FOR SALE — LAND

Mixed-Use Master Planned Development Opportunity

3084 Keith Bridge Road · Cumming, GA 30041 Forsyth County, Georgia

$3,900,000

±4	6,000 SF	276 FT	856 FT	80 FT	CBD / HC / AGR
ACRES	EXISTING BUILDING	STREET FRONTAGE	SITE DEPTH	HEIGHT POTENTIAL	CURRENT ZONING

THE OPPORTUNITY

Approximately 4 level acres with an existing 6,000-square-foot building on the rapidly expanding Keith Bridge Road corridor, with 276 feet of street frontage and potential for 80-foot multi-story vertical commercial density. Major national retailers and residential and commercial developers are already investing along this corridor.

DEVELOPMENT POSSIBILITIES

- Hotel — up to 125 rooms serving business and leisure demand
- Retail & restaurant — services, dining, neighborhood activation
- Medical & professional offices with complementary commercial uses
- Vertical mixed-use — multi-story commercial density up to 80 feet
- Also suited to trades and home-improvement retail: insurance, plumbing, electrical, flooring and decor

SITE & UTILITIES

- Level site with gentle grade and clearly defined boundary
- Existing 6,000 SF building on site
- Public water, sewer and power available; sewer in place
- Sanitary sewer easement already in place



PARCEL BOUNDARY · KEITH BRIDGE RD FRONTAGE

LOCATION & ACCESS

- 45 minutes to Downtown Atlanta
- 50 minutes to Hartsfield-Jackson International Airport
- 15 minutes to Alpharetta
- Direct access to the GA-400 north corridor node
- Adjacent to established retail, dining, medical and schools

WHY NOW

It is still early. A rare chance to assemble a focused ±4-acre site and create a visible, walkable, complementary mixed-use destination ahead of the corridor's next wave of development.

MARKET DEMAND DRIVERS

#1	Fastest-growing area in Metro Atlanta
270,000	Cars per day on Highway 400
300,000	Forsyth County population
89,000	Households and growing fast

SUBJECT TO REZONING AND GOVERNMENTAL APPROVALS Uses, heights and densities shown are conceptual.

Explore the Opportunity

Request detailed property information, site materials, and investment discussions. Submit PSA, MOU or LOI.

Cliff Bramble, President · Bramble Realty
678.488.9918 · cliff@bramblerealty.com
bramblerealty.com

All development concepts, uses, heights, and assumptions are subject to verification, rezoning, governmental approvals, and applicable laws. Information deemed reliable but not guaranteed. Buyer to independently verify all data. Bramble Realty | NorthGroup Real Estate.