



FOR SALE | \$4,374,000.00


6801 Frix Rd Cumming, GA. 30028


Property Highlights:


- \$80,000 per Acre
- Parcel #: 007 007 & 007 244
- Zoning: Agricultural - A-1
- Acres: 55 +/-
- Gentle Topography
- Survey available
- Septic Lots, no sewer
- Excellent Northwest Forsyth Location
- Highly rated & desirable school system:
 - Poole's Mill Elementary
 - Liberty Middle School
 - West Forsyth High School
- Tenant in home on property. Do not disturb.
- No value has been given to the home, will not be shown
- Showings of the land are by appointment only



Presented by: Doug Sills

 Doug@BagleyCommercial.com

 770.781.5935 (office)

 678.923.5538 (direct)

 BagleyCommercial.com

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

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Associate Broker



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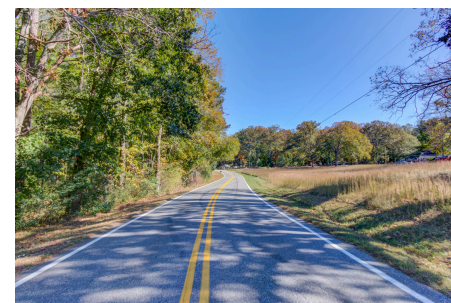
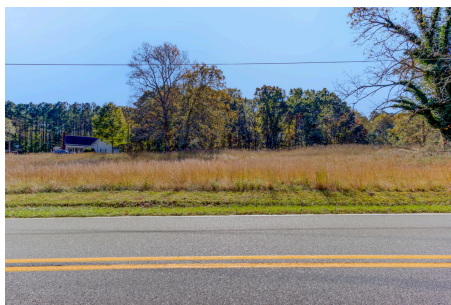
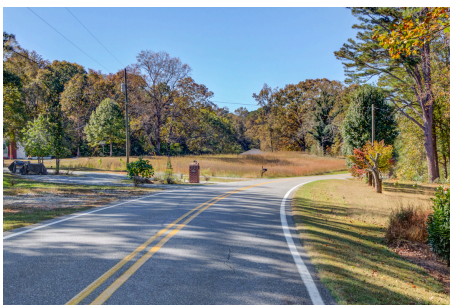


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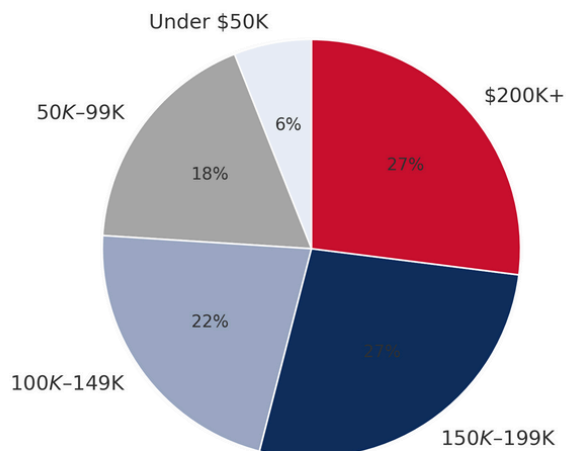
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DEMOGRAPHICS

| | |
|-----------------------|------------|
| Population (1-mi) | 6,568 |
| Households | 2,372 |
| Median HH Income | \$179,000+ |
| Median Home Value | \$511,000 |
| Bachelor's+ Education | 72% |
| Average Commute | 25 min |
| Owner-Occupied | 87% |
| Poverty Rate | 1.2% |

Household Income Levels (1-Mile Radius)



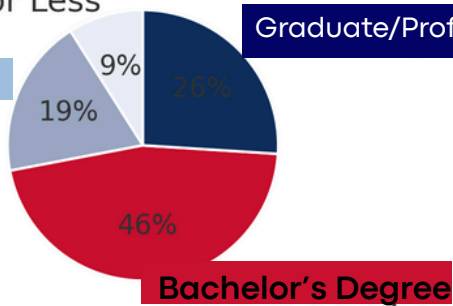
Forsyth County ranks among Georgia's most prosperous communities, with highly educated households, strong homeownership, and rapid residential growth near GA-400 & Heardsville/Ducktown.

Educational Attainment (Age 25+)

High School or Less

Some College/Associate

Graduate/Professional



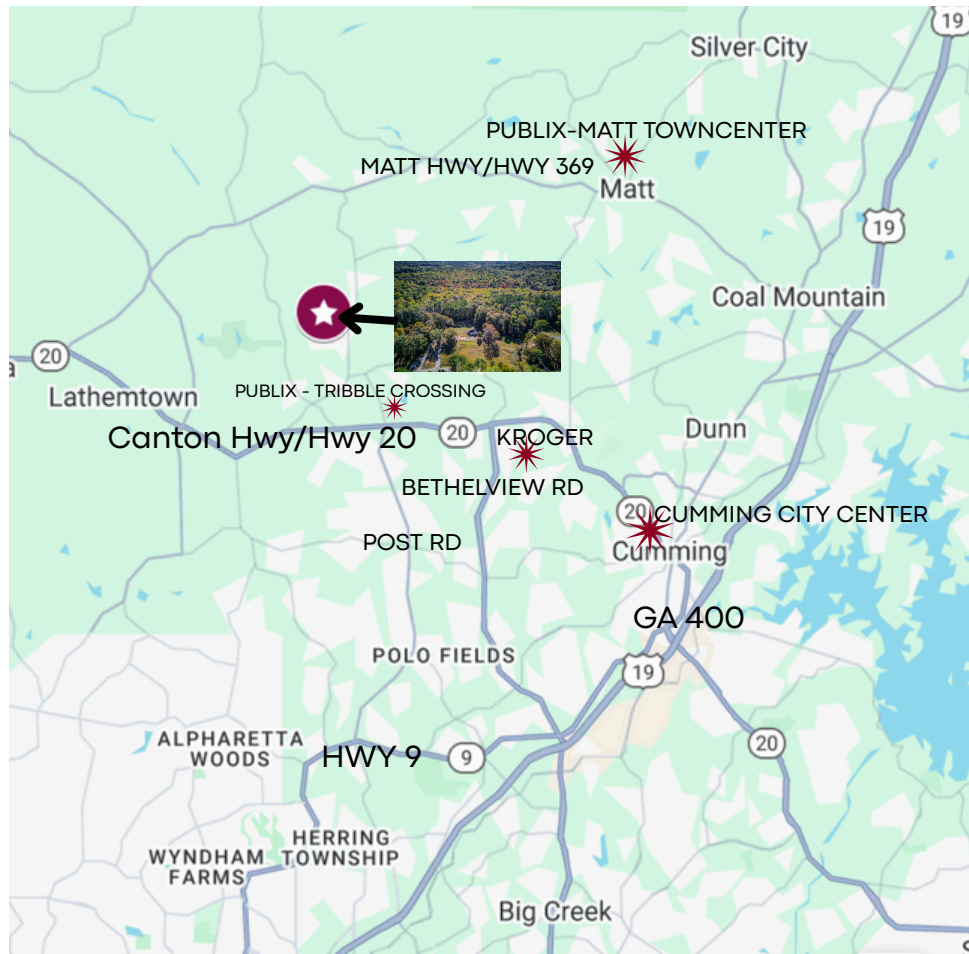
Forsyth County is one of Georgia's fastest growing and most affluent markets, consistently ranked among the top counties in the state for quality of life, education, and economic strength. Its strong residential base is supported by top-rated public schools, modern infrastructure, and proximity to major employment centers along GA 400. The area features a blend of high-residential communities, thriving commercial corridors, and expanding professional and medical sectors. With excellent access to Lake Lanier, the North Georgia Mountains, and Metro Atlanta, Forsyth County continues to attract families and businesses seeking balance of growth, convenience, and enduring property value.



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LOCATION OF PROPERTY



- Excellent School System
- Northwest Forsyth
- 3+- Miles to Publix - Tribble Crossing
- 3 +- Miles to Hwy 20/Canton Hwy
- 8 +- Miles to City of Cumming



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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 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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Disclaimer: The information included in this packet has been obtained from sources believed to be reliable. While Bagley Commercial Properties does not doubt its accuracy, we do not make any guarantees or warranties with regard to the included information. It is your responsibility to independently confirm its accuracy and completeness. References to square footage or age are approximate. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. The information contained in this packet is proprietary and confidential, and should not be distributed to any other potential Tenant without the consent of Bagley Commercial Properties.

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