

**23 ACRES FOR SALE**

# FORSYTH COUNTY

Buford Highway At Echols Road, Cumming, GA 30041



## PROPERTY HIGHLIGHTS

- Good location east of GA 400 approximately 3 miles from Exit 14
- City water and sewer service in close proximity
- Close to hospital and shopping
- Approximately 1,250 feet road frontage on Buford Highway (Hwy. 20)
- Approximately 36,900 cars per day (2021 GA DOT traffic counts)

## OFFERING SUMMARY

Sale Price:	\$2,695,000
Lot Size:	23 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	442	1,501	3,224
Total Population	1,426	4,737	9,731
Average HH Income	\$146,311	\$141,925	\$140,925

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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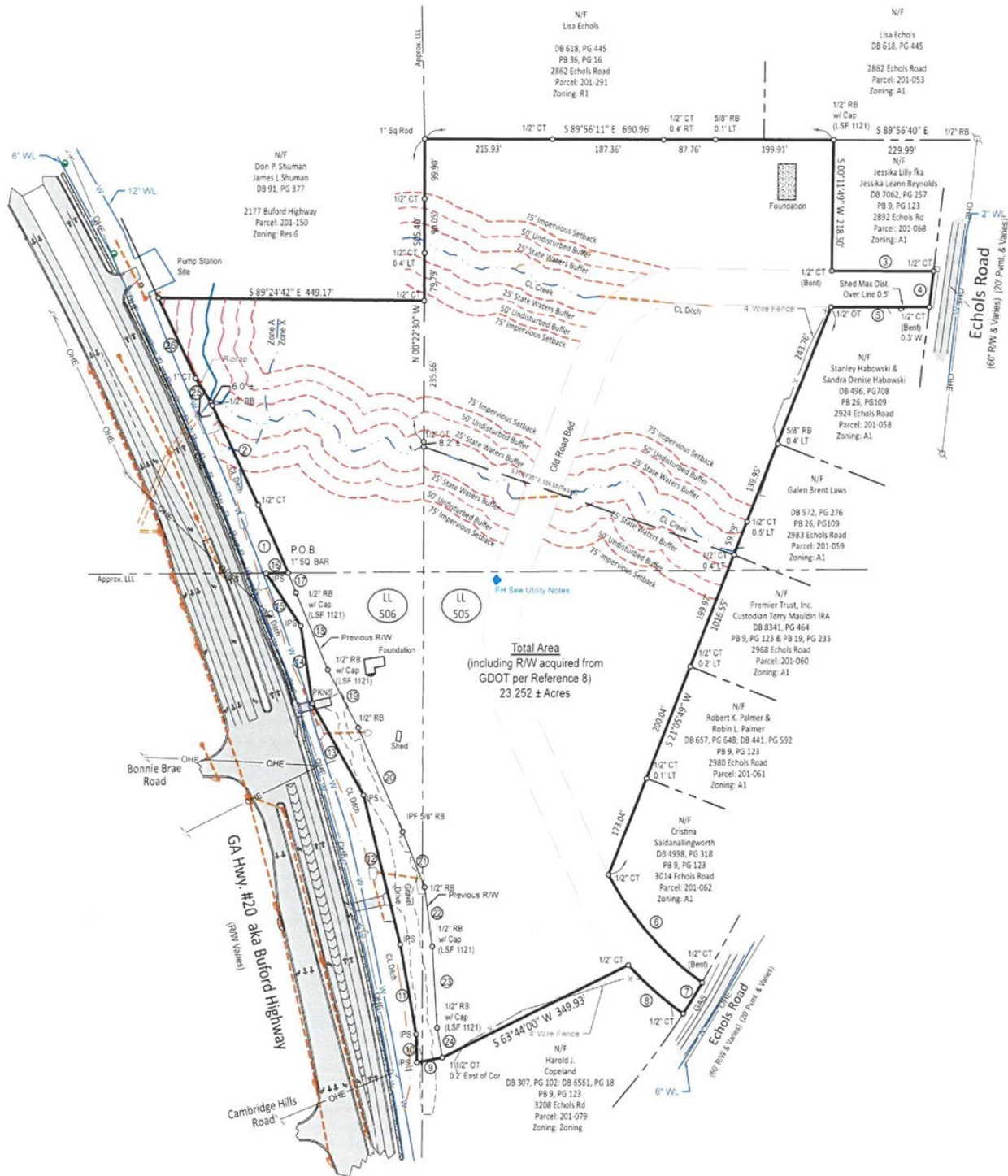
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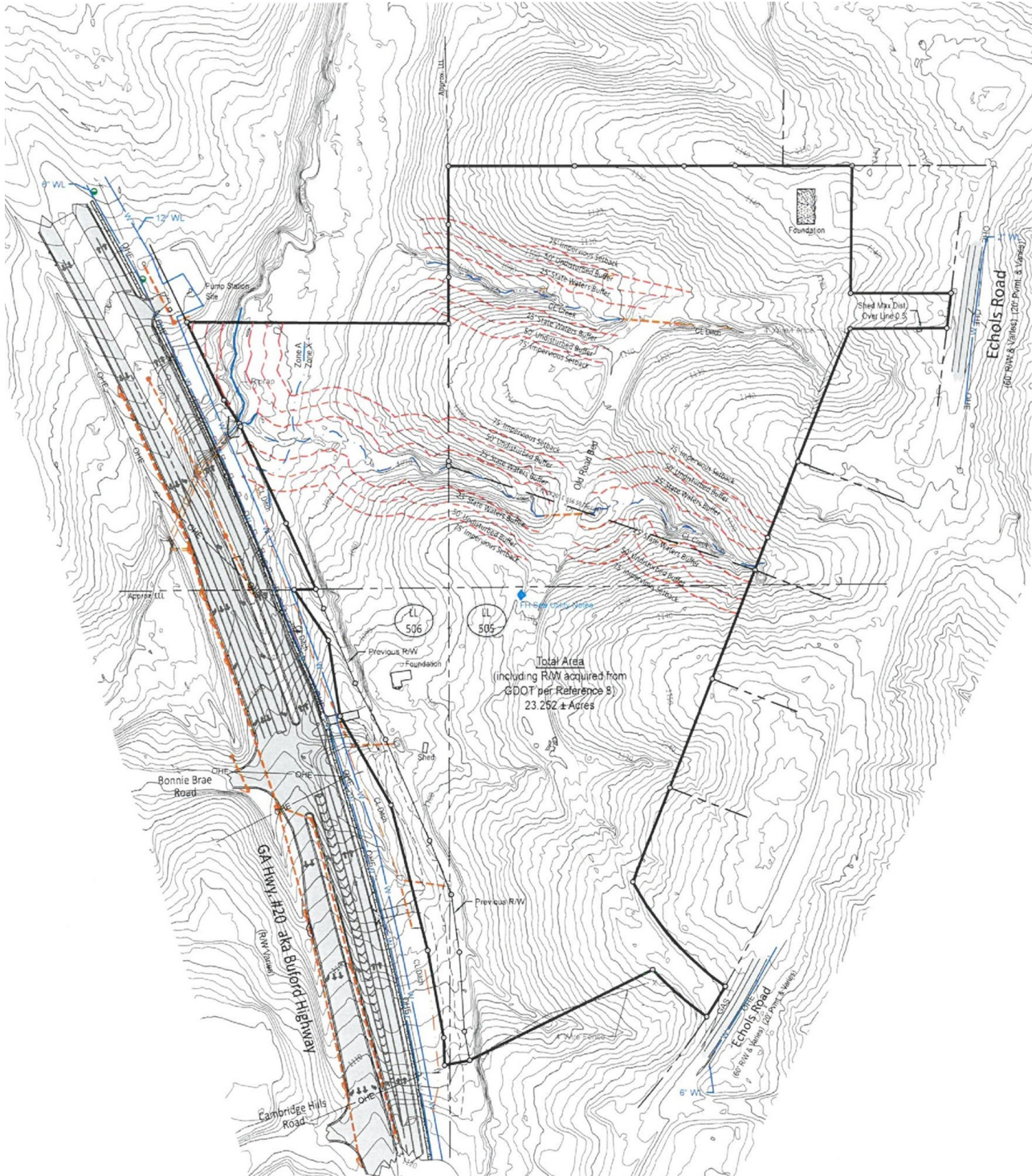
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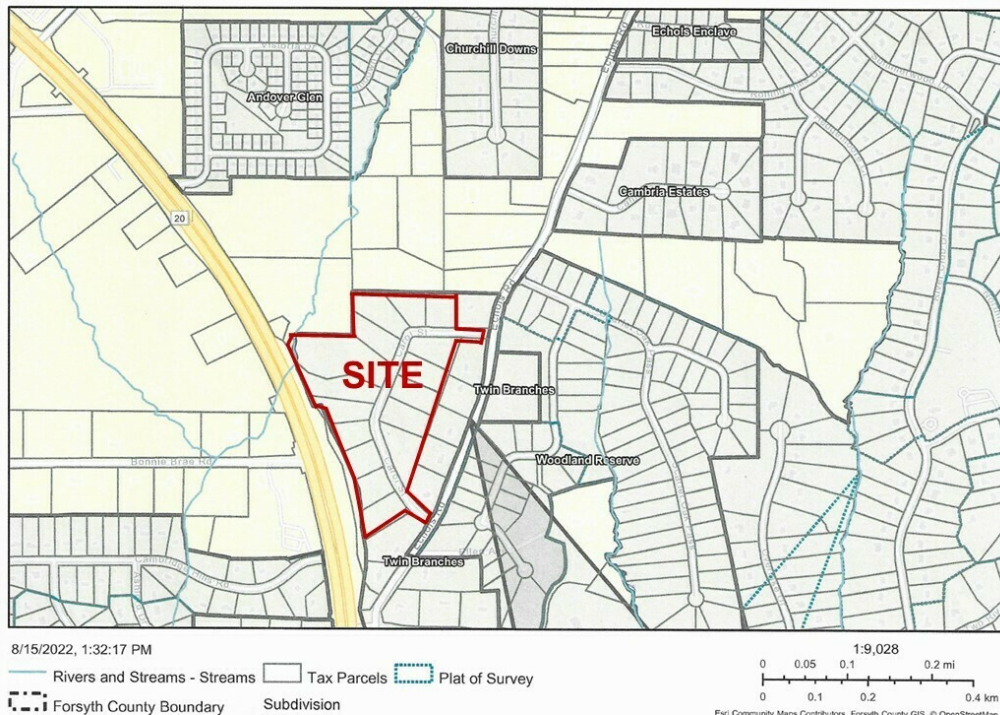
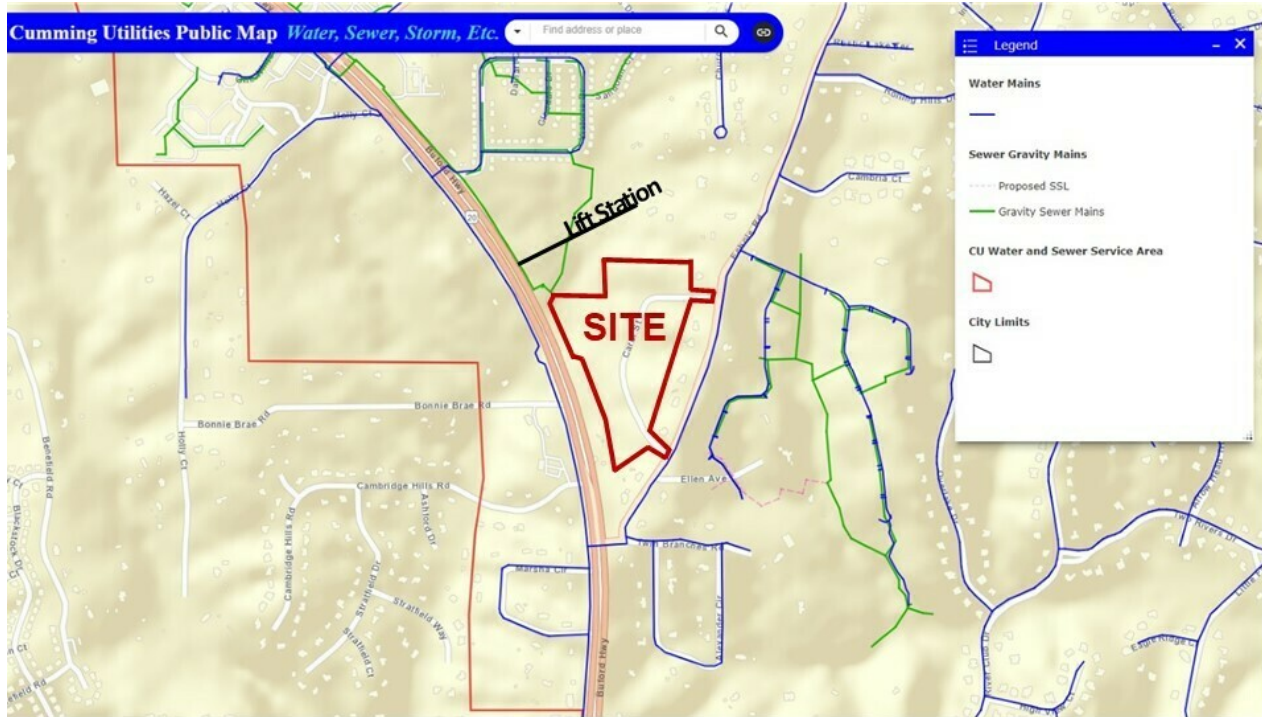
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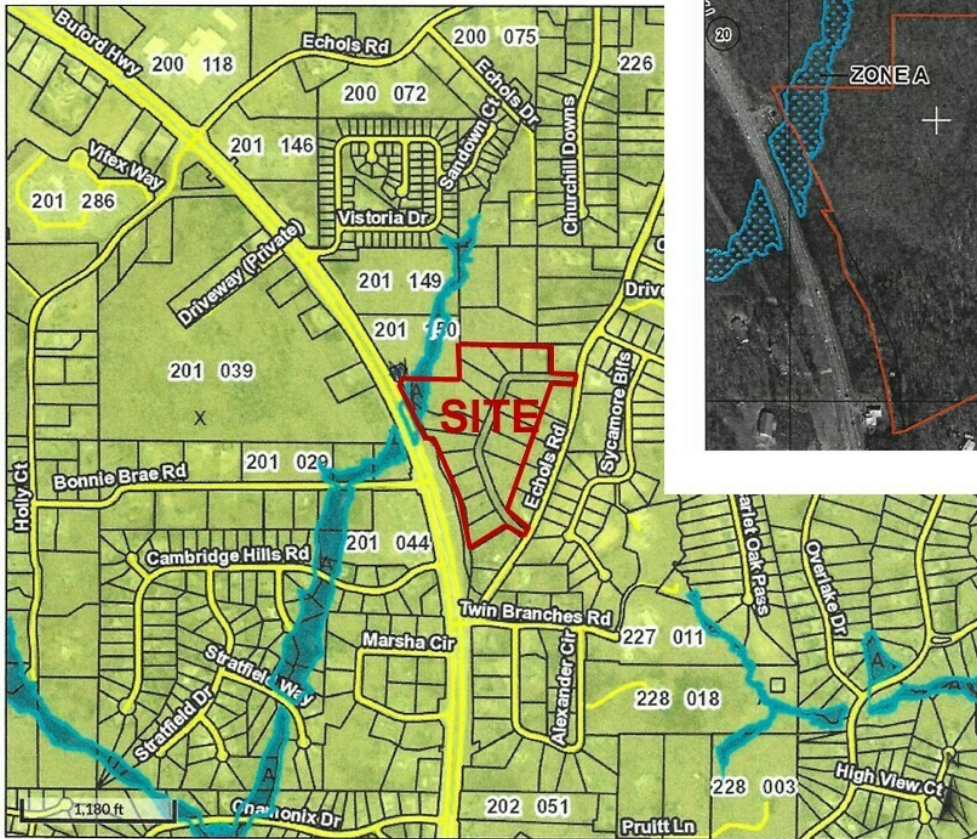
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**FLOOD HAZARD NOTE:**

A portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13117C0163G of Forsyth County, GA. (Community Panel No. 1303120163G), most recently revised March 13, 2013.



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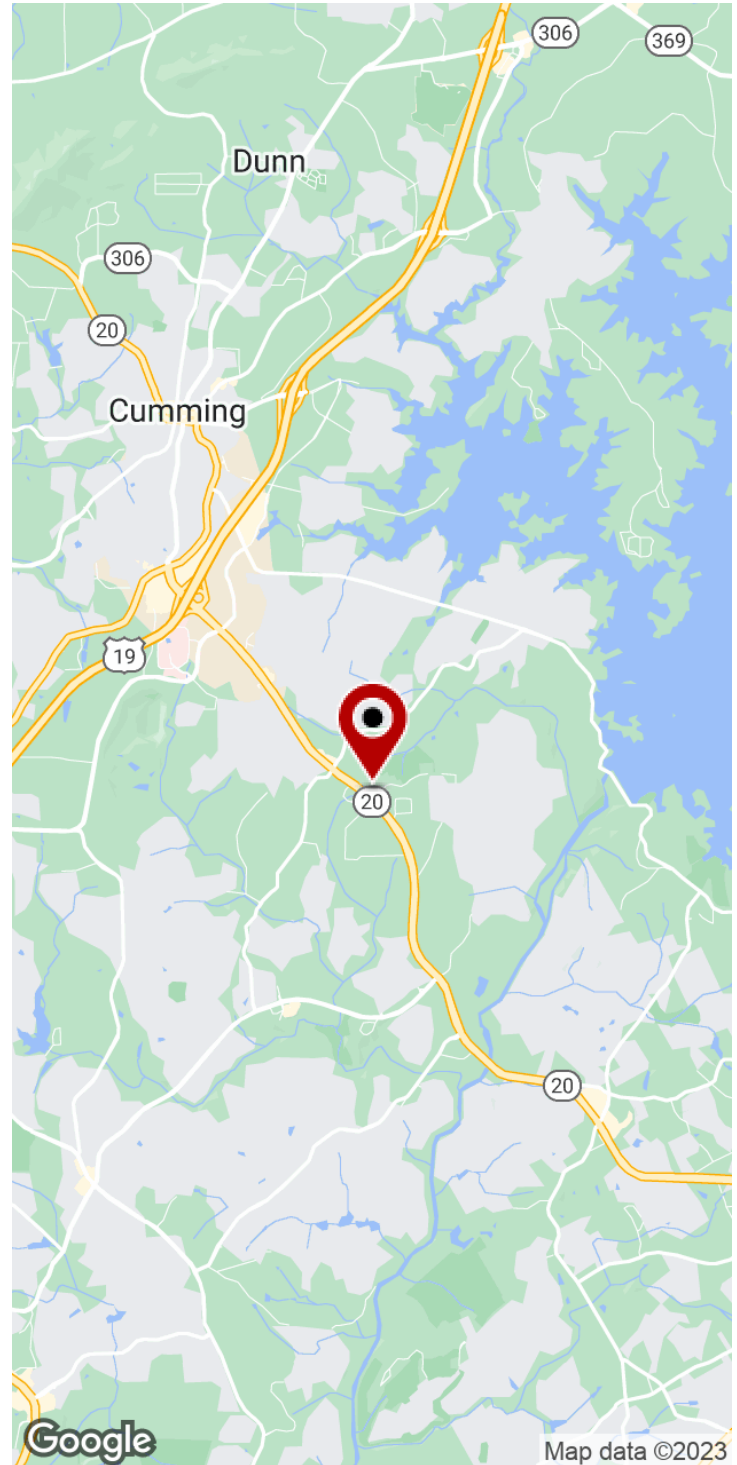
POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,426	4,737	9,731
Average Age	37.9	38.2	39.1
Average Age (Male)	33.5	34.3	36.0
Average Age (Female)	39.2	39.2	40.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	442	1,501	3,224
# of Persons per HH	3.2	3.2	3.0
Average HH Income	\$146,311	\$141,925	\$140,925
Average House Value	\$405,883	\$396,102	\$401,719

ETHNICITY (%)	0.5 MILES	1 MILE	1.5 MILES
Hispanic	6.2%	6.0%	6.5%

RACE	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	1,196	3,970	8,027
Total Population - Black	44	125	327
Total Population - Asian	150	508	1,065
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	0	13
Total Population - Other	2	11	30

\* Demographic data derived from 2020 ACS - US Census



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