



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

COMMERCIAL DIVISION

**FOR SALE**

**66+ acre development site**



**& Bottoms Rd.,  
Cumming / Forsyth Co.**



Drone Video



**356 Unit Luxury Garden Style  
Apartment Community**



**Bottoms Road**

**GA 400 and 5225 Bottoms Rd., Cumming 30041**

**Marketed By:**

**Brent Hoffman & Don Grimsley**

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Brent Hoffman



Don Grimsley



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# Property Information Development Opportunity

## Dual Road Frontage

**66+ ac at \$95,000 an ac.**



- ◆ **Traffic Count 33,300 (DOT 2016)**
- ◆ **1,082 ft on GA 400 & 896 ft on Bottoms Rd.**
- ◆ **4.5 miles S of GA Premium Outlet Mall, with over 6 million visitors a year**
- ◆ **Near new Kroger, Publix, Marshalls, Hobby Lobby, adjacent to the Hampton Golf Village & across from new 356 upscale garden-style apt. complex**
- ◆ **Zoned HB (Highway Business)**
- ◆ **8" water line on Settingdown Rd.**

**[MUST SEE DRONE VIDEO](#)**

More info and video at: <http://www.brenthoffman.com/listings/I0337.html>



## Demographics / Traffic / Area Highlights

	1 mile	3 Miles	5 Miles
Total Households	677	5,354	15,493
Total Population	1,972	15,434	44,360
Median HH Income	\$85,571	\$74,474	\$72,113



**Daily Traffic Count**  
**33,300 DOT (2016)**

With proximity to Hartfield Jackson International Airport, direct access to a network of interstate highways, and an educated workforce the Cumming / Forsyth County area provides a healthy economy. The GA 400 corridor is rapidly expanding with commercial, retail, residential, and industrial projects. GA 400 is one of the main North-South commuter highways in Metro Atlanta.

Strong civic leadership, an outstanding educational system, one of the lowest millage rates in the regions, a highly competitive tax structure contribute to Forsyth County's thriving economic climate. One of the fastest growing and most affluent counties in the U.S consistently ranked as one of the fastest growing communities in the nation since 1995. *Forbes Magazine* named Forsyth County as one of the "Best Places in America to Get Ahead" and the 13<sup>th</sup> wealthiest county in the nation.

For the 4<sup>th</sup> year in a row, Forsyth County has ranks as Georgia's healthiest County, with #1 ratings in longevity, quality of life, and health behaviors, and ranked high in clinical care, social and economic factors.

Located approximately 40 miles north of metro Atlanta, Forsyth County has 200 miles of shoreline on Lake Lanier and is close to the North Georgia Mountains. Both offering many opportunities for boating, fishing, hunting, hiking and camping.

Some data was captured from the [cummingforsythchamber.org](http://cummingforsythchamber.org) site

# 356 Unit Luxury Garden Style Apartment Community being built across GA Hwy 400



## FORSYTH

Location: Forsyth County, Georgia

Size: 356 Units

The proposed luxury garden style multi-family apartment community will be the first of its kind and quality in north Forsyth County. The community will consist of 356 distinct apartment homes tastefully spread over 61 acres of land including 15 total buildings - six stacked flat buildings and nine townhome buildings, all of which are directly accessible from the west side of GA 400 with approximately 1,800 linear feet of drive-by frontage along GA 400. The community will be located within a five mile radius of the brand new "Dawson Marketplace", a 110-acre Kroger-anchored retail center, the new 53-acre Publix-anchored "Dawson Crossroads" retail center, The Home Depot, a Walmart Supercenter and North Georgia's Premium Outlet Mall. The community will feature a state-of-the-art fitness center, two salt water pools with bubblers and chaise lounges, multiple fire pits, grilling stations, dog parks, pocket parks and a uniquely located herb garden, plus a signature indoor/outdoor entertainment center open to all residents. The interior floor plans and unit finishes will rival the most luxurious single family homes in Forsyth County. First units are expected to deliver early 2018 with a completion date of early 2019.





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This property is just 4.5 miles south of the Georgia Premium Outlet Mall with more than 6 million visitors annually, the new Publix, Kroger and WalMart super centers. Many restaurants and entertainment venues.

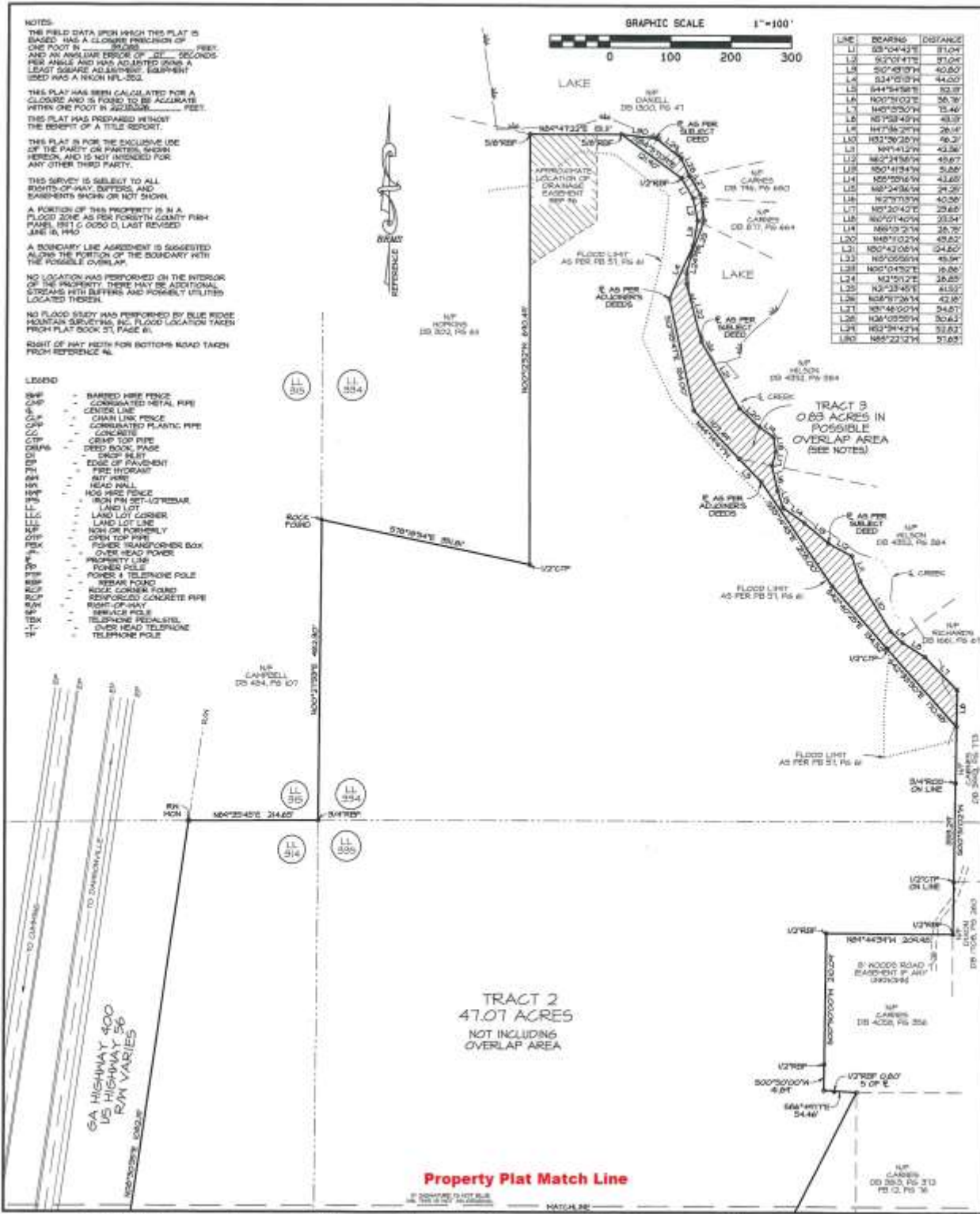
## Location Map



**Convenient to the Atlanta market & North Georgia mountains.**

**North from Atlanta on GA 400 / US 19. Approximately 33 miles North from I-285. Property on right beginning at Bottoms Road.**

# Northern Parcel

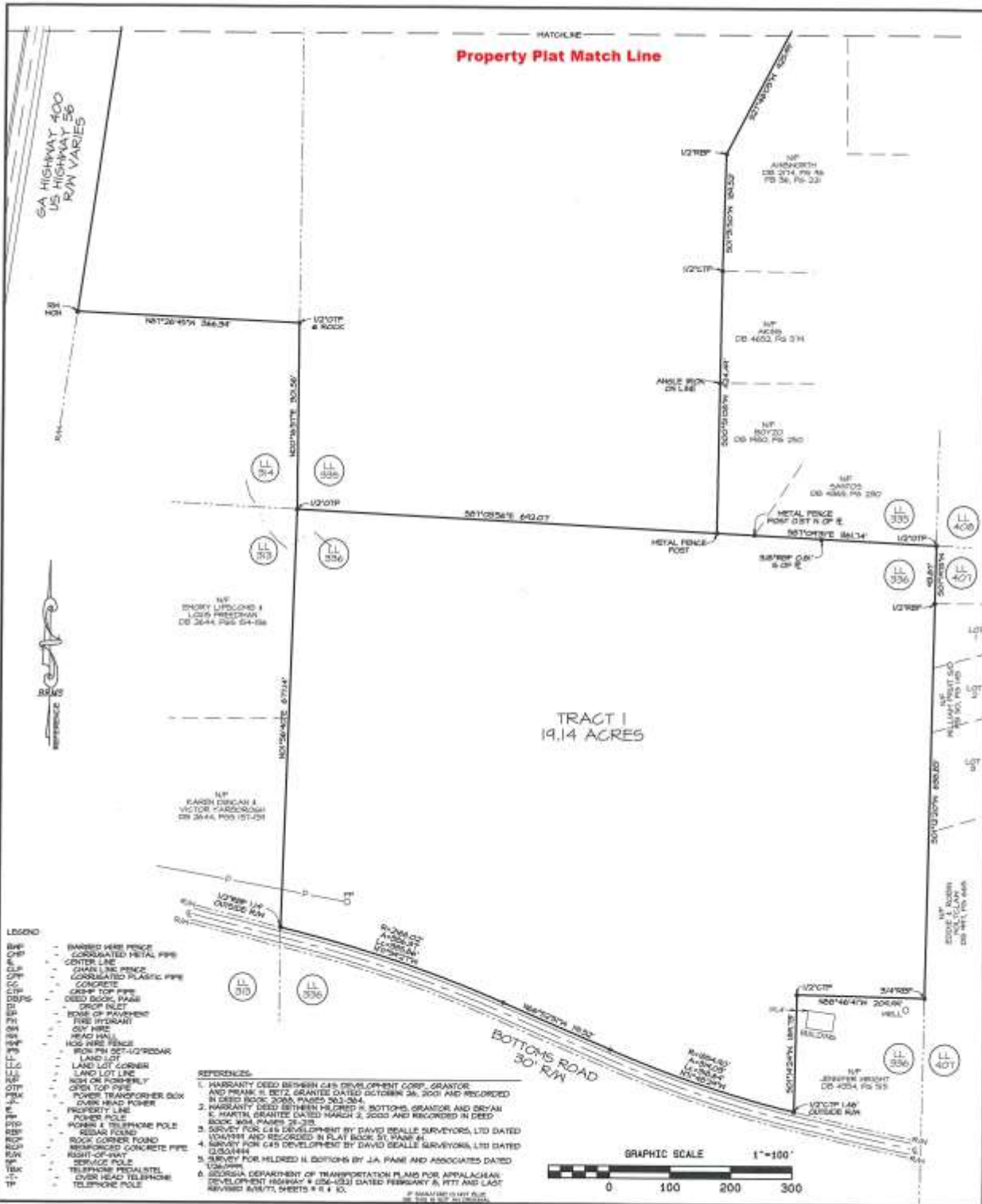


	DATE: 6/27/2017	SCALE: HORIZ. 1" = 100 FEET	NO. DESCRIPTION	DATE	BY	REVISION
	DRAWN: JPH CHECKED: JPH APPROVED: JPH					

**SURVEY FOR**  
**GAINESVILLE LAND GROUP, LLC**  
 LOCATED IN LAND LOTS 334, 335, 336, & 314,  
 14th DISTRICT 1st SECTION  
 FORTYFORTH COUNTY, GEORGIA

**Blue Ridge Mountain Surveying, Inc.**  
 17 ROUTE 100  
 BRIDGEVILLE, GA 30522  
 706-745-7661

# Southern Parcel



	<p>DATE: 6/23/20          SCALE: 3000:1 (1" = 300' VERT)          SURVEYOR: J. J. HARRIS          DEDUCE: J. J. HARRIS          APPROVED: J. J. HARRIS</p>		<p>SURVEY FOR  <b>GAINESVILLE LAND GROUP, LLC</b>          LOCATED IN LAND LOTS 334, 335,          336, &amp; 314,          18TH DISTRICT 1st SECTION          FORSYTH COUNTY, GEORGIA</p>	<p><b>Blue Ridge Mountain Surveying, Inc.</b>          15 N. Highway 400          Forsyth Co., GA 32212          770-743-7300</p>
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All materials furnished is from sources deemed reliable, but information has not been verified and is subject to errors or omissions