

SALE

WESTSHORE - TURNER RD - TRACT 6 | OFFICE/MEDICAL

Turner Rd - Cumming, GA 30041



SALE PRICE \$1,490,000

 [CLICK TO VIEW VIDEO](#)

Lakisha Smith
(678) 320-4800

Andrea Paulinelli
(678) 320-4800

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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LOCATION DESCRIPTION

As part of the Westshore mixed-use development, this ±2.98-acre office/medical development opportunity is designed for users seeking a presence within a high-quality, mixed-use setting. The site is part of a broader multi-parcel vision that includes uses such as senior housing and a planned hotel component—creating built-in demand for healthcare, wellness, and professional services. It is pad-ready with utilities stubbed to or immediately adjacent to the property.

The site offers a flexible development footprint suitable for a ±170,000 to ±190,000 SF office building. Its size and configuration support a range of uses including medical office, specialty healthcare, or professional services, while still allowing for strong building visibility and accessibility within the broader development plan.

OFFERING SUMMARY

Sale Price:	\$1,490,000
Lot Size:	2.98 Acres
Zoning	PUD
APN	C36 022

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LOCATION DESCRIPTION

Westshore is a thoughtfully designed ±60-acre master-planned, mixed-use development delivering a cohesive “live, work, play” environment anchored by a diverse mix of residential and commercial assets. Developed by Atlantic Realty Partners and Toll Brothers, the community includes 362 luxury apartments, 127 townhomes, and 29 single-family cottages, complemented by curated retail, dining, and office space. The project is intentionally planned to create a walkable, integrated setting that blends residential density with lifestyle and service-oriented uses—driving consistent foot traffic and long-term tenant demand.

In addition, located across the street, east of the parcel on Market Place Boulevard is a 93.4-acre master-planned residential community by The Providence Group which represents a significant near-term population driver. The gated development is planned for approximately 444 homes, including a mix of single-family residences and three-story townhomes.

CUMMING, GA

LOCATED ALONG THE HIGH-GROWTH NORTHERN CORRIDOR OF METRO ATLANTA, CUMMING SERVES AS THE COUNTY SEAT OF FORSYTH COUNTY—ONE OF THE FASTEST-GROWING AND MOST AFFLUENT COUNTIES IN THE SOUTHEASTERN UNITED STATES. POSITIONED JUST NORTH OF GA-400, THE AREA OFFERS DIRECT CONNECTIVITY TO MAJOR EMPLOYMENT CENTERS IN ALPHARETTA, NORTH FULTON, AND DOWNTOWN ATLANTA, WHILE BENEFITING FROM PROXIMITY TO LAKE LANIER AND THE NORTH GEORGIA MOUNTAINS.

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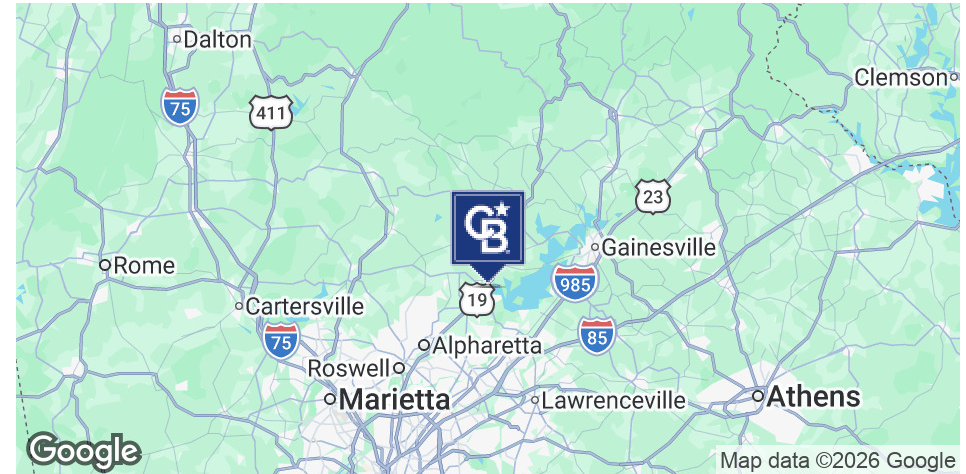


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VIDEO

PROPERTY HIGHLIGHTS

- ±2.98 Acres of prime commercial development land
- Pad-ready with utilities stubbed
- Offered at \$1.49 Million
- Ideal for Medical Office or Professional Office
- Located in a high-growth corridor with strong household incomes
- Strategic positioning within the Westshore mixed-use development
- Location between planned senior housing and hotel site

LOCATION DESCRIPTION

Located near Market Place Boulevard with direct access to GA-400 (Exits 14 & 15), the site offers excellent connectivity to Alpharetta, Roswell, and the greater North Atlanta area. The surrounding market is fueled by strong demographics, rapid residential growth, and proximity to key demand drivers including Northside Forsyth Hospital, major retail centers, and lifestyle destinations like Avalon and Halcyon.

Turner Rd – Tract 6 presents a prime opportunity for office, medical, or service-oriented users to establish a presence in one of Metro Atlanta’s fastest-growing and most affluent submarkets, with built-in demand from the Westshore community and long-term growth potential.

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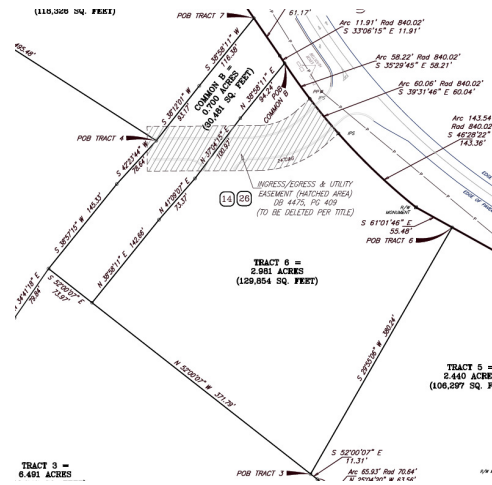


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PROPERTY DESCRIPTION

THIS ±2.98-ACRE OFFICE/MEDICAL DEVELOPMENT OPPORTUNITY IS DESIGNED FOR USERS SEEKING A PRESENCE WITHIN A HIGH-QUALITY, MIXED-USE SETTING. THE SITE IS PART OF A BROADER MULTI-PARCEL VISION THAT INCLUDES USES SUCH AS SENIOR HOUSING AND A PLANNED HOTEL COMPONENT—CREATING BUILT-IN DEMAND FOR HEALTHCARE, WELLNESS, AND PROFESSIONAL SERVICES.

THE SITE OFFERS A FLEXIBLE DEVELOPMENT FOOTPRINT SUITABLE FOR A ±170,000 TO ±190,000 SF OFFICE BUILDING. ITS SIZE AND CONFIGURATION SUPPORT A RANGE OF USES INCLUDING MEDICAL OFFICE, SPECIALTY HEALTHCARE, OR PROFESSIONAL SERVICES, WHILE STILL ALLOWING FOR STRONG BUILDING VISIBILITY AND ACCESSIBILITY WITHIN THE BROADER DEVELOPMENT PLAN.

WITH UTILITIES STUBBED TO OR IMMEDIATELY ADJACENT TO THE SITE, THIS PAD-READY OPPORTUNITY ALLOWS FOR AN EFFICIENT PATH TO VERTICAL DEVELOPMENT WHILE MINIMIZING UPFRONT SITE COSTS.

OVERALL, THIS ±2.98-ACRE SITE OFFERS A RARE OPPORTUNITY TO DEVELOP SENIOR HOUSING WITHIN A HIGH-GROWTH, AMENITY-RICH ENVIRONMENT—COMBINING ACCESSIBILITY, BUILT-IN DEMAND, AND LONG-TERM INVESTMENT POTENTIAL IN A PREMIER NORTH GEORGIA LOCATION.

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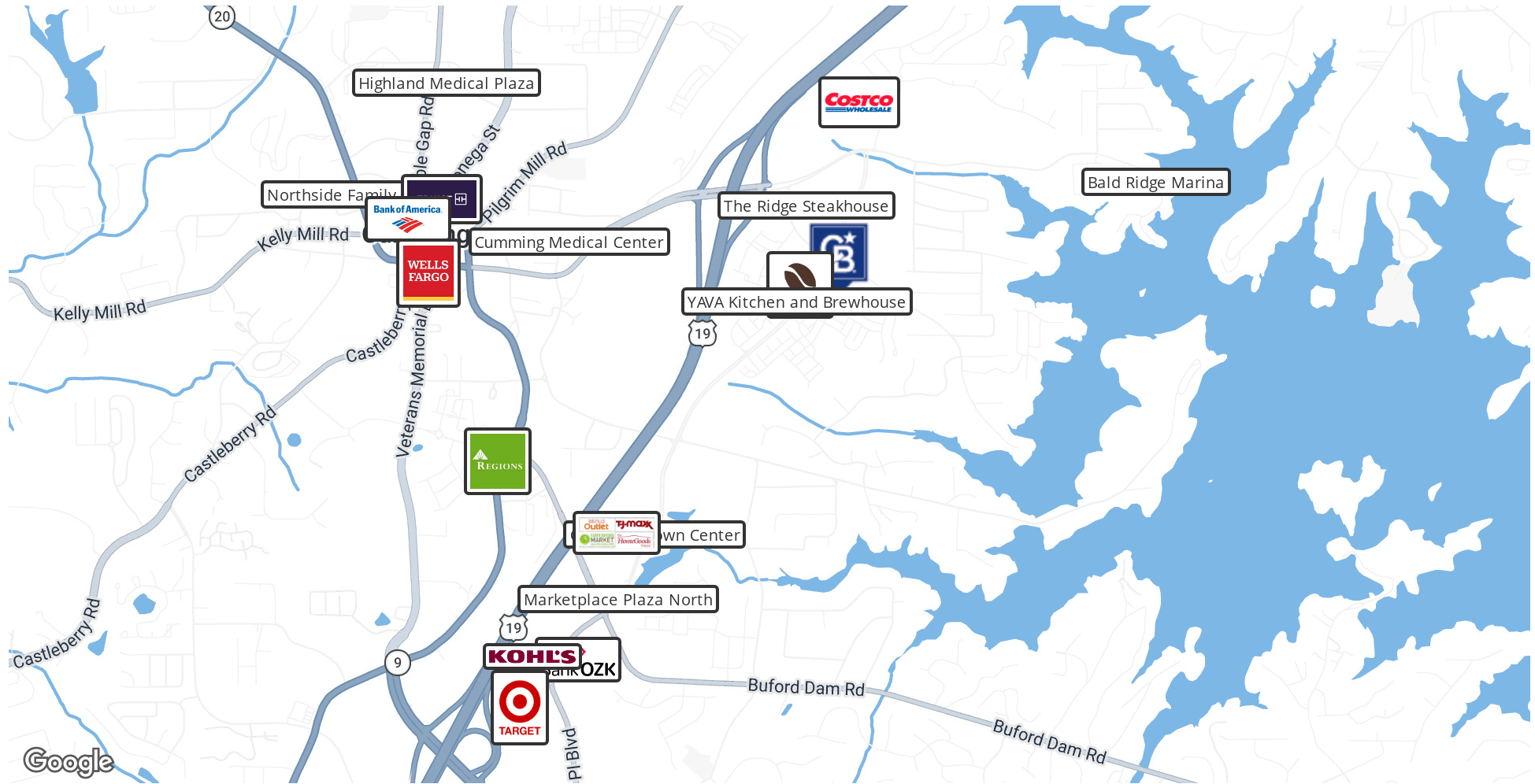


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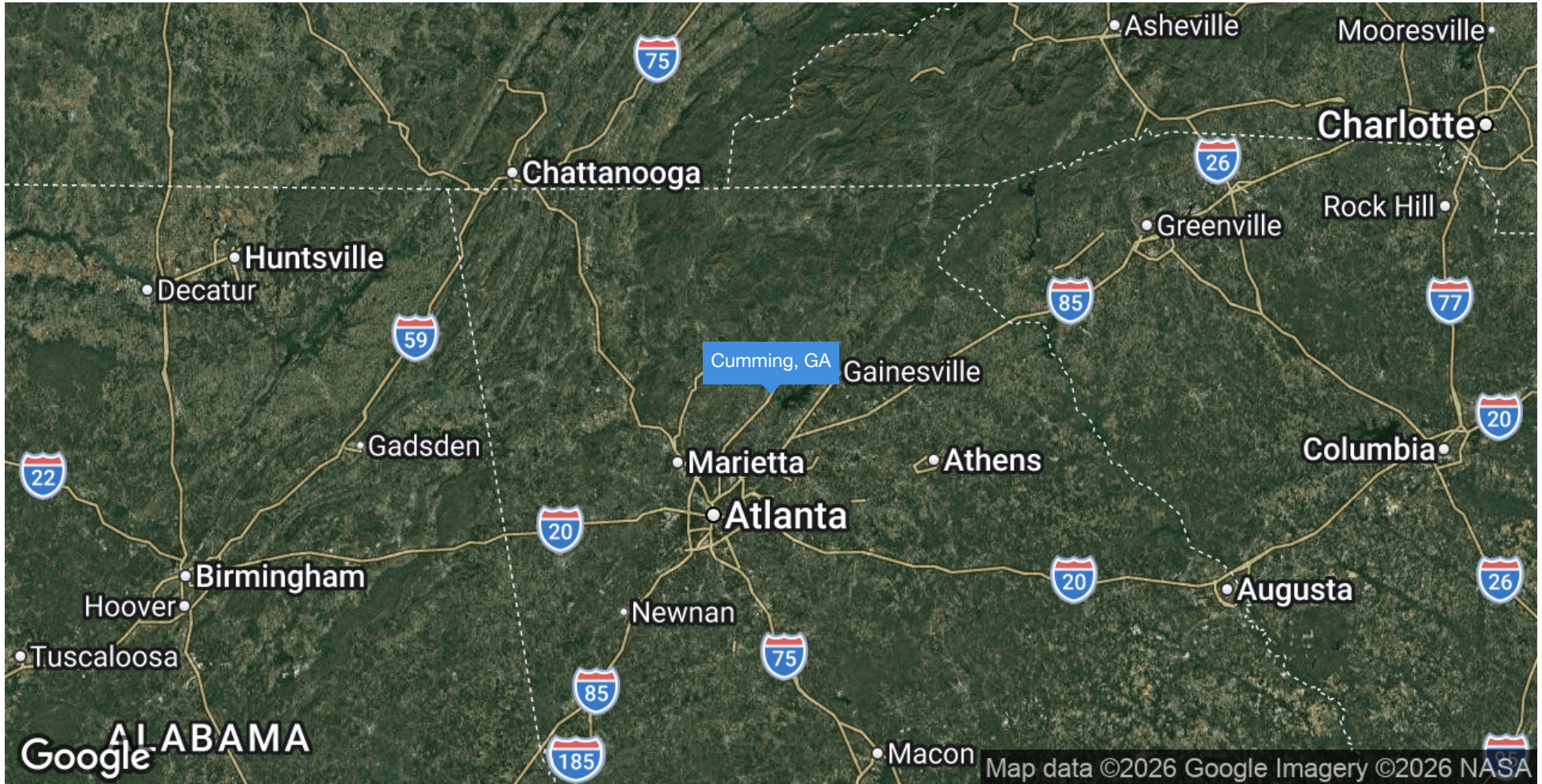


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LAKISHA SMITH

Commercial Sales & Leasing

lakisha.smith@cbcmetrobrokers.com

Direct: (678) 320-4800 | Cell: (404) 414-0680

GA #283772

PROFESSIONAL BACKGROUND

Lakisha has been a licensed Realtor serving clients in and around Metro Atlanta since 2005. She moved from her hometown of Dallas, TX because of the opportunities and possibilities this great city offers. She has had a long and successful career in sales and hospitality, which has been instrumental in leveraging her negotiation and people skills. Her success in the hospitality industry coupled with her love of real estate has helped her to pursue her passion by assisting clients with their real estate and business needs. She offers clients a high level of service, knowledge, and has a proven record of success. The key to Lakisha's success is her personalized service and dedication. She takes pride in working to ensure her clients' needs are met and that she walks them through each step of the process with integrity, honesty, & tenacity.

Lakisha resides in Cobb County with her beautiful family. As a family they love to travel, give back to the community, and explore all that is great about the city of Atlanta.

EDUCATION

University of Texas Arlington

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ANDREA PAULINELLI

Associate Broker

andrea.paulinelli@cbcmetrobrokers.com

Direct: (678) 320-4800 | Cell: (678) 313-9260

GA #324417

PROFESSIONAL BACKGROUND

Andrea Paulinelli is a commercial real estate broker with 9 years of specialized experience and 19 years in real estate overall, known for executing complex transactions with precision and professionalism. A 2022 Century Club Award recipient and consistent Bronze and Silver Award winner, she brings expertise in finance, marketing, and negotiation to support clients across acquisitions, dispositions, and leasing. Originally from Nürnberg, Germany, Andrea enjoys hiking with her rescue Doberman, staying active at the gym, and traveling.

MEMBERSHIPS

ACBR

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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