

Alpharetta/Highway 9 Commercial Site

City of Milton | +/- 1.9 Acre



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Executive Summary

Alpharetta/Highway 9
+/- 1.9 Acre Commercial Site

+/- 1.9 acres Commercial Site

This commercial site is located on busy Hwy 9 in Alpharetta, Georgia, at the intersection of Five Acre Road. The local Planning and Zoning Department has recently rezoned the property from agriculture use to commercial use and it is part of the T-4 Zoning in the City of Milton.

The site is now approved for most commercial uses a new “Five Acre Road Zone” has been established to include this parcel. We have the complete Form Based Code on file for easy reference, and this can be emailed upon request. This is the perfect location for an Assisted Living, small apartment with live / work, or any kind of neighborhood retail use.

Permitted uses include:

Residential - included but not limited to:

- Single family
- Duplex
- Cluster housing
- Townhomes

Office/Medical - included but not limited to:

- Live/work
- Assisted living
- Medical/Office

Neighborhood Retail - included but not limited to:

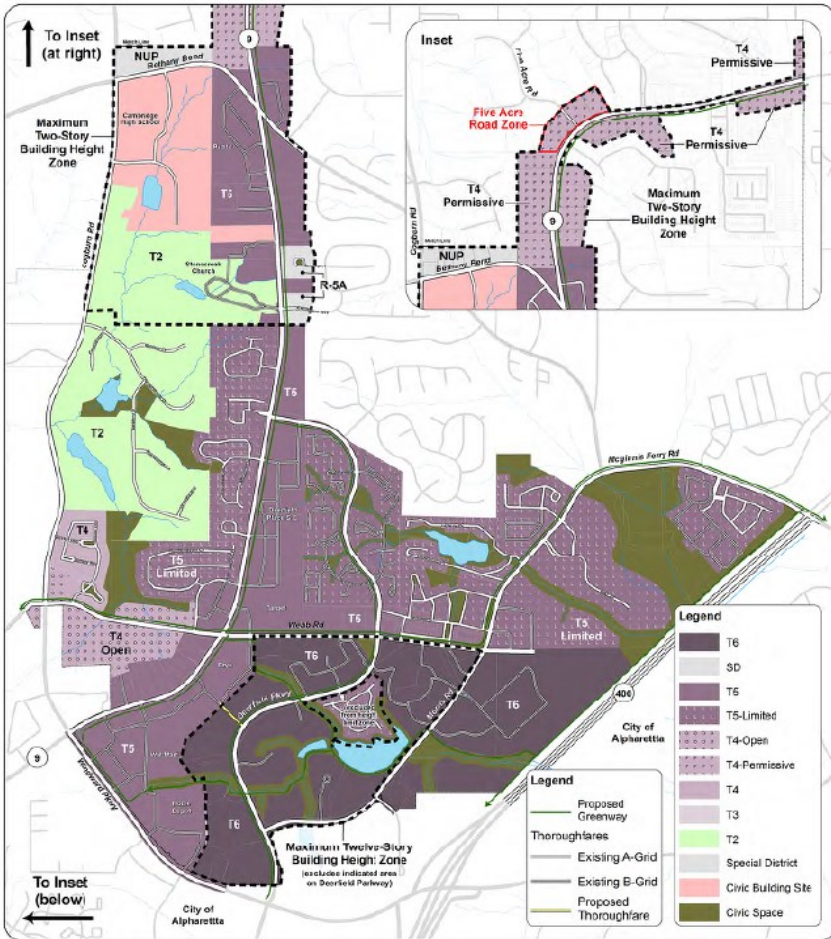
- Restaurant with limited seating
- Banking with drive-through
- Gyms
- Auto Parts



| | |
|-------------------------|---|
| Property Address | Highway 9 and Five Acres Road Alpharetta, GA 30004 |
| County | Fulton |
| Lot Size | +/- 1.9 acre |
| Zoning | Commercial |
| Parcel ID | 22-5230-0759-015-6 |
| 2014 Taxes | \$1,112.09 |
| Sale Price | \$899,000 (\$458,673/acre) |

Zoning Information

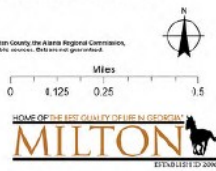
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Regulating Plan

AMENDED DEERFIELD/HIGHWAY 9 FORM-BASED CODE
April 27, 2015
Prepared by TSW

This map produced using GIS provided by the City of Milton, Fulton County the Atlanta Regional Commission, and other public sources. Information guaranteed.



DEERFIELD FORM-BASED CODE

City of Milton

TABLE 10: Specific Function and Use. This table expands the categories of Table 9 to delegate specific Functions and uses within Tranned Zones.

R: ALLOWED BY RIGHT

W: ALLOWED BY WARRANT

U: ALLOWED BY USE PERMIT

| | T2 | T3 | T4 | T4-P ⁹ | T4-O ² | T5 ³ | T6 |
|---|----|----|-----------------|-------------------|-------------------|-----------------|----|
| a. RESIDENTIAL¹ | | | | | | | |
| Apartment | | | U | | U | U | U |
| Live/Work Unit | | R | R | R | R | R | R |
| Rowhouse | | | R | R | U | U | U |
| Duplex | | | R | R | R | R | R |
| Courtyard House | | | R | R | R | R | R |
| Sidyard House | | R | R | R | R | R | R |
| Cottage | | R | R | R | R | | |
| House | R | R | R | R | R | | |
| Accessory Unit | R | R | R | R | R | R | R |
| b. LODGING | | | | | | | |
| Motel, Hotel | | | | | R | R | R |
| Bed & Breakfast Inn | U | U | R | | R | R | R |
| c. OFFICE | | | | | | | |
| Office | | | | R | R | R | R |
| Radio and Television Station | | | | | U | U | U |
| Live/Work Unit | R | R | R | R | R | R | R |
| d. RETAIL | | | | | | | |
| Open-Market Structure | R | R | R | R | R | R | R |
| General Retail | | | R | R | R | R | R |
| Pawn Shop | | | | | | W | W |
| General Service | | | R | R | R | R | R |
| Artist Studio | | | U | U | U | U | U |
| Restaurant | | | R | R | R | R | R |
| Freestanding Fast Food Restaurant | | | R | R | R | R | R |
| Hook | | | R | R | R | R | R |
| Drive-Through Facility ⁶ | | | R ¹⁰ | R | R | R | R |
| Push Cart | | | | | W | W | W |
| Liquor Selling Establishment | | | | | W | W | W |
| Self Service Laundromat | | | | | W | W | W |
| Laundry and Dry Cleaning Shop | | | | | R | R | R |
| Bank/Financial Institution | | | | R ¹¹ | R | R | R |
| Ball Bordenmen | | | | | W | W | W |
| Check Cashing Establishment | | | | | W | W | W |
| Adult Entertainment | | | | | | | |
| Fortune Telling Establishment | | | | | | | |
| Massage Parlor, Pool Hall, Escort and Dating Services, Tattoo and Body Piercing Establishment | | | | | | | |
| e. CMIC | | | | | | | |
| Bus Shelter | R | R | R | R | R | R | R |
| Convention Center | | | | | | | |
| Conference Center | | | | | W | W | W |
| Fountain or Public Art | R | R | R | R | R | R | R |
| Library | | | R | R | R | R | R |
| Theater | | | | | R | R | R |
| Indoor Commercial Amusement | | | | | R | R | R |
| Outdoor Commercial Amusement | | | | | W | W | W |
| Museum | | | | | R | R | R |
| Assembly Hall, Indoor Auditorium | | | | | R | R | R |
| Gymnasium | | | | | R | R | R |
| Outdoor Auditorium | W | R | R | R | R | R | R |
| Parking Structure | | | | | R | R | R |
| Passenger Terminal | | | | | | | R |
| Sports Stadium | | | | | | | |
| Surface Parking Lot | | | W | W | W | W | W |
| Place of Worship | U | U | U | U | R | R | R |

1. This table notwithstanding, all senior housing shall comply with Sec. 64-103(a).

2. T4-Open

3. Includes T5-Limited subject to Table 9

4. See Sec. 4.14 for additional requirements.

| | T2 | T3 | T4 | T4-P ⁹ | T4-O ² | T5 ³ | T6 |
|---|--|----|----|-------------------|-------------------|-----------------|----|
| f. OTHER: AGRICULTURE | | | | | | | |
| Grain Storage | R | | | | | | |
| Livestock Pen | W | | | | | | |
| Greenhouse | R | W | | | | | |
| Stable | R | W | | | | | |
| Veterinary Clinic/Hospital, Kennel (with inside pens) | | | | | W | W | W |
| Kennel with Outside Pens | | | | | | | |
| Pet Grooming ⁵ | | | | | | R | R |
| f. OTHER: AUTOMOTIVE | | | | | | | |
| Gasoline Station ⁶ | | | | | | R | R |
| Automotive Specialty Shop | | | | | | R | R |
| Service Station | | | | | | | |
| Automotive Garage, Repair Garage | | | | | | | |
| Automobile and Light Truck Sales/Leasing | | | | | | W | W |
| Car Wash ⁷ | | | | | | W | W |
| Drive-Through Facility ⁶ | | | | | | R | R |
| f. OTHER: CIVIL SUPPLY | | | | | | | |
| Fire Station | R | R | R | R | R | R | R |
| Police Station | | | R | R | R | R | R |
| Cemetery | U | U | U | | | | |
| Funeral Home | | | | | | R | R |
| Hospital | | | | | | R | R |
| Medical Office, Clinic | | | | | R | R | R |
| Assisted Living, Convalescent Home, Personal Care Home, Nursing Home, Hospice | | | | | R | R | R |
| f. OTHER: EDUCATION | | | | | | | |
| School of Business, Dance, Music or Similar | | | | | | W | W |
| College | U | U | U | U | U | U | U |
| High School | U | U | U | U | U | U | U |
| Trade School | U | U | U | U | U | U | U |
| Elementary School | U | U | U | U | U | U | U |
| Childcare Center ⁷ | | | U | U | R | R | R |
| f. OTHER: INDUSTRIAL | | | | | | | |
| Heavy Industrial Facility | | | | | | | |
| Light Industrial Facility | | | | | | | |
| Manufacturing | | | | | | | |
| Catering | | | | | | R | R |
| Laundry and Dry Cleaning | | | | | | | |
| Distribution Center | | | | | | | |
| Research Laboratory | | | | | | W | W |
| Water Supply Facility | W | W | W | W | W | W | W |
| Sewer and Waste Facility | | | | | | | |
| Electric Substation | W | W | W | W | W | W | W |
| Telecommunications | See Section 54 of the Code of the City of Milton | | | | | | |
| Cremation Facility | | | | | | | |
| Warehouse | | | | | | | |
| Landscaping, Lawn Service | | | | | | R | R |
| Produce Storage | | | | | | | |
| Recycling Center | | | | | | | |
| Mini-Storage | | | | | | R | R |

5. Includes both principal and accessory car washes.

6. Drive-through facilities are considered accessory to a Retail or Automotive Function.

7. See Sec. 64-1009 for additional requirements.

8. No overnight stay allowed.

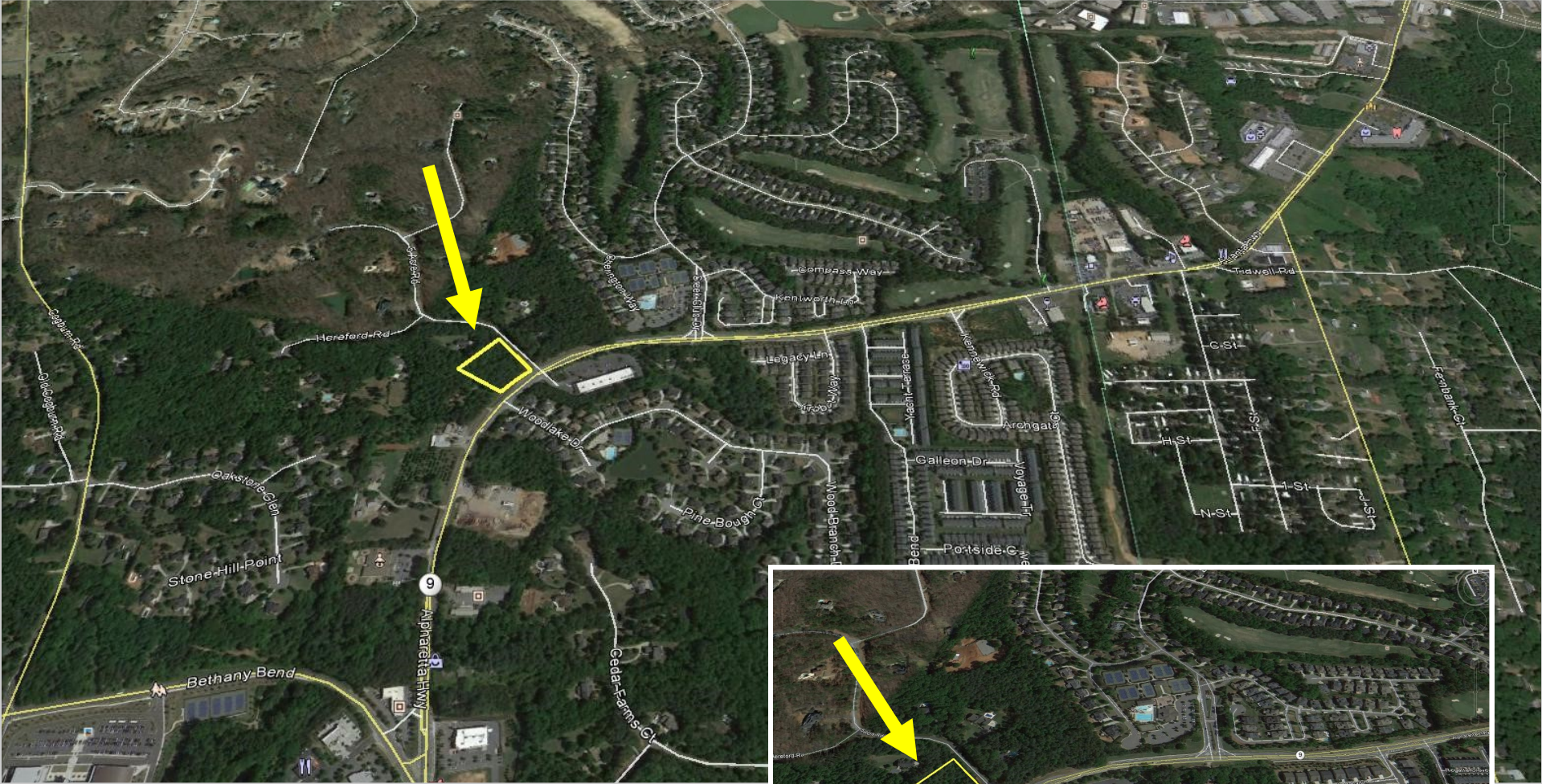
9. T4-Permissive. See Sec. 4.6.1(e) for additional restrictions in the Five Acre Road Zone.

10. Only allowed in the Five Acre Road Zone and when accessory to a bank/financial institution.

11. Only allowed in the Five Acre Road Zone.

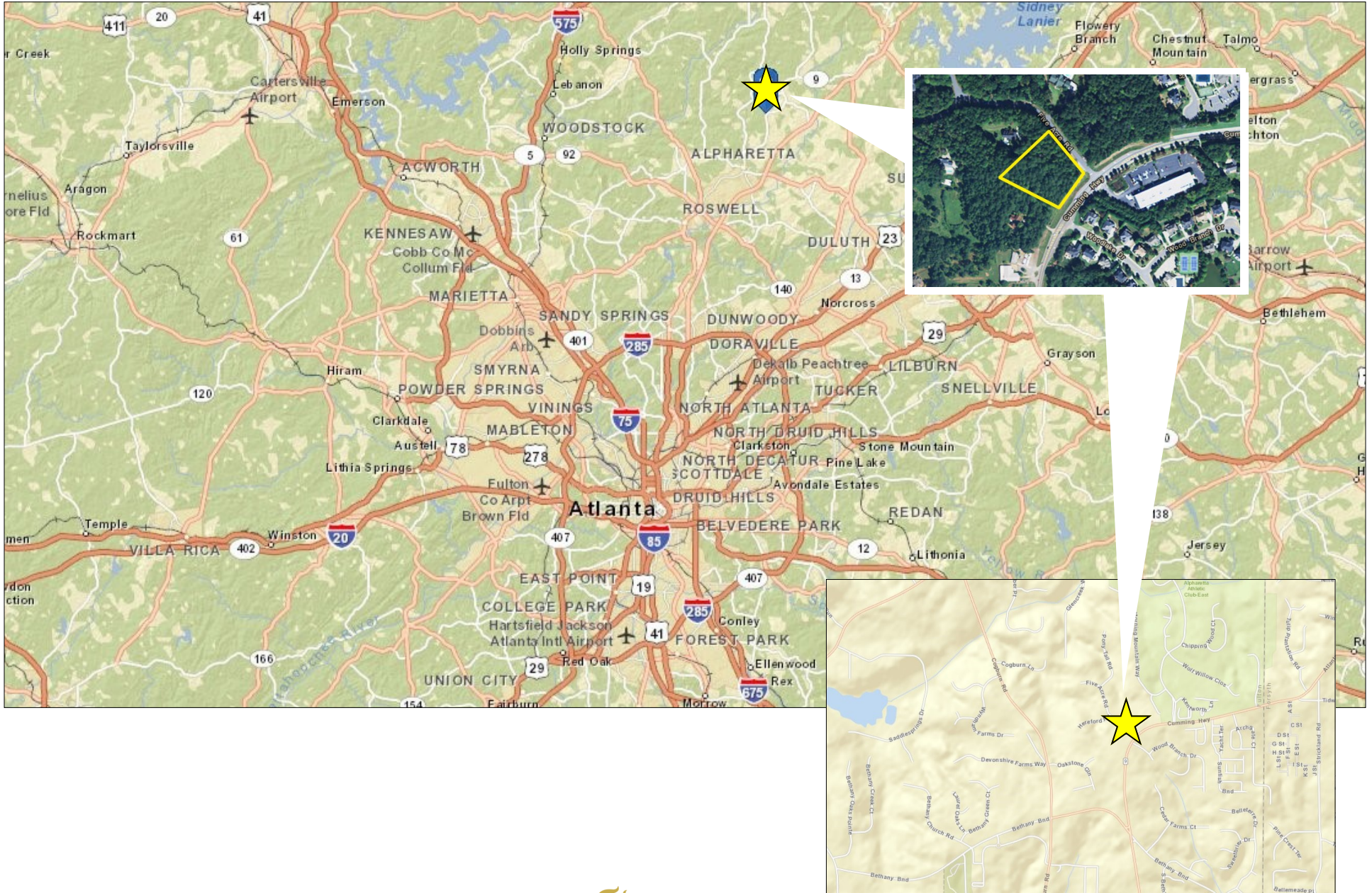
Aerial Views

Alpharetta/Highway 9
+/- 1.9 Acre Commercial Site



Location Maps

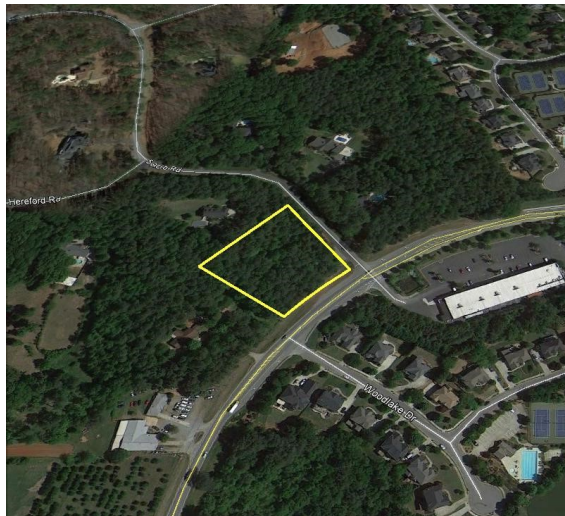
Alpharetta/Highway 9
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Demographics & Traffic Count

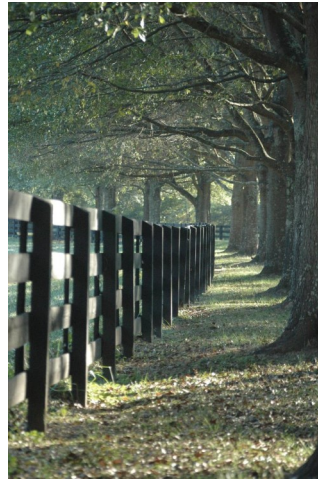
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| 2015 Demographics (esri) | |
|---------------------------------|---------------|
| | 1 mile |
| Population | 6,169 |
| Households | 1,957 |
| Average Household Income | \$142,637 |
| | 3 mile |
| Population | 38,697 |
| Households | 14,550 |
| Average Household Income | \$125,375 |
| | 5 mile |
| Population | 101,906 |
| Households | 36,733 |
| Average Household Income | \$133,473 |



About The Area

Alpharetta/Highway 9
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Alpharetta, Georgia

Alpharetta is a city in north Fulton County, Georgia, United States. It is an affluent northern suburb of Atlanta.

From the North Georgia Mountains to the Chattahoochee River along a Cherokee Indian trail, a tiny village named New Prospect Camp Ground was formed. This village, made up of tents, a log school, and arbor became a trading post where Indians and white settlers exchanged their goods. The surrounding countryside provided rich farming land, especially for cotton. On December 11, 1858, the town was chartered and became the county seat of Milton County. Alpharetta's city website states the name is a combination of the Greek words for "first" and "town", however "town" in Greek is "Poli" or "Polis" and "Retta" is not even a Greek word. Officially chartered on December 11 of that year, Alpharetta served as the county seat of Milton County until the end of 1931 when Milton was merged with Fulton County to avoid bankruptcy during the Great Depression.

Whether you are looking for a home for yourself or your business, you will be impressed with what Alpharetta has to offer. Atlanta is consistently ranked one of the top cities in the U.S. for business and family life, and Alpharetta is one of the hottest markets in Atlanta for both commercial and residential real estate. Excellent schools, shopping, and access to jobs combined with plenty of green space and a down-home country atmosphere have made Alpharetta the premiere location in Atlanta today.



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DARRELL CHAPMAN

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 18 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-road motorcycling.

Some notable closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a medical office park for \$2.4 million, a \$1.4 million dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Darrell also manages and leases select Class A shopping centers for banks and investors. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage and automotive properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 5 years. The show is nationally syndicated on 40+ radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.