

Keith Bridge Road Mixed Use Master Planned Development Opportunity

Approx 10 Acres, On rapidly expanding Keith Bridge Rd corridor with 449 feet of street frontage, and potential for 80 foot - multi-story & vertical commercial density.

**Imagine what 10 acres
with more than 5 million
square feet and 80 feet
height can become.**

Presented by
Cliff Bramble - Bramble Realty
678.488.9918
cliff@bramblerealty.com

Cumming / Forsyth County, Georgia
3090 Keith Bridge Rd
Cumming, GA 30041



449 Ft of Street Frontage - or 725 feet

Zoned
CBD

Zoned
HC

Zoned
CBD

856 Feet deep

Zoned
AGR

Sanitary Sewer
Easement in place

239 241

239 041

239 003

239 004

239 002

Flexible Mixed-Use Development Community

HOTEL - 125 ROOMS

hospitality destination serving
business and leisure demand

MULTIFAMILY - UP TO 600 APTS

residential community supporting
continued population growth

RETAIL AND RESTAURANT

services, dining, and
neighborhood activation

MEDICAL AND MIXED-USE

professional services with
complementary commercial uses



The Opportunity at a Glance

Major national retailers, residential developers and commercial developers are already investing in this corridor

Approx 10 ACRES

of strategically positioned level development land

MULTIPLE PATHS. STRONG POTENTIAL.

Hotel, multifamily, retail, insurance, plumbing, electrical, restaurant, medical, Floor & Decor, and mixed-use

BUILDING HEIGHT POTENTIAL

Up to 80 feet tall

SUBJECT TO REZONING AND GOVERNMENTAL APPROVALS



Keith Bridge Rd

3090



Cumming / Forsyth County Location

STRATEGIC POSITION IN A HIGH-GROWTH CORRIDOR

Excellent access to regional markets, employment hubs, and daily needs

45 MIN to Downtown Atlanta

50 MIN to Hartsfield-Jackson Atlanta International Airport

15 MIN to Alpharetta

SURROUNDED BY STRONG DEMAND DRIVERS

Retail, dining, healthcare, schools, and major employers



Site and Surrounding Context

POTENTIAL FIVE FLOORS OR
millions of square feet

prime development site in
Cumming / Forsyth County

STRATEGIC LOCATION

high-visibility with strong access
and high traffic counts

SURROUNDED BY GROWTH

retail, dining, medical, and residential
within minutes

READY FOR VISION

flexible site for hotel, multifamily, retail,
restaurant, medical, and mixed-use



PARCEL BOUNDARY

clearly defined
9.88-acre site

TOPOGRAPHY

Level with gentle
grade

UTILITIES

public water,
sewer close by,
and power
available

ZONING

CBD
AGR
N . GA 400 NODE

Conceptual Development Vision

Possibilities

UP TO
80 FEET

potential building height
subject to approvals

A MIXED-USE DESTINATION
hospitality, multifamily,
retail, medical, and dining

PRELIMINARY CONCEPT
for illustrative purposes only
no commitment or obligation



Why Now?

It's still early!

A rare chance to assemble a focused approx 10-acre site.

Opportunity to create a visible, walkable, complementary mixed-use destination.

Value depends on rezoning, site planning, market feasibility, and governmental approvals.

RENDERING OF
OPPORTUNITY

FOCUSED

9.88
Acres

ACRE PLANNED
DEVELOPMENT

Keith Bridge Road

BRAMBLE
REAL ESTATE
BRAMBLEREALTY.COM
NorthGroup
REAL ESTATE

Explore the Opportunity

For Sale
\$6,175,000

Position your next development in **Cumming / Forsyth County**

Request detailed property information, site materials, and investment discussions.

CONTACT

Cliff Bramble
President
Bramble Realty
678.48.9918
bramblerealty.com
cliff@bramblerealty.com

All development concepts, uses, heights, and assumptions are subject to verification, rezoning, governmental approvals, and applicable laws.



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Submit, PSA, MOU or LOI to
cliff@bramblerealty.com

