

20± ACRES FOR SALE ON FRONTAGE ROAD

**Frontage Road
Forsyth, GA 31029**



Summary

Area Info

Site Map



SALE PRICE: \$250,000/ per AC

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: Frontage Road
Forsyth, GA 31029

County: Monroe

Utilities: All Available

Traffic Count: I-75 – 91,000 VPD

SITE

Site Size: 20± Acres

Parcel ID: 053 001B

Zoning: Commercial-Light Neighborhoods

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,672	8,723	11,593
Avg HH Income	\$100,412	\$98,322	\$99,199
Median Age	37.7	37.5	37.9

SALE PRICE: \$250,000/per AC
Can Be Subdivided

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The logo for Fickling & Company features a green square icon with four interlocking circles on the left, and the text "FICKLING & COMPANY" in a serif font on the right, with the ampersand in red.

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AREA INFORMATION

LOCATION

Established 1-75 Interchange Retail/Hospitality Node

- Strong nearby national brand mix: Walmart, Ingles, CVS, Chick-fil-A, McDonald's, Burger King, Taco Bell, Wendy's, Waffle House, Dunkin', Starbucks, Zaxby's, Pizza Hut, Dairy Queen, Subway
- Additional daily-need and service anchors: Ace Hardware, O'Reilly/ Advance Auto Parts
- Flagged hotel presence supports consistent interstate traffic: La Quinta, Days Inn, Quality Inn, Rodeway Inn, Comfort Inn
- Nearby Neighbors include Quality Inn, Shell Station, Georgia Public Safety Training Center, and Monroe County Sheriff's Department.

LOCATION

Major Residential Growth Adjacent

- Home builder has purchased ±30 acres immediately adjacent to the subject ±20-acre site
- Planned development of approximately 150 town homes
- Near-term driver for new rooftops, increased retail demand, and expanded service needs in the immediate trade area

***CAN BE SUBDIVIDED**

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