

14.25 Acres In East Forsyth

0 Little Mill Road Cumming, GA 30041

LAND FOR SALE



Chase Unger, CCIM
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Property Summary

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PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present this 14.25 acre tract located in beautiful East Forsyth, just off of SR 306 on Little Mill Road. The subject property is zoned A1 and is ideal for estate lots, a family compound, or to hold for investment. Offering rural serenity while being only minutes from GA-400 and Lake Lanier, you will get to enjoy the best of both worlds as shopping, dining, entertainment, and excellent schools are just a short drive away. Contact broker for additional information.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	14.25 Acres
Price/Acre:	\$98,245/acre
Zoning:	A1
APN:	280 034

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
Total Population	49	3,052	14,408
Average HH Income	\$38,767	\$30,203	\$31,377

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Additional Photos

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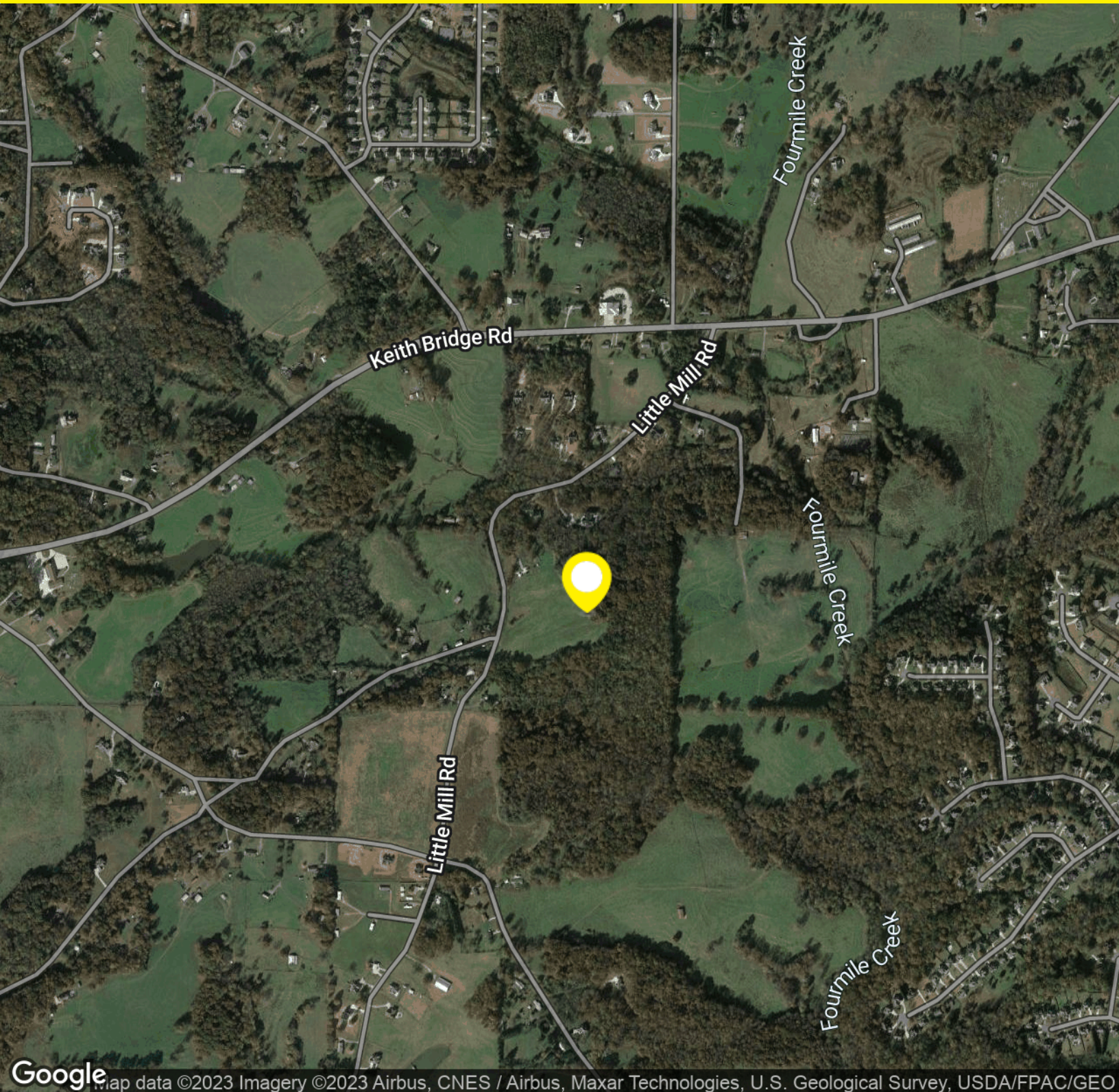
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Location Map

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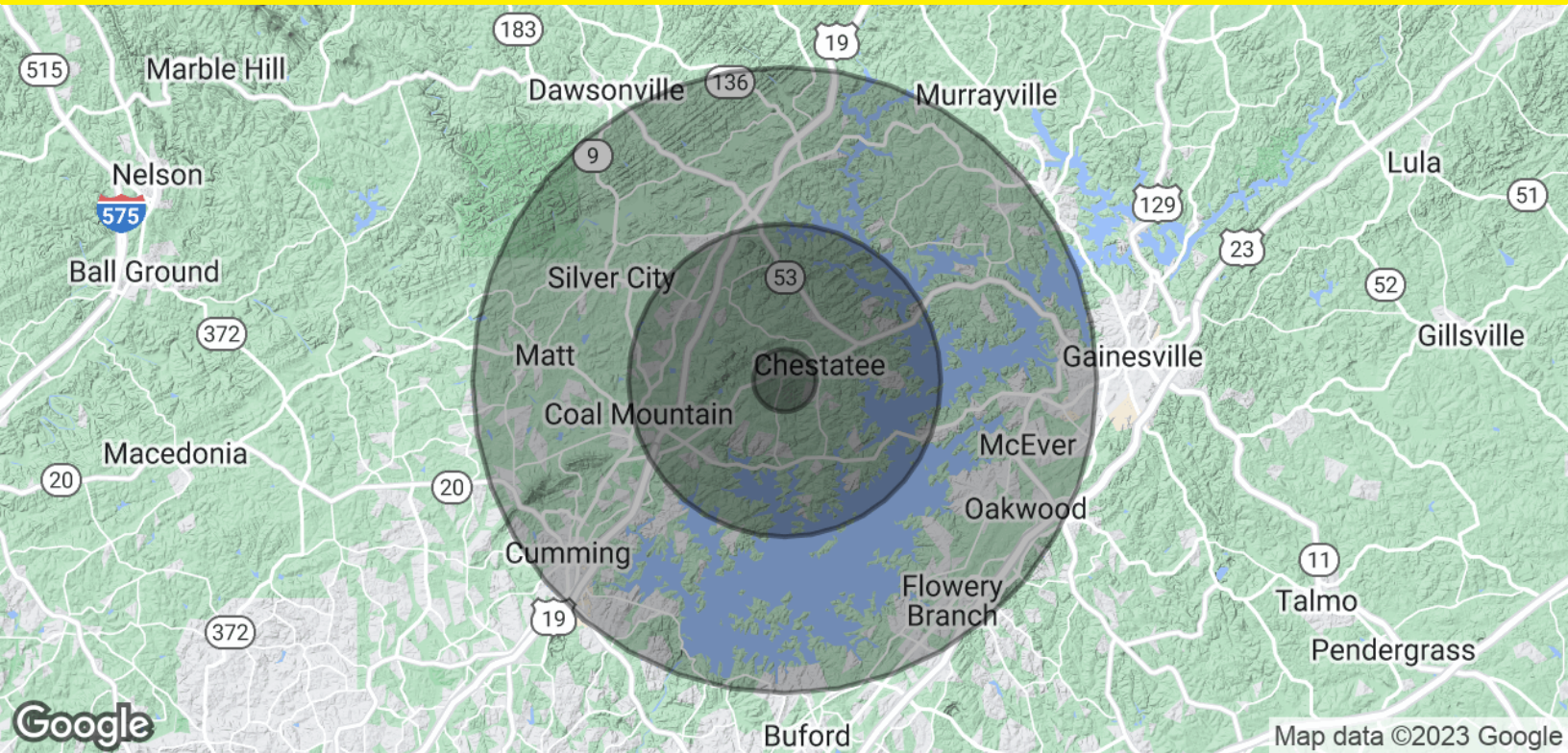
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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	49	3,052	14,408
Average Age	38.2	31.7	38.1
Average Age (Male)	37.5	31.5	36.8
Average Age (Female)	42.4	31.5	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
# of Persons per HH	2.6	3.5	2.7
Average HH Income	\$38,767	\$30,203	\$31,377
Average House Value	\$73,129	\$71,601	\$87,248

* Demographic data derived from 2020 ACS - US Census