

Keith Bridge Road Mixed Use Development Opportunity

+ - Four Acres plus a 6000 Sq Ft Building

On rapidly expanding Keith Bridge Rd corridor with existing commercial improvements, sewer infrastructure, easements, and potential for multi-story & vertical commercial density

Cumming / Forsyth County, Georgia

3084 Keith Bridge Rd
Cumming, GA 30041

Presented by

Cliff Bramble - Bramble Realty

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**For Sale
\$3,900,000.**

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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



The Opportunity at a Glance

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

**4 ACRES -
COMMERCIAL**

of strategically positioned
level development land

MULTIPLE PATHS. STRONG POTENTIAL.

Hotel, bank, 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**



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Flexible Mixed-Use Development Possibility

HOTEL - 125 ROOMS

hospitality destination serving
business and leisure demand

OFFICE SPACE

Create multi-office floors

RETAIL AND RESTAURANT

services, dining, and
neighborhood activation

MEDICAL AND MIXED-USE

professional services with
complementary commercial uses



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Site and Surrounding Context

POTENTIAL
80 FEET
IN HEIGHT

Water, electric, cable, gas
in place

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, retail, restaurant,
medical, and mixed-use



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PARCEL BOUNDARY

clearly defined
4.0-acre site

TOPOGRAPHY

Level with gentle
grade

UTILITIES

public water,
sewer on site, and
power available

ZONING

CBD
AGR
N . GA 400 NODE

Conceptual Development Vision

UP TO
80 FEET

potential building height
subject to approvals

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

PRELIMINARY CONCEPT
for illustrative purposes only
no commitment or obligation



Possibilities

Neighboring property for sale separately - Imagine what 14 acres and 80 feet high can become

Approx 14 Acres, a 6000 Sq Ft Building

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with existing commercial improvements, sewer
infrastructure, easements, and potential for multi-
story & vertical commercial density

Cumming / Forsyth County, Georgia

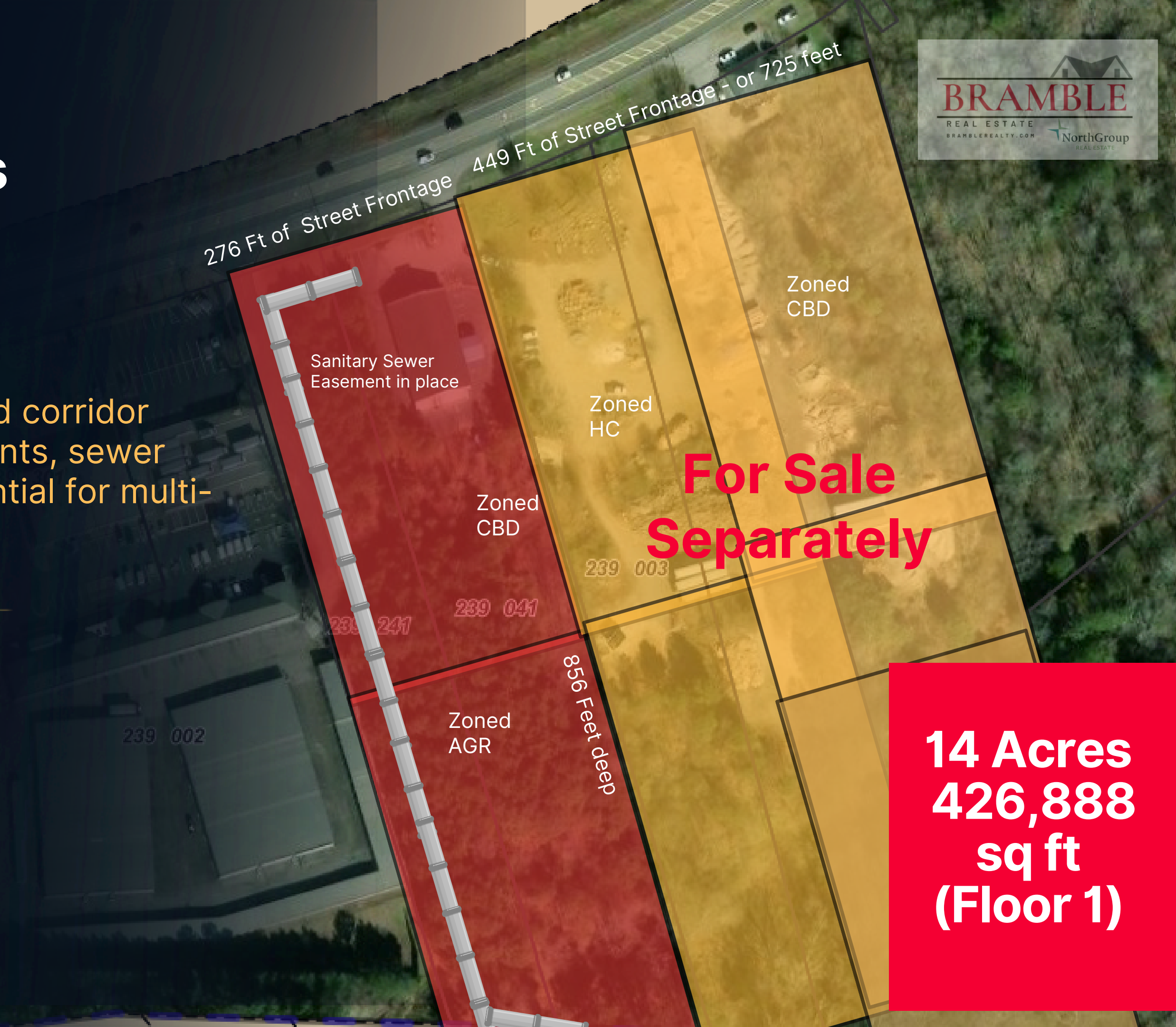
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**14 Acres
426,888
sq ft
(Floor 1)**

Why This Opportunity

A rare chance to assemble a focused 4 or 14 -acre site.

Flexible potential across multiple demand-driven property types.

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

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

FOCUSED

4.0
or 14

RENDERING OF
OPPORTUNITY

ACRE PLANNED
DEVELOPMENT

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Keith Bridge Road



Investment Considerations

ZONING & ENTITLEMENTS

Confirm zoning, land-use compatibility, density, height, parking, and access requirements

SITE & INFRASTRUCTURE

Evaluate utilities, stormwater, environmental conditions, geotechnical factors, and easements

MARKET & FINANCIAL FEASIBILITY

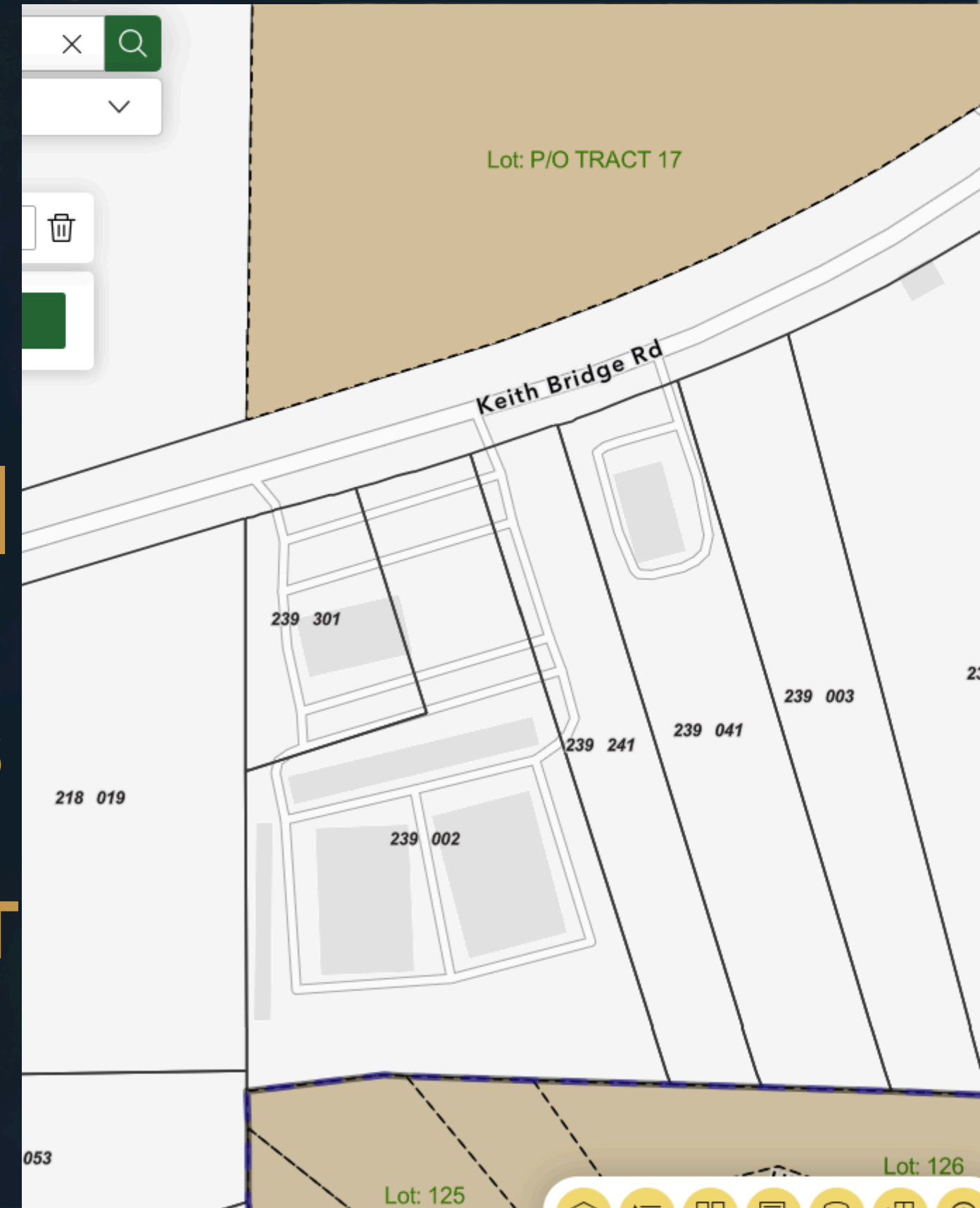
Validate demand, construction costs, financing assumptions, and achievable rents

STAKEHOLDER COORDINATION

Coordinate discussions with Forsyth County, Cumming, and applicable governmental agencies

4

KEY AREAS TO INFORM CONFIDENT DECISIONS



Explore the Opportunity

**For Sale:
\$3,900,000
for 4 acres and
the building**

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

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

CONTACT

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

