SALE

WESTSHORE - TURNER RD - TRACT 7 | HOTEL SITE

Market Place Blvd - Cumming, GA 30041

SALE PRICE $1,250,000

CLICK TO VIEW VIDEO

Lakisha Smith
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COLDWELL BANKER COMMERCIAL METRO BROKERS

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PHASE II WESTSHORE PUD

Building Name	Hotel Site
Street Address	Turner Rd - Tract 7
City, State, Zip	Cumming, GA 30041
County	Forsyth
Market	Atlanta
Sub-market	N. Fulton/Forsyth

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Commercial
Zoning	PUD
Lot Size	2.72 Acres
APN #	C36 023

NEAR PAD READY - UTILITIES ONSITE OR NEARBY

IDEAL FOR 90-120 ROOM SELECT-SERVICE, EXTENDED-STAY, OR BOUTIQUE HOTEL CONCEPTS

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LOCATION DESCRIPTION

Westshore in Cumming, GA, is a ~60-acre master-planned, mixed-use development located at GA-400 and Turner Road, offering a "live, work, play" environment near Lake Lanier. Developed by Atlantic Realty Partners and Toll Brothers, it features 362 luxury apartments, 127 townhomes, 29 single-family cottages, retail, restaurants, and offices.

Strategically positioned just off Turner Road and Market Place Boulevard, immediately east of GA-400, the site offers excellent accessibility, visibility, and connectivity to Alpharetta, Roswell, and the greater North Atlanta metro area.

The surrounding area is supported by strong demographics, continued residential expansion, and proximity to key demand drivers, including Lake Lanier and Northside Forsyth Hospital. The site is further enhanced by its close proximity to a wide array of national retailers, restaurants, and lifestyle destinations that serve the growing Cumming and Forsyth County population.

LOCATED ALONG THE HIGH-GROWTH NORTHERN CORRIDOR OF METRO ATLANTA, CUMMING SERVES AS THE COUNTY SEAT OF FORSYTH COUNTY—ONE OF THE FASTEST-GROWING AND MOST AFFLUENT COUNTIES IN THE SOUTHEASTERN UNITED STATES. POSITIONED JUST NORTH OF GA-400, THE AREA OFFERS DIRECT CONNECTIVITY TO MAJOR EMPLOYMENT CENTERS IN ALPHARETTA, NORTH FULTON, AND DOWNTOWN ATLANTA, WHILE BENEFITING FROM PROXIMITY TO LAKE LANIER AND THE NORTH GEORGIA MOUNTAINS.

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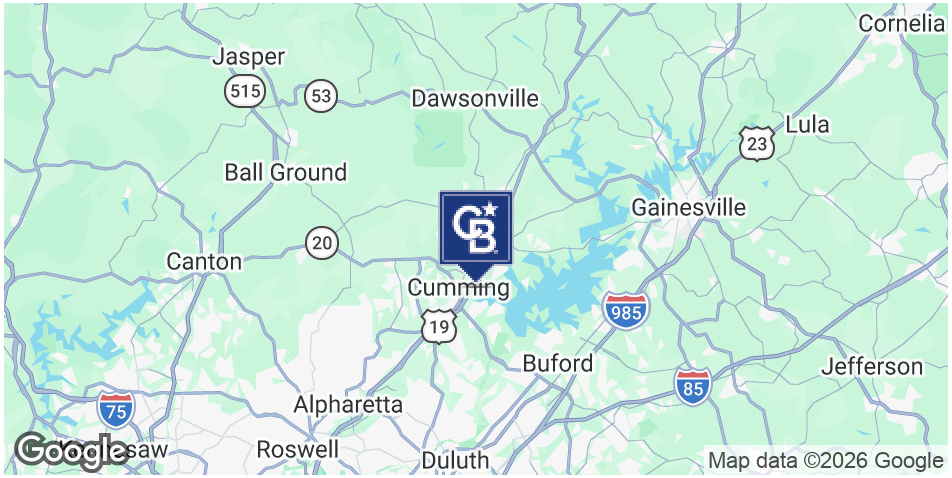
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VIDEO

PROPERTY HIGHLIGHTS

- 2.7-acre hotel development site
- Asking price: $1.25 million
- Prime location near GA-400 (Exit 15) and Buford Highway
- Ideal for select-service, extended-stay, or boutique hotel concepts
- Proximity to Lake Lanier and major retail corridors
- Positioned within a planned mixed-use development
- Strategically positioned alongside future senior housing and medical/office uses

LOCATION DESCRIPTION

Conveniently located near the intersection of Market Place Boulevard and Turner Road, the site provides immediate access to US 19/GA-400 (Exit 15), offering seamless connectivity to Alpharetta, Roswell, and the greater North Atlanta metro area.

As part of the Westshore community, Tract 5 benefits from an immediate, built-in customer base, as well as access to one of Metro Atlanta's most affluent and rapidly expanding submarkets. Its proximity to established mixed-use destinations such as Avalon and Halcyon adds to its positioning as a highly desirable location for retail, medical, office, or service-oriented users.

Tract 5 at Market Place presents a compelling opportunity to establish a presence within a high-growth corridor, offering a unique combination of accessibility, visibility, and long-term value within a premier North Georgia development.

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It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the **Media Tab** or
"Publish on Website and Docs" in the **Plans Tab**)

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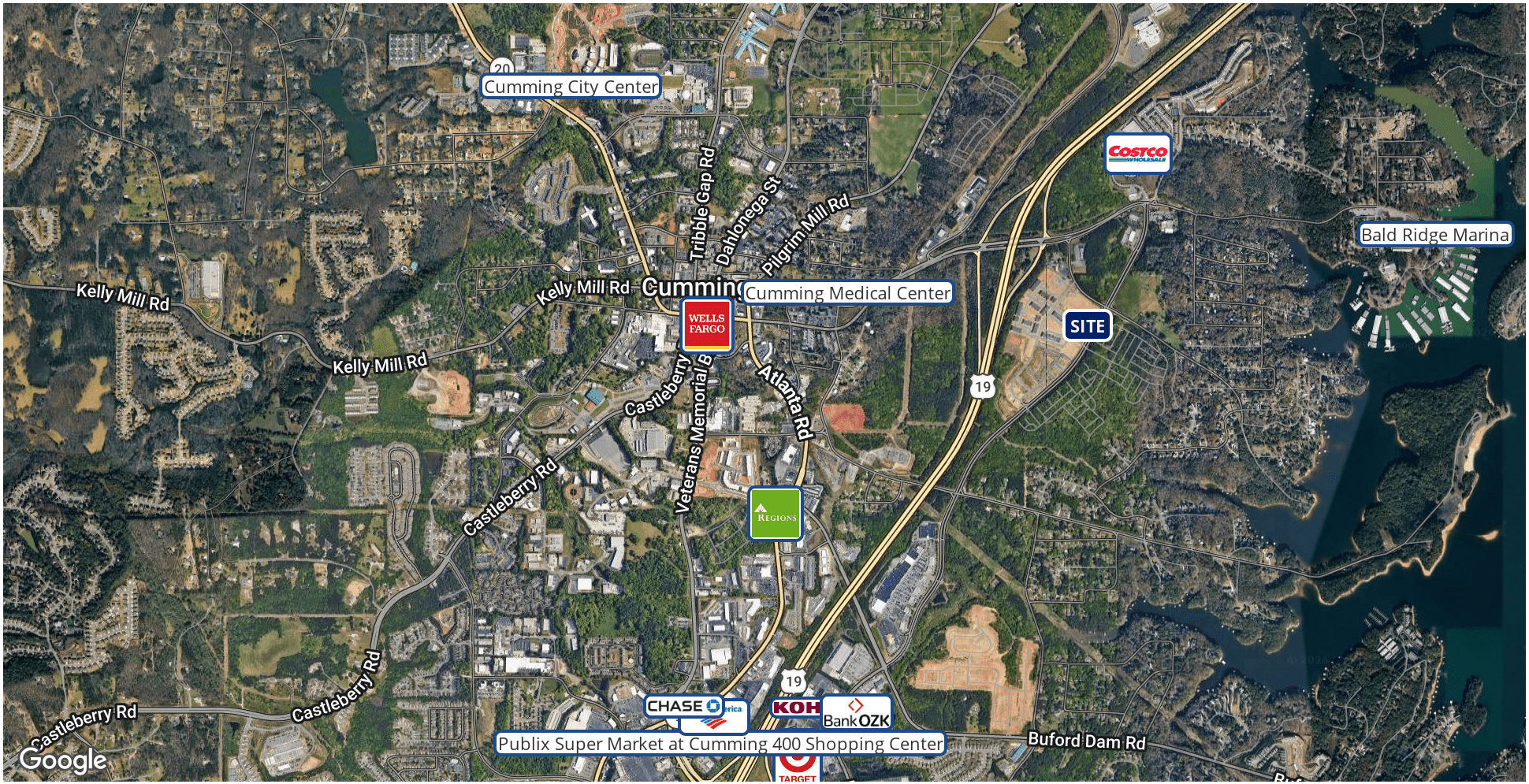
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LAKISHA SMITH

Commercial Sales & Leasing

lakisha.smith@cbcmetrobrokers.com

Direct: **(678) 320-4800** | Cell: **(404) 414-0680**

GA #283772

PROFESSIONAL BACKGROUND

Lakisha has been a licensed Realtor serving clients in and around Metro Atlanta since 2005. She moved from her hometown of Dallas, TX because of the opportunities and possibilities this great city offers. She has had a long and successful career in sales and hospitality, which has been instrumental in leveraging her negotiation and people skills. Her success in the hospitality industry coupled with her love of real estate has helped her to pursue her passion by assisting clients with their real estate and business needs. She offers clients a high level of service, knowledge, and has a proven record of success. The key to Lakisha's success is her personalized service and dedication. She takes pride in working to ensure her clients' needs are met and that she walks them through each step of the process with integrity, honesty, & tenacity.

Lakisha resides in Cobb County with her beautiful family. As a family they love to travel, give back to the community, and explore all that is great about the city of Atlanta.

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ANDREA PAULINELLI

Associate Broker

andrea.paulinelli@cbcmetrobrokers.com

Direct: **(678) 320-4800** | Cell: **(678) 313-9260**

GA #324417

PROFESSIONAL BACKGROUND

Andrea Paulinelli is a commercial real estate broker with 9 years of specialized experience and 19 years in real estate overall, known for executing complex transactions with precision and professionalism. A 2022 Century Club Award recipient and consistent Bronze and Silver Award winner, she brings expertise in finance, marketing, and negotiation to support clients across acquisitions, dispositions, and leasing. Originally from Nürnberg, Germany, Andrea enjoys hiking with her rescue Doberman, staying active at the gym, and traveling.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334
Affiliated Professionals
Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in
158 OFFICES, 45 COUNTRIES

OVER 18,400
Transactions

$7.67 BILLION
Sales Volume

$1.01 BILLION
Lease Volume

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