and new Exit 18 interchange

## OFFERING SUMMARY

Asking Price:	\$1,430,000
Price per Unit:	\$55,000/unit
Lot Size:	5.67± Acres
Zoning:	R3
APN:	239 018

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	580	13,160	55,571
Total Population	1,509	36,336	160,784
Average HH Income	\$83,220	\$87,899	\$87,928

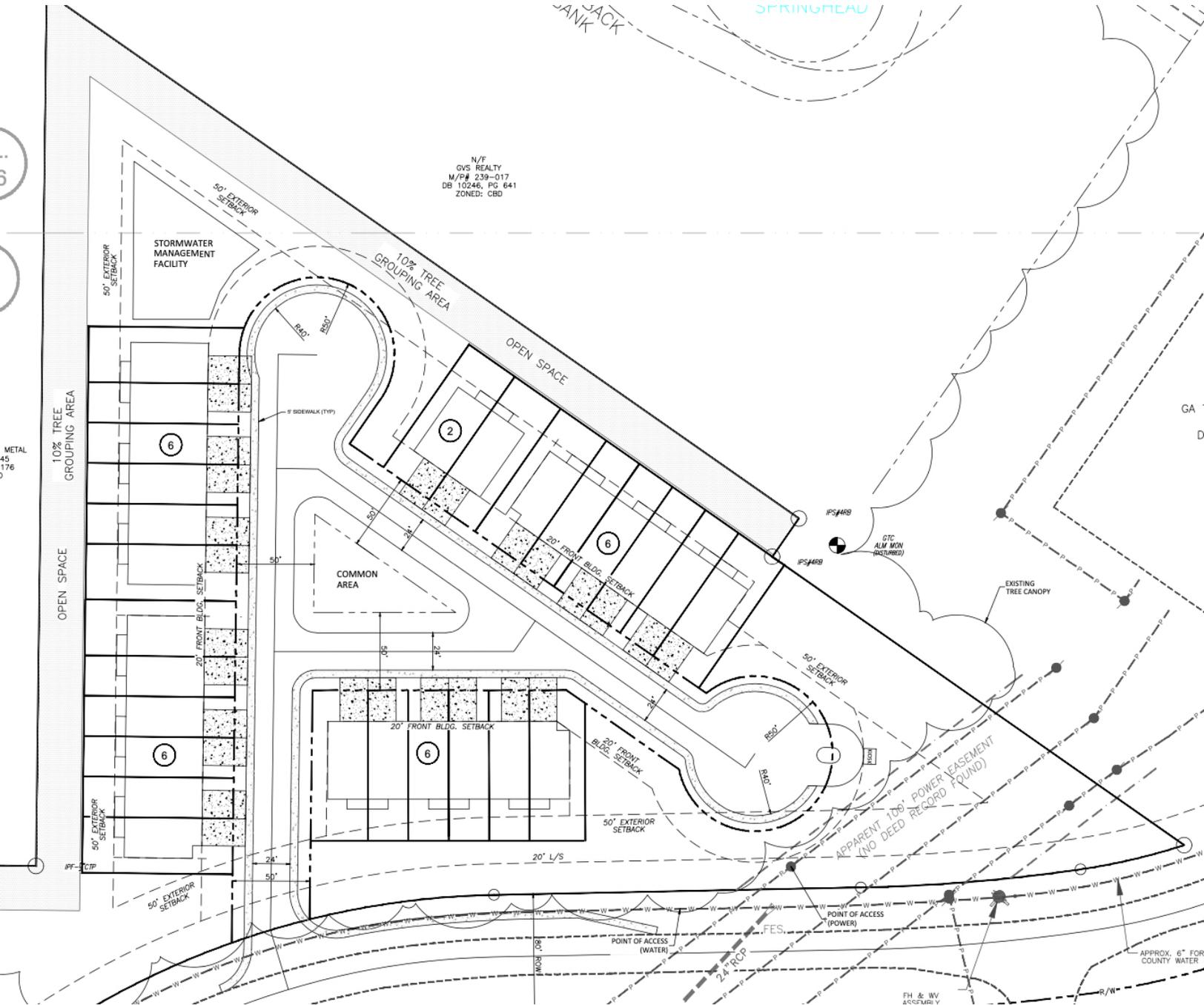
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# Site Plan

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# Additional Photos

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# Location Map

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Google

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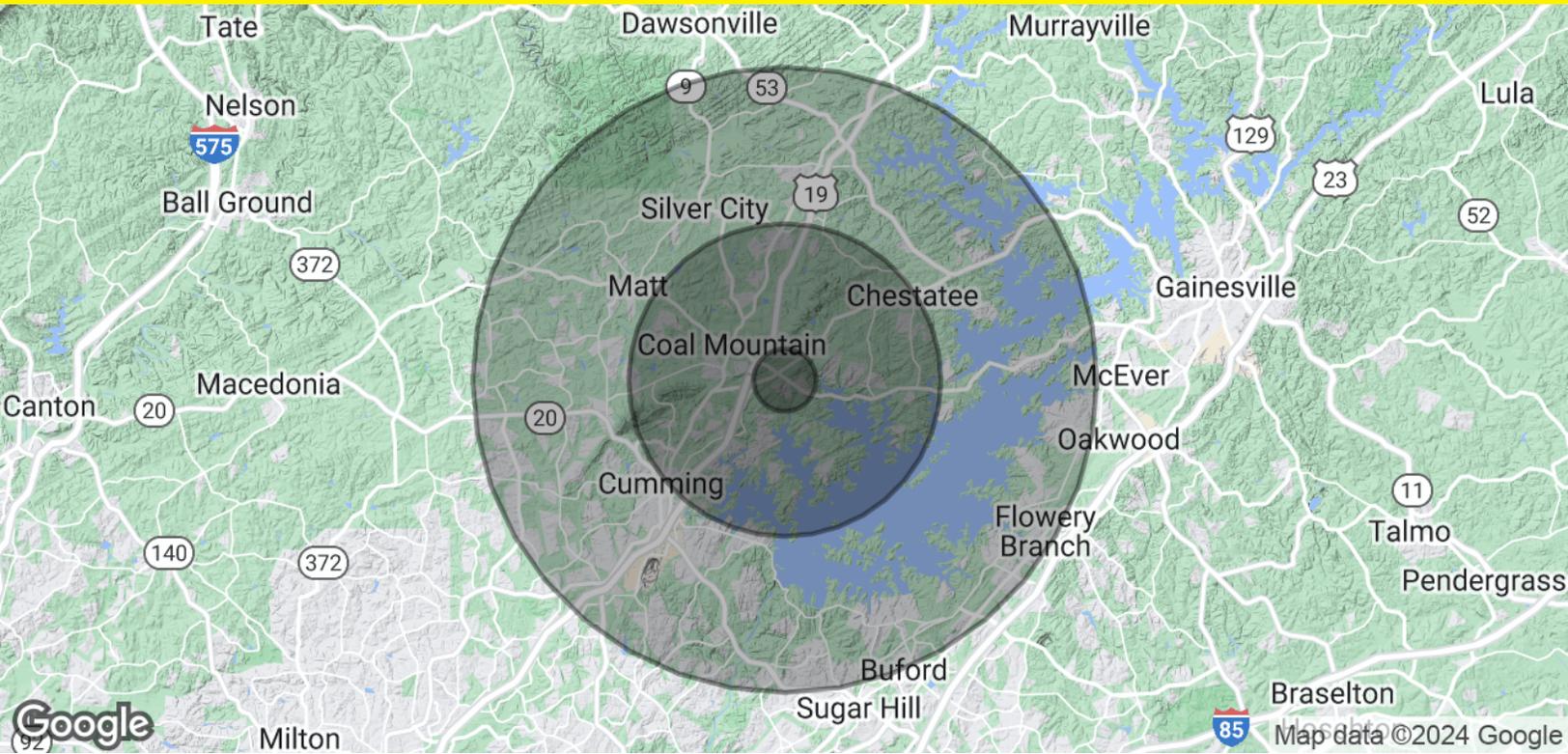
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# Demographics

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,509	36,336	160,784
Average Age	37.3	38.5	36.8
Average Age (Male)	36.2	37.9	36.2
Average Age (Female)	38.2	39.0	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	580	13,160	55,571
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$83,220	\$87,899	\$87,928
Average House Value	\$300,834	\$282,122	\$296,738

2020 American Community Survey (ACS)

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