

Presented By:

SCOTT HANLON

Commercial Realtor

404.558.0596

shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com



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26.42+/- ACRES BETHELVIEW ROAD

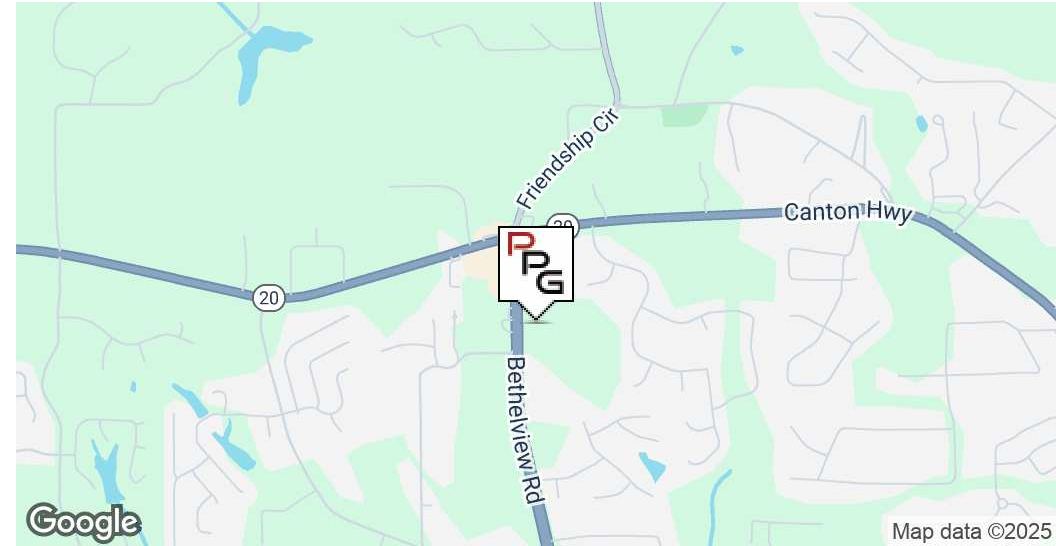
FOR SALE

Land :

CUMMING, GA 30040

2409 BETHELVIEW RD

CUMMING, GA 30040



OFFERING SUMMARY

Sale Price:	Inquire for Pricing
Lot Size:	26.42 +/- Acres
Lots:	6 Parcels
Zoning:	CBD, RES3, RES4

PROPERTY OVERVIEW

Position yourself at the forefront of growth in one of Georgia's most dynamic corridors. This 26.42-acre assemblage with nearly 900 feet of frontage on Bethelview Rd close to downtown Cumming presents a rare opportunity to acquire multiple contiguous parcels with immediate development potential.

Located in the heart of Forsyth County, a market known for its strong demographics, high demand, and evolving vision, this site is ideal for developers, investors, institutions, and builders looking to create something meaningful at scale.

PROPERTY HIGHLIGHTS

- Assemblage includes 6 parcels totaling 26.42 acres
- Bordered by Kroger and Residential Subdivisions
- Flat to gently rolling topography suitable for efficient site planning
- Ideal for commercial, mixed-use, medical, retail, or civic development
- Surrounded by growing rooftops, retail, and infrastructure investments

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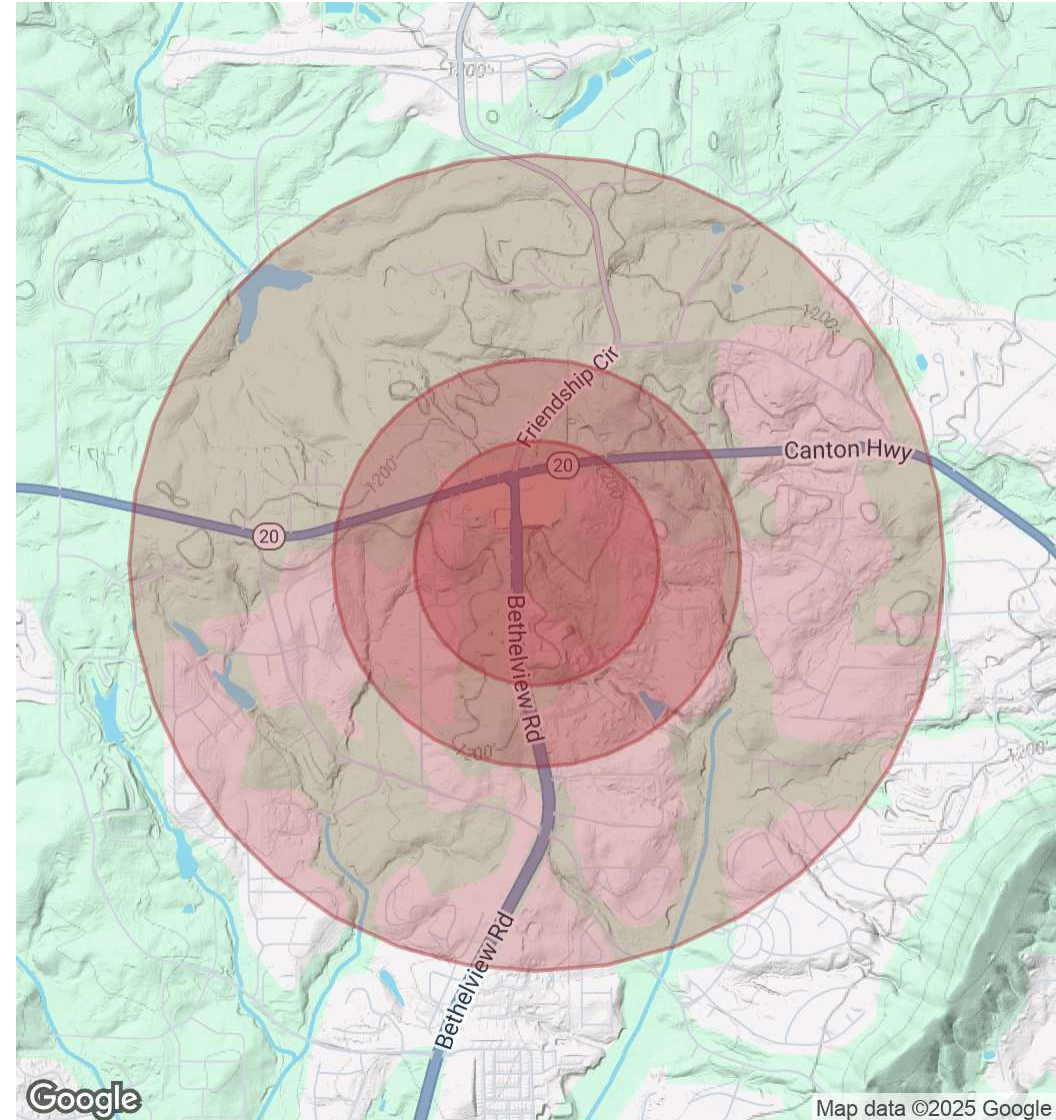
CUMMING, GA 30040



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	354	806	3,865
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	274	1,301
# of Persons per HH	3	2.9	3
Average HH Income	\$148,211	\$148,192	\$151,039
Average House Value	\$596,296	\$589,734	\$565,689

Demographics data derived from AlphaMap



Map data ©2025 Google

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