

PRESS RELEASE

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Bramble Realty Brings ±9.88-Acre Mixed-Use Development Site to Market on Cumming's Keith Bridge Road Corridor

Level Forsyth County parcel with 449 feet of frontage and 80-foot height potential is offered at \$6,175,000 as developers and national retailers move into the corridor

CUMMING, Ga. — September 15, 2026 — Bramble Realty today announced the listing of 3090 Keith Bridge Road, an approximately 9.88-acre parcel in Cumming positioned for a master-planned, mixed-use development. Offered at \$6,175,000, the level site pairs 449 feet of street frontage with 856 feet of depth, giving a buyer the rare combination of visibility, scale and a clearly defined footprint on one of Forsyth County's fastest-changing commercial corridors.

Keith Bridge Road has quietly become one of the most active growth corridors in north metro Atlanta. National retailers, along with residential and commercial developers, are already investing along the road, and the 3090 Keith Bridge Road site offers an opportunity to assemble a focused, roughly 10-acre destination before the corridor's next wave of development arrives.

"Sites like this don't come up often — nearly ten level acres, real frontage, and the potential to go vertical, all in a county that keeps adding people and households year after year," said **Cliff Bramble, President of Bramble Realty**. "The market is already telling us where it's headed. It is still early on Keith Bridge Road, and the right developer has a chance to create something visible, walkable and complementary to everything growing around it."

A FLEXIBLE CANVAS FOR MIXED-USE DEVELOPMENT

The property is currently zoned CBD, HC and AGR, and conceptual planning points to a range of uses that could be combined into a single master-planned project, subject to rezoning and governmental approvals:

- **Hospitality:** a hotel of up to 125 rooms serving both business and leisure travelers.
- **Retail and restaurant:** services and dining that activate the neighborhood.
- **Medical and professional office:** with complementary commercial uses.
- **Vertical mixed-use:** multi-story commercial density with height potential of up to 80 feet.

The site is also well suited to trades and home-improvement retail, including insurance, plumbing, electrical, flooring and décor users.

DEVELOPMENT-READY FUNDAMENTALS

The parcel features a gentle grade and a clearly defined boundary. Public water and power are available, sewer is nearby, and a sanitary sewer easement is already in place — groundwork that can help shorten the path from concept to construction.

LOCATION AND ACCESS

3090 Keith Bridge Road offers direct access to the GA-400 north corridor node and sits adjacent to established retail, dining, medical and school uses. The site is about 15 minutes from Alpharetta, 45 minutes from Downtown Atlanta and 50 minutes from Hartsfield-Jackson Atlanta International Airport.

A MARKET BUILT ON GROWTH

Forsyth County has long ranked among the fastest-growing counties in metro Atlanta. The county is now home to more than 280,000 residents and roughly 89,000 households, with a median household income well above the state and national averages. GA-400, the county's primary commuter spine, carries heavy daily traffic between Forsyth County, Alpharetta and the rest of the region — steady demand drivers for new housing, hospitality, retail and services.

AVAILABILITY

Bramble Realty invites developers, investors and end users to request detailed property information, site materials and investment discussions. Offers may be submitted by purchase and sale agreement (PSA), memorandum of understanding (MOU) or letter of intent (LOI).

All development concepts, uses, heights and densities are conceptual and subject to verification, rezoning, governmental approvals and applicable laws. Information is deemed reliable but not guaranteed; buyers should independently verify all data.

ABOUT BRAMBLE REALTY

Bramble Realty, affiliated with NorthGroup Real Estate, is a Georgia real estate brokerage serving buyers, sellers and investors across metro Atlanta. Led by President Cliff Bramble, a licensed Georgia real estate and business broker, the firm represents commercial land, commercial property, and restaurant and business sale transactions, pairing brokerage experience with strategic marketing to bring opportunities to the right buyers. Learn more at bramblerealty.com.

MEDIA & PROPERTY CONTACT

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Photo: Aerial parcel boundary, 3090 Keith Bridge Road, Cumming, Ga. Courtesy of Bramble Realty.