

HIGHWAY 20

±24 ACRES ZONED COMMERCIAL

OWNER WILLING TO SUBDIVIDE
FORSYTH COUNTY, GEORGIA



HIGHWAY 20

EXCLUSIVE OFFERING IN
FORSYTH COUNTY, GEORGIA

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WALKER & DUNLOP | ATLANTA

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Walker & Dunlop Investment Sales, LLC | Firm License Number: 263036

BRO License Number: 274875 | 404.384.3900

WALKER & DUNLOP

PROPERTY SUMMARY

Walker & Dunlop is pleased to present the opportunity to purchase ±24 commercially zoned acres at the intersection of Buford Highway/Highway 20 and James Burgess Road in unincorporated Forsyth County, Georgia. The site is adjacent to the Windermere neighborhood and golf club, where resales sell for over \$725,000 on average, and submarket demographics report high household incomes. This submarket has also experienced significant population growth, and Highway 20 was recently expanded from two lanes to four to accommodate increasing traffic.

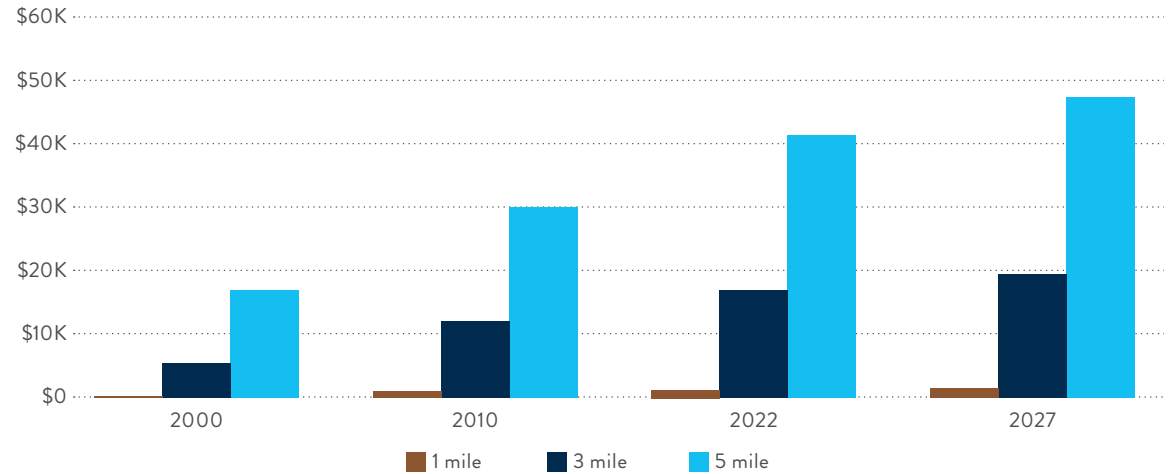
- ZONING:** CBD Central Business District
- UTILITIES:** All available to site
**Subject to Independent Verification*
- FRONTAGE:** 1,300' along Hwy 20 and 1,250' along James Burgess
- IMPROVEMENTS:** Three curb cuts and deceleration lanes exist on Hwy 20
- TRAFFIC COUNTS:** Highway 20 - 43,400 cars per day
James Burgess Road - 6,260 cars per day
- DEMOGRAPHICS:** Avg Household Incomes of \$162,103 in two-mile radius
2010-2022 two mile population growth was 38%
2022-2027 Annual Population Growth within two-mile radius is 3.2%
Windermere resales sell for \$725,000 on average
Year: 2023 | Source: GDOT, CoStar, FMLS
- PRICE:** Call for Pricing



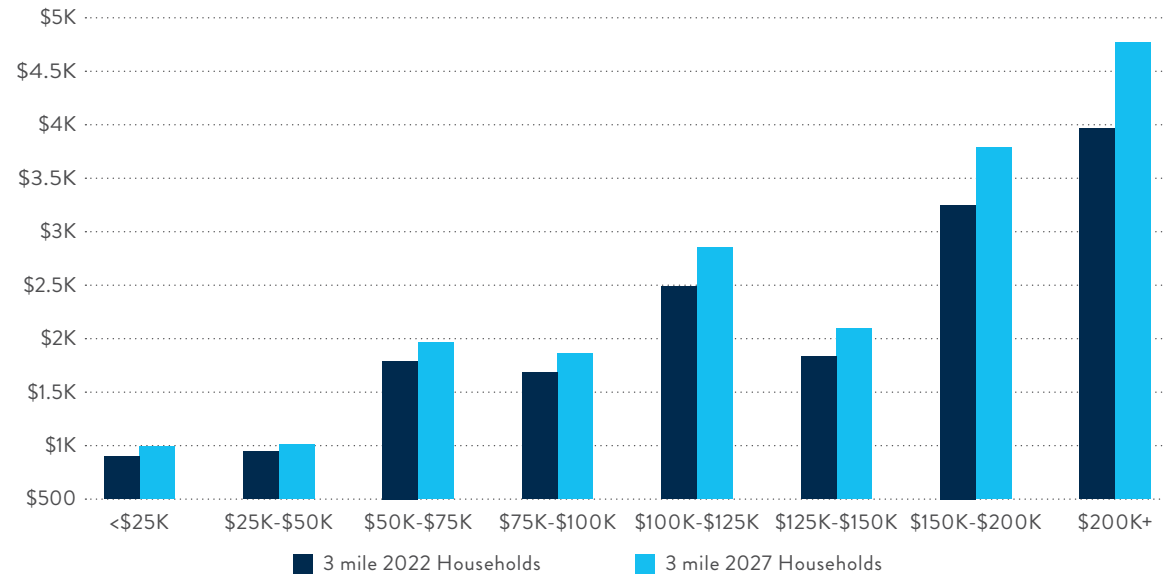
DEMOGRAPHIC DETAIL

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION			
2010 Population	3,072	37,342	89,835
2022 Population	3,830	52,709	124,401
2027 Population Projection	4,504	60,511	142,016
Annual Growth 2010-2022	2.1%	3.4%	3.2%
Annual Growth 2022-2027	3.5%	3.0%	2.8%
HOUSEHOLDS			
2010 Households	1,030	11,918	29,568
2022 Households	1,276	16,730	40,761
2027 Household Projection	1,501	19,182	46,507
Annual Growth 2010-2022	1.7%	3.0%	2.7%
Annual Growth 2022-2027	3.5%	2.9%	2.8%
Avg Household Size	3.00	3.10	3.00
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
< \$25,000	80	892	2,485
\$25,000 - 50,000	106	938	3,748
\$50,000 - 75,000	118	1,778	5,237
\$75,000 - 100,000	140	1,675	4,133
\$100,000 - 125,000	118	2,468	5,396
\$125,000 - 150,000	86	1,822	4,267
\$150,000 - 200,000	255	3,224	6,722
\$200,000+	373	3,933	8,773
Avg Household Income	\$164,923	\$156,477	\$146,233
Median Household Income	\$147,092	\$133,424	\$122,134
HOUSING			
Median Home Value	\$506,112	\$390,398	\$373,590
Median Year Built	2005	2004	2002
Owner Occupied Households	1,009	17,242	40,932
Renter Occupied Households	492	1,940	5,575

HOUSEHOLD GROWTH



HOUSEHOLD INCOME



NEARBY POINTS OF INTEREST









CRUSE MARKETPLACE














COLLECTION AT FORSYTH


























HIGHWAY 20






MARKETPLACE AT SUGAR HILL











ZAXBY'S







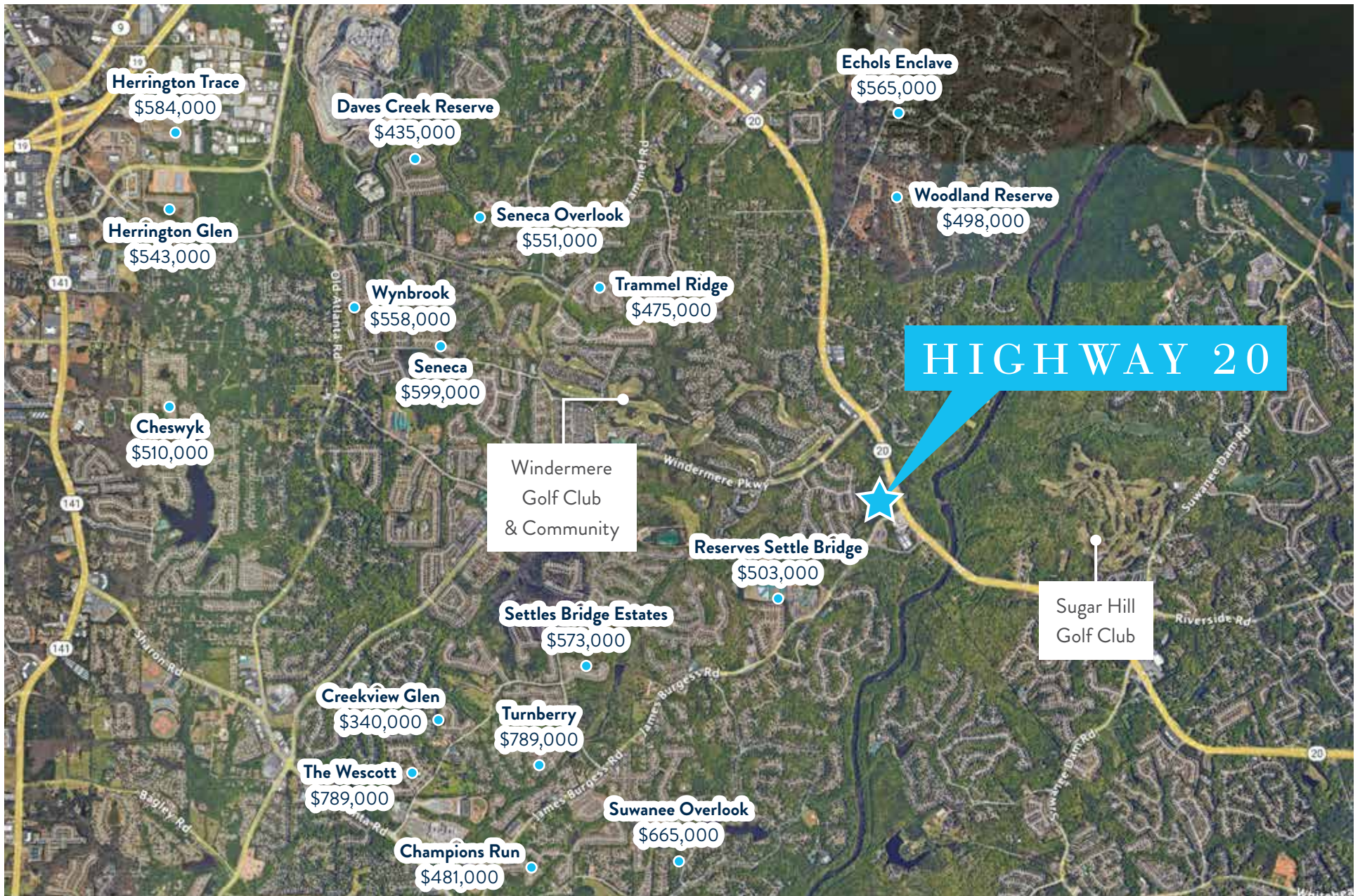




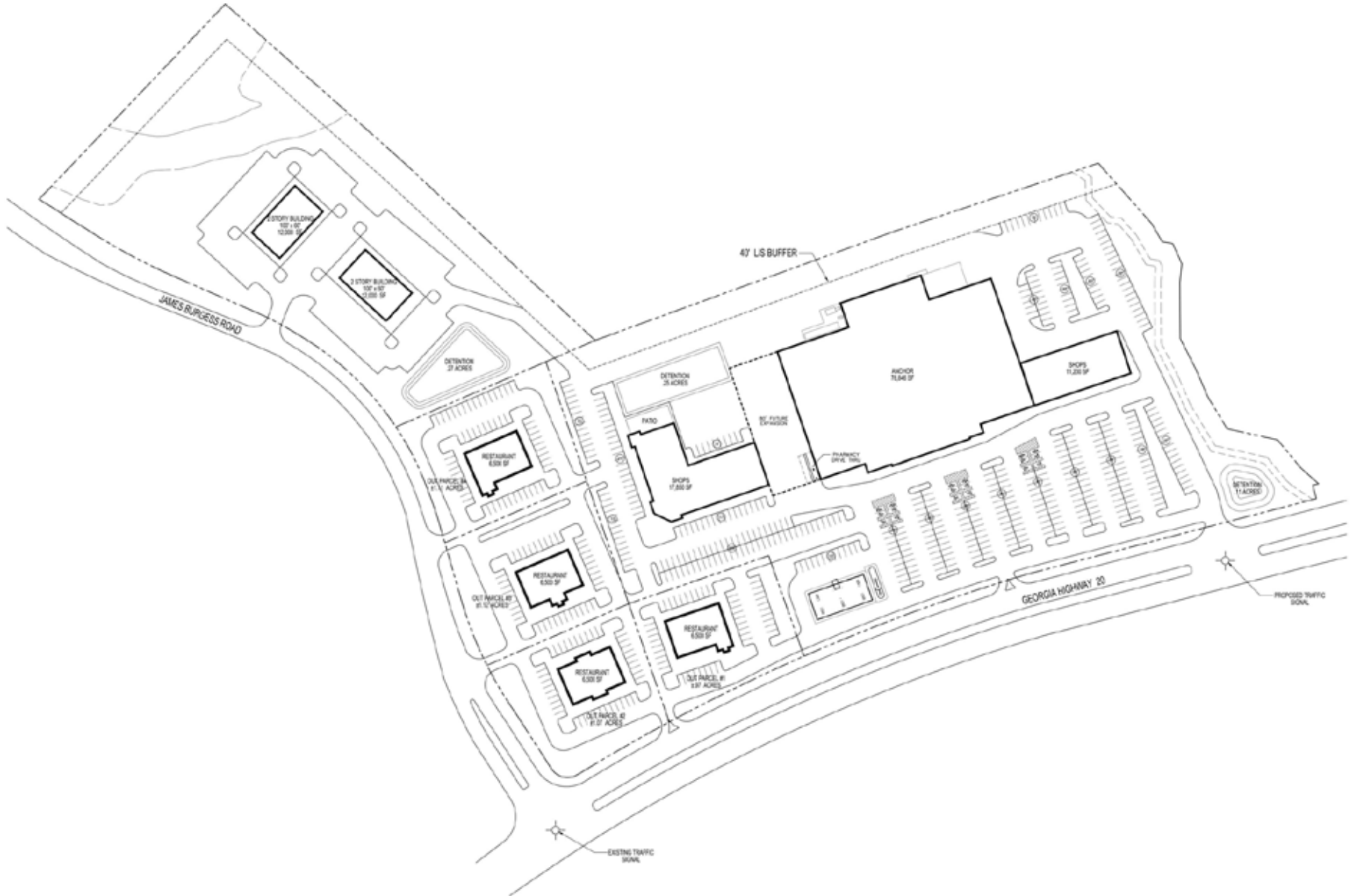
DUNKIN' DONUTS



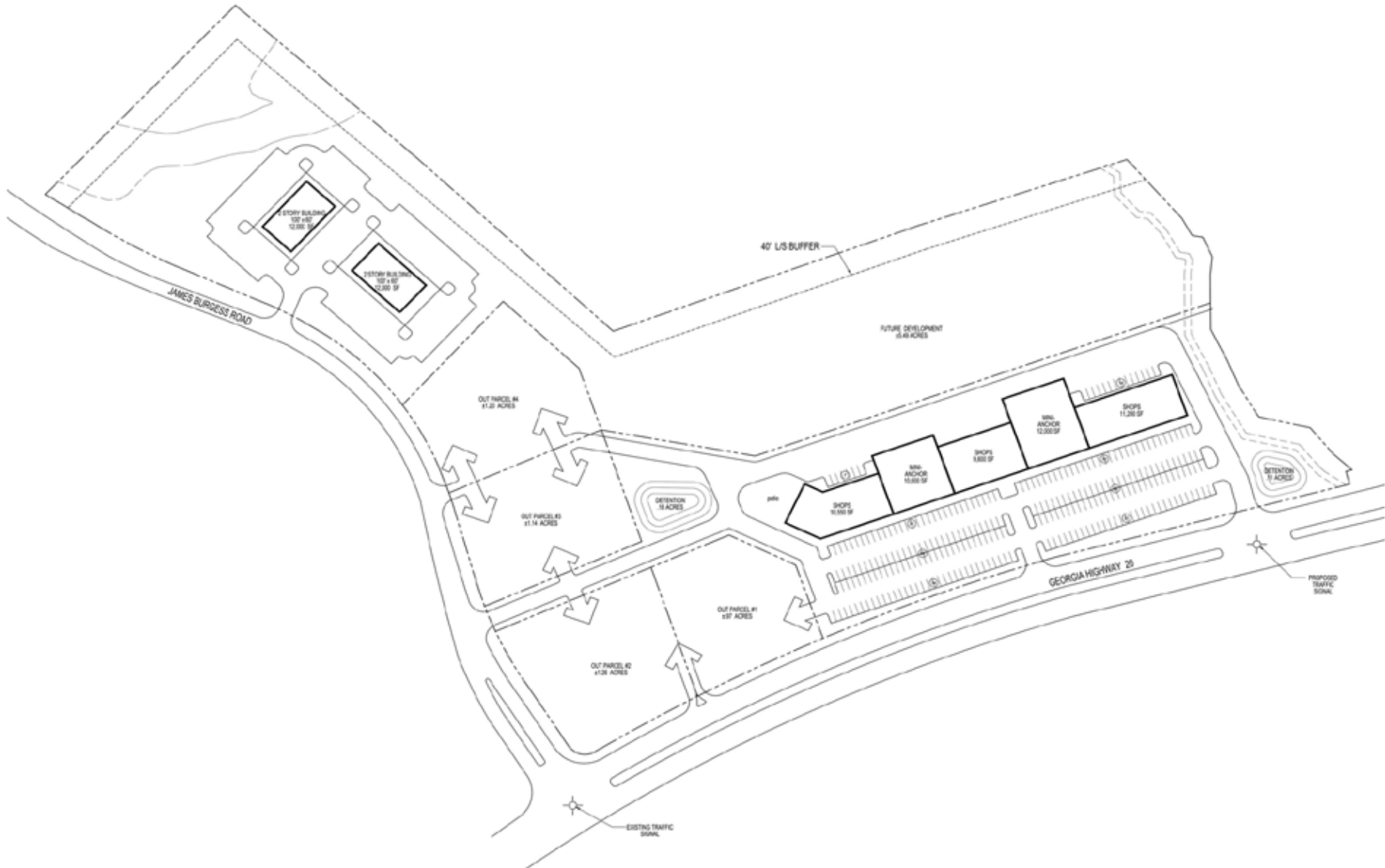
NEARBY NEW HOMES SELL FOR HIGH PRICES



CONCEPTUAL PLAN A



CONCEPTUAL PLAN B



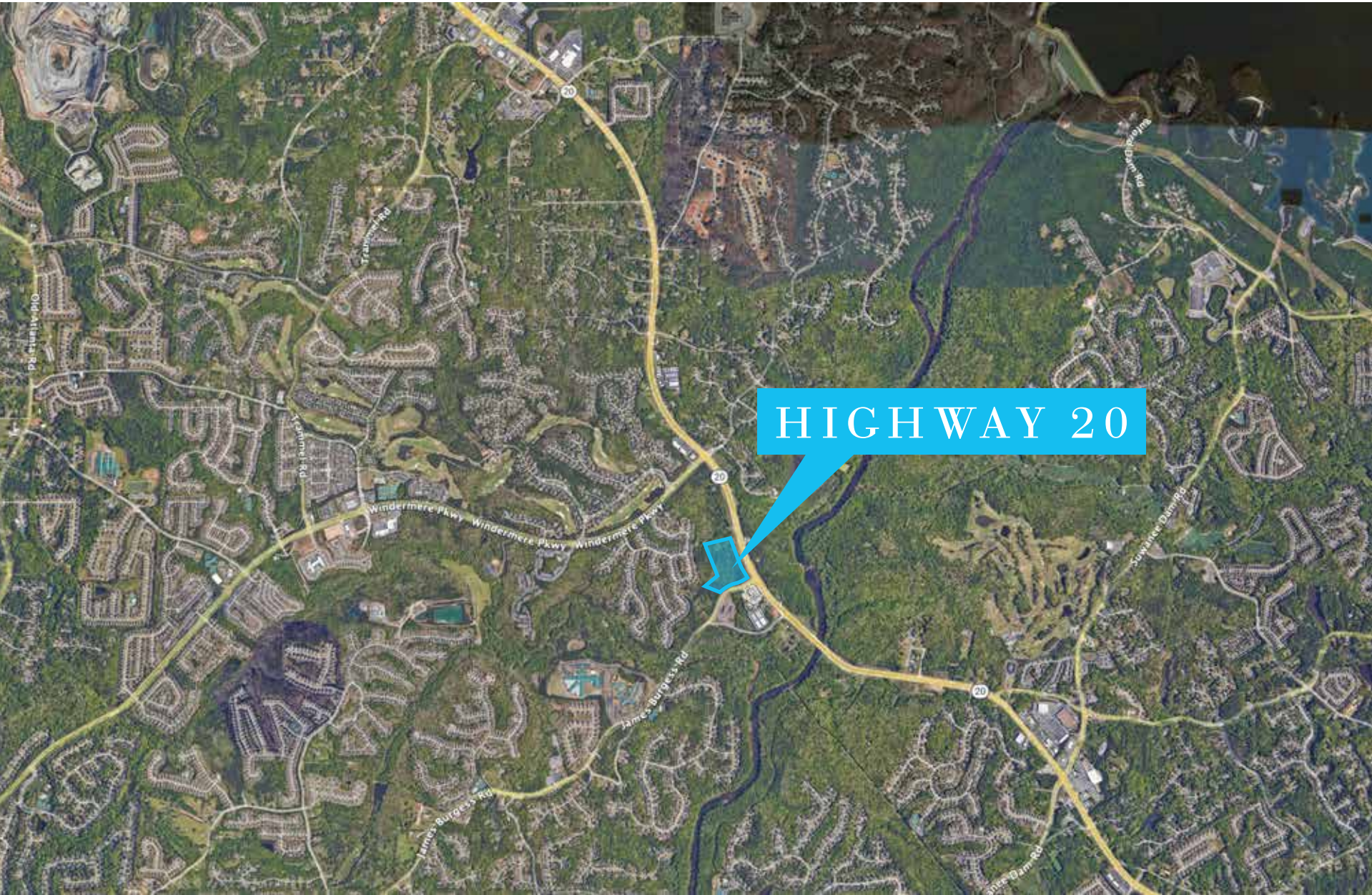
NEARBY COMMERCIAL SALES

ADDRESS	OWNER / TENANT	ACREAGE	SALE PRICE	PRICE/ACRE	DATE
1625 Buford Hwy	315 Plaza, LLC (Advance Auto Parts)	1	\$550,000.00	\$550,000.00	2/28/2019
1605 Buford Hwy	1605 Buford, LLC	1.77	\$975,000.00	\$550,847.46	12/29/2017
1305 Buford Hwy	LIDL	6.41	\$3,073,440.00	\$479,475.82	6/9/2017
1298 Buford Hwy	1298 Buford Highway, LLC (Extra Space Storage)	1.84	\$1,000,000.00	\$543,478.26	5/12/2017
888 Buford Hwy	Racetrac	0.91	\$1,875,000.00	\$2,060,439.56	4/13/2017
2990 Buford Hwy	2990 Buford Hwy, LLC (Hollywood Feed)	0.91	\$370,000.00	\$406,593.41	3/30/2017
1875 Buford Hwy	Beaver Toyota of Cumming	26.34	\$4,777,800.00	\$181,389.52	4/30/2015
1345 Buford Hwy	Max Auto Real Estate, LLC (Midas)	1.23	\$800,000.00	\$650,406.50	7/31/2014
5982 Cumming Hwy	Sampson Properties Inc (Zaxbys)	1.31	\$145,000.00	\$110,687.02	4/18/2014
1615 Buford Hwy	AMF Realty Co, LLC (Taco Bell)	0.75	\$415,000.00	\$553,333.33	3/28/2014
935 Buford Hwy	Northside Medical Pavilion, LLC	1.34	\$575,000.00	\$429,104.48	12/20/2013
Windermere Pky	Lahari Investments, Inc	11.0	\$1,400,000	\$127,273	9/22/2022
Windermere Pky & John Trammel Rd	Lakewoodfair LLC	3.1	\$1,100,000	\$357,143	1/27/2022
3803 Windermere Pky	StrikeOne Properties	1.7	\$800,000	\$467,836	6/23/2020
3120 Buford Hwy	Habersham Partners LLC	23.9	\$4,000,000	\$167,715	2/19/2019

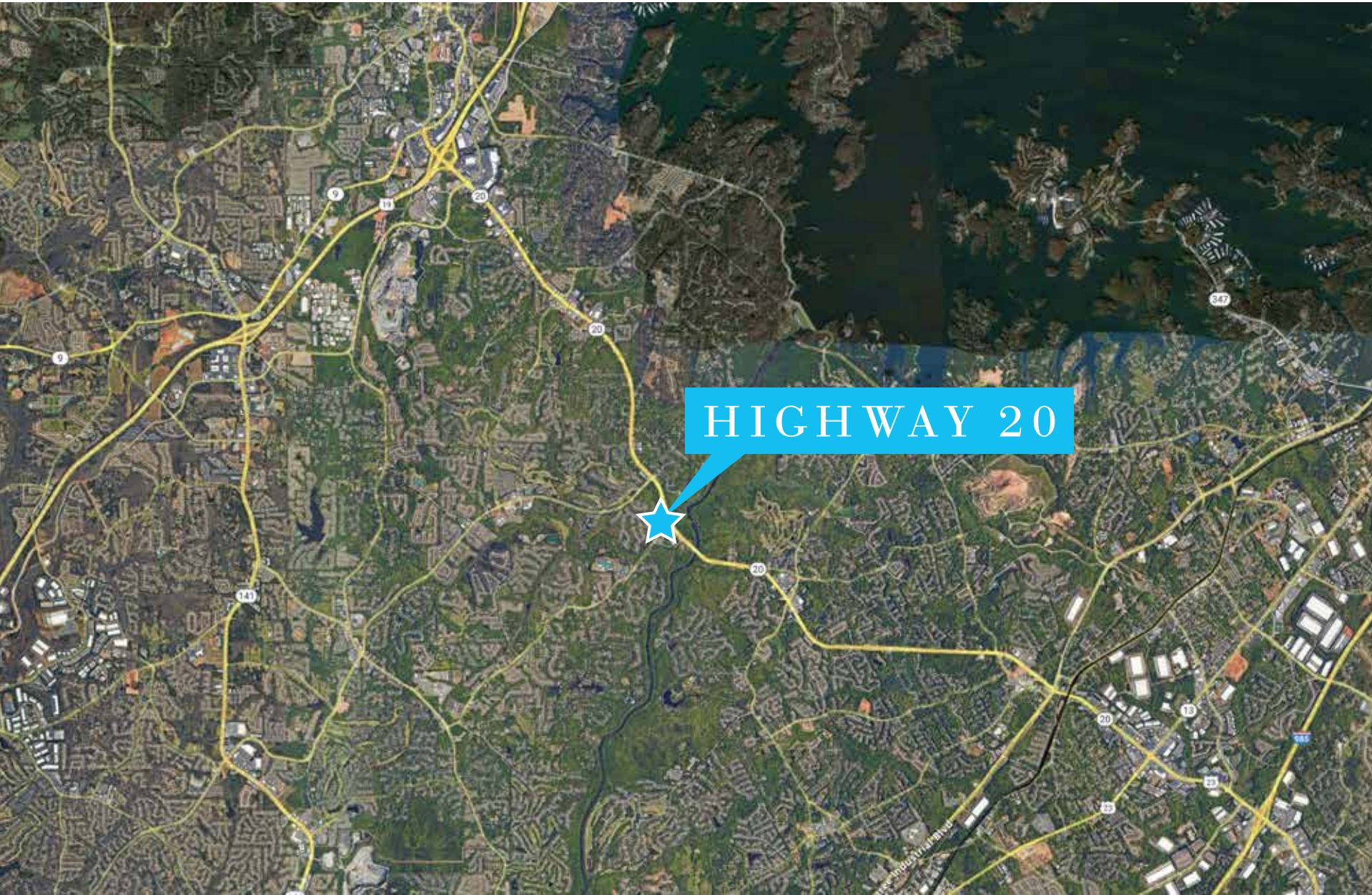
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LOCATION MAP



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