

Presented By:

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POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive
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FIELDS BRIDGE SUBDIVISION

Land :

HUBERT MARTIN ROAD, CUMMING, GA 30028

FOR SALE

Fields & Bridge

FIELDS BRIDGE SUBDIVISION

HUBERT MARTIN ROAD, CUMMING, GA 30028



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 32.86 Acres

Zoning: Res2

PROPERTY OVERVIEW

Phase 1: 9 fully developed lots for sale for \$125,000 per lot
Phase 2: 20 lots currently being developed for sale for \$135,000 per lot

PROPERTY HIGHLIGHTS

- Phase 1 includes 9 fully developed lots ready to build.
- Phase 2 includes 20 lots which are currently being developed.
- All utilities, including fiber optic, are available.
- Fully engineered
- One of the few remaining subdivisions in Forsyth County ready to build.

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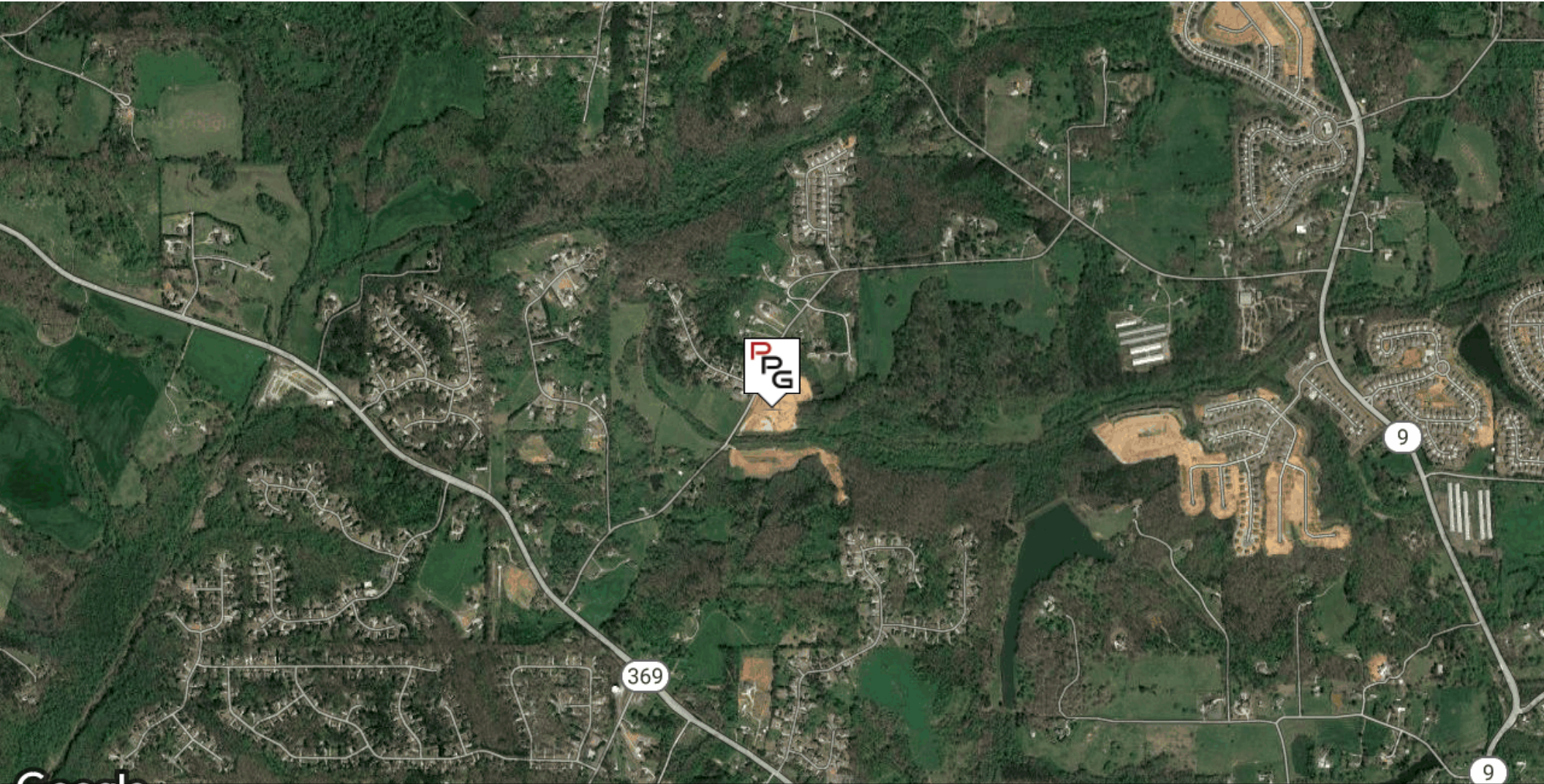
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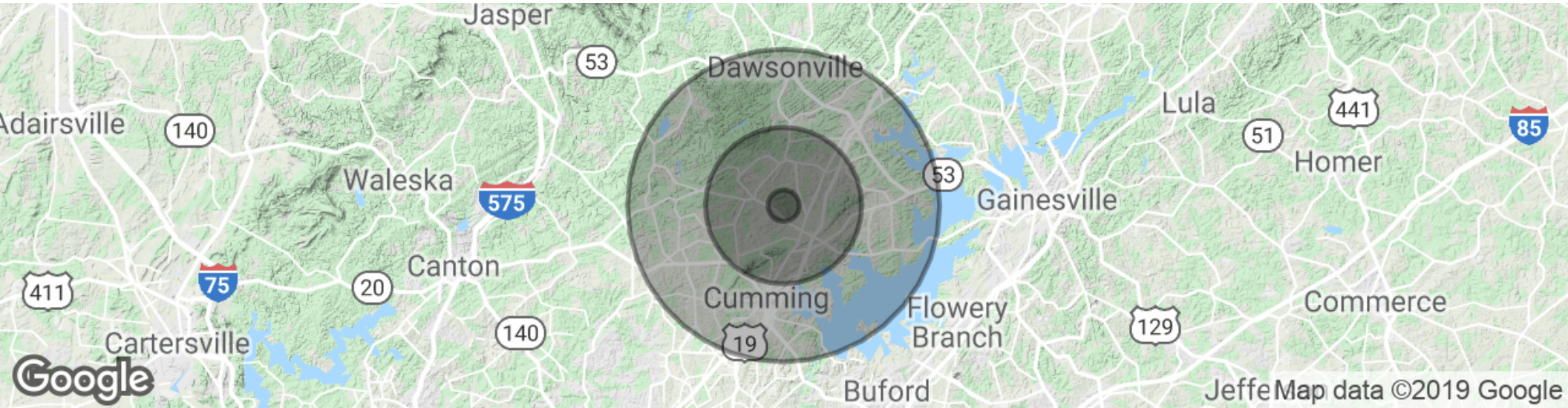
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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population | 1,807 | 32,631 | 131,990 |
| Median age | 38.8 | 36.0 | 36.8 |
| Median age (Male) | 38.3 | 36.0 | 36.1 |
| Median age (Female) | 39.4 | 36.6 | 37.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 596 | 11,070 | 45,975 |
| # of persons per HH | 3.0 | 2.9 | 2.9 |
| Average HH income | \$107,600 | \$87,515 | \$87,298 |
| Average house value | | \$254,743 | \$280,111 |

* Demographic data derived from 2010 US Census

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