



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

COMMERCIAL DIVISION

**FOR SALE**

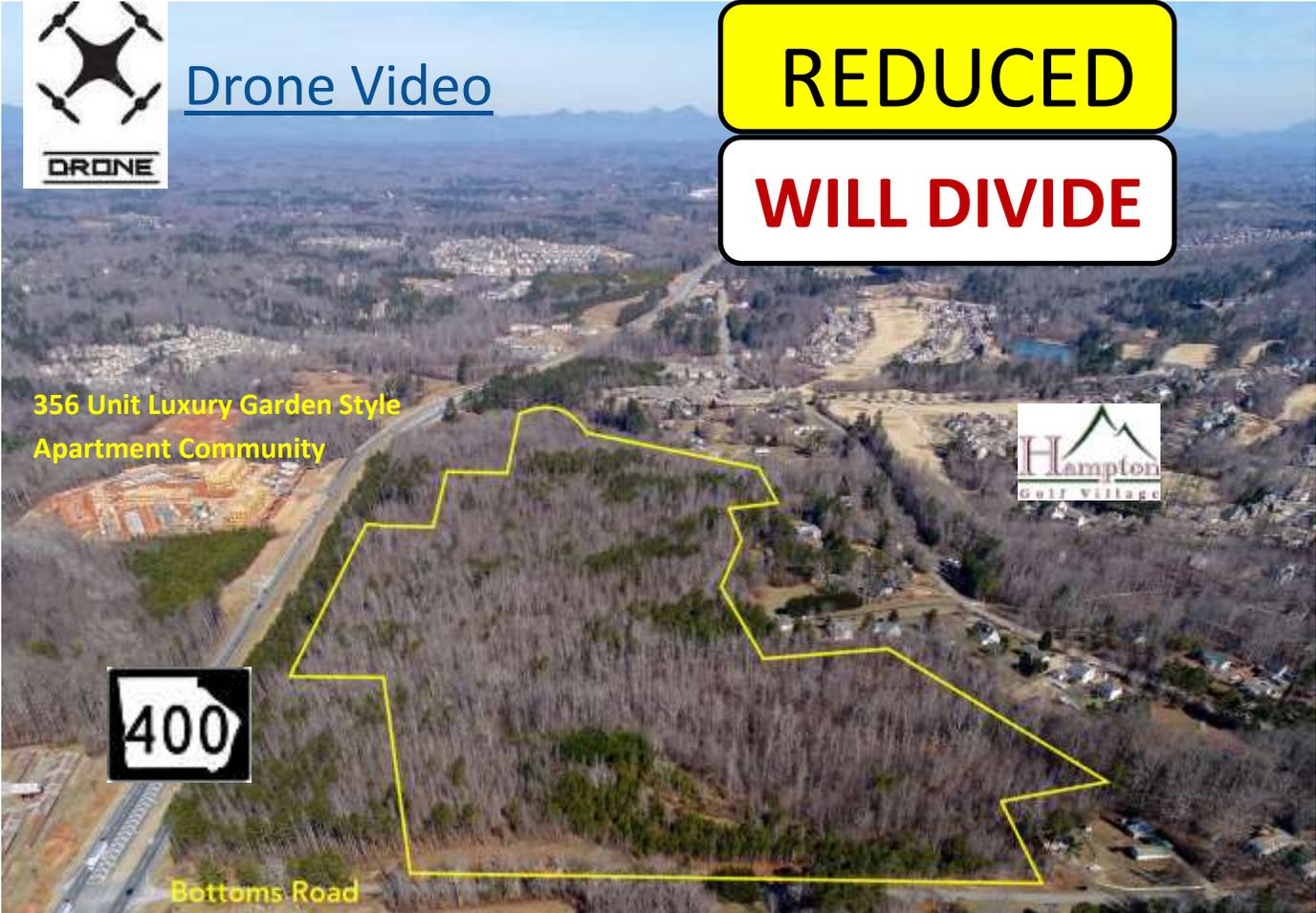
**66+ acre development site  
& Bottoms Rd.,  
Cumming / Forsyth Co.**



Drone Video

**REDUCED**

**WILL DIVIDE**



**356 Unit Luxury Garden Style  
Apartment Community**



**Bottoms Road**

**GA 400 and 5225 Bottoms Rd., Cumming 30041**

**Marketed By:**

**Brent Hoffman & Don Grimsley**

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Brent Hoffman



Don Grimsley



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# Property Information Development Opportunity

## Dual Road Frontage

**JUST REDUCED**

**66+ ac at \$85,000 an ac.**



- ◆ **Traffic Count 36,700 (DOT 2018)**
- ◆ **1,082 ft on GA 400 & 896 ft on Bottoms Rd.**
- ◆ **4.5 miles S of GA Premium Outlet Mall, with over 6 million visitors a year**
- ◆ **Near new Kroger, Publix, Marshalls, Hobby Lobby, adjacent to the Hampton Golf Village & across from new 356 upscale garden-style apt. complex**
- ◆ **Zoned HB (Highway Business)**
- ◆ **8" water line on Settingdown Rd.**

**[MUST SEE DRONE VIDEO](http://tours.dronetoursolutions.com/570636)** <http://tours.dronetoursolutions.com/570636>

More info and video at: <http://www.brenthoffman.com/listings/I0337.html>

## Two (2) possible divisions of property







Map 1-3: Tax Map



# 356 Unit Luxury Garden Style Apartment Community being built across GA Hwy 400

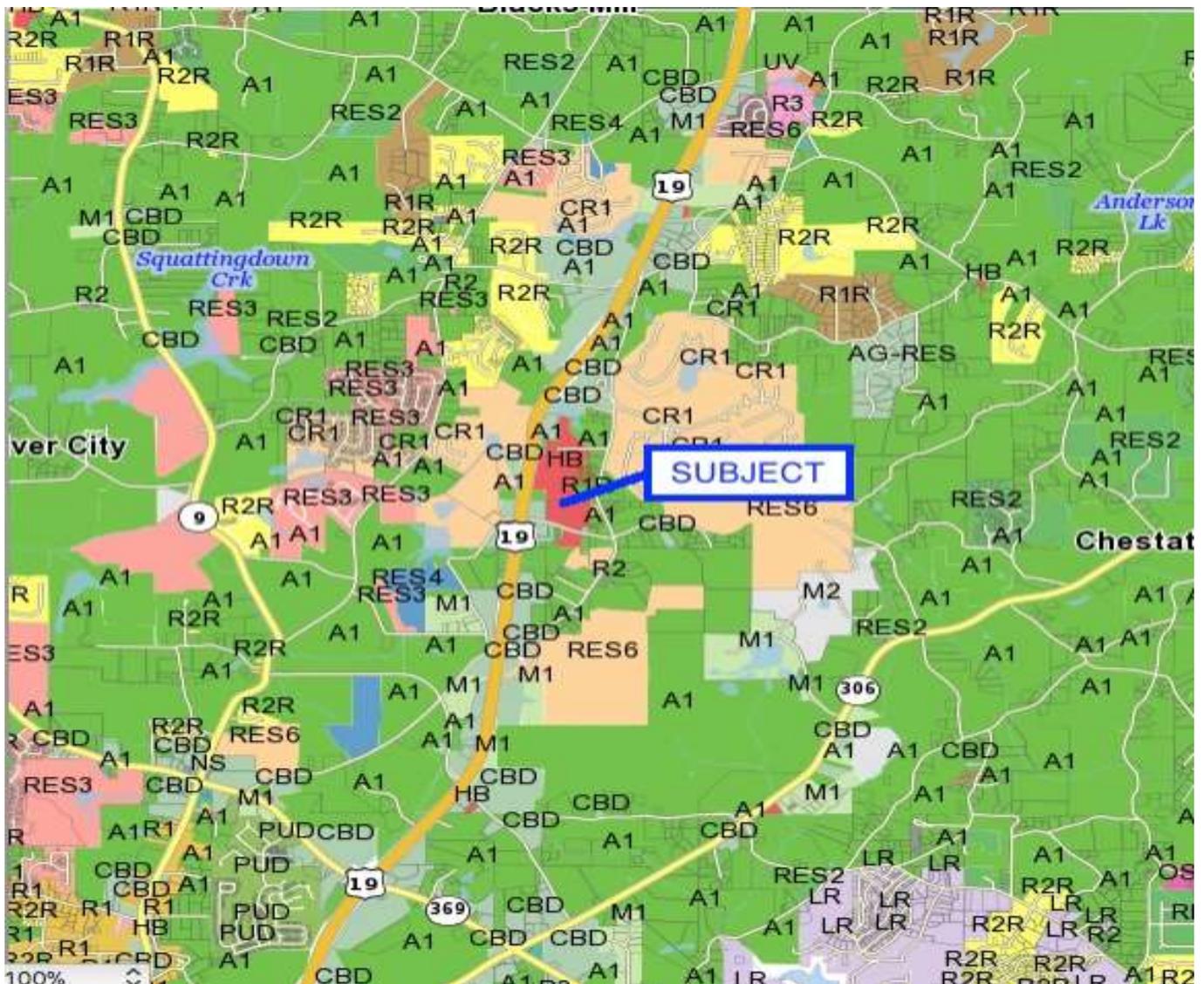


## FORSYTH

Location: Forsyth County, Georgia

Size: 356 Units

The proposed luxury garden style multi-family apartment community will be the first of its kind and quality in north Forsyth County. The community will consist of 356 distinct apartment homes tastefully spread over 61 acres of land including 15 total buildings - six stacked flat buildings and nine townhome buildings, all of which are directly accessible from the west side of GA 400 with approximately 1,800 linear feet of drive-by frontage along GA 400. The community will be located within a five mile radius of the brand new "Dawson Marketplace", a 110-acre Kroger-anchored retail center, the new 53-acre Publix-anchored "Dawson Crossroads" retail center, The Home Depot, a Walmart Supercenter and North Georgia's Premium Outlet Mall. The community will feature a state-of-the-art fitness center, two salt water pools with bubblers and chaise lounges, multiple fire pits, grilling stations, dog parks, pocket parks and a uniquely located herb garden, plus a signature indoor/outdoor entertainment center open to all residents. The interior floor plans and unit finishes will rival the most luxurious single family homes in Forsyth County. First units are expected to deliver early 2018 with a completion date of early 2019.





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This property is just 4.5 miles south of the Georgia Premium Outlet Mall with more than 6 million visitors annually, the new Publix, Kroger and WalMart super centers. Many restaurants and entertainment venues.

## Location Map



**Convenient to the Atlanta market & North Georgia mountains.**

**North from Atlanta on GA 400 / US 19. Approximately 33 miles North from I-285. Property on right beginning at Bottoms Road.**

## Demographics / Traffic / Area Highlights



**Daily Traffic Count**  
**36,700 DOT (2018)**

With proximity to Hartfield Jackson International Airport, direct access to a network of interstate highways, and an educated workforce the Cumming / Forsyth County area provides a healthy economy. The GA 400 corridor is rapidly expanding with commercial, retail, residential, and industrial projects. GA 400 is one of the main North-South commuter highways in Metro Atlanta.

Strong civic leadership, an outstanding educational system, one of the lowest millage rates in the regions, a highly competitive tax structure contribute to Forsyth County's thriving economic climate. One of the fastest growing and most affluent counties in the U.S consistently ranked as one of the fastest growing communities in the nation since 1995. *Forbes Magazine* named Forsyth County as one of the "Best Places in America to Get Ahead" and the 13<sup>th</sup> wealthiest county in the nation.

For the 4<sup>th</sup> year in a row, Forsythe County has ranks as Georgia's healthiest County, with #1 ratings in longevity, quality of life, and health behaviors, and ranked high in clinical care, social and economic factors.

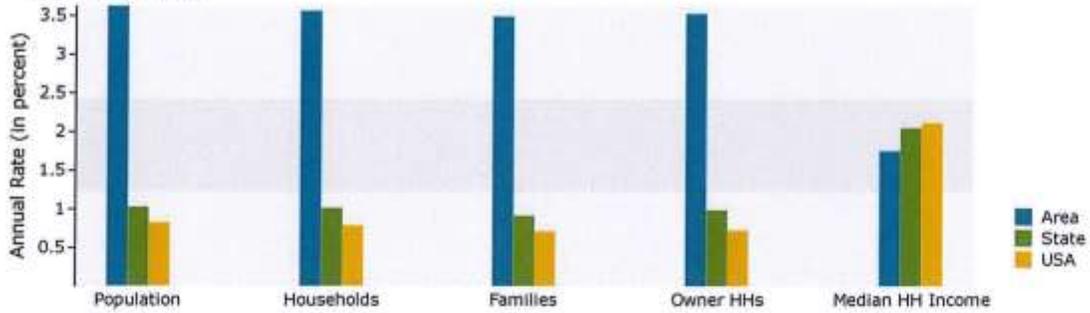
Located approximately 40 miles north of metro Atlanta, Forsyth County has 200 miles of shoreline on Lake Lanier and is close to the North Georgia Mountains. Both offering many opportunities for boating, fishing, hunting, hiking and camping.

Some data was captured from the [cummingforsythchamber.org](http://cummingforsythchamber.org) site

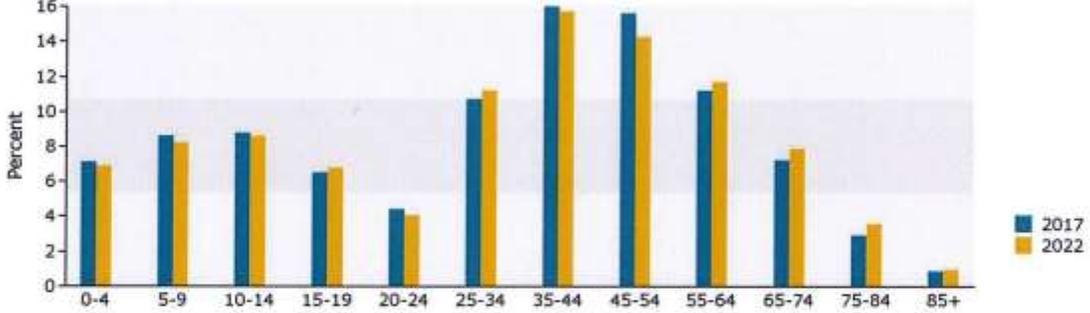


**Demographic and Economic Data**

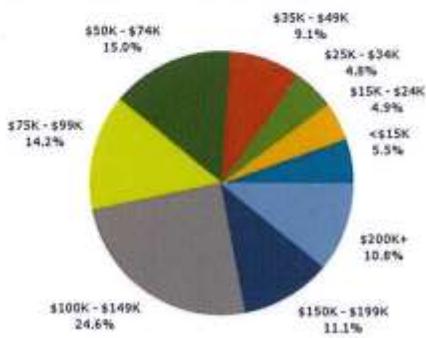
**Trends 2017-2022**



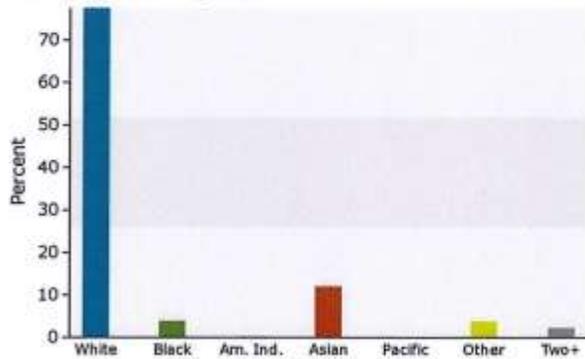
**Population by Age**



**2017 Household Income**



**2017 Population by Race**



2017 Percent Hispanic Origin: 9.7%



## Demographic and Economic Data

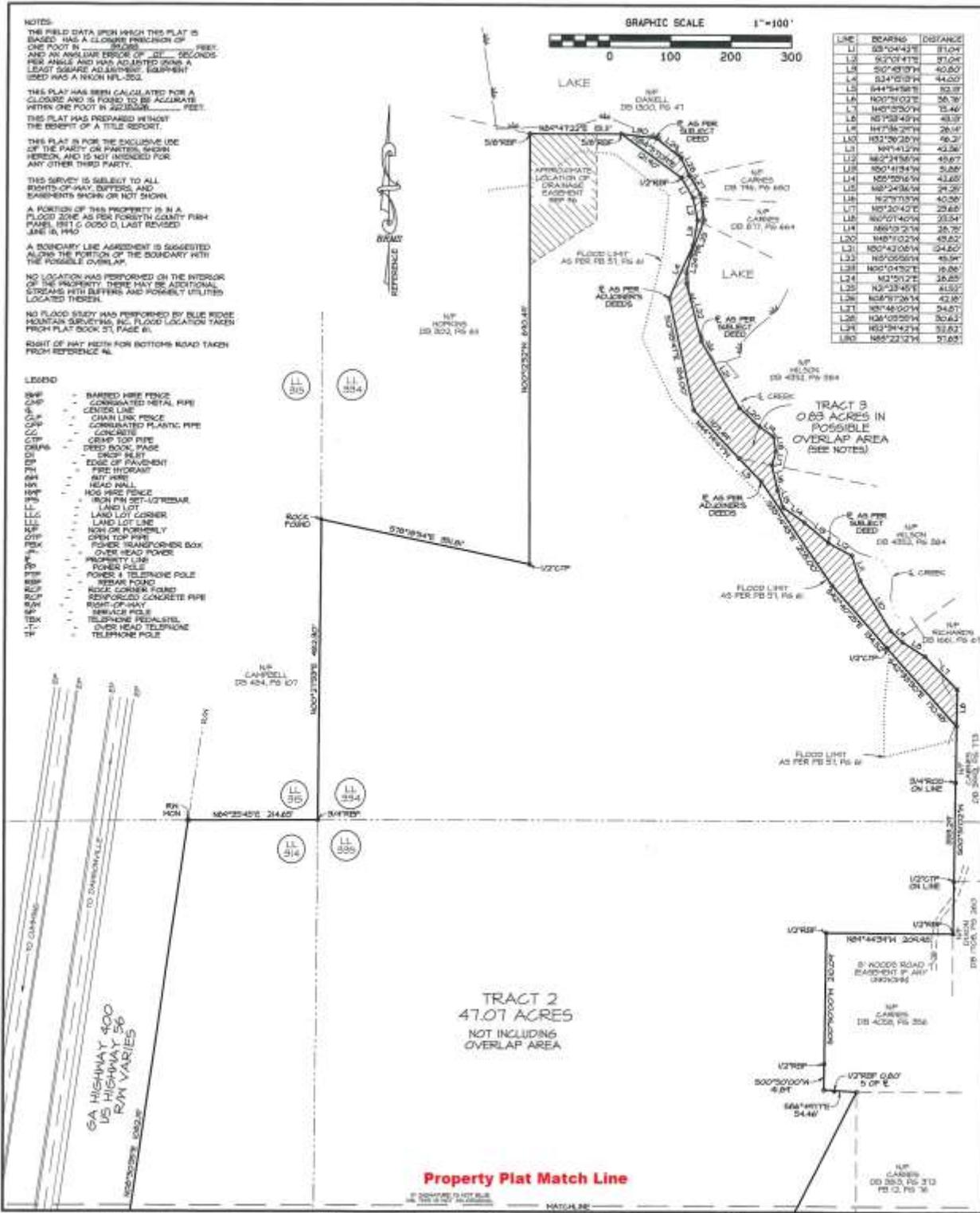
Summary	Census 2010	2017	2022			
Population	175,511	228,348	272,954			
Households	59,433	76,774	91,473			
Families	47,623	61,090	72,527			
Average Household Size	2.94	2.97	2.98			
Owner Occupied Housing Units	50,876	63,715	75,769			
Renter Occupied Housing Units	8,557	13,059	15,704			
Median Age	36.7	37.5	37.7			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	3.63%	1.03%	0.83%			
Households	3.57%	1.01%	0.79%			
Families	3.49%	0.92%	0.71%			
Owner HHs	3.53%	0.99%	0.72%			
Median Household Income	1.75%	2.05%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	4,197	5.5%	4,775	5.2%		
\$15,000 - \$24,999	3,775	4.9%	3,924	4.3%		
\$25,000 - \$34,999	3,658	4.8%	3,644	4.0%		
\$35,000 - \$49,999	7,001	9.1%	6,831	7.5%		
\$50,000 - \$74,999	11,535	15.0%	12,146	13.3%		
\$75,000 - \$99,999	10,870	14.2%	13,671	14.9%		
\$100,000 - \$149,999	18,869	24.6%	23,826	26.0%		
\$150,000 - \$199,999	8,554	11.1%	11,110	12.1%		
\$200,000+	8,315	10.8%	11,546	12.6%		
Median Household Income	\$92,546		\$100,916			
Average Household Income	\$112,862		\$126,776			
Per Capita Income	\$38,044		\$42,567			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,593	7.7%	16,101	7.1%	18,912	6.9%
5 - 9	16,640	9.5%	19,711	8.6%	22,343	8.2%
10 - 14	15,465	8.8%	20,152	8.8%	23,516	8.6%
15 - 19	10,984	6.3%	14,948	6.5%	18,576	6.8%
20 - 24	6,579	3.7%	10,047	4.4%	11,141	4.1%
25 - 34	19,264	11.0%	24,547	10.7%	30,530	11.2%
35 - 44	32,802	18.7%	36,492	16.0%	42,956	15.7%
45 - 54	27,437	15.6%	35,614	15.6%	39,031	14.3%
55 - 64	17,109	9.7%	25,621	11.2%	31,833	11.7%
65 - 74	9,939	5.7%	16,489	7.2%	21,620	7.9%
75 - 84	4,342	2.5%	6,580	2.9%	9,865	3.6%
85+	1,357	0.8%	2,046	0.9%	2,631	1.0%



## Demographic and Economic Data

<b>Population Summary</b>	
2000 Total Population	98,391
2010 Total Population	175,511
2017 Total Population	228,348
2017 Group Quarters	582
2022 Total Population	272,954
2017-2022 Annual Rate	3.63%
2017 Total Daytime Population	206,839
Workers	79,692
Residents	127,147
<b>Household Summary</b>	
2000 Households	34,559
2000 Average Household Size	2.83
2010 Households	59,433
2010 Average Household Size	2.94
2017 Households	76,774
2017 Average Household Size	2.97
2022 Households	91,473
2022 Average Household Size	2.98
2017-2022 Annual Rate	3.57%
2010 Families	47,623
2010 Average Family Size	3.29
2017 Families	61,090
2017 Average Family Size	3.33
2022 Families	72,527
2022 Average Family Size	3.35
2017-2022 Annual Rate	3.49%
<b>Housing Unit Summary</b>	
2000 Housing Units	36,499
Owner Occupied Housing Units	83.3%
Renter Occupied Housing Units	11.3%
Vacant Housing Units	5.3%
2010 Housing Units	64,052
Owner Occupied Housing Units	79.4%
Renter Occupied Housing Units	13.4%
Vacant Housing Units	7.2%
2017 Housing Units	81,620
Owner Occupied Housing Units	78.1%
Renter Occupied Housing Units	16.0%
Vacant Housing Units	5.9%
2022 Housing Units	97,422
Owner Occupied Housing Units	77.8%
Renter Occupied Housing Units	16.1%
Vacant Housing Units	6.1%
<b>Median Household Income</b>	
2017	\$92,546
2022	\$100,916
<b>Median Home Value</b>	
2017	\$304,847
2022	\$358,459
<b>Per Capita Income</b>	
2017	\$38,044
2022	\$42,567
<b>Median Age</b>	
2010	36.7
2017	37.5
2022	37.7

# Northern Parcel



NO 11 ROAD NAME LEGAL BOTTOM ROAD	DATE: 4/27/21 SCALE: HORIZ. 1" = 100 FEET SURVEY METHOD: DRAWN: JPH	TITLE: NO. DESCRIPTION DATE BY OFFICE	SURVEY FOR GAINESVILLE LAND GROUP, LLC LOCATED IN LAND LOTS 334, 335, 336, & 314, 14th DISTRICT 1st SECTION FORTYFORTH COUNTY, GEORGIA	Blue Ridge Mountain Surveying, Inc. 11 ROUTE 100 BRIDGEVILLE, GA 30528 706-745-7661 
	CHECKED: JPH APPROVED: JPH			

