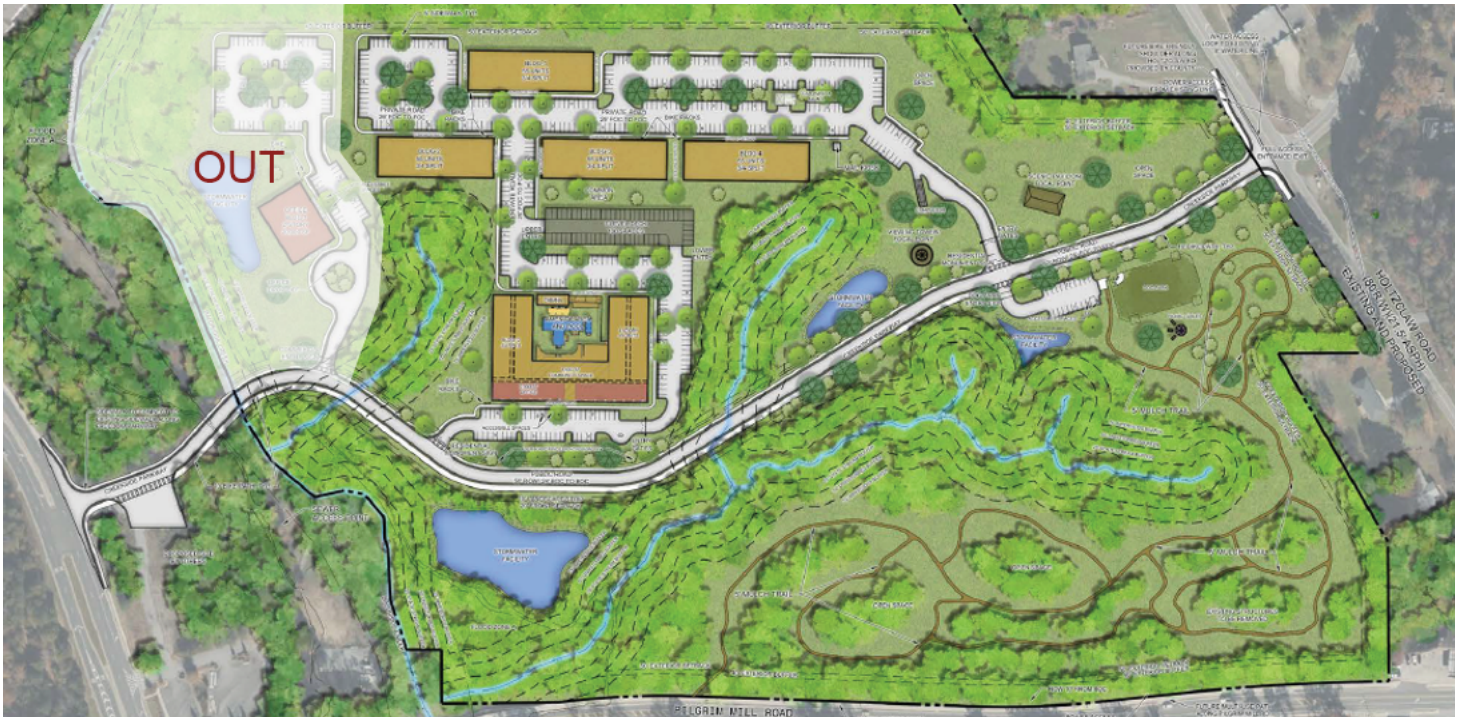


MULTI-FAMILY

CREEKSIDE PRESERVE

2275 Pilgrim Mill Road Cumming, GA 30041



PROPERTY DESCRIPTION

Located off GA-400 at the intersection of Pilgrim Mill Road and Holtzclaw Road, this multi-family project focuses on a the vision for to embrace community wellbeing by incorporating active and passive lifestyles through uses sensibly placed within the natural environment.

The plan has taken into account the overall health of the land by limiting the buildable area to less than half of the overall site. A sense of community and active lifestyles will be supported through the overall walkability of site via trail connections and sidewalks that will give residents and visitors access to the natural landscape.

This proposed development will have excellent access to GA 400 to the west and Lake Lanier to the southeast. Focal points such as a dog park, scenic pavilion and viewing tower will act as a destination draw for future residents and visitors. Both pedestrian and automobile access has been taken into consideration with a parkway (Creekside Parkway) to stretch the width of the site from Holtzclaw Road to Freedom Parkway. This shall also include a 10' bike path and 5' sidewalk running the length of the parkway to connect with exterior existing sidewalks and bike paths.

OFFERING SUMMARY

Sale Price:	\$9,137,625
Number of Units:	295
Zoning:	Master Planned District
APN:	220-596

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,081	4,188	7,910
Total Population	2,687	10,167	19,404
Average HH Income	\$88,802	\$88,949	\$91,111

FULL OM AVAILABLE UPON SIGNING NDA

Patrick Bell
678 288 5072
patrick.bell@cbcmetrobrokers.com

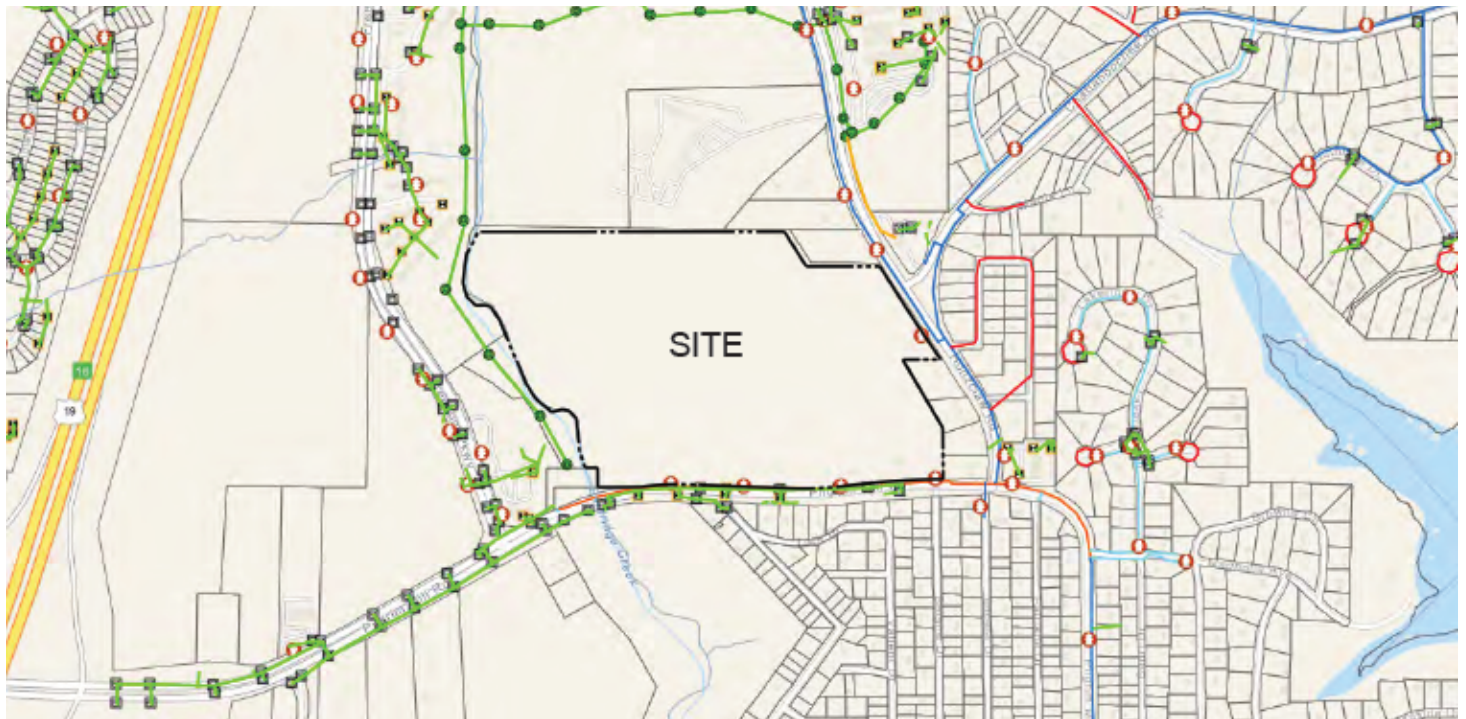
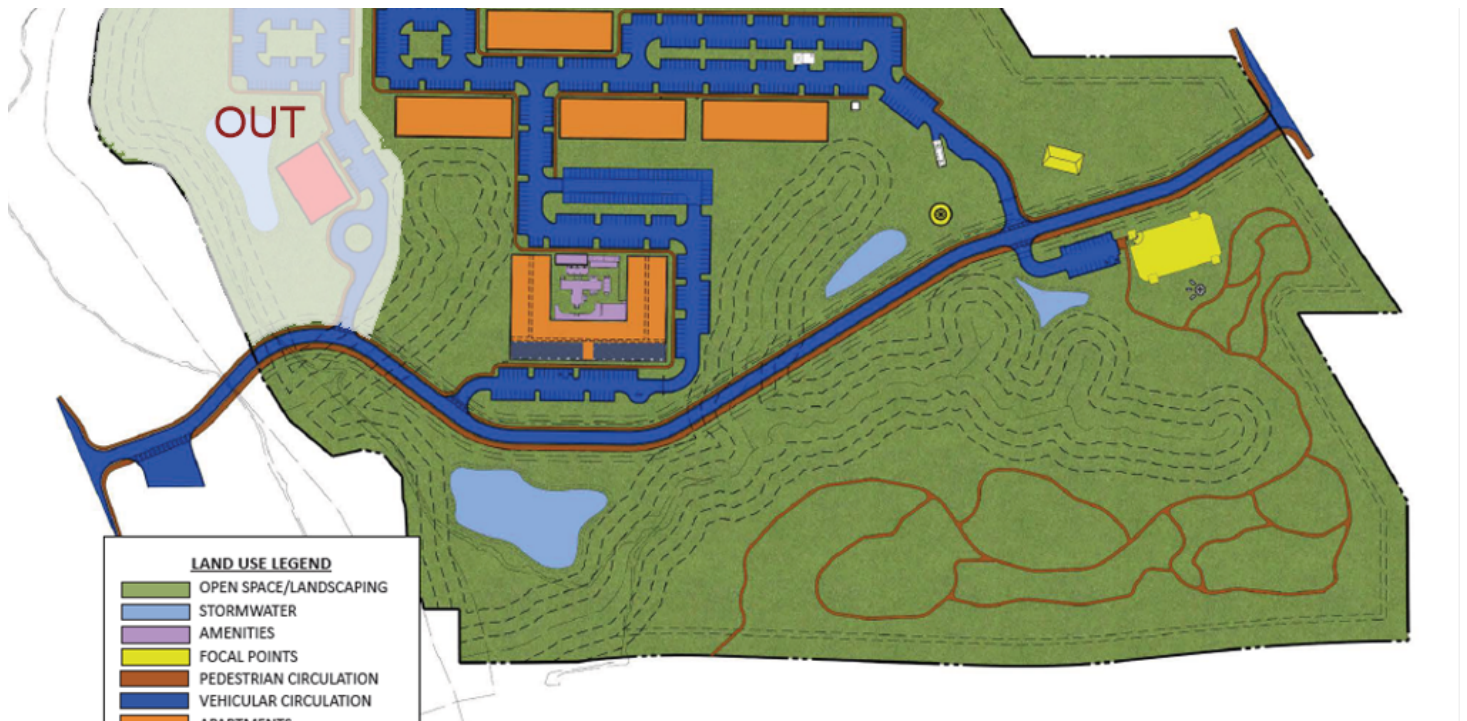


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SITE PLANS

CREEKSIDE PRESERVE

2275 Pilgrim Mill Road Cumming, GA 30041



Patrick Bell
678 288 5072
patrick.bell@cbcmetrobrokers.com

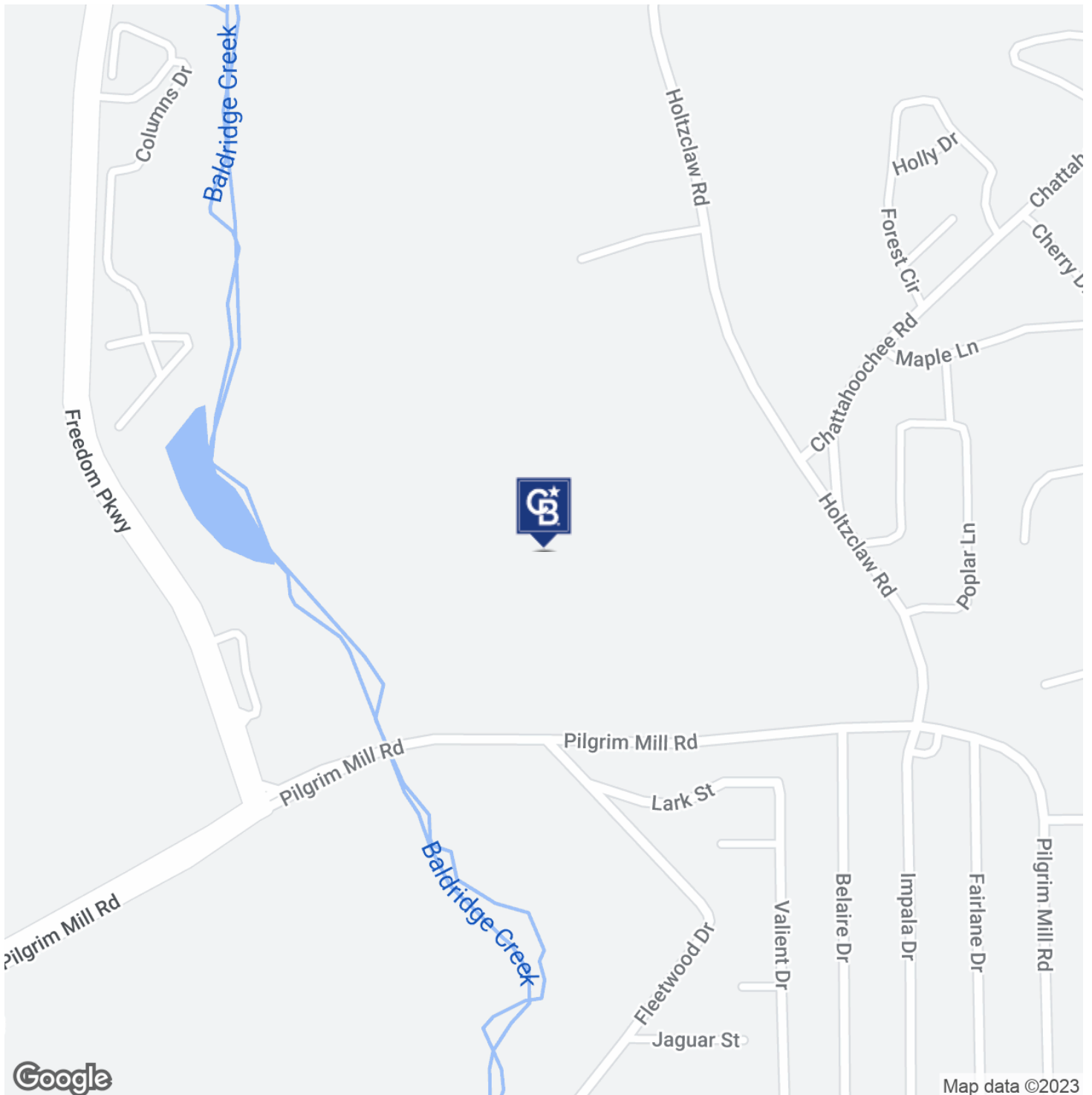


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LOCATION

CREEKSIDE PRESERVE

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Patrick Bell
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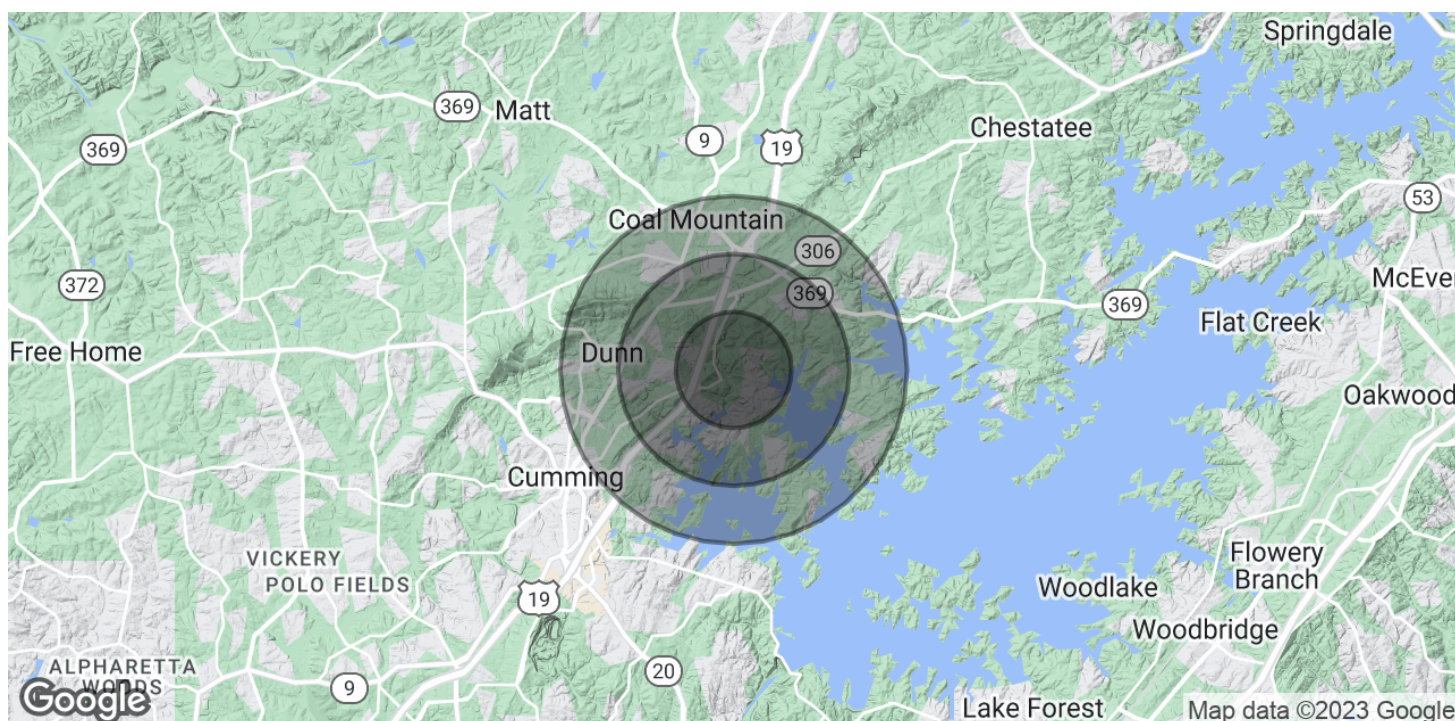


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DEMOGRAPHICS

CREEKSIDE PRESERVE

2275 Pilgrim Mill Road Cumming, GA 30041



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,687	10,167	19,404
Average Age	36.1	38.2	39.3
Average Age (Male)	34.5	35.9	37.1
Average Age (Female)	38.9	41.2	41.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,081	4,188	7,910
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$88,802	\$88,949	\$91,111
Average House Value	\$272,437	\$264,795	\$274,137

* Demographic data derived from 2020 ACS - US Census

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