



## FOR SALE | \$2,348,000

6700 Shady Grove Rd Cumming (Farmhouse) ,  
6840 Heard Rd (Barn) and 1 acre– Parcel #273 004  
4.18 +- acres NS Parcel #273 005


### Assemblage Overview


- Two parcels totaling 5.18± acres
- 2 Stand Alone Buildings
- Zoned Neighborhood Shopping (NS)
- 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
- Flexible for residential or commercial use
- Ideal turnkey project for a developer or owner-user
- One of the oldest restored homes in Forsyth County



Presented by: Doug Sills

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

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# FOR SALE

## 6700 Shady Grove Rd (Farmhouse)

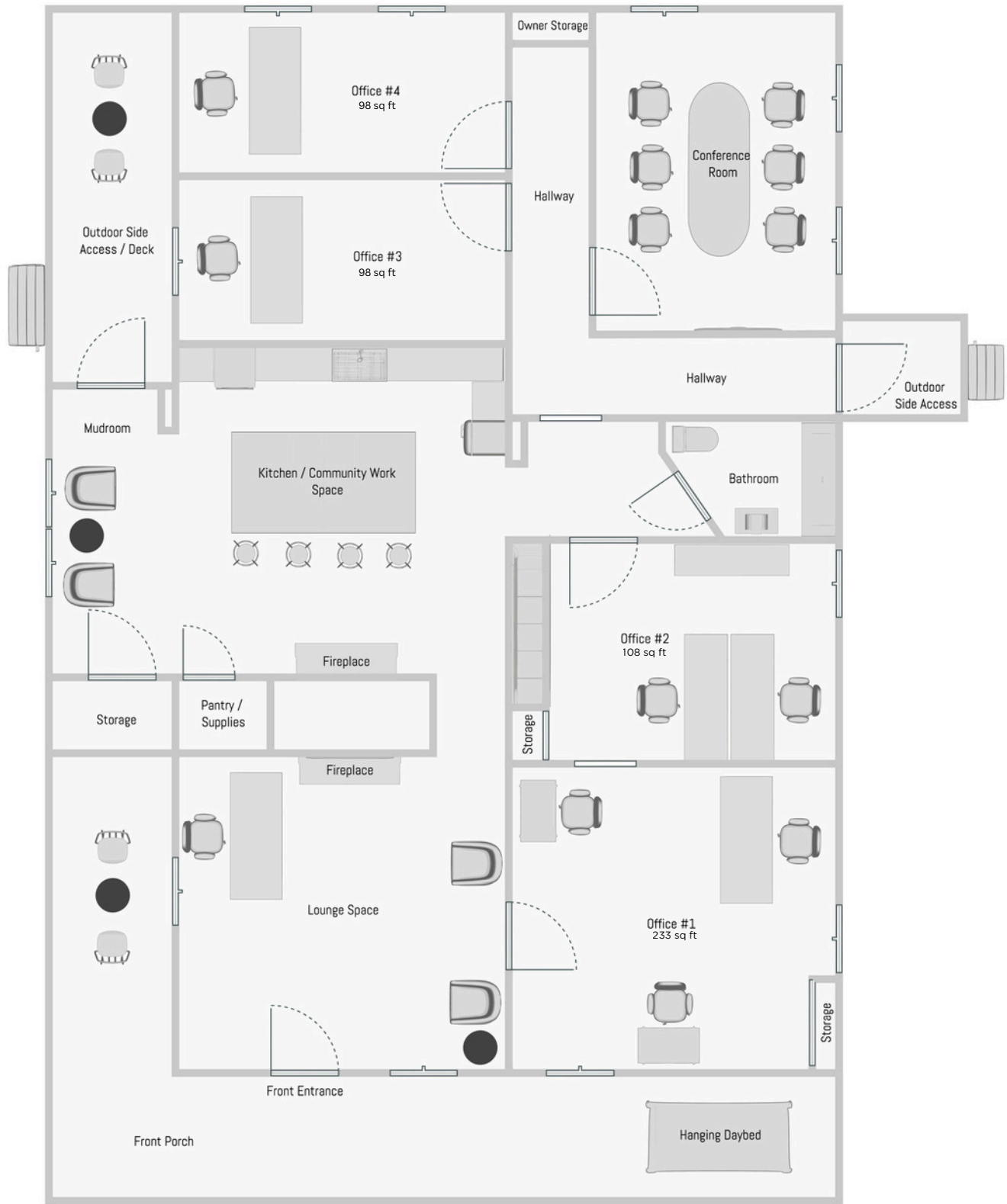
- Stand Alone Building
- ~2092 +/- SF total, fully restored (originally built 1926)
- Active Commercial CO
- Renovation preserves historic charm while adding modern upgrades
- Property Features:
  - Reception area w/ fireplace
  - 4 offices + conference room/5th office
  - Full kitchen + breakroom + pantry
  - Sitting area off kitchen
  - Private restroom
  - Washer/Dryer hookups
  - Upstairs: Loft/Flex room
  - Front & Back Porches ideal for outdoor seating
  - Outdoor Firepit/gathering area
  - Monument Sign
  - Paved Driveway & Parking for staff/clients



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# THE FARMHOUSE



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# FOR SALE

## 6840 Heard Road - The Barn Office + Garage + Flex Space

### Second Building (Office/Flex Space)

- ~1,000 +- SF, new construction
- 2 custom drive-in doors
- Flexible use: open space or build-out for office, garage, (have full plans for office build-out)
- 90% complete – needs only:
  - Internal wall build for end user
  - Driveway paving for Certificate of Occupancy
- Features:
  - Own driveway with direct access to Heard Rd
  - Separate Address
  - HVAC + commercial-compliant bathroom - Brand new septic
  - Fully permitted



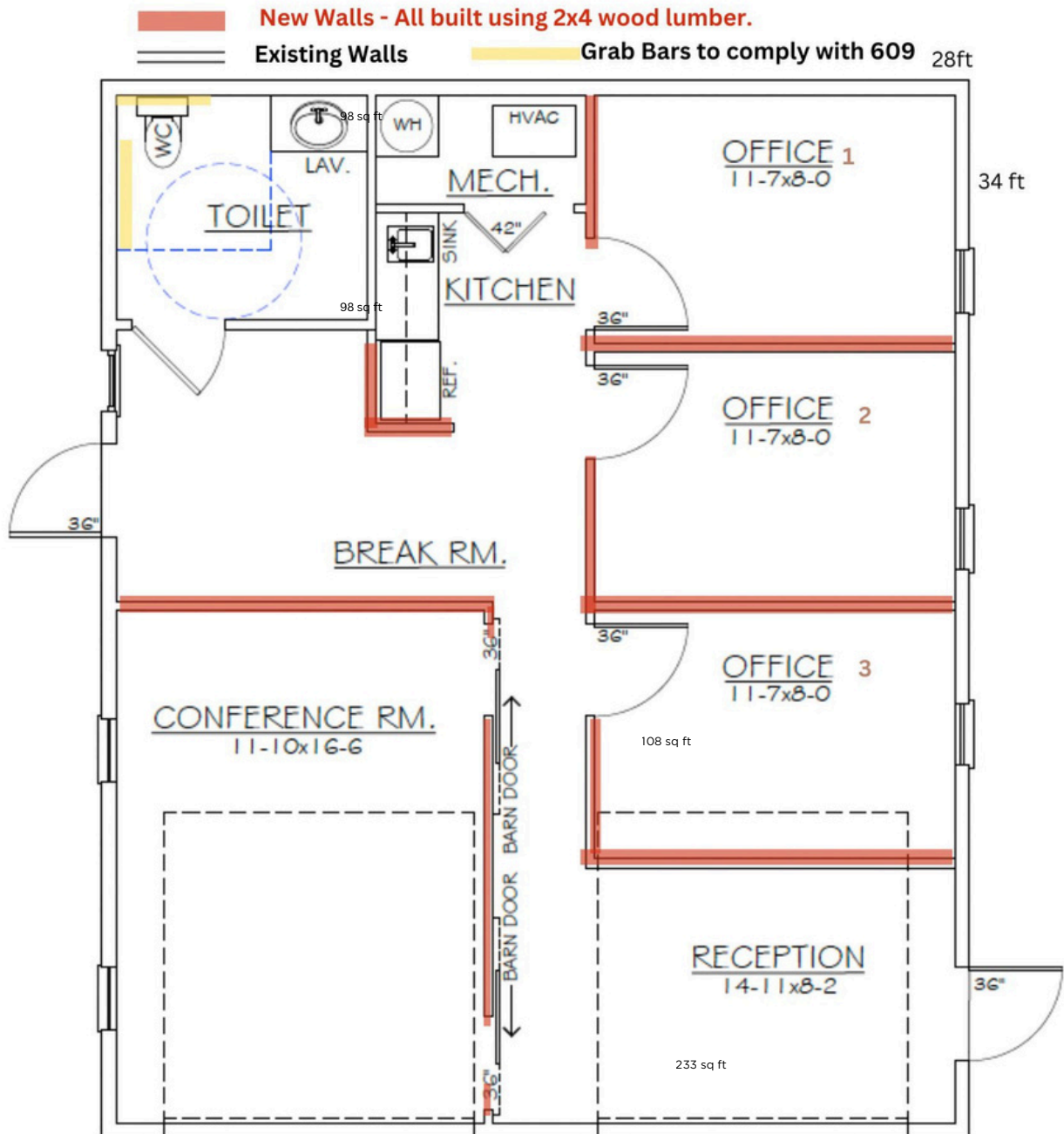
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# THE BARN OFFICE

## INTERIOR WALL LEGEND

PAGE 4



**FLOOR PLAN**  
1/4" = 1'-0"

6840 Heard Road  
Cumming, GA 30041

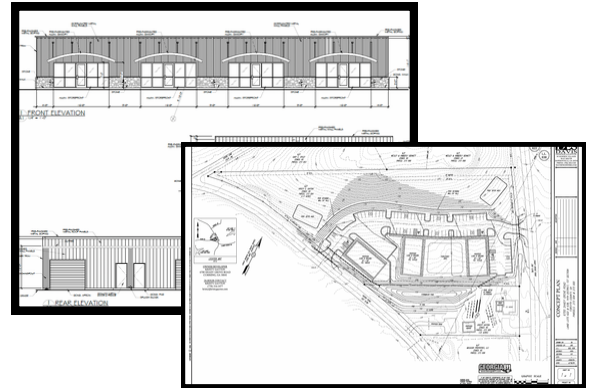
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# FOR SALE

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

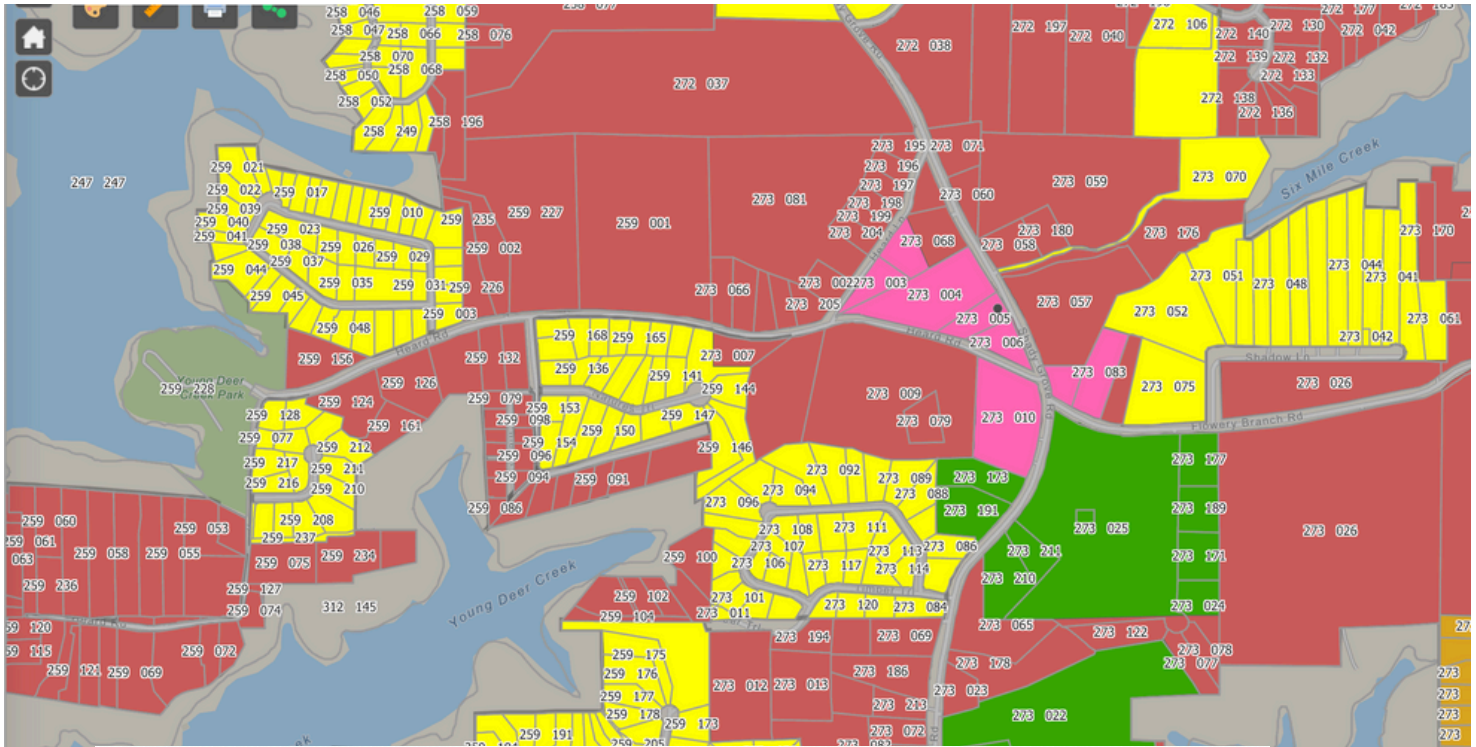
[CLICK FOR ACCESS](#)



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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<br>FORSYTH COUNTY, GEORGIA<br>RELEVANT DEMOGRAPHIC INFORMATION |                  |                  |                  |
|--|------------------|------------------|------------------|
|  | 1-Mile<br>Radius | 3-Mile<br>Radius | 5-Mile<br>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   |                  |                  |                  |

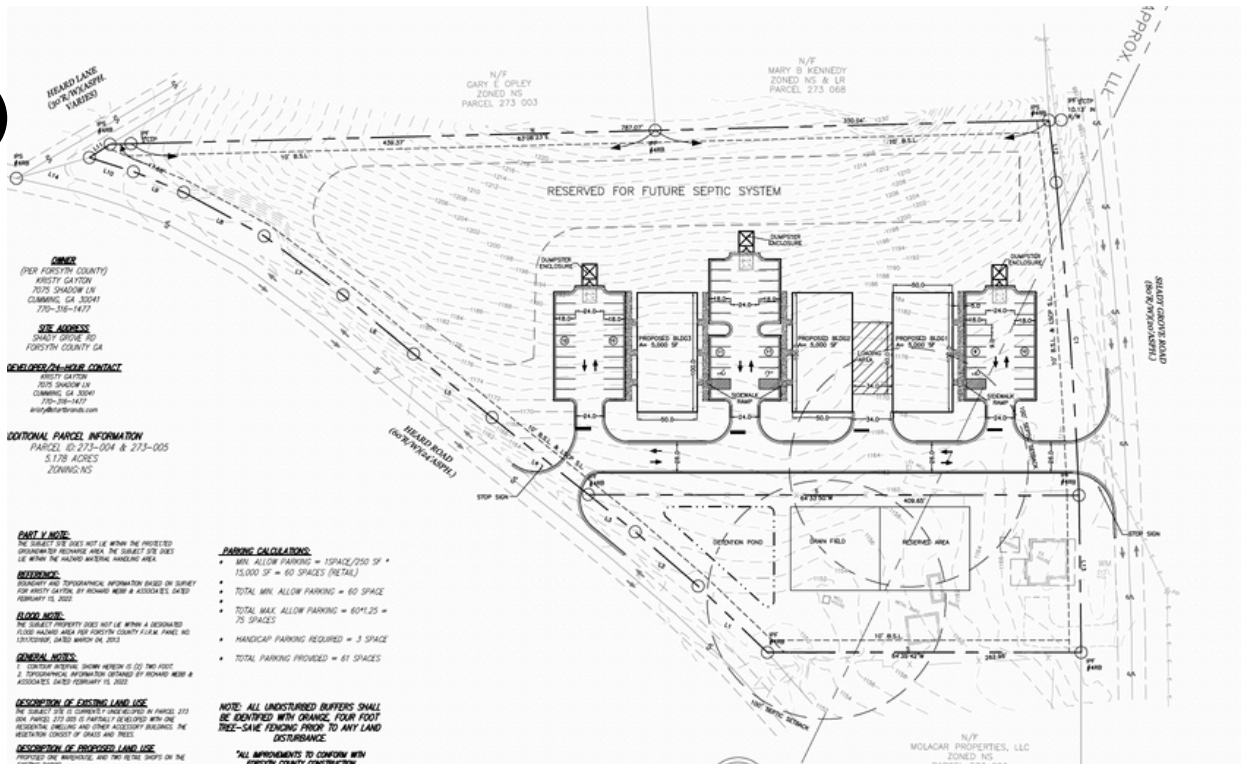
Based on the foregoing analysis, the three-mile area surrounding the subject experienced a 4.4 percent increase in population between 2020 and 2023. This trend is expected to continue through 2028 with a projected population increase of 6.9 percent.

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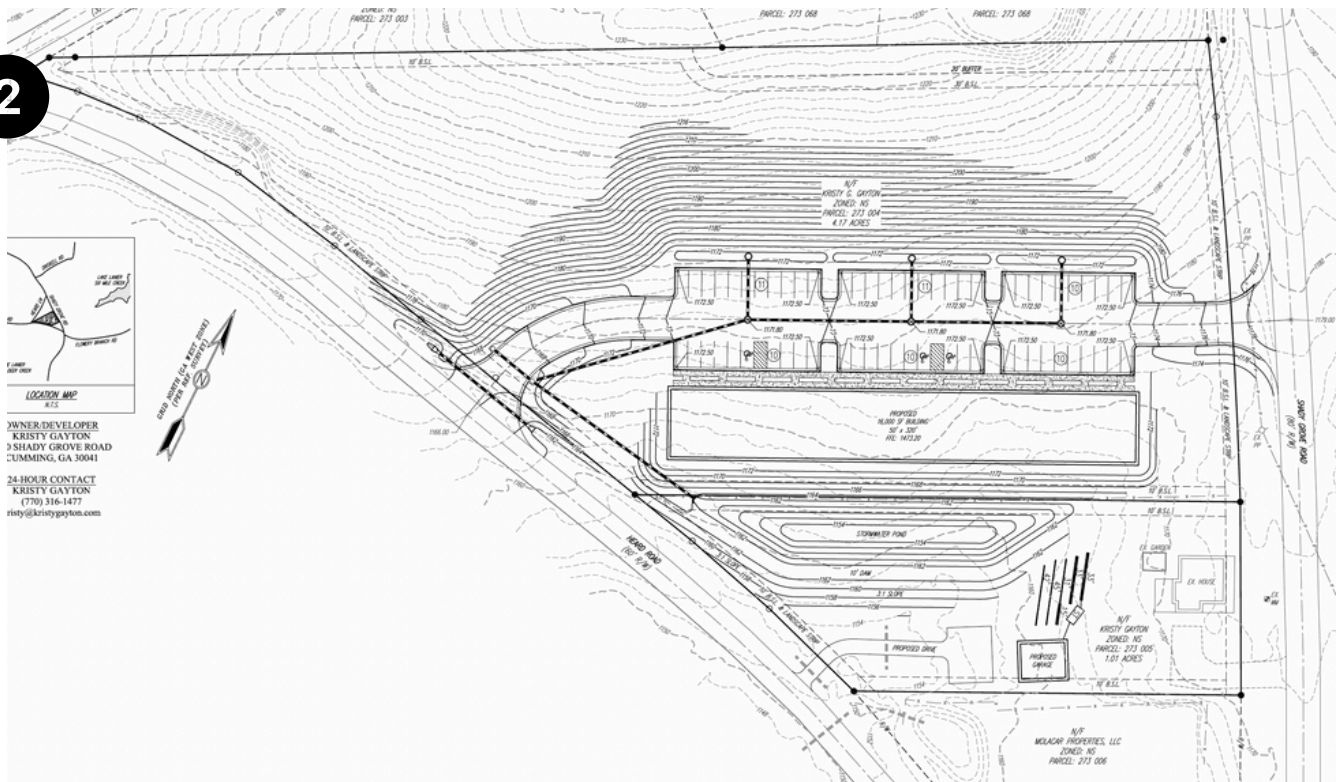
# CONCEPTUAL LAYOUTS

## 4.18 +/- ACRES TRACK

1



2



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#### 4.18 +- ACRES TRACK

[illegible]

**OWNER/DEVELOPER**  
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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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