

OFFERING MEMORANDUM

± 7.0 AC

Development Opportunity Site

1740, 1750, 1770 Buford Dam Rd | Cumming, Ga 30041 | Forsyth County

Tenure
LAND GROUP





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Offering Summary



\$1,250,000



± 7.0 AC



Current Zoning: LR
Lake Residential



All Utilities Available
Including Sewer



± 650 ft of Road Frontage
On Buford Dam Rd



School District
Mashburn Elementary School
Lakeside Middle School
Forsyth Central High School



Traffic
Buford Dam Rd – 11,800 VPD
Buford Rd – 46,300 VPD
U.S. Hwy 19 – 69,100 VPD



Property Overview

The subject property is a ±7.0-acre lot, zoned LR (Lake Residential), located roughly 2 miles from the Cumming City Center and GA 400's exit 14 in central Forsyth County, GA.

With rolling topography near Lake Lanier, the site is mostly wooded with homesites throughout. Approximately 650 feet of road frontage on Buford Dam Road and all utilities are to the site including public water and sanitary sewer. Site is located within the highly desirable Forsyth County School System. The area's exceptional quality of life and first-class employment opportunities, while remaining relatively affordable, makes this site a superb opportunity as a midsize estate property or minor subdivision. **The current zoning/entitlement allows for 7 Single Family Detached lots.**





Location Overview

**Cumming - Highly Desirable Submarket
Highlighting Lake Lanier Access, Recreational
Appeal, And Long-term Residential Demand.**

Forsyth County has the #2 ranked public school system in the state and, according to Niche.com, is consistently in the top 10 counties in which to live across the USA. This site has best of both worlds: 45 Minutes to Atlanta, 30 minutes to the mountains and a stone's throw from Lake Lanier. Easy access to all Alpharetta, Cumming, and Gainesville have to offer. Commercially, there has been an explosion of activity along GA 400 over the last 15 years. Located within 10 miles of Halcyon and 14 miles to Avalon, this site is a great option for a minor residential development or midsize estate tract.

Site is in the Mashburn ES (2.5 mi), Lakeside MS (3.1 mi) and Forsyth Central HS (4.5 mi).

FORSYTH COUNTY

#1

Forsyth County:
Best Counties for
Families in
America

A

School Niche
Rating for the
School District

#2

Forsyth County
ranked in public
school system

Current Zoning



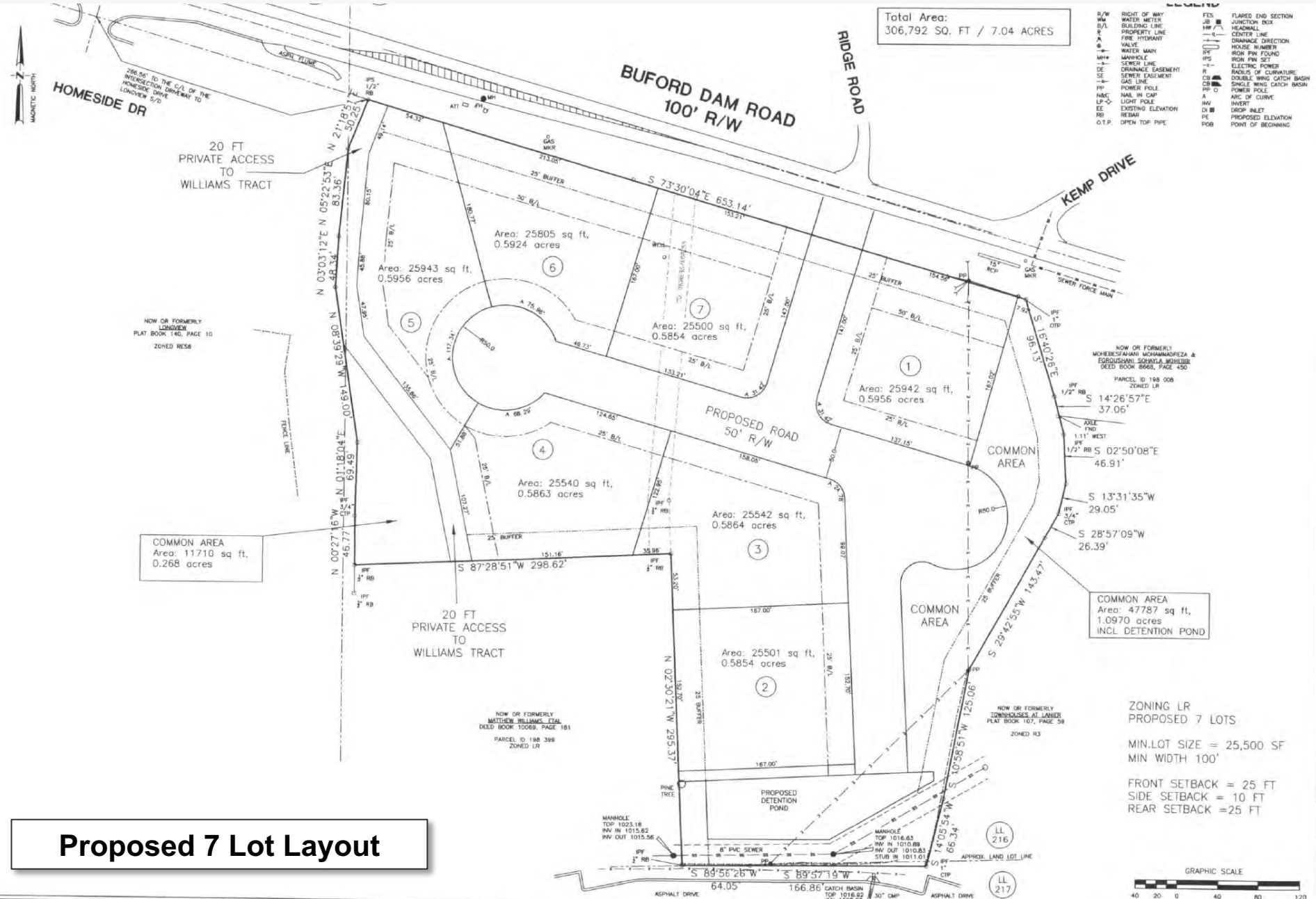
Topography Map



Sewer and Water Map



Proposed Layout



Proposed 7 Lot Layout

Proposed Layout



Community Highlights



Cumming, Georgia

Located in Forsyth County along the southern edge of Lake Lanier, Cumming is one of North Georgia's fastest-growing markets, offering strong demographics, top-ranked schools, and convenient access to metro Atlanta. The area continues to attract residential and commercial growth, supported by high household incomes and easy connectivity via GA-400.

Community Highlights:

- Highly ranked Forsyth County School District
- Minutes to Lake Lanier parks, marinas, and recreation
- Direct access to GA-400 and approximately 40 miles to downtown Atlanta



LOCATION MAP

5.2 miles/14min

to Downtown Cumming

18 miles/26min

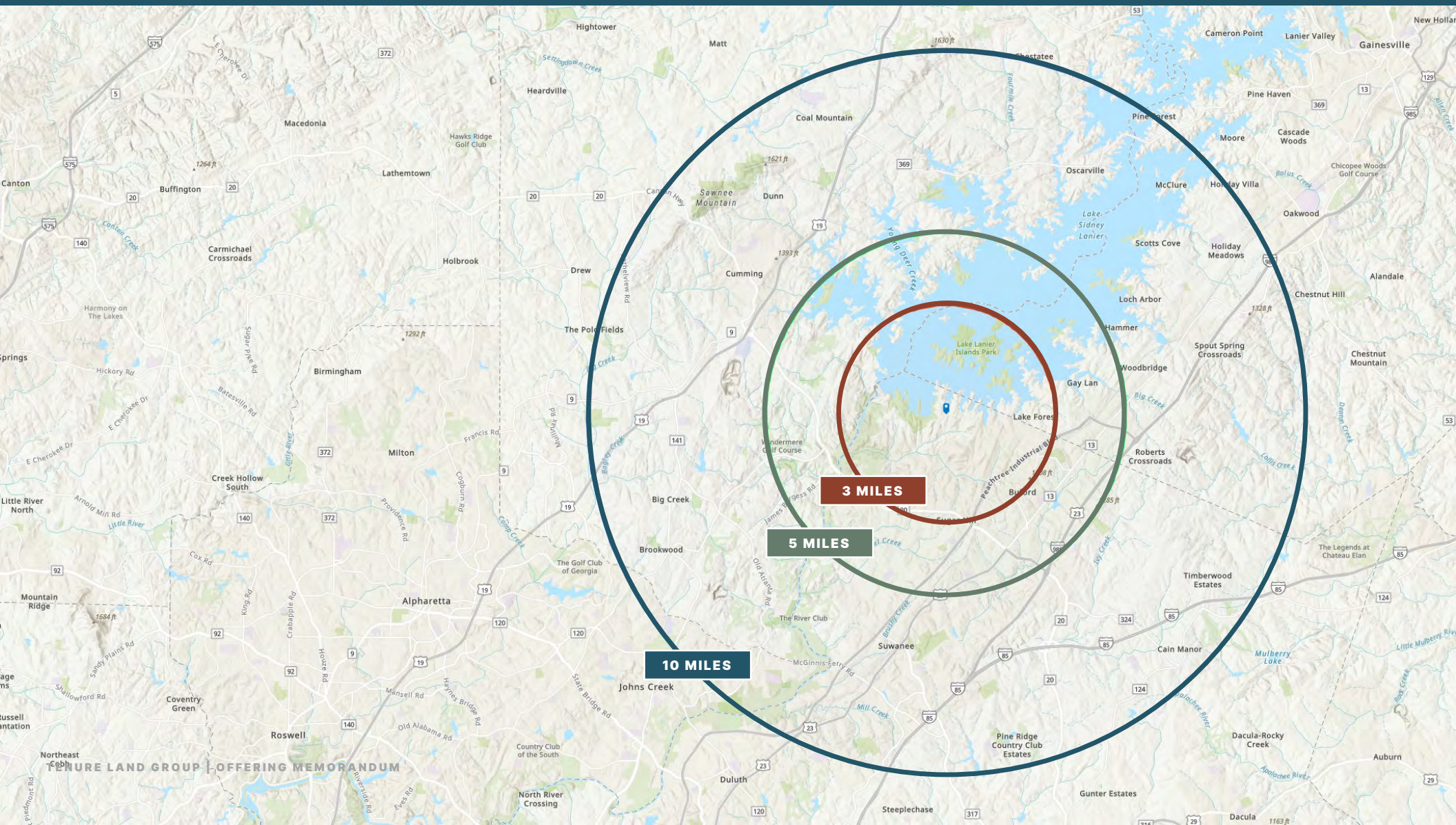
Drive to Alpharetta

29 miles /33min

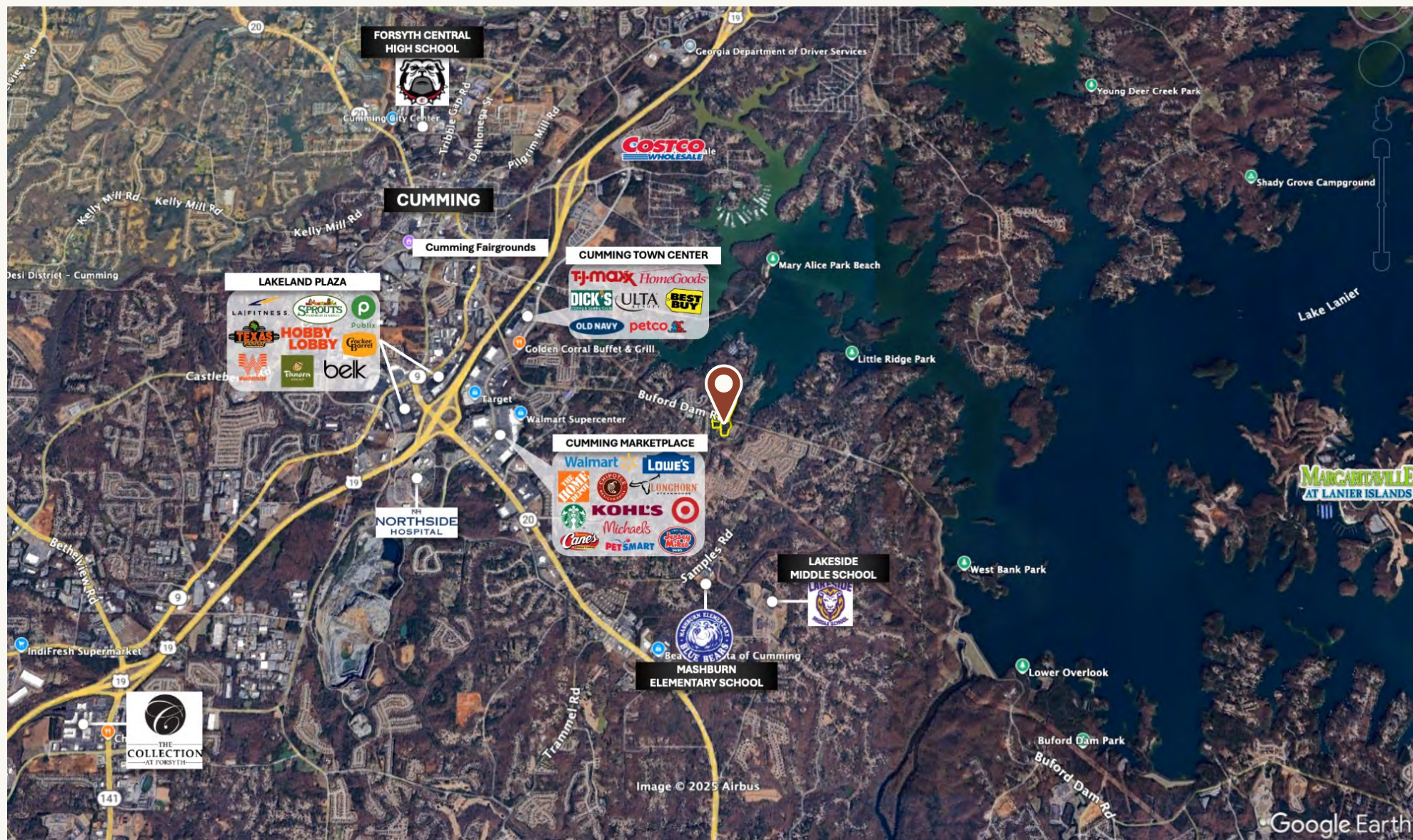
Drive to Atlanta Perimeter

103,743

Population within 5 miles

\$158,273Average Household
income (5 miles)

Retailers Map



Demographics

Executive Summary

1740 Buford Dam Rd, Cumming, Georgia, 30041



Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2010 Population	21,048	67,136	279,256
2020 Population	27,066	91,957	379,459
2025 Population	33,422	103,743	421,425
2030 Population	37,267	113,418	457,420
2010-2020 Annual Rate	2.55%	3.20%	3.11%
2020-2025 Annual Rate	4.10%	2.32%	2.02%
2025-2030 Annual Rate	2.20%	1.80%	1.65%
Age			
2025 Median Age	41.1	39.9	39.3
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	63.6%	56.2%	54.9%
Black Alone	4.2%	5.4%	7.6%
American Indian Alone	0.6%	0.5%	0.4%
Asian Alone	15.4%	23.0%	23.1%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	6.6%	5.7%	4.9%
Two or More Races	9.6%	9.2%	9.0%
Hispanic Origin	14.3%	12.8%	11.8%
Diversity Index	66.5	70.2	70.6
Households			
2010 Total Households	7,711	23,487	93,973
2020 Total Households	10,003	31,269	125,598
2025 Total Households	12,329	35,301	139,867
2030 Total Households	13,728	38,606	152,078
2010-2020 Annual Rate	2.64%	2.90%	2.94%
2020-2025 Annual Rate	4.06%	2.34%	2.07%
2025-2030 Annual Rate	2.17%	1.81%	1.69%
2025 Average Household Size	2.67	2.91	3.00
Wealth Index	147	149	159

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 1740 Buford Dam Rd, Cumming, Georgia, 30041 | Rings: 3, 5, 10 mile radii

Mortgage Income	3 miles	5 miles	10 miles
2025 Percent of Income For Mortgage	30.1%	27.5%	26.3%
Median Household Income			
2025 Median Household Income	\$119,418	\$127,857	\$136,578
2030 Median Household Income	\$138,034	\$146,477	\$153,343
2025-2030 Annual Rate	2.94%	2.76%	2.34%
Average Household Income			
2025 Average Household Income	\$150,522	\$158,273	\$166,639
2030 Average Household Income	\$163,675	\$172,119	\$181,216
Per Capita Income			
2025 Per Capita Income	\$54,763	\$53,931	\$55,277
2030 Per Capita Income	\$59,479	\$58,661	\$60,202
2025-2030 Annual Rate	1.67%	1.70%	1.72%
Income Equality			
2025 Gini Index	40.6	39.9	39.9
Socioeconomic Status			
2025 Socioeconomic Status Index	59.5	60.0	58.9
Housing Unit Summary			
Housing Affordability Index	80	87	91
2010 Total Housing Units	8,536	25,394	100,797
2010 Owner Occupied HUs (%)	78.1%	81.9%	83.7%
2010 Renter Occupied HUs (%)	21.9%	18.1%	16.3%
2010 Vacant Housing Units (%)	9.7%	7.5%	6.8%
2020 Housing Units	10,603	32,784	131,262
2020 Owner Occupied HUs (%)	74.4%	78.6%	80.3%
2020 Renter Occupied HUs (%)	25.6%	21.4%	19.7%
Vacant Housing Units	5.4%	4.4%	4.4%
2025 Housing Units	12,968	36,640	145,631
Owner Occupied Housing Units	73.3%	79.0%	80.5%
Renter Occupied Housing Units	26.7%	21.1%	19.5%
Vacant Housing Units	4.9%	3.6%	4.0%
2030 Total Housing Units	14,320	39,970	157,760
2030 Owner Occupied Housing Units	10,214	30,837	123,003
2030 Renter Occupied Housing Units	3,514	7,769	29,075
2030 Vacant Housing Units	592	1,364	5,682

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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