



Fully-Graded Retail Development Site

For Sale | ±2.53 AC



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.

Table of Contents

- 04 PROPERTY OVERVIEW
- 05 PROPERTY INFORMATION
- 06 SURVEY
- 07 IN THE AREA
- 08 DEMOGRAPHICS
- 09 ABOUT THE AREA
- 10 BROKER PROFILE
- 11 ABOUT BULL REALTY

CONTACT INFORMATION

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

Excellent opportunity to develop a site in one of the best locations in Georgia. Perfect for a boutique hotel, this fully-graded parcel boasts high traffic counts and some of the best average household income numbers available. Forsyth County is consistently ranked one of the fastest growing counties in the US.

HIGHLIGHTS

- Graded
- Off-site detention
- All utilities
- Inter-parcel access
- 400' road frontage
- Excellent demographics with an average household income of \$179,265



[CLICK HERE FOR DRONE VIDEO](#)

Property Information

ADDRESS:	Windermere Pkwy, Cumming, GA 30041
COUNTY:	Forsyth
SITE SIZE:	±2.53 Acres
ZONING:	MP
UTILITIES:	All to site
PARCEL ID:	177 707
TRAFFIC COUNTS:	±20,400 VPD on Windermere Pkwy
FRONTAGE:	400' on Windermere Pkwy
IDEAL AND PERMITTED USE:	Retail Development



SALE PRICE
\$1,990,000

[CLICK HERE FOR DRONE VIDEO](#)

Parcel Map



In the Area



Demographics

Cumming, Georgia



POPULATION

1 MILE	3 MILES	5 MILES
11,128	53,460	145,812



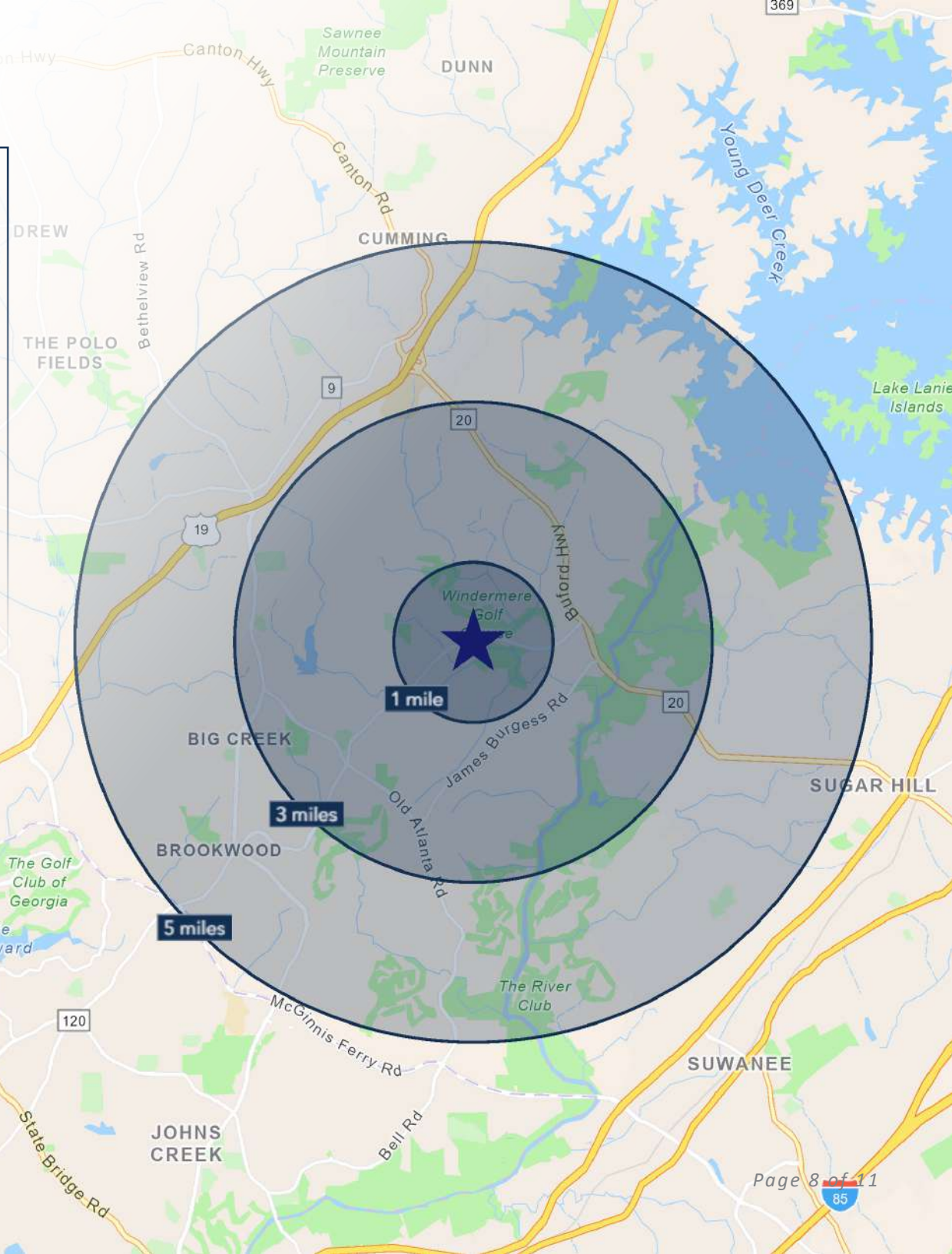
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,236	16,327	46,985



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$183,921	\$200,943	\$175,920



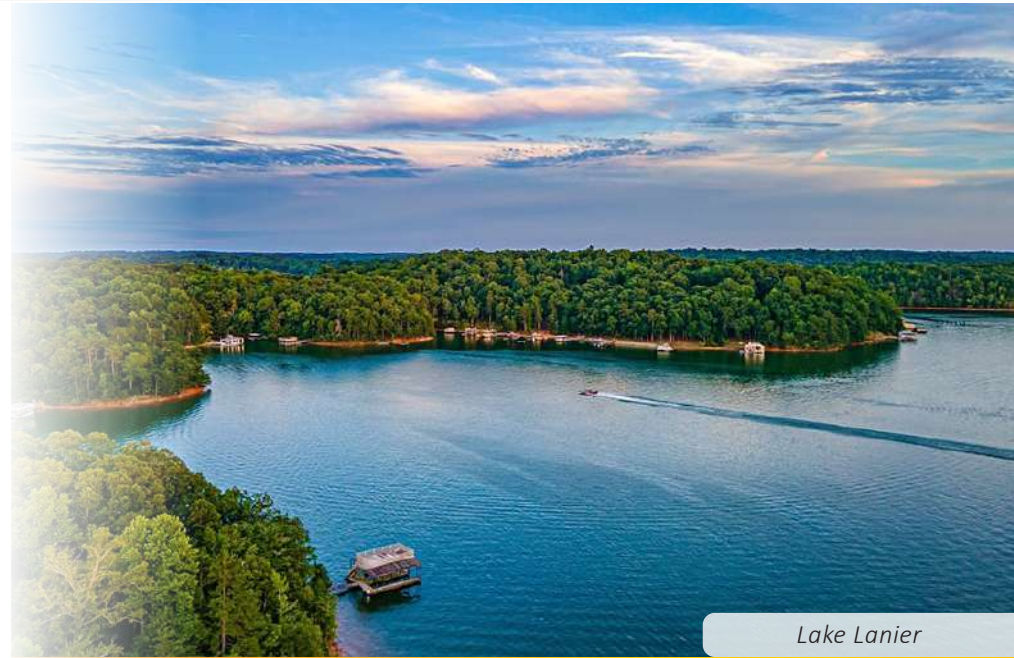
About the Area

CUMMING, GEORGIA

Located about 40 miles northeast of Atlanta, Cumming is the county seat of Forsyth County and one of the fastest-growing communities in North Georgia. Blending small-town charm with suburban convenience, Cumming offers a family-friendly atmosphere, highly rated public schools, and easy access to major employment hubs throughout the metro Atlanta area.

A major draw to the area is Lake Lanier, which provides boating, fishing, camping, and waterfront dining opportunities year-round. Outdoor enthusiasts also enjoy nearby parks, greenways, and the scenic foothills of the North Georgia mountains. The Forsyth County Schools district is consistently recognized for academic excellence, making the area especially appealing to families.

Cumming's housing market features a mix of established neighborhoods, new construction communities, lakefront properties, and estate homes. Residents appreciate the balance of peaceful residential living with convenient access to shopping at The Collection at Forsyth and quick connections via Georgia State Route 400. With strong economic growth, expanding amenities, and a welcoming community feel, Cumming continues to be a sought-after destination for those looking to enjoy



Lake Lanier



The Collection at Forsyth



North Georgia Mountains

Broker Profile



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

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 30 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 90 property investment portfolio in Gwinnett County for a family trust, a 40+ property portfolio of land tracts in Alabama, a 17,500 square foot event venue in Tyrone, GA for \$4.8 million, 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a 10 acre retail site in Dawson County for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

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.

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28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

