

Phase: Family Learning Center...



PROPERTY LOCATION

LAND FOR SALE

12130 Morris Road

Alpharetta, GA 30005

- Excellent Development Opportunity



LAND FOR SALE

12130 Morris Road

PROPERTY HIGHLIGHTS

- Signage Opportunity
- All Utilities available
- Visible from 400
- Site is graded
- Immediate connectivity to the AlphaLoop for walking, running, and cycling
- Site work is valued at \$2,000,000 ±

TOTAL AVAILABLE

0.56 Acres

LOT SIZE

0.56

PARKING

4.5/1,000 SF of shared parking spaces; enough to accommodate a 60,000 ± SF building.

ZONING

O1

LOCATION

Excellent development opportunity in a prominent suburb of north Atlanta. Located at the Southwest corner of Morris & Webb Bridge Roads in Alpharetta, GA.



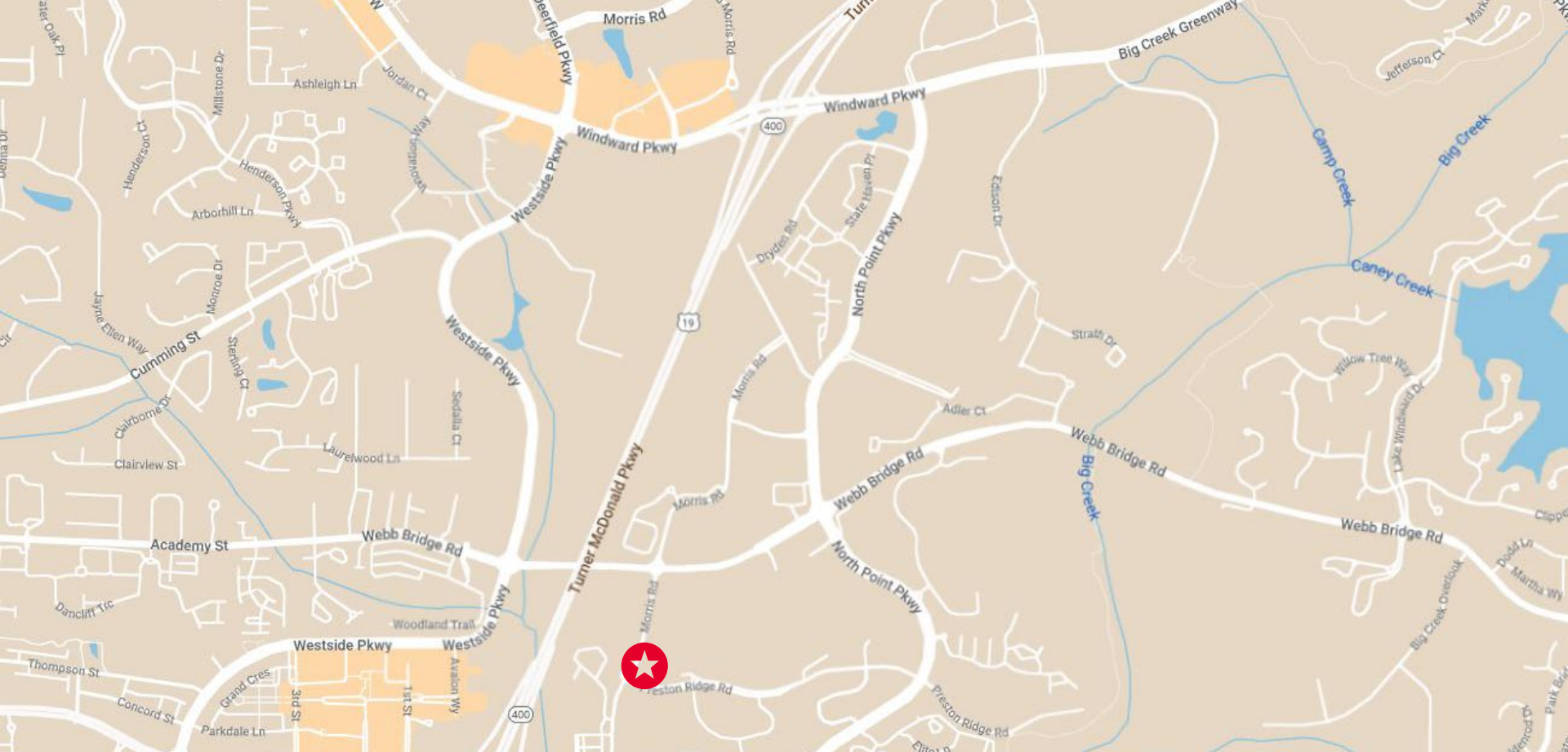
DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------|-----------|-----------|-----------|
| POPULATION 2022 | 6,533 | 77,943 | 201,146 |
| POPULATION 2027 | 7,153 | 84,845 | 219,080 |
| MED. HH INCOME | \$100,632 | \$113,000 | \$120,720 |
| MED. HOME VALUE | \$430,874 | \$410,041 | \$419,326 |
| 2022 HOUSEHOLDS | 3,039 | 31,568 | 74,700 |
| 2027 HOUSEHOLDS | 3,343 | 34,477 | 81,633 |



Contact Info

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