



BETHELVIEW ROAD

OFFERING MEMORANDUM

±3.29 ACRE COMMERCIAL LAND SITE OPPORTUNITY

Cumming, Georgia



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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.

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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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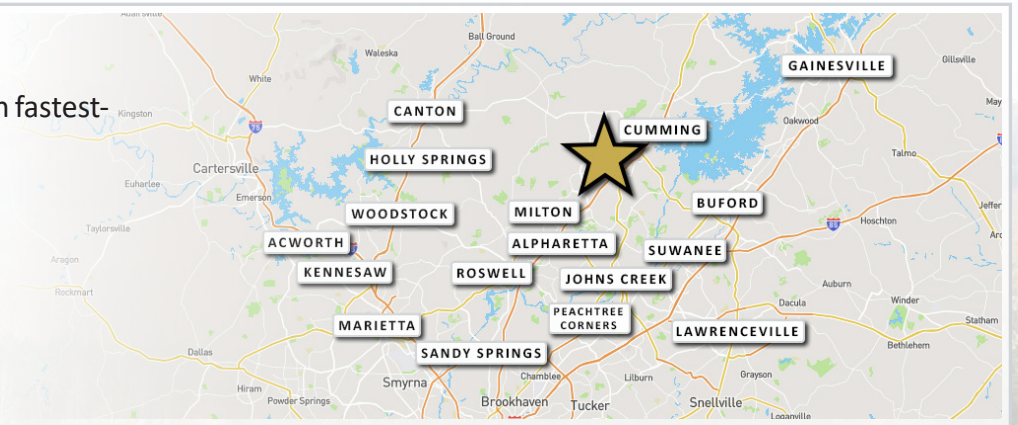
Property Overview

This ± 3.29 acre commercial parcel is located in the heart of Forsyth County, near Cumming, GA. Forsyth County is one of the fastest growing counties in the US, and this neighborhood is in one of the most desirable areas of the county. With an average household income of nearly \$150,000, this is the perfect site for neighborhood retail, office, medical, and many other potential uses. The parcel has over 750' of frontage on Bethelview Road and lies adjacent from the Bethelview Road Trailhead/Big Creek Greenway. Traffic counts on Bethelview Road exceed 15,000 VPD.

After being rezoned to PUD in 2017, this parcel was set aside for the potential development of up to six office pads, with each allowing two story, ± 5,000 SF office buildings. Most commercial uses, as well as multifamily, will be subject to approval. Per the Forsyth County UCC classification, "based on the zoning site plan approved by the board of commissioners, the director of the department of planning and community development shall designate specific areas, within PUD zoning classifications, as commercial and industrial, when such areas have the characteristics of a commercial or industrial district."

HIGHLIGHTS

- Located in the heart of Forsyth County, GA
- Forsyth is the fastest-growing county in metro Atlanta and the 15th fastest-growing county in the United States
- Surrounded by high density subdivisions
- Average HH Income is above \$174,000.00 within a 3 mile radius
- Traffic counts on Bethelview Road exceed 15,000 VPD
- All utilities available, including sewer
- Gently rolling topography



Property Information

ADDRESS: 5364 Bethelview Road
Cumming, GA 30040

COUNTY: Forsyth

SITE SIZE: ±3.29 Acres

ZONING: PUD

PARCEL ID: 082 221

PROPOSED USE: Office

FRONTAGE: 750'+ on Bethelview Road

CROSS STREET: Hanover Lane

TRAFFIC COUNT: 15,000+ on Bethelview Road

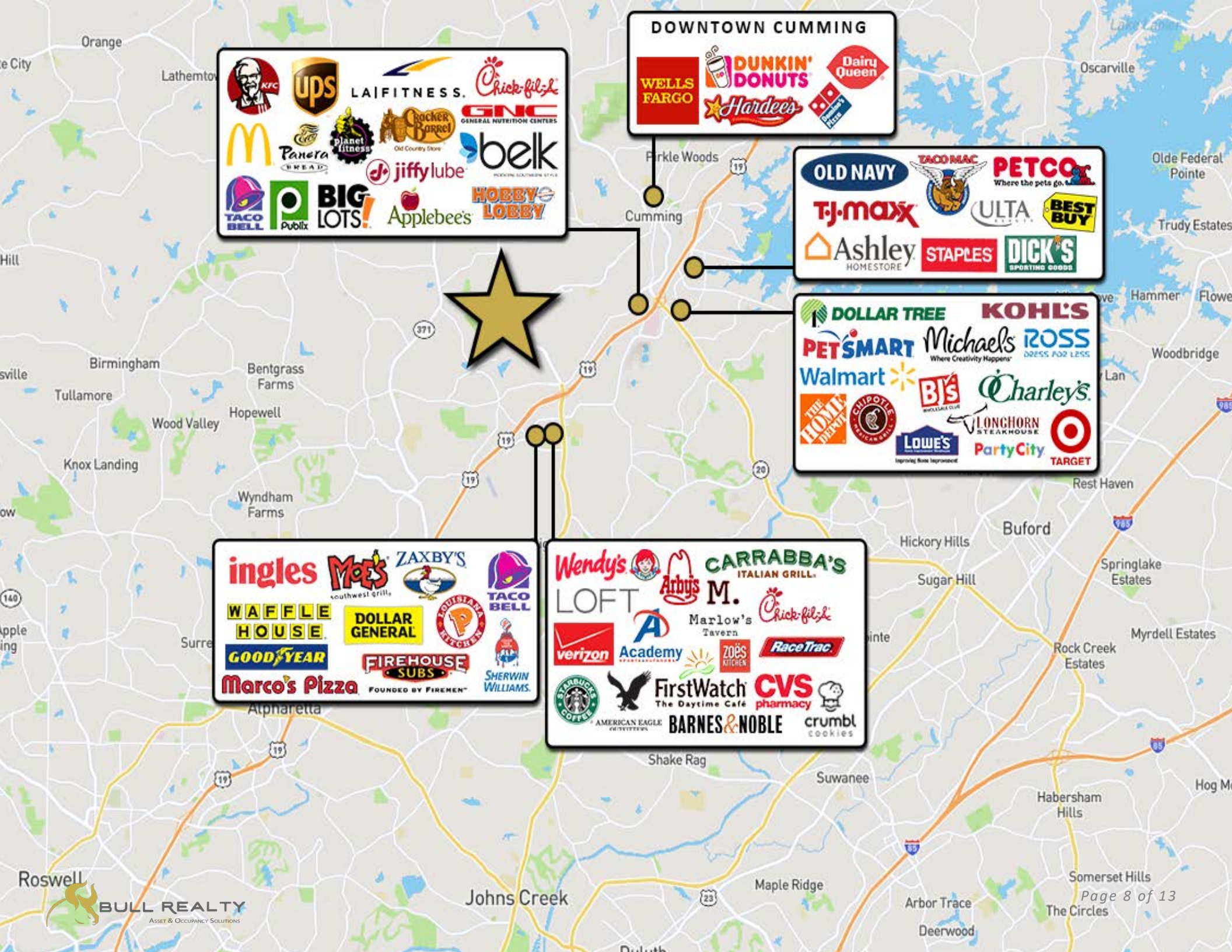


SALE PRICE
\$999,000

BETHELVIEW ROAD

Tax Map





DOWNTOWN CUMMING

WELLS FARGO
DUNKIN' DONUTS
Dairy Queen
Hardee's
Dunkin' Donuts
Dairy Queen
Hardee's

OLD NAVY
TACO MAC
PETCO
TJ-maxx
ULTA
BEST BUY
Ashley HOMESTORE
STAPLES
DICK'S SPORTING GOODS

DOLLAR TREE
KOHL'S
PETSMART
Michaels
ROSS DRESS FOR LESS
Walmart
BJ'S WHOLESALE CLUB
Charley's
THE HOME DEPOT
CHIPOTLE MEXICAN GRILL
LONGHORN STEAKHOUSE
Lowe's
Party City
TARGET

KFC
ups
LAIFITNESS.
Chick-fil-A
McDonald's
Panera
Planet Fitness
Old Country Store
GNC GENERAL NUTRITION CENTERS
belk
jiffy lube
Applebee's
HOBBY LOBBY
TACO BELL
Publix
LOTS!

ingles
Moe's southwest grill
ZAXBY'S
TACO BELL
Waffle House
DOLLAR GENERAL
LOUISIANA FRIED CHICKEN
GOODYEAR
FIREHOUSE SUBS
SHERWIN WILLIAMS
Marco's Pizza
FOUNDED BY FIREMEN™

Wendy's
Arby's
CARRABBA'S ITALIAN GRILL
LOFT
M.
Chick-fil-A
verizon
Academy
Marlow's Tavern
RaceTrac
STARBUCKS COFFEE
AMERICAN EAGLE OUTFITTERS
FirstWatch
The Daytime Cafe
CVS pharmacy
BARNES & NOBLE
crumbl cookies

Cumming, Georgia

Nestled in Forsyth County, Cumming, Georgia is a thriving community that blends vibrant modern life with rich history and Southern charm. Known for its close-knit feel and scenic surroundings, Cumming has become a desirable location for families, businesses, and outdoor enthusiasts alike.

Downtown Cumming stands at the heart of the city's community spirit. The iconic Cumming City Hall, with its four-faced clock tower, captures the essence of the city's charm. Blending classic architecture with a modern twist, it embodies the town's tradition while accommodating the needs of a growing community.

The Cumming Fairgrounds is a hub for year-round events that bring the community together. From the beloved annual Cumming Country Fair & Festival to lively Fridays at the Fairgrounds food truck gatherings, there's always something happening. The Fairgrounds also feature unique attractions like a race track, historic villages, and a covered arena that hosts concerts, rodeos, and other large events.

Whether you're looking to explore local history, enjoy family-friendly events, or take part in community activities, Cumming offers a welcoming and dynamic atmosphere that residents and visitors alike can enjoy.



Forsyth County

Forsyth County, located in the northern part of Georgia, is known for its high quality of life, blending suburban charm with a touch of nature. The county has consistently ranked as one of the best places to live in Georgia due to its top-rated schools, low crime rate, and thriving economy. The area is family-friendly, with numerous parks, recreational facilities, and community events that cater to residents of all ages. It also has easy access to Lake Lanier, which offers a wide range of outdoor activities, making it an ideal spot for boating, fishing, and hiking enthusiasts.

The county's growth has been rapid yet well-planned, attracting new businesses, high-end shopping, and diverse dining options while maintaining a sense of community. Forsyth has become a hub for tech companies and healthcare facilities, creating ample job opportunities and supporting local economic stability. Its proximity to Atlanta allows for a short commute to the city while residents enjoy the peace and comfort of suburban living. The area's infrastructure, including well-maintained roads and expanding public services, continues to evolve to meet the needs of its growing population.

Forsyth County also prides itself on preserving green spaces and supporting a healthy lifestyle. Residents can enjoy the Big Creek Greenway, a popular trail system for walking, running, and biking, surrounded by scenic views and wildlife. The county is committed to enhancing quality of life through cultural events, arts programs, and civic engagement, fostering a welcoming and connected community. With a blend of modern amenities, natural beauty, and a thriving local culture, Forsyth County offers an attractive environment for families, professionals, and retirees alike.

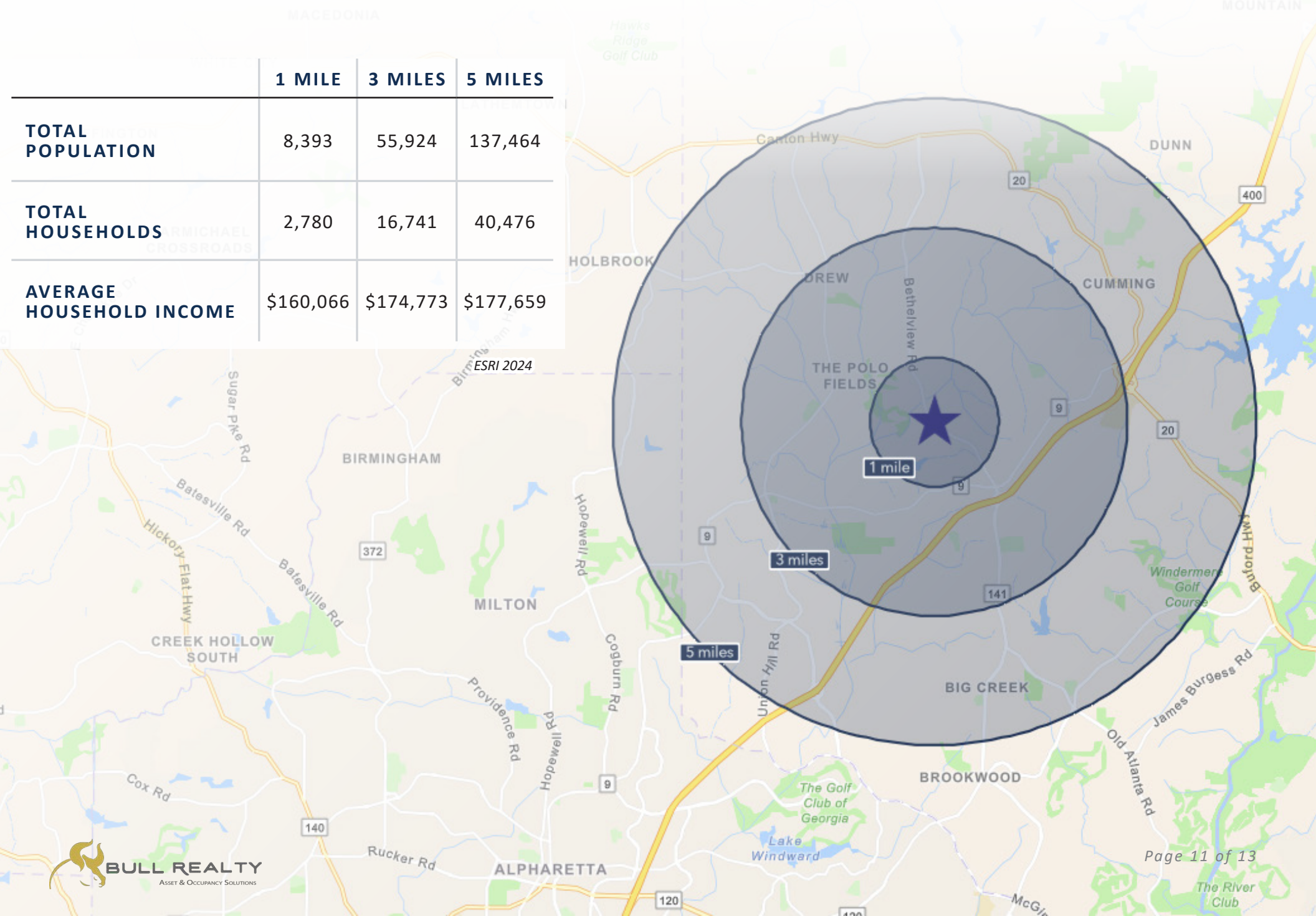
FORSYTH COUNTY ACCOLADES

- Top 10 Cities to Start a Business - NerdWallet.com
- Top Five Communities to "Get Ahead" - Forbes.com
- Top 20 Wealthiest Counties in America - Forbes.com
- Top 10 Most Charming Towns in Georgia - Travel Magazine
- Top 10 Fastest-Growing Counties in America - CNNMoney.com
- Top 20 Affluent Counties in America (& #1 in Georgia) - US Census
- # 1 Community in Georgia for Incoming Investment - SmartAsset.com
- Top 20 Fastest-Growing Counties in America (& #1 in Georgia) - US Census
- Healthiest County in Georgia - University of Wisconsin Population Health Institute
- Top 100 Best Communities for Young People - America's Promise/Alliance for Youth
- Top 10 Communities in America (& #1 in Georgia) for Incoming Investment - Smart Asset
- Most Innovative Community in Georgia - Innovation Index: Technology Association of Georgia



Demographics

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,393	55,924	137,464
TOTAL HOUSEHOLDS	2,780	16,741	40,476
AVERAGE HOUSEHOLD INCOME	\$160,066	\$174,773	\$177,659



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SECTORS OF FOCUS:

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

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26
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



Broker Profile



DARRELL CHAPMAN

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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 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

