



FOR SALE | \$1,076,000

4.18 acres NS Parcel #273 005


Assemblage Overview


- 4.18± acres zoned NS
- Zoned Neighborhood Shopping (NS) – commercial
- Dual road frontage on Shady Grove Rd & Heard Rd
- Less than 1 mile from Lake Lanier & public boat ramp
- The only commercial-zoned property on this unique peninsula
- Surrounded by one of Forsyth County's highest median income communities
- Active conceptual and building plans available
- Ideal turnkey project for a developer or owner-user




Presented by: Doug Sills

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 BagleyCommercial.com

**All information believed accurate but not warranted. Buyer responsible for verification.*

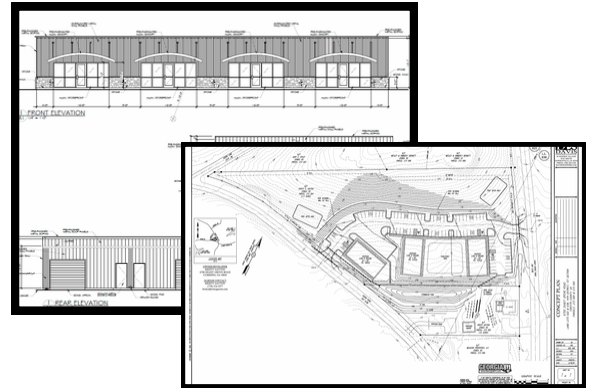
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FOR SALE

Parcel #273 005 – 4.18 Acres

- Zoned Commercial: Neighborhood Shopping
- Road frontage on both Shady Grove & Heard Rd
- Active building & conceptual plans available
- Soil test, survey, and floor plans available



DOCUMENTS

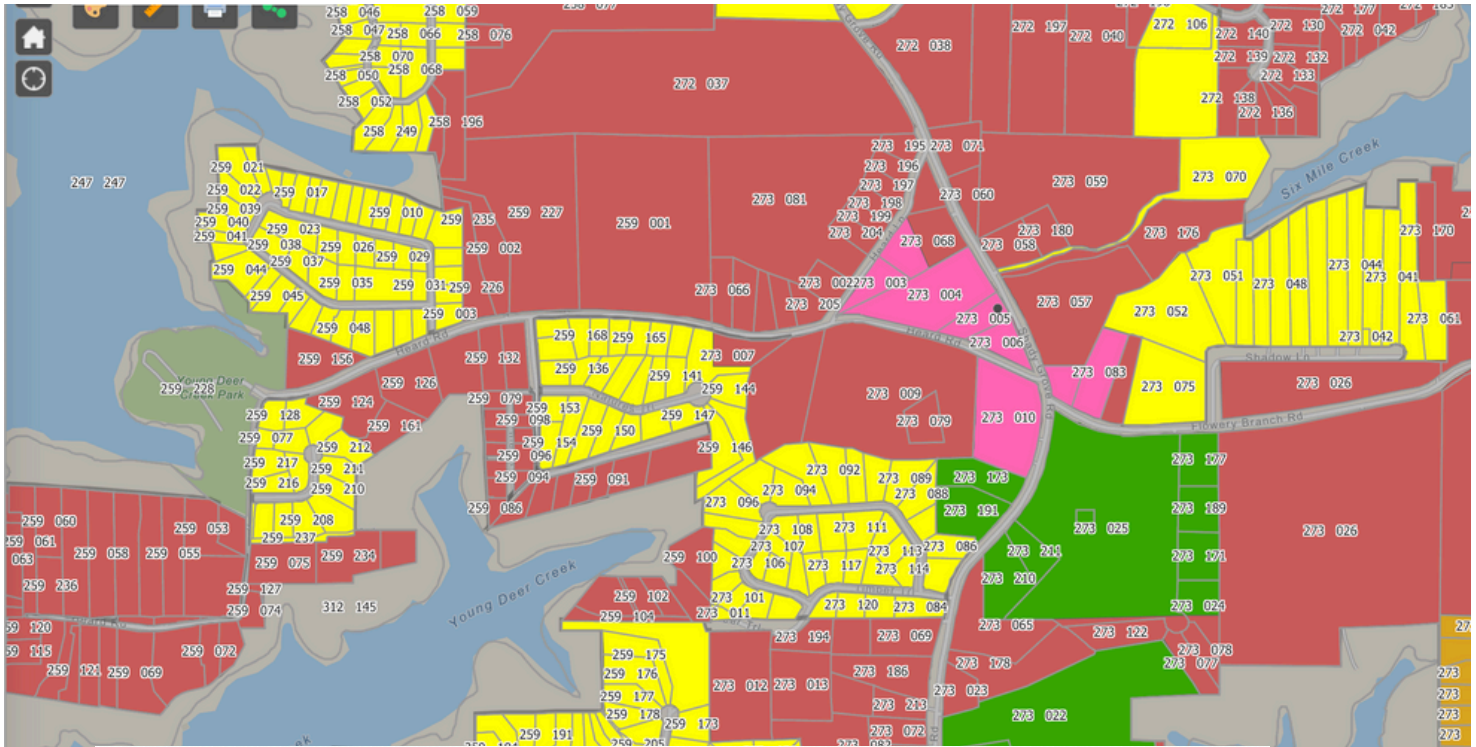
- Plat and full Typography
- 5,000 Building Plans - Completed 65k
Value will be given to the end user and can be shown and reviewed.
- Well and Well Capping Report
- Soil Tests

[CLICK FOR ACCESS](#)



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LOCATION OF PROPERTY



Demographic Profile

In an effort to gauge the viability of the area's demographic profile, we obtained information from *STDB*. The following table summarizes data utilized within this appraisal to gauge the local market.

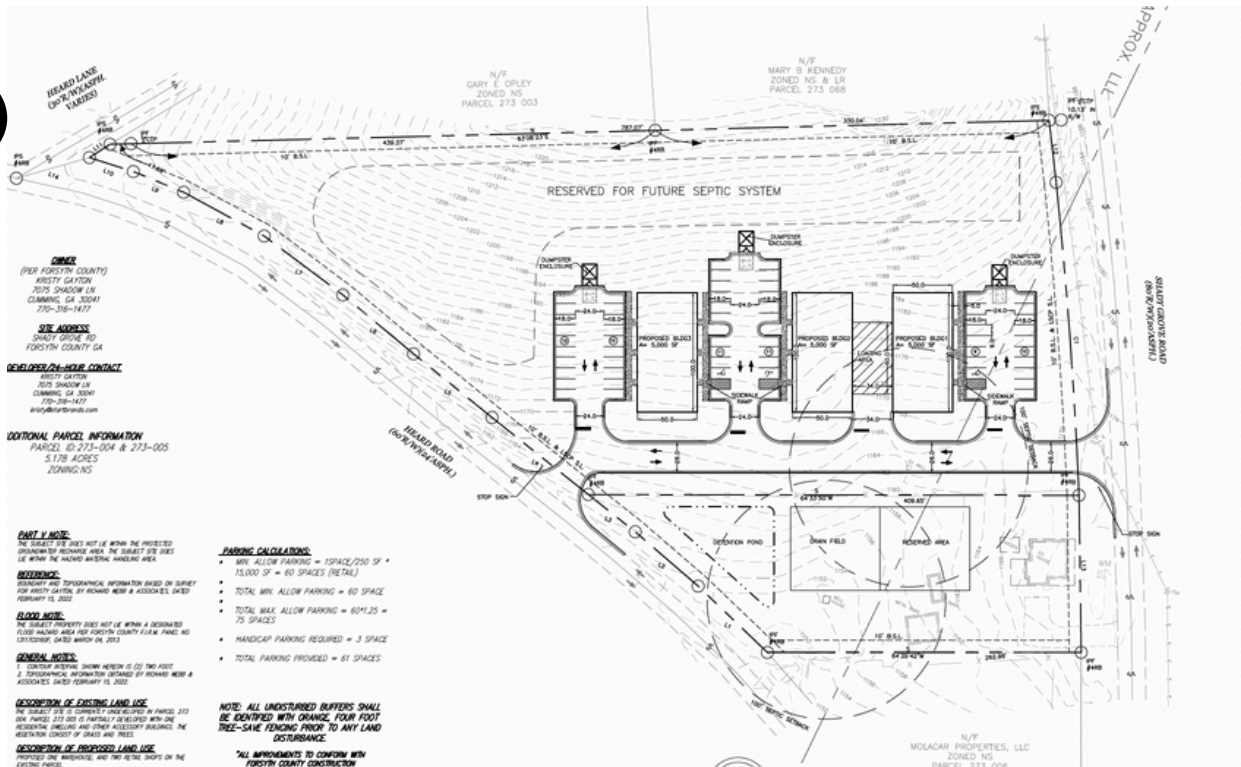
6700 SHADY GROVE ROAD FORSYTH COUNTY, GEORGIA RELEVANT DEMOGRAPHIC INFORMATION			
	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population			
2028 Projected	1,819	13,592	45,587
2023 Estimate	1,713	12,718	41,075
2020 Census	1,663	12,177	38,025
2010 Census	1,668	11,349	31,282
Households			
2028 Projected	736	5,030	16,669
2023 Estimate	696	4,724	15,056
2020 Census	668	4,508	13,902
2010 Census	630	4,124	11,526
Average Household Size			
2023 Estimate	2.46	2.69	2.73
Average Household Income			
2023 Estimate	\$175,676	\$145,450	\$132,479
Source: STDB			

Based on the foregoing analysis, the three-mile area surrounding the subject experienced a 4.4 percent increase in population between 2020 and 2023. This trend is expected to continue through 2028 with a projected population increase of 6.9 percent.

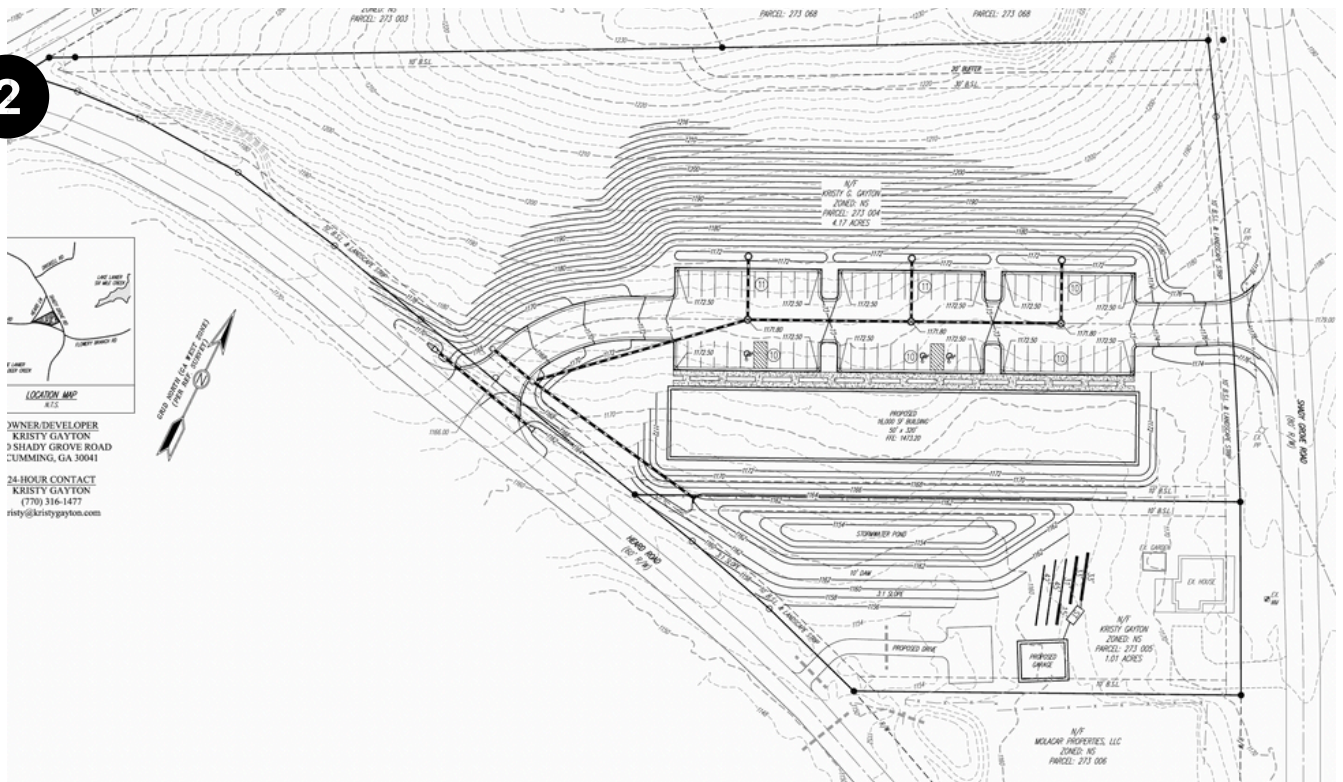
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4 ACRES TRACK

1



2

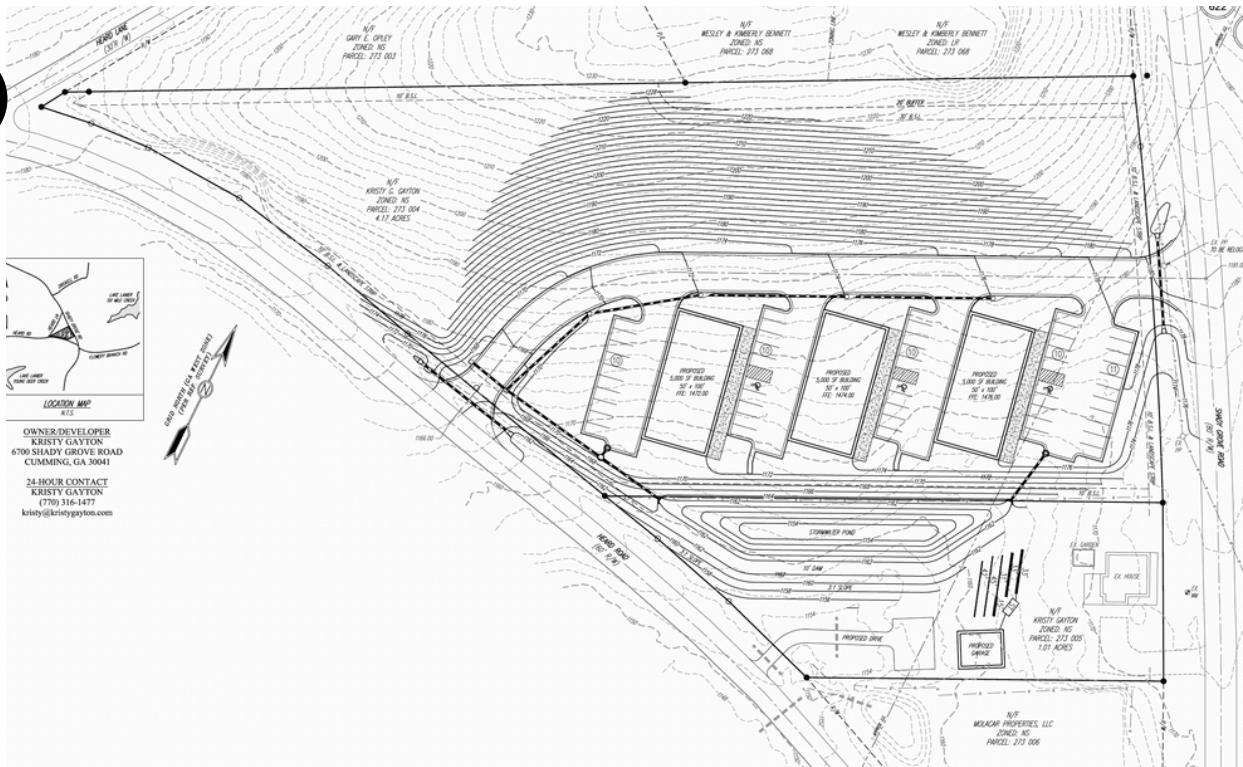


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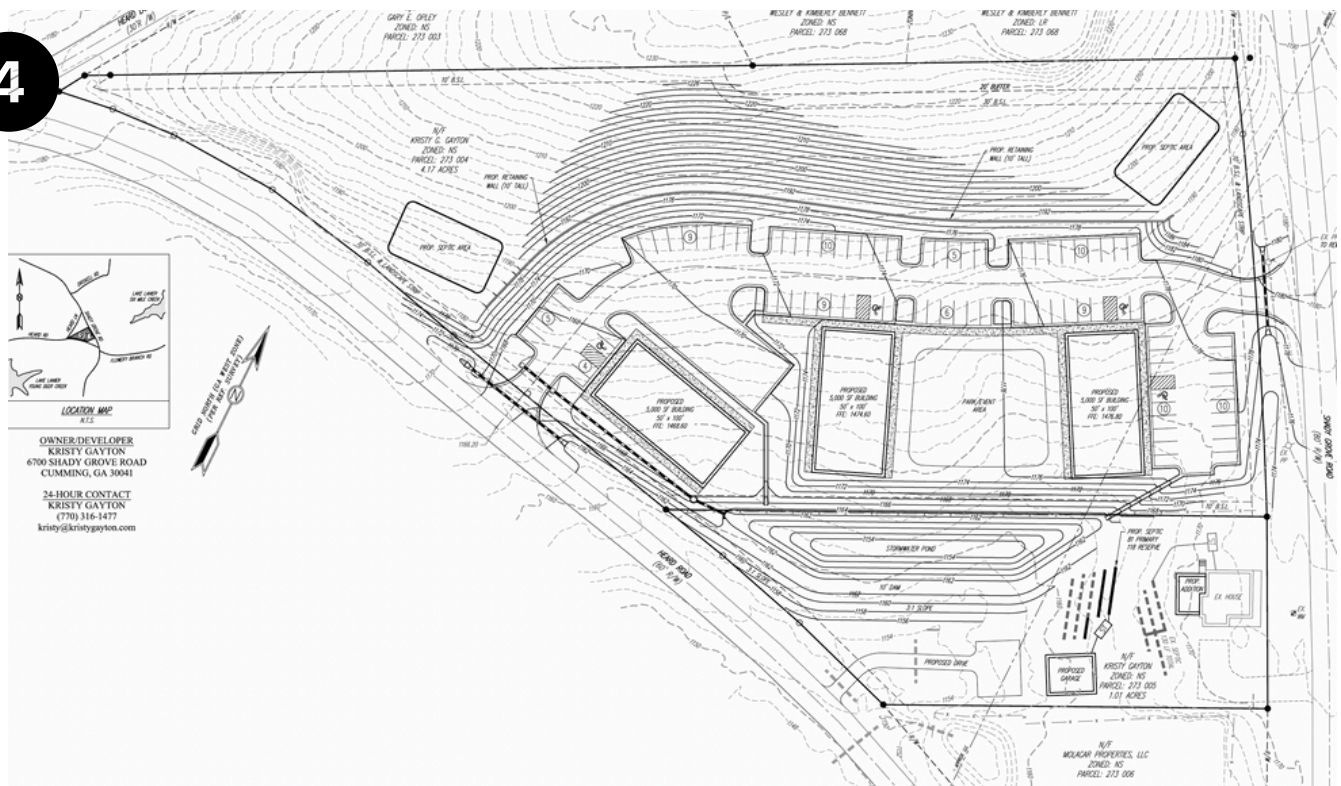
CONCEPTUAL LAYOUTS

4 ACRES TRACK

3



4



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About Bagley Commercial

With over 53 years of combined experience, Bagley Commercial Properties stands among North Georgia's elite real estate firms. The 400 North Board's Circle of Excellence and the title of Best in Forsyth County Commercial Real Estate for six consecutive years. Based in Cumming, the brokerage specializes in industrial, office, retail, land, and residential commercial transactions. They're known for assembling land parcels for residential and commercial builders, leasing, or selling to national and local clients alike.

Bagley Commercial prides itself on a foundation of integrity, transparency, and exceptional service—now backed by a proven track record and deep local market knowledge.

For questions, contact.




Doug Sills


Commercial Sales & Leasing Specialist | Associate Broker


Doug Sills, commercial real estate is about more than buildings and numbers—it's about people, vision, and creating opportunities that last. A Georgia resident for nearly three decades, Doug brings both local expertise and a client-centered approach to every transaction. His background in psychology and professional counseling gives him a unique ability to understand client goals deeply and guide them with clarity and confidence.

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Specializing in industrial, retail, investment properties, and land acquisition, Doug helps developers, investors, and business owners make smart, strategic decisions. Whether assembling parcels for a new project, matching landlords with long-term tenants, or guiding investors to high-yield opportunities, he combines data-driven insight with a personal commitment to his clients' success.

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