



Prime Retail Development Site

±8.45 Acres | Fully Graded | Atlanta Highway Frontage



1107 Atlanta Highway, Cumming, GA 30040

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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CONTACT

DARRELL CHAPMAN
Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 x 114

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

PROPERTY OVERVIEW

Exceptional opportunity to acquire a fully developed ± 8.45 -acre retail and special-use development site located at 1107 Atlanta Highway in Cumming, Georgia, just south of downtown Cumming. Offered for sale by the owner at \$7,990,000, the property is zoned CBD (Central Business District) and features flat topography with all utilities available, making it ready for immediate development.

The site has been fully improved with a completed parking lot accommodating approximately 150 surface parking spaces, a deceleration lane, detention pond, and approved site plans for up to 60,000 square feet of retail or special-use development. Boasting approximately 1,200 feet of frontage along Atlanta Highway, the property enjoys excellent visibility and accessibility with one ingress/egress point and traffic counts of approximately 12,700 vehicles per day.

Ideally suited for retail, sports, entertainment, or other special-purpose uses, this shovel-ready development opportunity offers a rare combination of infrastructure already in place and a premier location near the growing commercial corridor of Cumming and Market Place Boulevard.



Highlights

- ± 8.45 -acre fully developed site
- CBD zoning with all utilities available
- Approved site plan for $\pm 60,000$ SF of retail/special-use development
- Approximately 1,200 feet of frontage on Atlanta Highway
- 150 completed surface parking spaces
- Deceleration lane, detention pond, and parking lot already constructed
- Prime location just south of downtown Cumming
- Traffic counts of approximately 12,700 VPD



SALE PRICE:
\$7,990,000

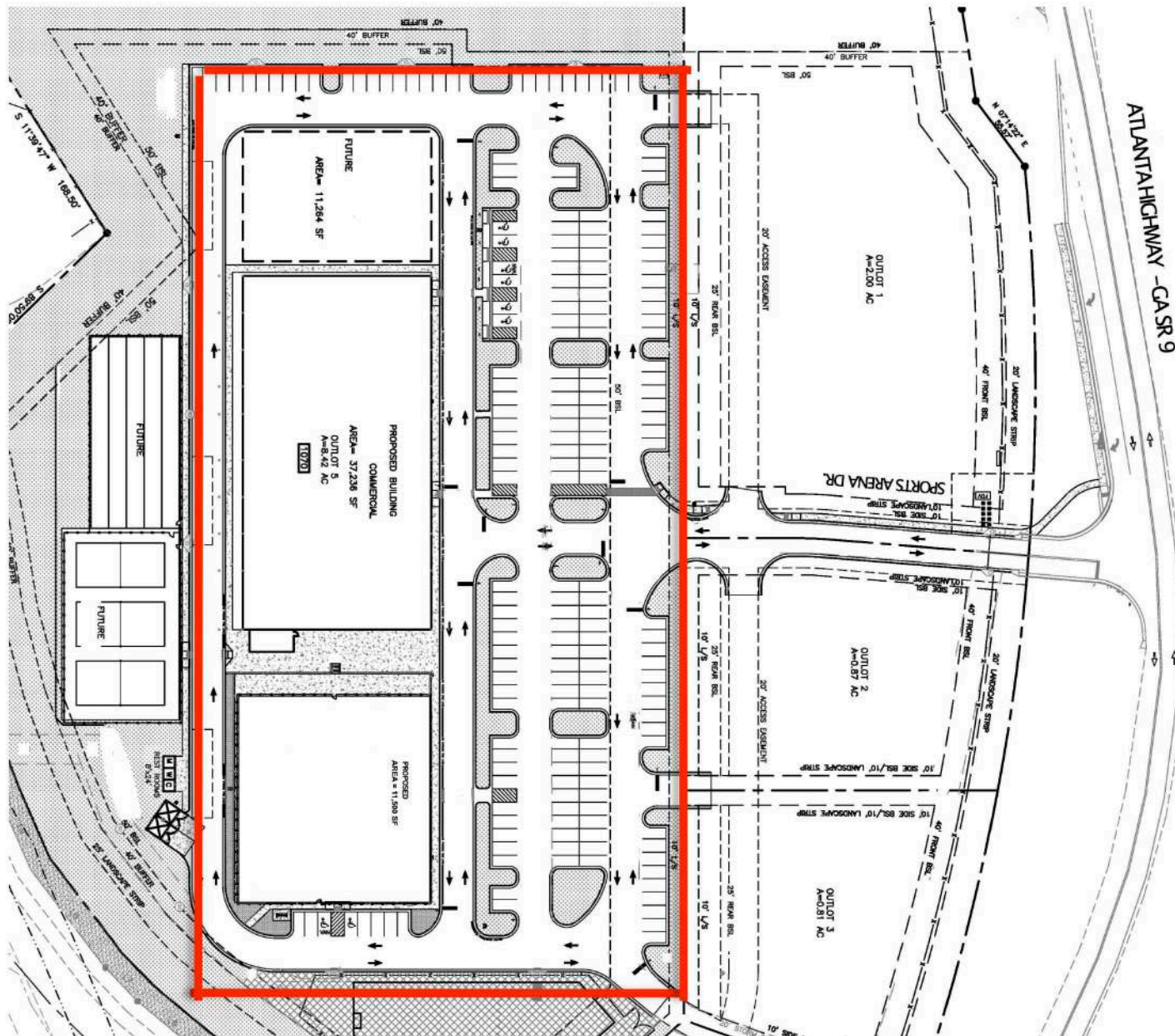
PHOTOS



[Click Here to View Property Video](#)



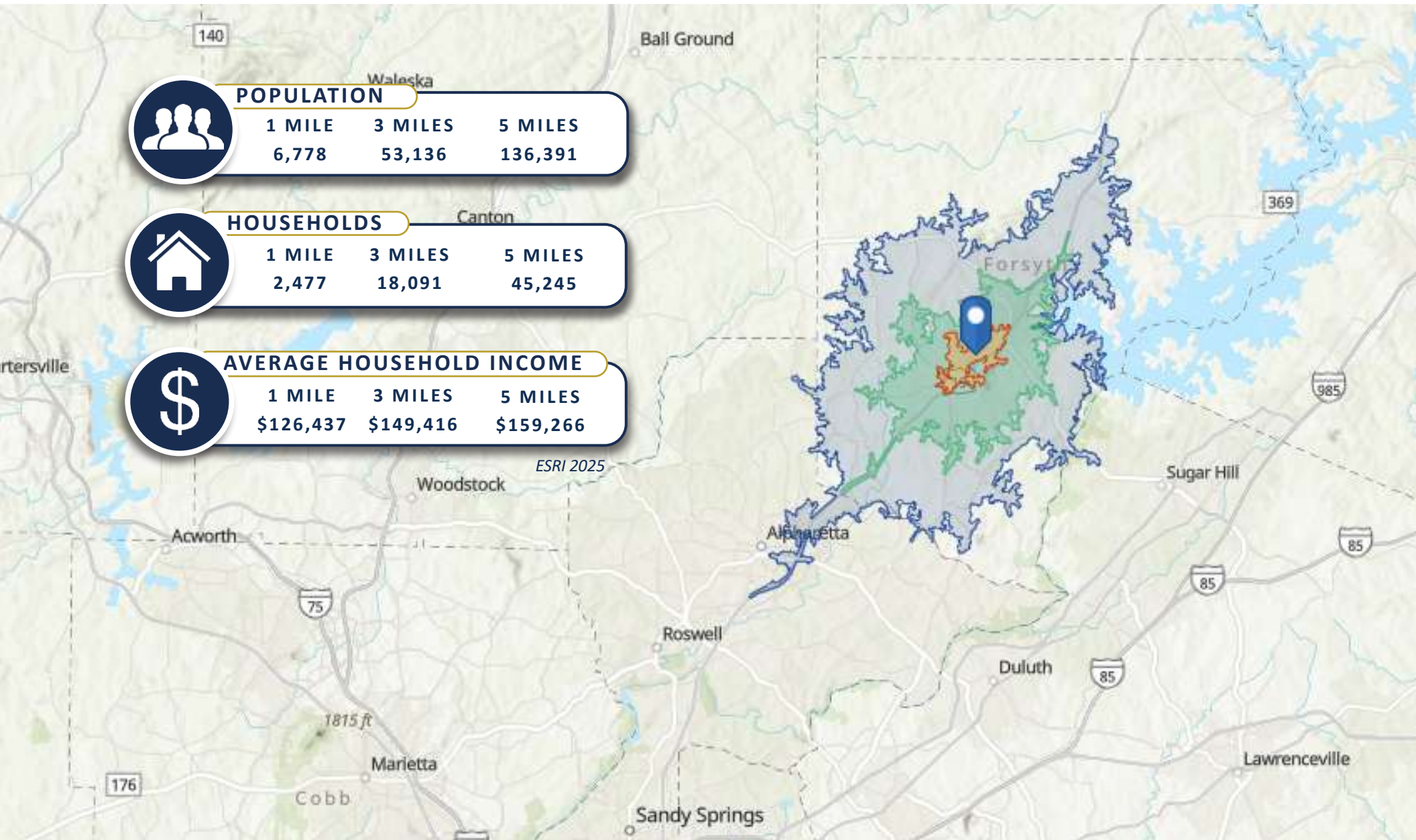
CONCEPTUAL PLAN



RETAIL AERIAL VIEW



DEMOGRAPHIC OVERVIEW



ABOUT THE AREA

Cumming, Georgia

Located approximately 40 miles north of Atlanta, Cumming is the county seat of Forsyth County and one of the fastest-growing communities in the Southeast. Renowned for its exceptional quality of life, strong schools, and affluent demographics, Cumming has become a premier destination for families, businesses, and investors seeking access to the thriving North Atlanta market.

The area has experienced tremendous residential and commercial growth over the past two decades, driven by expanding employment opportunities, a highly educated workforce, and excellent transportation access via GA-400. Forsyth County consistently ranks among Georgia's top counties for household income, population growth, and educational attainment, supporting continued demand for retail, office, healthcare, and mixed-use development.

Residents enjoy an abundance of recreational amenities, including nearby Lake Lanier, one of the Southeast's most popular destinations for

boating, fishing, and water sports. Numerous parks, golf courses, greenways, and sports facilities contribute to the area's active lifestyle, while a vibrant downtown district and expanding retail corridors provide diverse shopping, dining, and entertainment options.

Cumming is also home to the North Georgia Premium Outlets, one of the state's leading retail destinations, attracting visitors from throughout Metro Atlanta and North Georgia. Major employers in the area include health-care providers, technology firms, manufacturing companies, and numerous national retailers, creating a strong and diverse economic base.

Recognized for its safe neighborhoods, highly rated schools, and outstanding quality of life, Cumming and Forsyth County continue to attract new residents and businesses at a remarkable pace. The area's strong demographics, strategic location, and sustained growth make it one of the most desirable and dynamic markets in Georgia for commercial real estate investment and development.



Broker Profile



DARRELL CHAPMAN

Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 x 114

Darrell Chapman specializes in investment properties and mixed-use developments throughout North Atlanta and North Georgia, with particular expertise in car wash properties, where he consistently ranks among the market's most active brokers. A longtime resident of North Atlanta's suburbs, Darrell possesses extensive knowledge of the region's growth patterns and business trends. Since 2007, he has marketed and sold more than \$300 million in commercial real estate, earning a reputation as a trusted and respected broker throughout the Southeast.

Darrell played a key role in establishing Bull Realty's first satellite office along the GA 400 corridor north of Atlanta. He is an active member of the Atlanta Commercial Board of REALTORS®, the ACBR Million Dollar Club, the National Association of REALTORS®, the Dawson County Chamber of Commerce, and the Hall County Chamber of Commerce.

Throughout his career, Darrell has successfully closed numerous notable transactions, including a 9-acre site acquired by the Georgia Regional Transportation Authority for \$3.2 million, a 20-tenant retail center adjacent to North Georgia Premium Outlets for \$4.5 million, a commercial development park along GA 400 for \$4.9 million, a medical office park for \$2.4 million, and a \$1.4 million land sale to RaceTrac Petroleum. He has also completed numerous transactions involving convenience stores, car washes, shopping centers, and other retail properties.

Prior to entering commercial real estate, Darrell enjoyed a successful career in the marine industry, serving as a manager, consultant, trainer, and eventually owner of his own marine dealership in Forsyth County. His experience built a foundation of integrity, customer service, and entrepreneurial leadership that continues to define his approach to commercial real estate today.

Darrell attended the University of Tennessee, where he studied electrical engineering. He resides in Dawsonville, Georgia, with his wife of more than 24 years, their young daughter, and a variety of beloved pets. In his spare time, he enjoys boating, water skiing, and off-roading.

ABOUT ***BULL REALTY***

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28

**YEARS IN
BUSINESS**



ATL

**HEADQUARTERED IN
ATLANTA, GA**



**LICENSED IN
8
SOUTHEAST
STATES**



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as **1107 Atlanta Highway, Cumming GA 30040**. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day of _____, 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

DARRELL CHAPMAN

Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 x 114

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
Fax: 404-876-7073