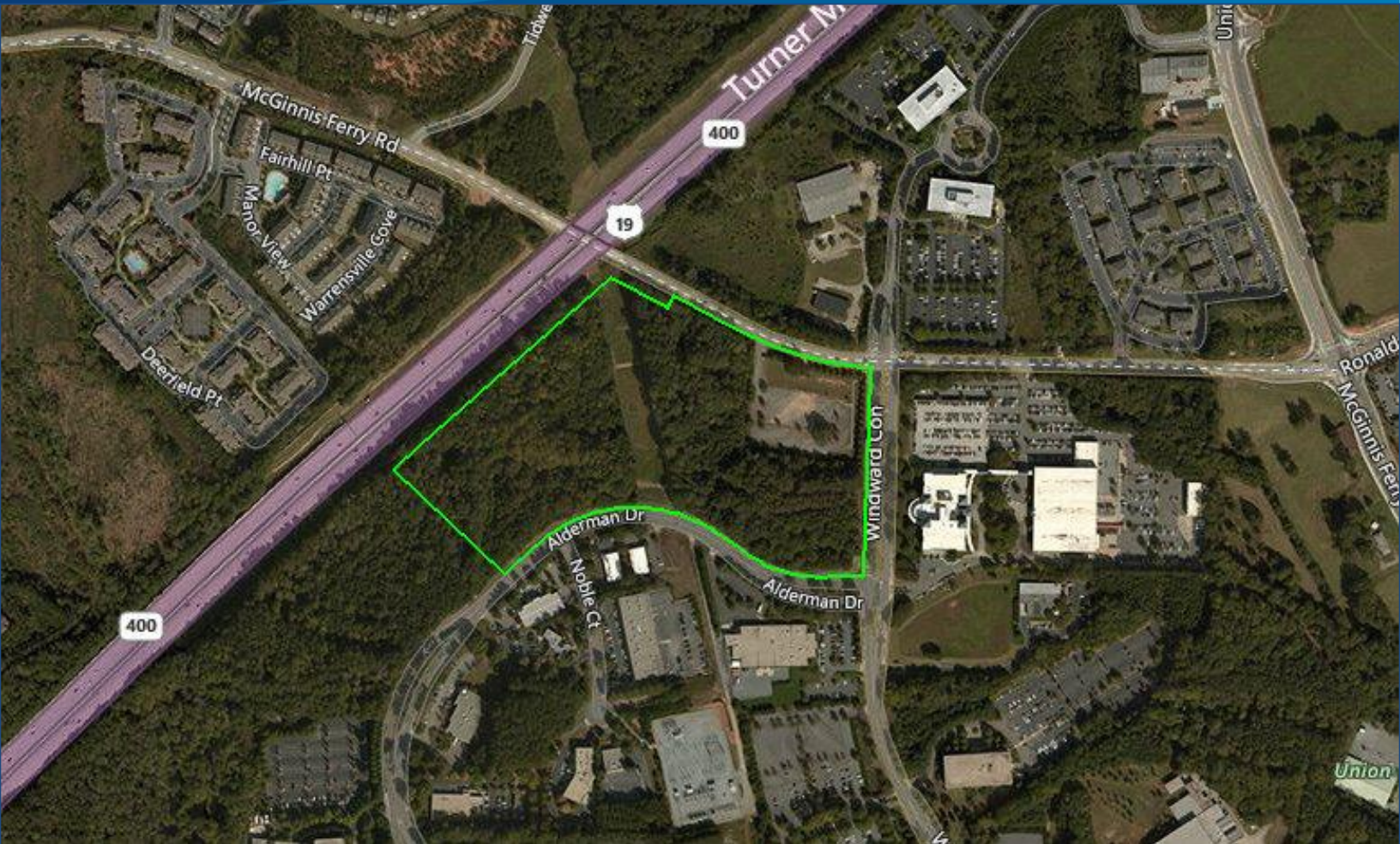


+/-26 ACRES > FOR SALE



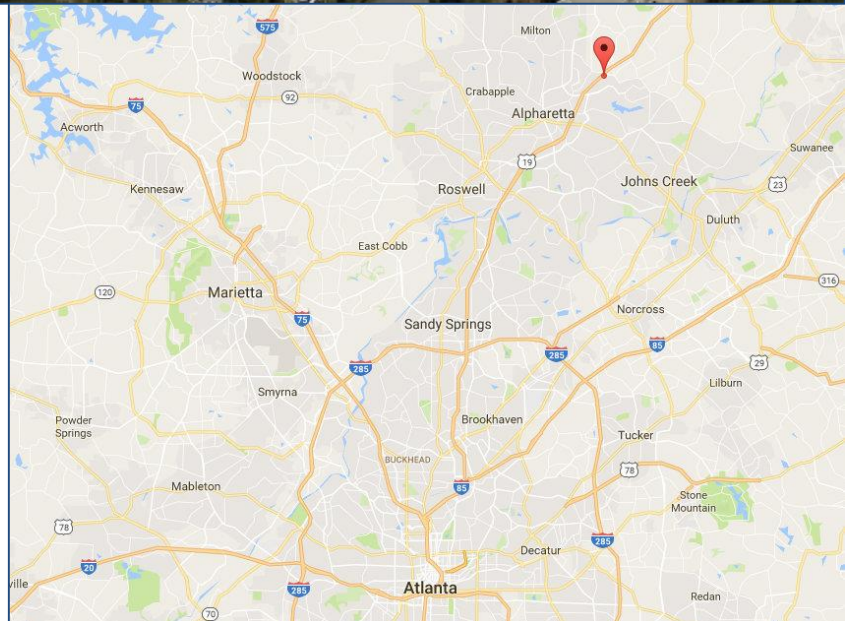
MIXED USE DEVELOPMENT SITE

CITY OF ALPHARETTA, FULTON COUNTY, GA 30005



PROPERTY FEATURES

- » +/-26 Acres
- » Zoned: CUP
- » All Utilities Available
- » Excellent GA-400 Visibility



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Atlanta, GA 30309-3574
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1275 MCGINNIS FERRY > SITE DESCRIPTION

> **Size:** +/-26.13 acres

> **Location:** 1275 McGinnis Ferry Rd, Alpharetta, GA 30005
Property located at the southwest corner of McGinnis Ferry Rd/
Windward Concourse intersection

> **Zoning:** CUP (Community Unit Plan)

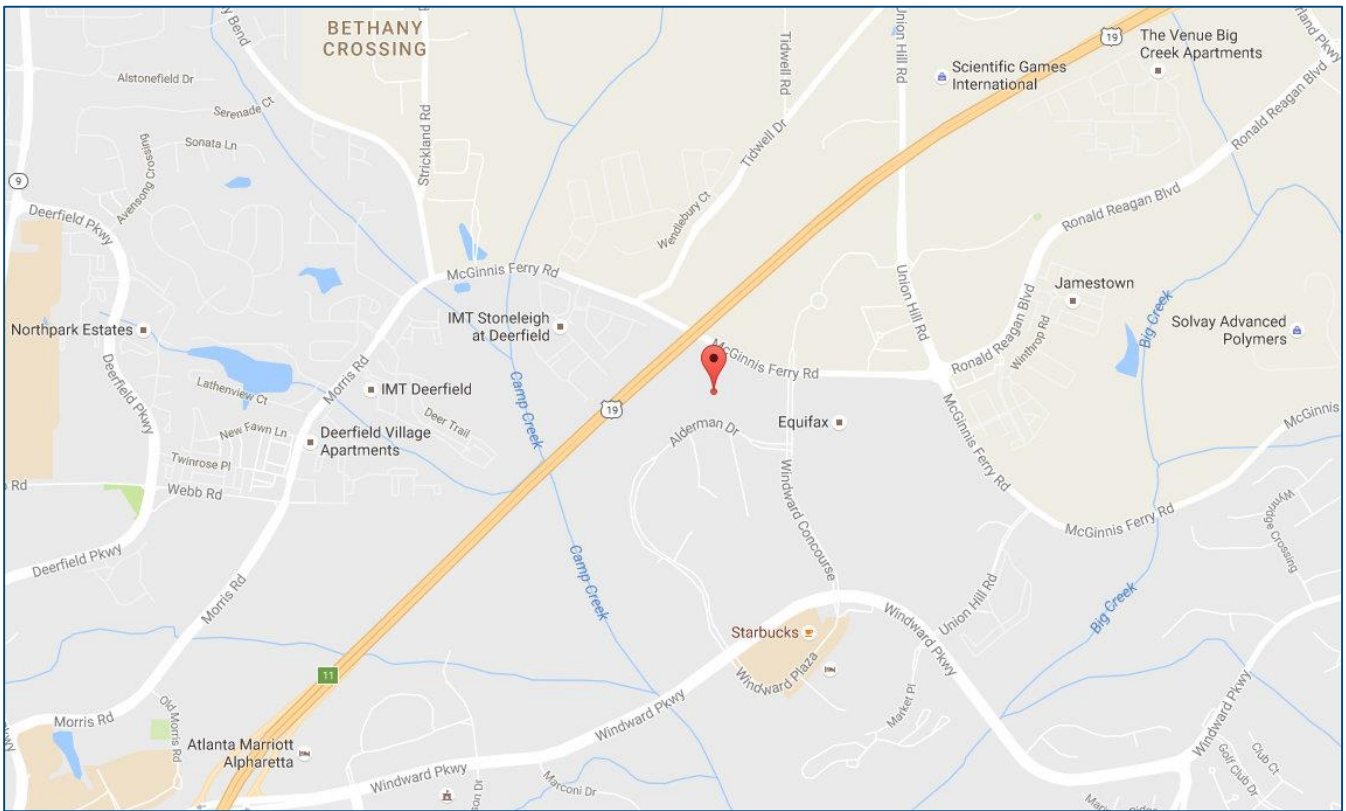
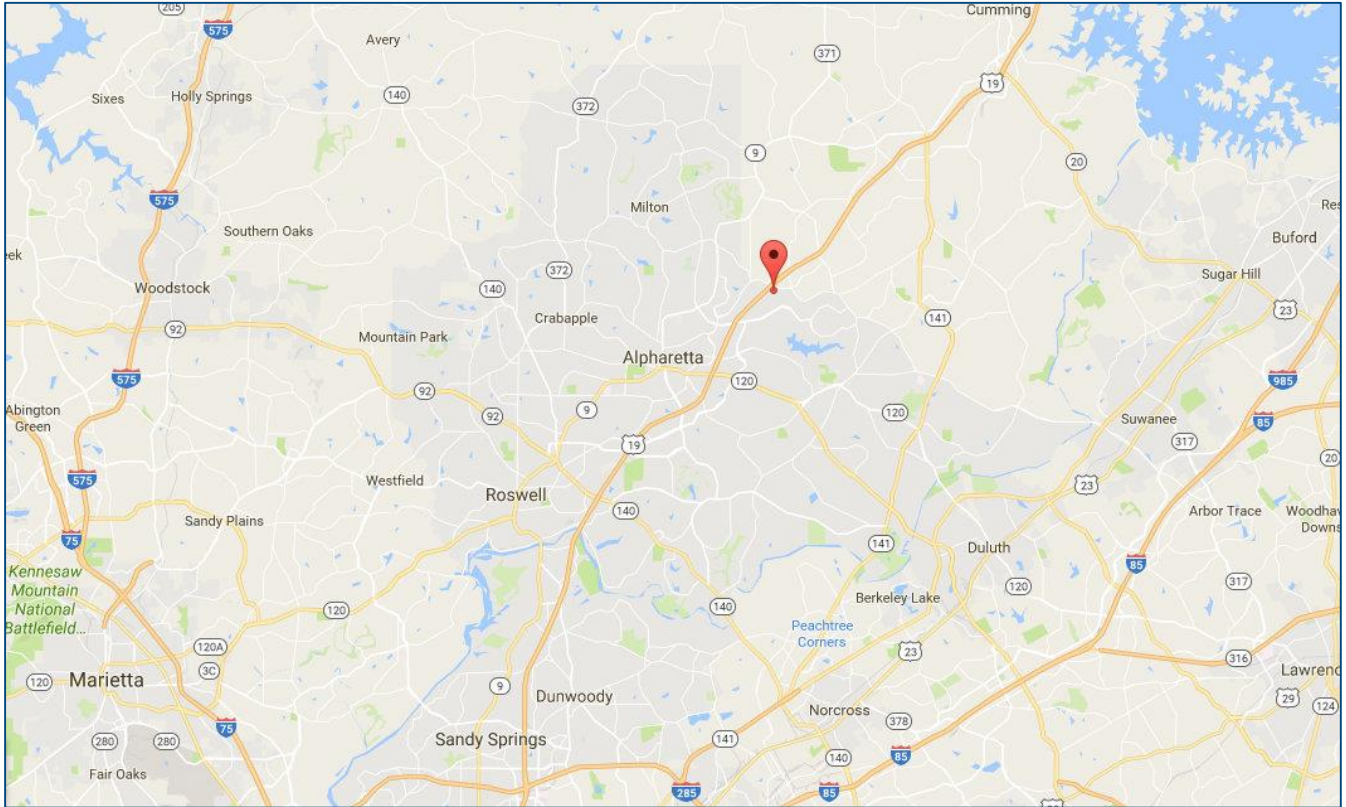
	<i>1 Mile Radius</i>	<i>3 Mile Radius</i>	<i>5 Mile Radius</i>
> Demographics:			
<i>Population</i>	7,554	60,381	154,963
<i>Total Employees</i>	22,173	77,530	138,150
<i>Average Household Income</i>	\$ 111,118	\$ 126,238	\$ 136,083

> **Traffic Counts:** 90,400 VPD (2015) on GA-400
2,980 VPD (2015) on Alderman Dr
8,640 VPD (2015) on McGinnis Ferry Rd

> **Utilities:** 8" DIP Sanitary Sewer (on site)
8" DIP Water Main (on site)

> **Schools:** Alpharetta High School (5 out of 5 rating on schooldigger.com)
Webb Bridge Middle School (5 out of 5)
Creek View Elementary School (5 out of 5)

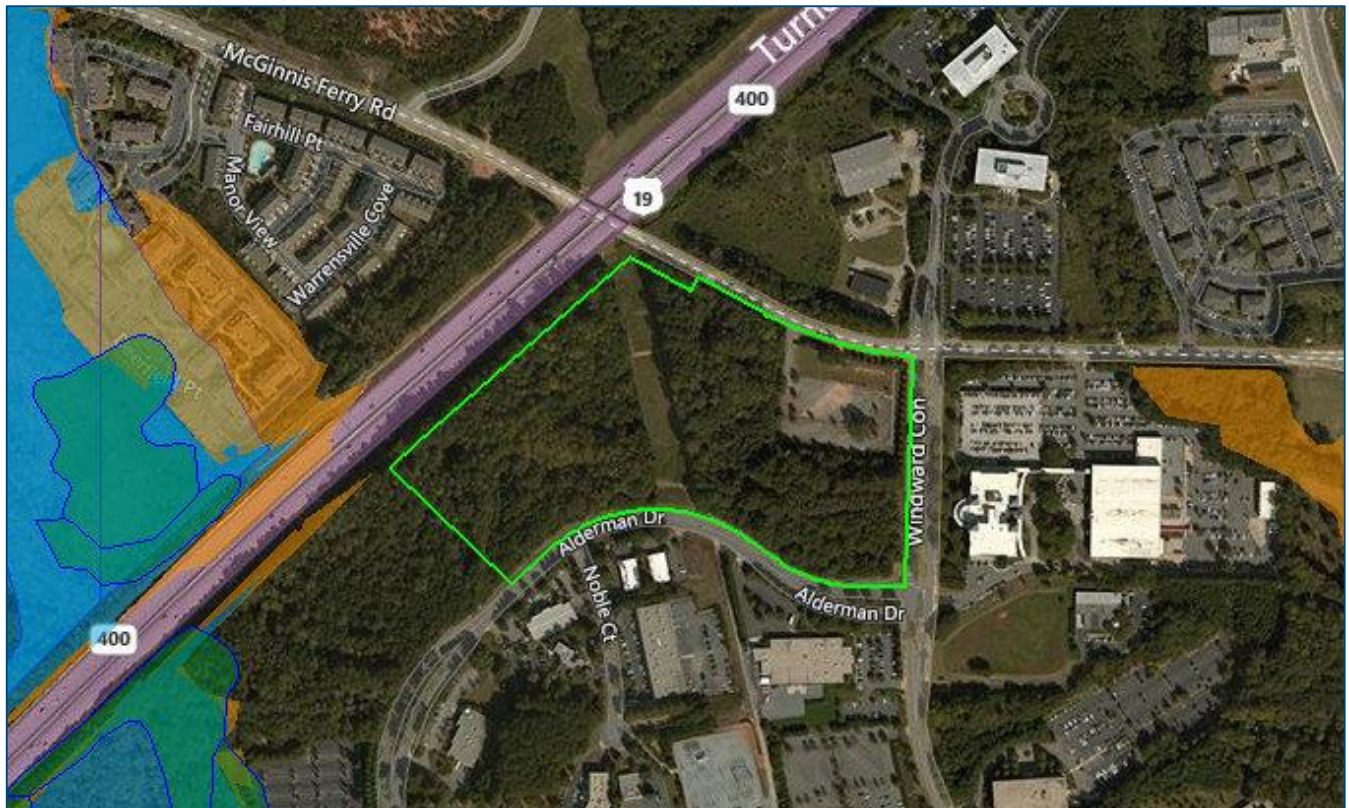
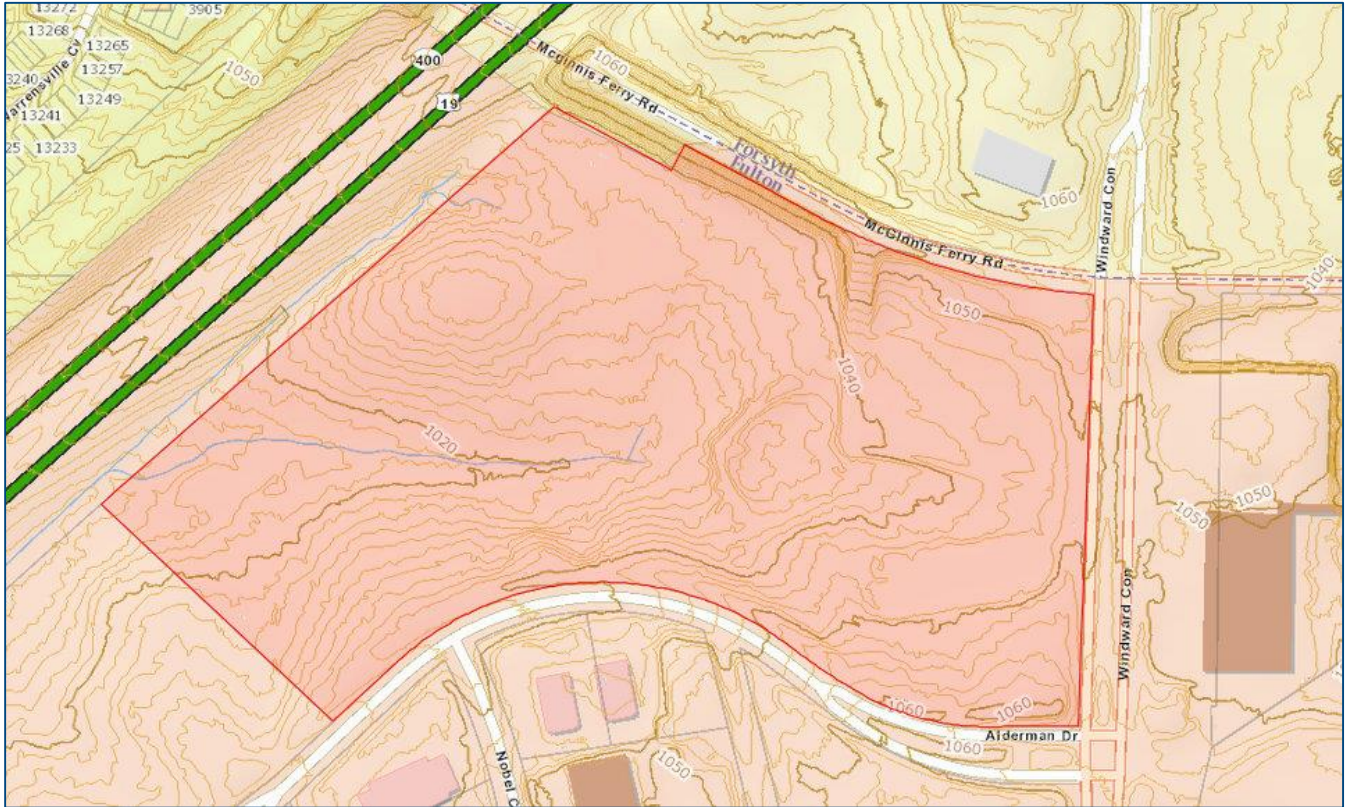
1275 MCGINNIS FERRY > LOCATION



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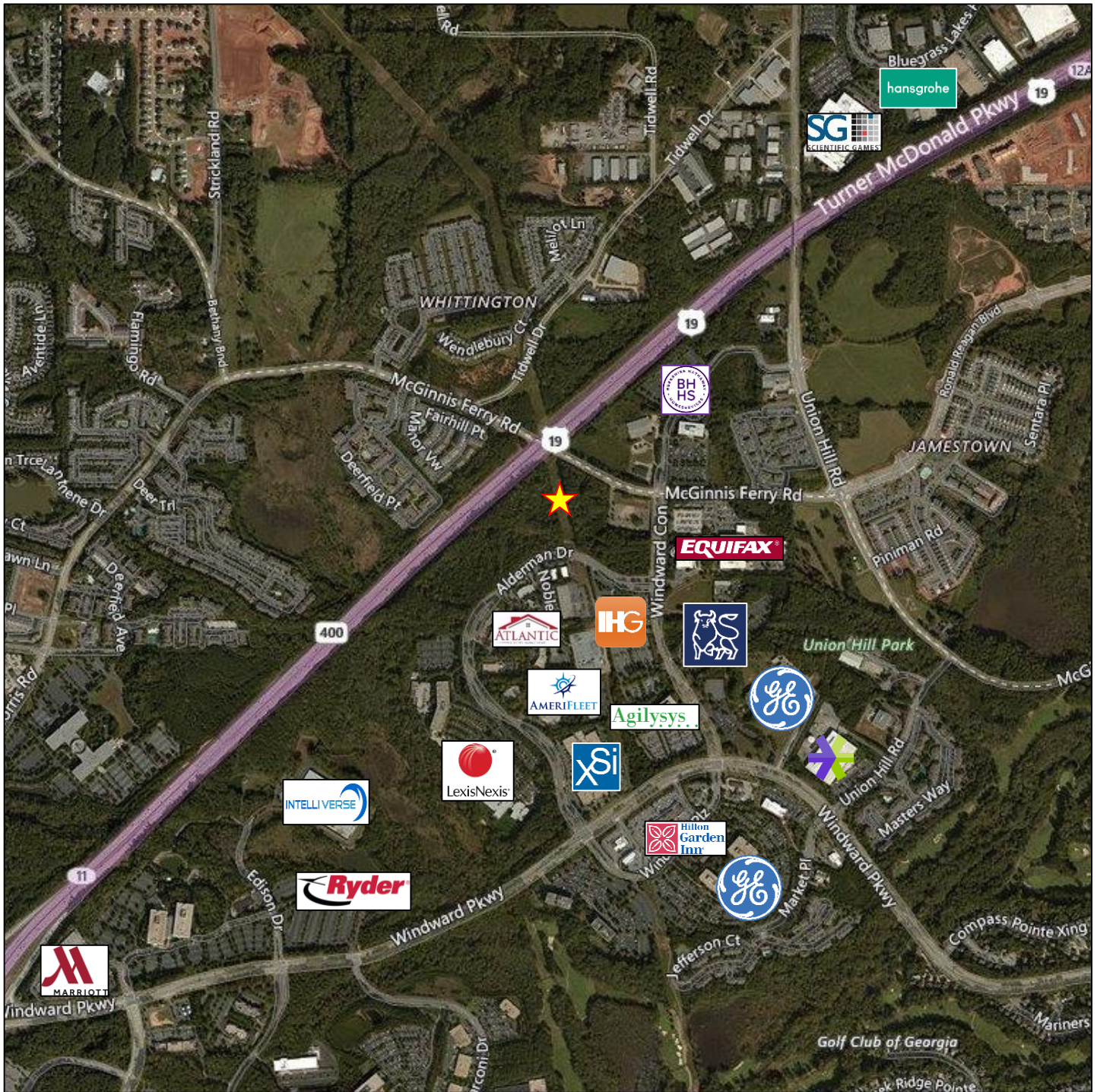
1275 MCGINNIS FERRY



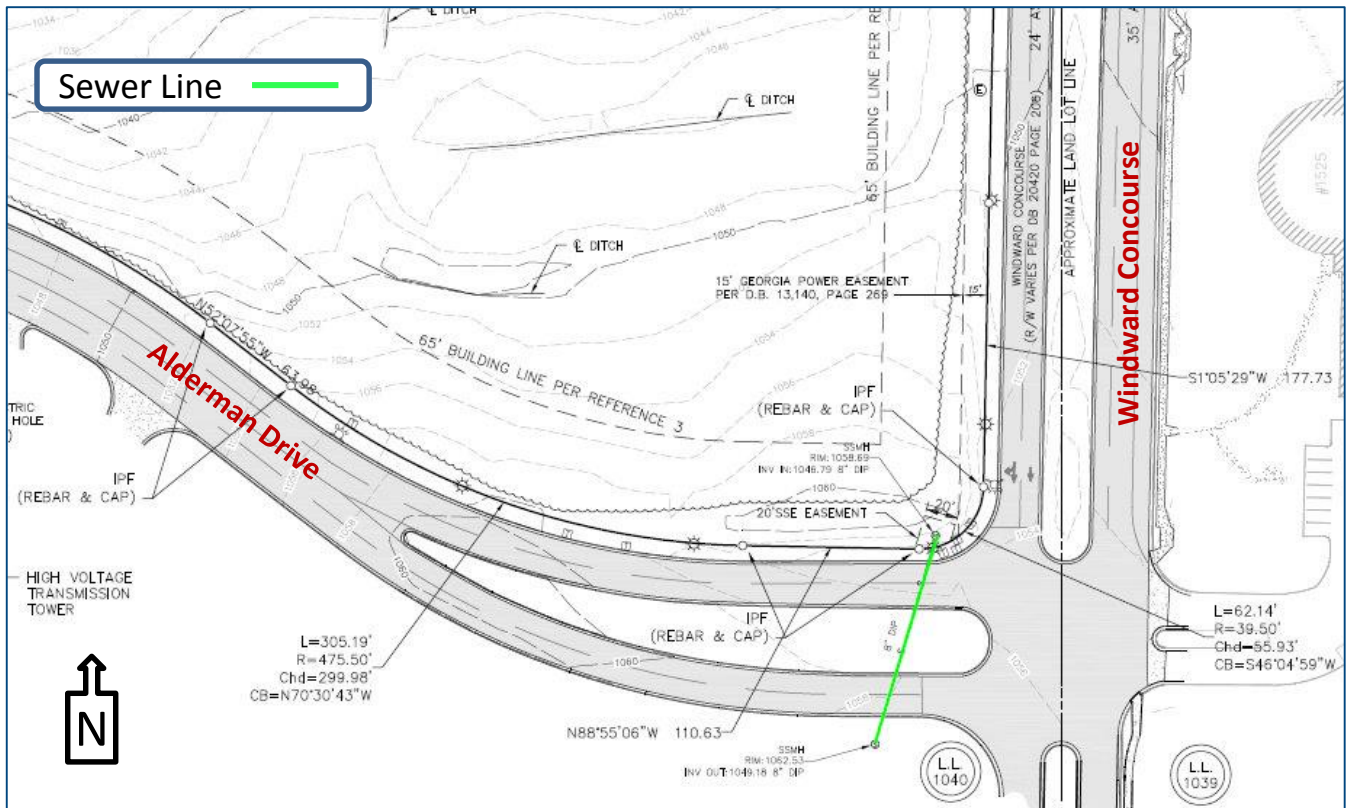
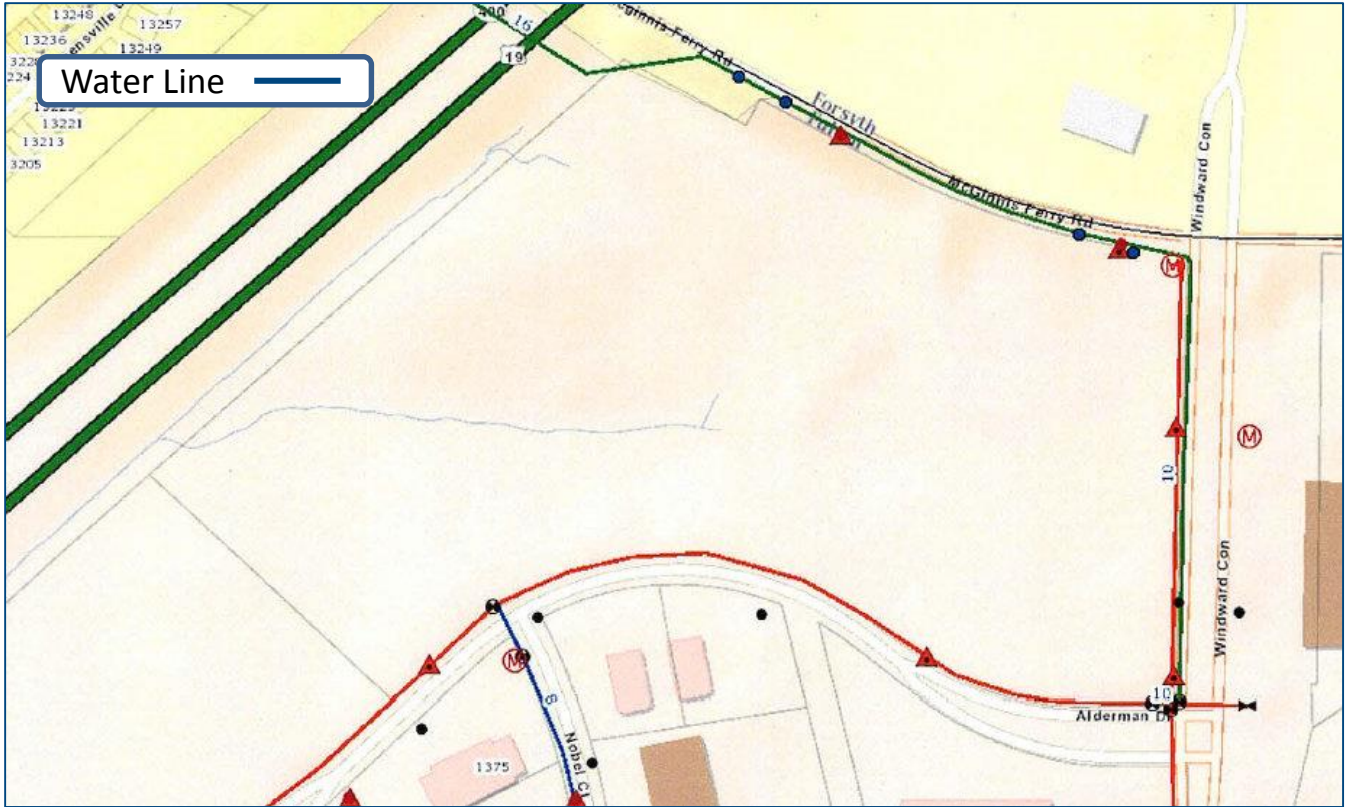
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1275 MCGINNIS FERRY



1275 MCGINNIS FERRY > UTILITIES



1275 MCGINNIS FERRY > ROADWAYS

