



Atlanta
Land
Group



FOR SALE

4310 Hyde Road

Cumming, GA 30040

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PROPERTY OVERVIEW

- Parcel ID: 009 072
- Forsyth County
- Commercial Corner Parcel
- Zoned: Highway Business
- +/- .86 acres – corner outparcel
- Corner of Hwy 20 & Hyde Road
- On the Going Home Side of Hyde Road
- Located less than a mile from the new Hendricks Middle School
- Perfect site for Fast Food, C Store, Liquor Store or neighborhood retail
- Hwy 20 being widened to six lanes
- Water and sewer at the site
- 26,000 ADT per day on Hwy 20

Asking Price – \$500,000



PROPERTY PHOTOS



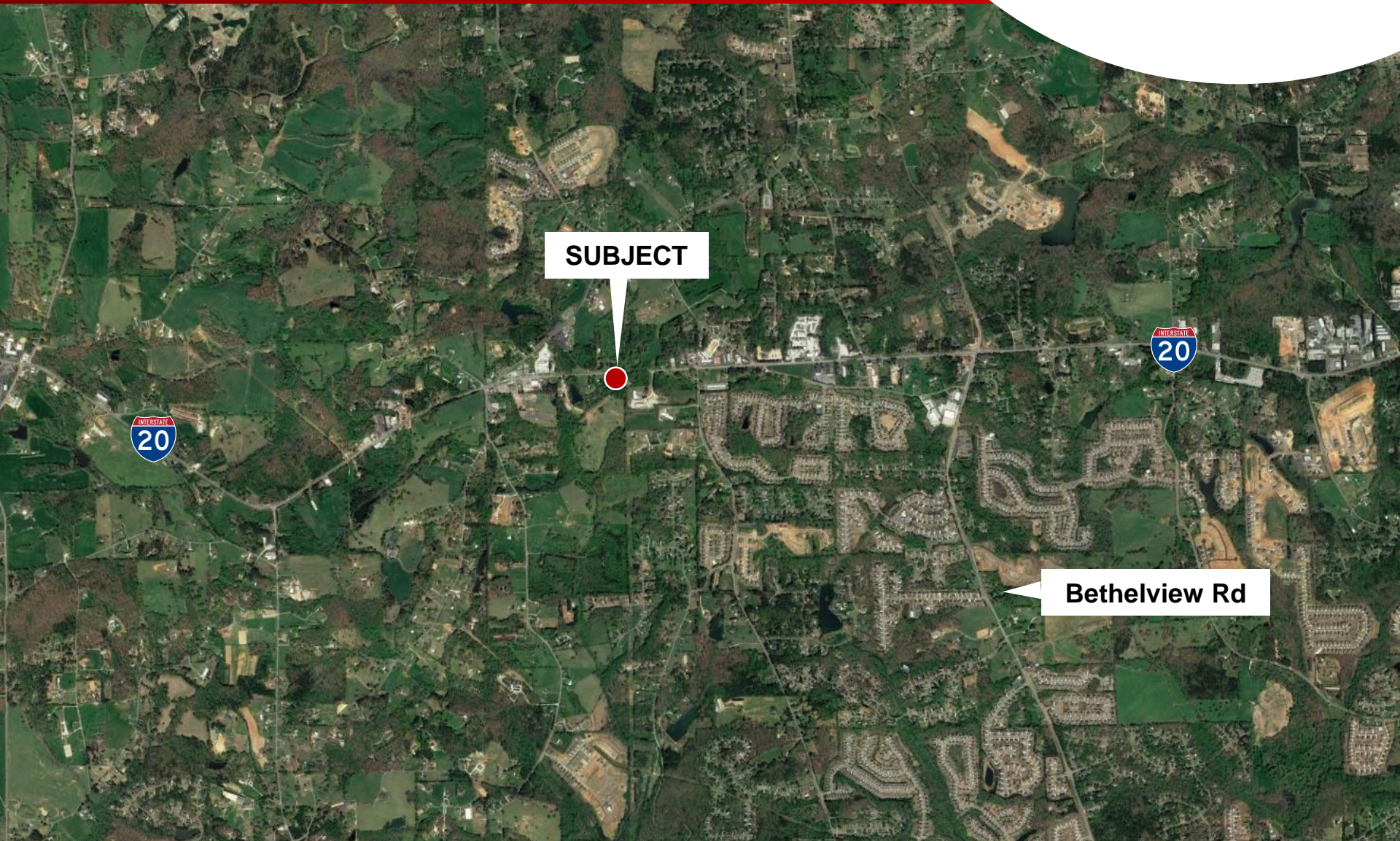
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PROPERTY PHOTOS



PROXIMITY MAP



SUBJECT



Bethelview Rd

LOCATION MAP



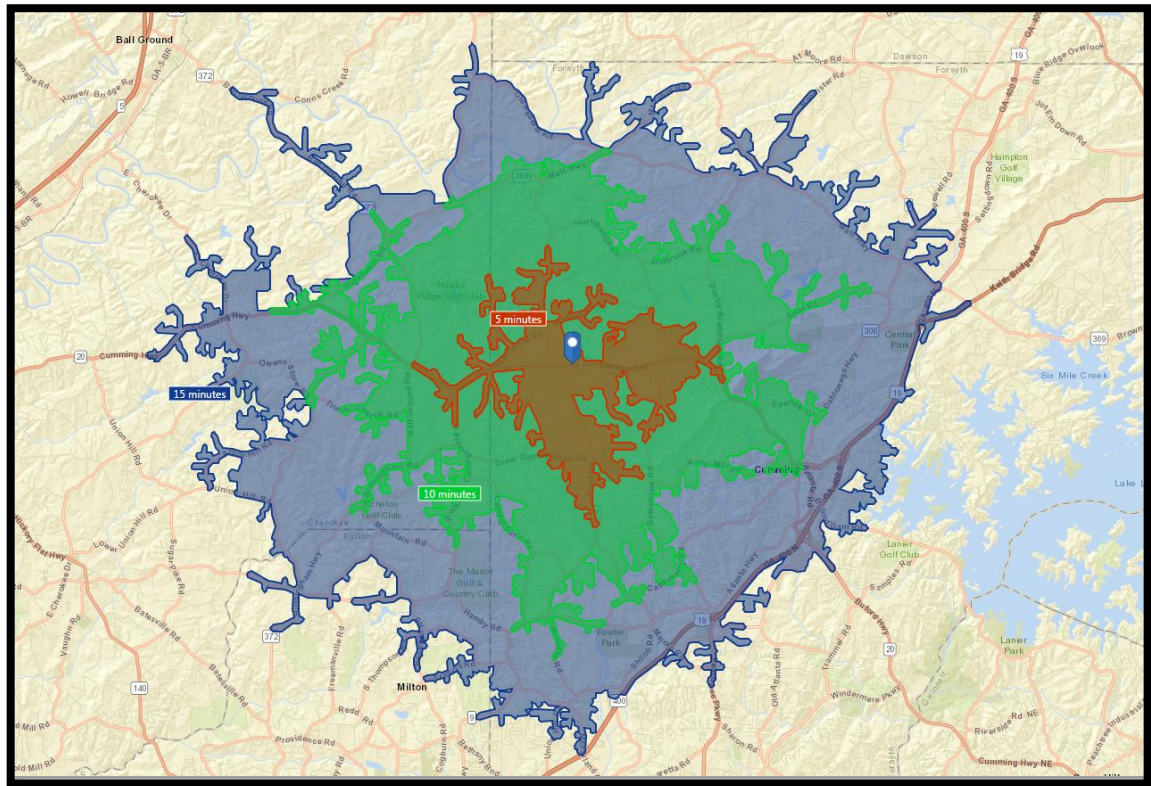
FORSYTH COUNTY



In recent years, Forsyth County has been recognized as the 13th wealthiest county in the Nation, in addition to being ranked by Forbes as the seventh-fastest growing county nationwide, largely due to the 8,000-plus local businesses located in the community.

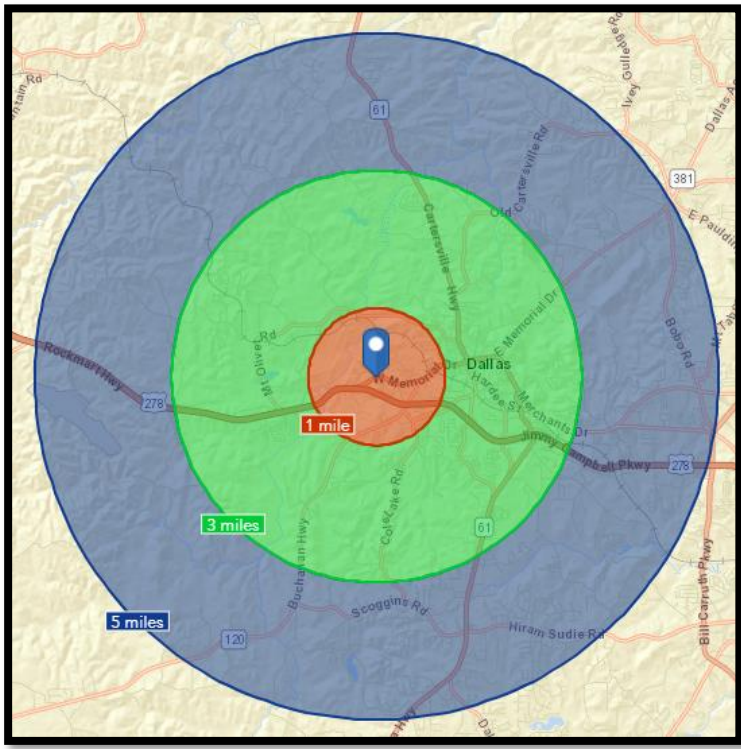
Access to fine dining and entertainment, plus the state-leading schools system make Forsyth County an ideal environment for both families and young professionals. Local citizens find employment in technology, medicine, finance, and retail. For leisure, the county offers Lake Lanier, multiple parks and campgrounds, nature preserves, and a myriad of other recreational activities.

- Nationally-ranked schools
- Premier municipal services
- Over 300 acres of parks and recreation
- Gold, tennis, and swim communities
- Annual arts and cultural events



Demographics Esri 2019

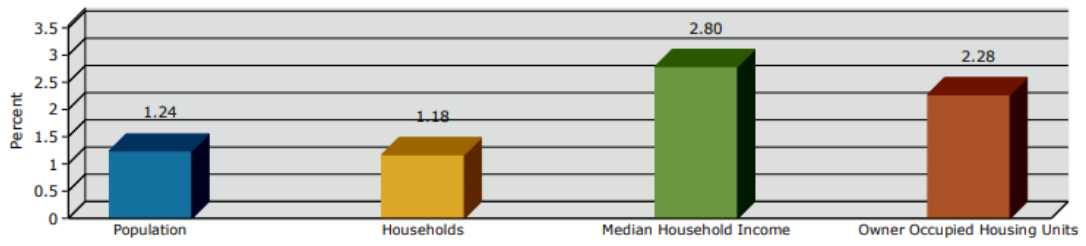
	Population	# of Households	Avg Household Income	Median Age
1 Mile	2,165	776	\$57,697	34
1-3 Miles	14,917	5,365	\$65,380	35
3-5 Miles	22,514	7,781	\$68,624	34



2018 Home Value



2018-2023 Annual Growth Rate



0 - 1 mile Trends 2018-2023

