

+/-5.5 ACRES FOR SALE

SOUTHEAST FORSYTH COUNTY

7897 Majors Road, Cumming, GA 30041



PROPERTY HIGHLIGHTS

- Great location just east of Ronald Reagan Boulevard
- Close to Exit 13 off GA 400
- Sewer on site
- Approximately 320 feet of road frontage on Majors Road
- Fast growing commercial and residential area
- Close to Lanier Technical College and The Collection at Forsyth

OFFERING SUMMARY

Sale Price:	\$195,000 / acre
Lot Size:	5.5 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	775	29,969	127,039
Total Population	2,242	90,580	372,013
Average HH Income	\$122,474	\$120,023	\$115,921

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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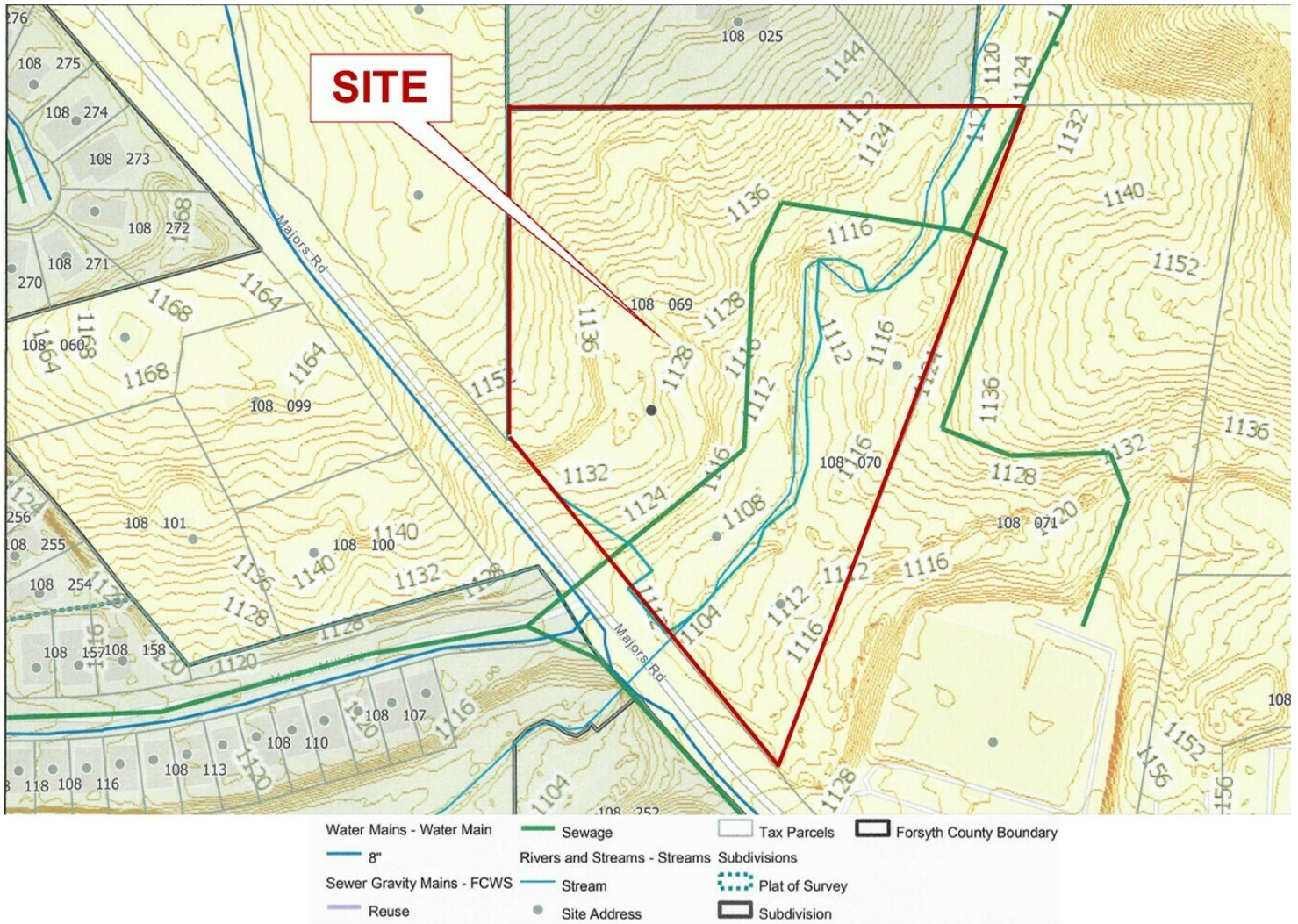
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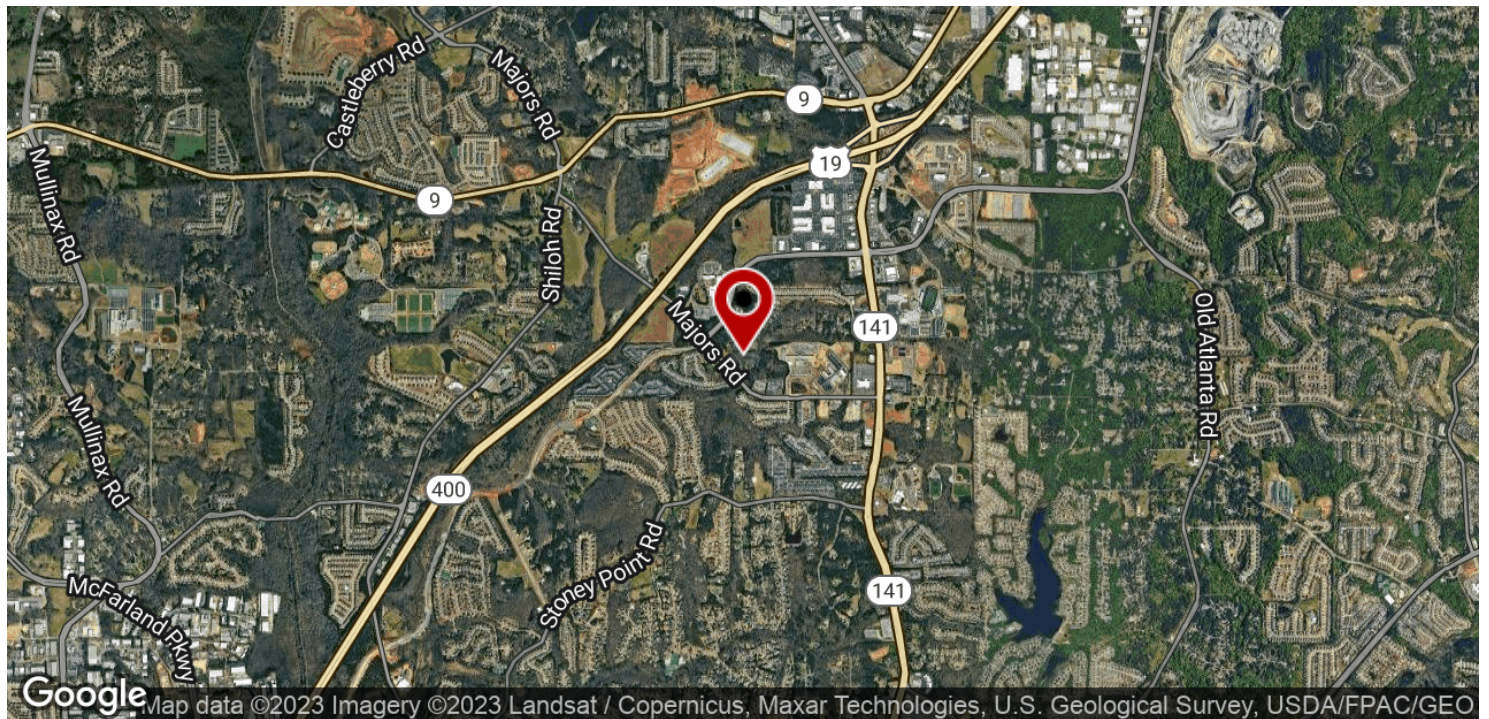
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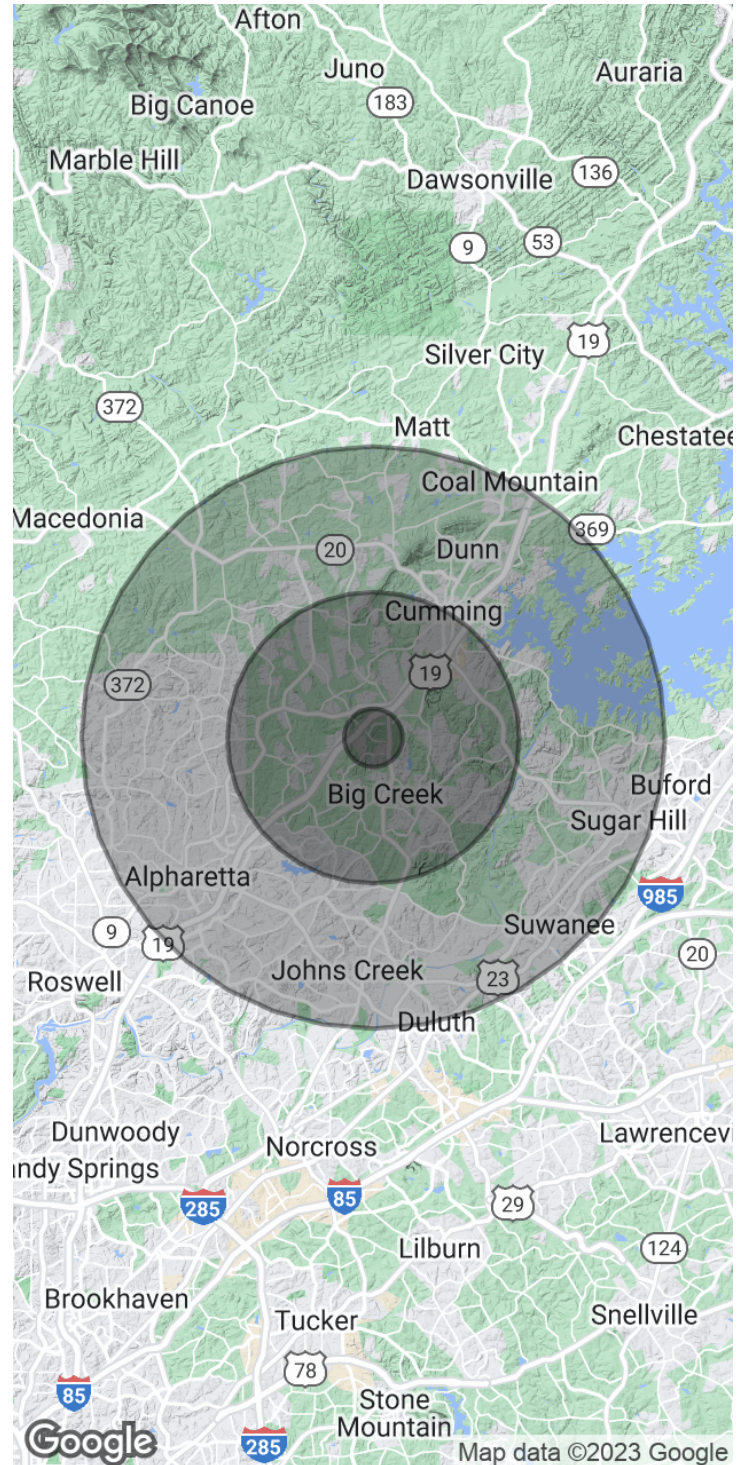
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,242	90,580	372,013
Average Age	37.1	36.1	36.3
Average Age (Male)	36.0	35.5	35.8
Average Age (Female)	37.6	36.5	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	775	29,969	127,039
# of Persons per HH	2.9	3.0	2.9
Average HH Income	\$122,474	\$120,023	\$115,921
Average House Value	\$395,913	\$377,330	\$379,089

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	7.9%	8.5%	8.4%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	1,946	74,792	284,729
Total Population - Black	59	3,475	26,919
Total Population - Asian	211	8,770	45,767
Total Population - Hawaiian	0	42	309
Total Population - American Indian	2	173	484
Total Population - Other	16	2,176	8,255

** Demographic data derived from 2020 ACS - US Census*



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