

# DEVELOPMENT SITE IN ALPHARETTA | 1.03 ACRES

960 N POINT PKWY  
ALPHARETTA, GA 30022

FOR SALE



## PROPERTY HIGHLIGHTS

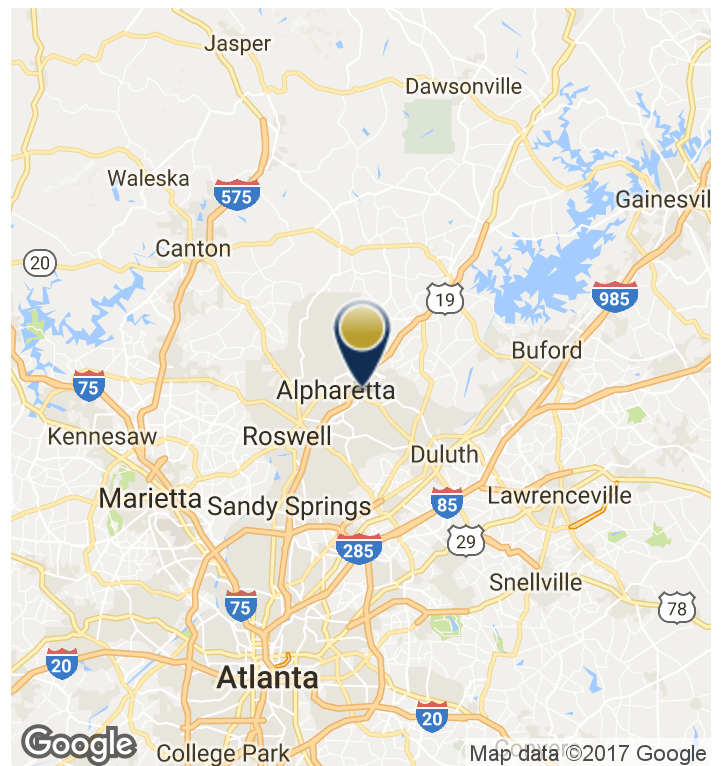
- 1.03 Acre site at intersection of N Point Pkwy and Webb Bridge Rd
- Offered for sale at \$795,000
- Road-grade or slightly higher with great visibility from both streets
- 287' of frontage on N Point Pkwy, 355' on Webb Bridge Rd
- 15,020 average daily traffic on Webb Bridge Rd
- Zoned Office-Professional: bank, clinic, day care, office
- Conditional Uses: restaurant, spa
- Proposed site plan includes 4,585 SF commercial and 3,000 SF restaurant with 53 parking spaces (Parking ratio approximately 7 / 1,000 SF)
- 2016 taxes: \$2,080 Fulton, \$410 Alpharetta

## LOCATION OVERVIEW

1.3 mile drive to Avalon, a sustainably designed, 86-acre development with more than 500,000 SF of retail. (For more information, visit <http://www.experienceavalon.com/>)

0.2 miles to Alpharetta High School, Life Time Fitness and Windward Park, a live-work-play community delivering in summer 2018 with 30k+ SF of retail, 191 townhomes, 200-unit condo building, 250 room hotel, and 500k SF class A office (for more information visit <http://www.hgor.com/project/windward-park/>)

Adjacent to 91 new single-family homes finished in 2016 and selling from mid \$400s-600s, with phase II construction of an additional 24 homes ongoing (for more information, visit <https://www.ashtonwoods.com/atlanta/eastgate>)



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MICHAEL WESS | 404-876-1640 x150 | [MWess@BullRealty.com](mailto:MWess@BullRealty.com)

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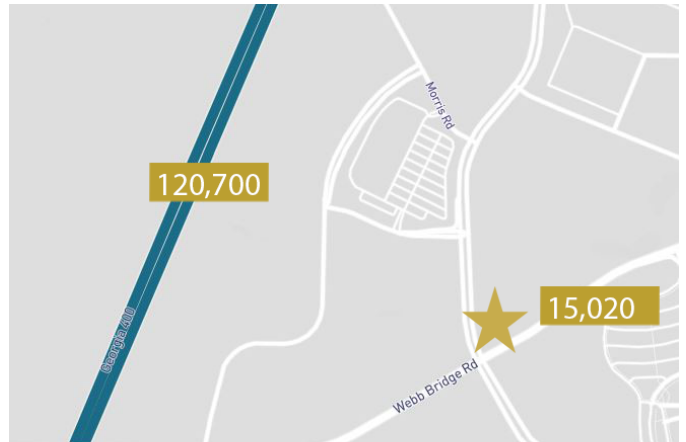
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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,705	26,283	63,111
Total Population:	4,238	67,834	178,462
Average HH Income:	\$89,715	\$118,436	\$126,509

## TRAFFIC COUNT MAP



## NEARBY RETAILERS



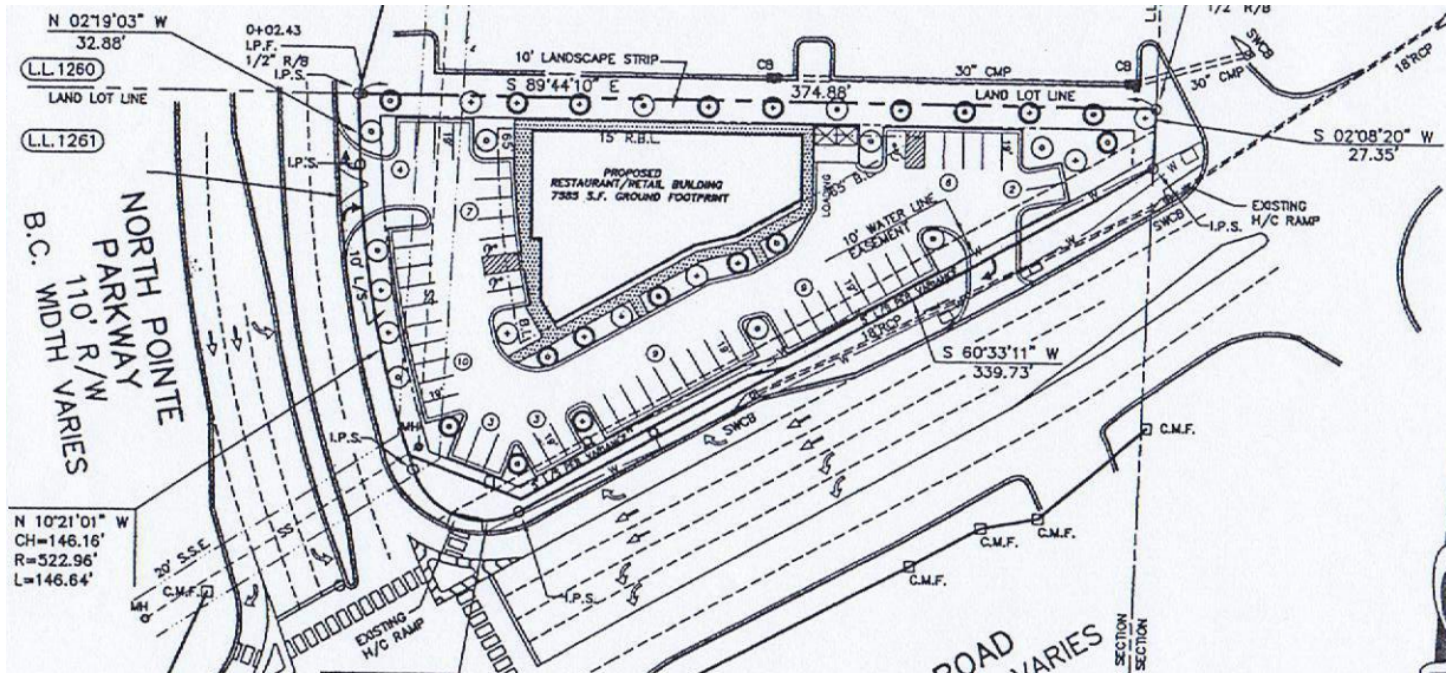
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## PROPOSED SITE PLAN



## TAX PLAT



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## PHOTOS



North Point Pkwy



Retail Catty-Corner from Subject



Webb Bridge Road

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### 2.2.12 O-P office-professional.

This district is intended to provide for the development of business and professional offices, hospitals, medical and dental facilities and limited commercial activity.

A. Permitted Principal Uses. A property in the O-P district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
  - a. Bed and Breakfast.
2. Business Uses.
  - a. Bank, Savings and Loan.
  - b. Barber Shop and Beauty Shop.
  - c. Clinic (medical/dental).
  - d. Contractor's office without outside storage.
  - e. Day care center.
  - f. Office (professional/administrative).
  - g. Print Shop.
  - h. Public Building.
  - i. Staffing/personnel office.
  - j. Stock brokerage/financial services office.
  - k. Tax preparation office.
  - l. Travel agency.
3. Semipublic Uses, Utilities.
  - a. Park or Playground.
4. The following support retail uses are allowed provided that they are located within an office building and (in total) do not constitute more than 25% of the floor area of the office building in which they are located:
  - a. Book store.
  - b. Computer/computer supply store.
  - c. Copy center.
  - d. Jewelry store (not to exceed 1,200 sq. ft.).
  - e. Office supply store (not to exceed 1,200 sq. ft.).
  - f. Optometrist/Eye wear.
  - g. Package shipping/mail box store.
  - h. Phone store.
  - i. Print Shop.
  - j. Stationery/card store.

B. Accessory Uses. A property in the O-P district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory. The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory. The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is an accessory shall be in compliance with and decorative fences and walls all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. Conditional Uses. A property in the O-P district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Business Uses.

a. Art Gallery.

b. Bakery.

c. Dry Cleaning Pick up station with drive-thru.

d. Fitness studio.

e. Florist.

f. Restaurant without drive-thru.

g. Shop or studio, Craftsman/Artist.

h. School Commercial.

i. Spa Services.

2. Semipublic Uses, Utilities.

a. Auditorium.

b. Church, Synagogue.

c. Club, association or lodge.

d. School, Academic.

e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. District Regulations.

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.



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