

MAJOR & ARROLL, LLC
COMMERCIAL REAL ESTATE

400



Old Milton Parkway
2.45 +/- Acres
City of Alpharetta
North Fulton County, GA



HONDA

PROPERTY HIGHLIGHTS

OVERVIEW: This opportunity consists of 2.45 +/- acres of undeveloped land within the City of Alpharetta. The property is located on Old Milton Parkway just east of its interchange with GA 400. The subject property is located adjacent to a new Senior Care complex currently being developed.

LOCATION: The subject property is located on the south side of Old Milton Parkway.

SIZE: 2.45 +/- acres

TRAFFIC COUNT: 51,500 (2016)

ZONING: O-I, City of Alpharetta

PRICE: ~~\$1,700,000.00~~ \$1,250,000.00

ADDITIONAL INFO: For additional information, download PDF's by clicking tabs below:

- Survey/Topo
- Demographics
- Drone Aerials
- Zoning

MAJOR & ARROLL, LLC

LOCATION HIGHLIGHTS



1 Alpharetta is home to over 65,000 people and was voted Atlanta's best suburb. Alpharetta is home to numerous Fortune 500 companies and over 80 corporations including FedEx, Honda, Comcast, UPS, Equifax, Verizon Wireless, AT&T, Hewlett Packard and Audi North America.



2 The City of Alpharetta is currently completing a new city center encompassing 25 acres of redeveloped property in Downtown Alpharetta. Included in this is a new library, a 5-acre park, a new town square, retail, office and new apartments and single family homes.



3 Inspired Living is a new development featuring person-centered care, including independent, assisted and trail-blazing memory care living. The gorgeous development will feature luxury outdoor living, beautiful courtyards, walking paths, gazebos, outdoor pools and tiki bars as well as beauty shops, fitness centers and libraries. Residents will enjoy hotel style culinary arts programs, state of the art technology, as well as 24/7 nursing care. The Alpharetta development is set to open in 2017.

MAJOR & ARROLL, LLC

Barry Major
404.845.0056
bmajor@majorandarroll.com

Richard Arroll
404.250.9612
rarroll@majorandarroll.com

LOCATION HIGHLIGHTS



4 The City of Alpharetta currently has approximately 19.7 million square feet of office space comprised of over 540 office buildings, with only 10% vacant space.



5 Avalon is the newest of urban mixed use projects just west of the subject property in the north west quadrant of GA 400 and Old Milton Parkway. Avalon is a landmark mixed use project featuring retail, apartments, office and restaurants.



Braeden

The Walk
at Braeden

Regus- Northwinds
Office Park

Northwinds Pkwy

Emory at
Avalon

Gwinnett
Tech College

Avalon

Westside Pkwy

The Woodlands
at Webb Bridge

The Hotel at
Avalon

Inspired Living
Alpharetta

Old Milton Pkwy

400

Morris Rd

QuikTrip

Waffle House

MAJOR & ARROLL, LLC

Barry Major
404.845.0056
bmajor@majorandarroll.com

Richard Arroll
404.250.9612
rarroll@majorandarroll.com

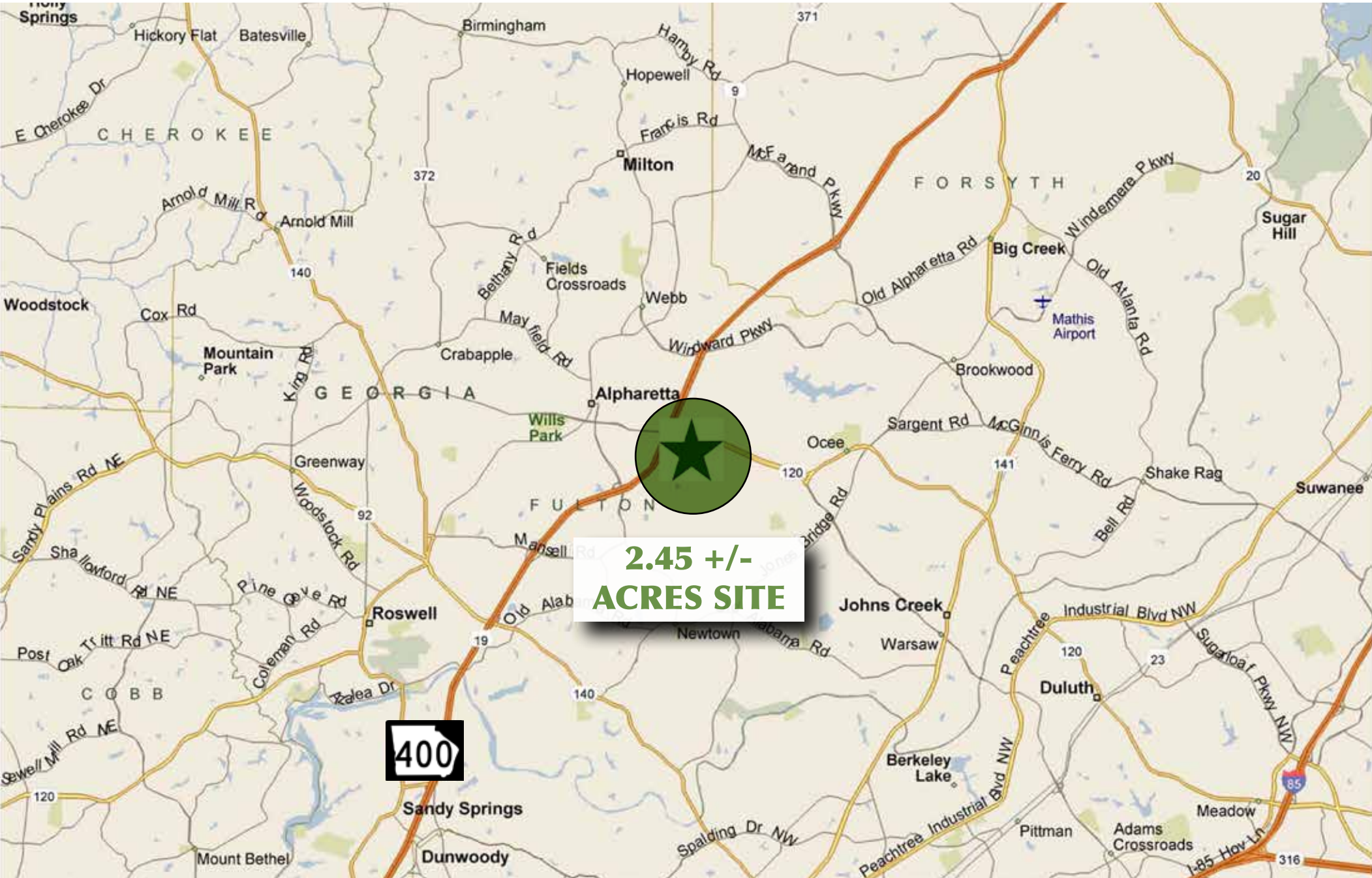


MAJOR & ARROLL, LLC

Barry Major
404.845.0056
bmajor@majorandarroll.com

Richard Arroll
404.250.9612
rarroll@majorandarroll.com

LOCATION MAP 1

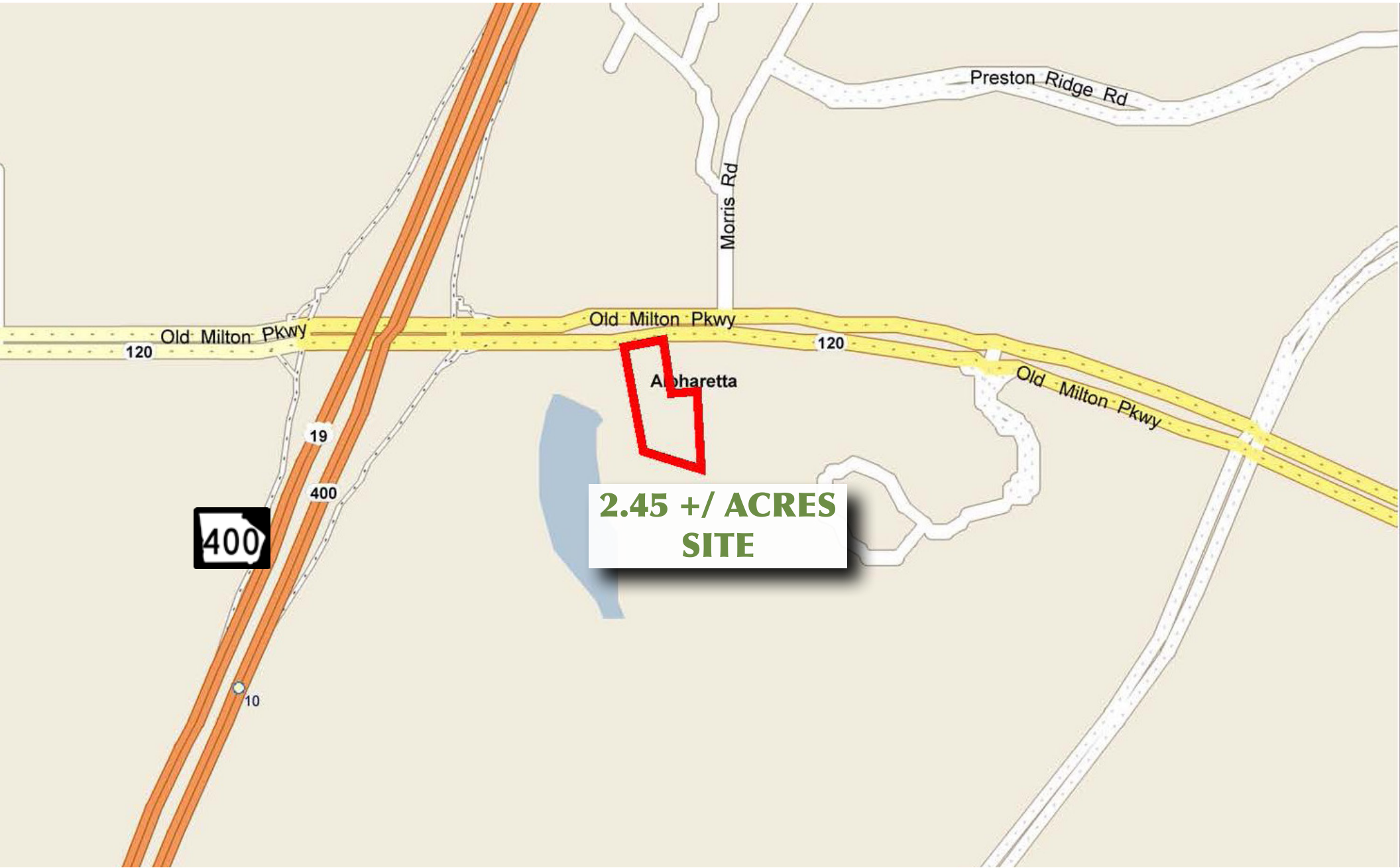


MAJOR & ARROLL, LLC

Barry Major
404.845.0056
bmajor@majorandarroll.com

Richard Arroll
404.250.9612
rarroll@majorandarroll.com

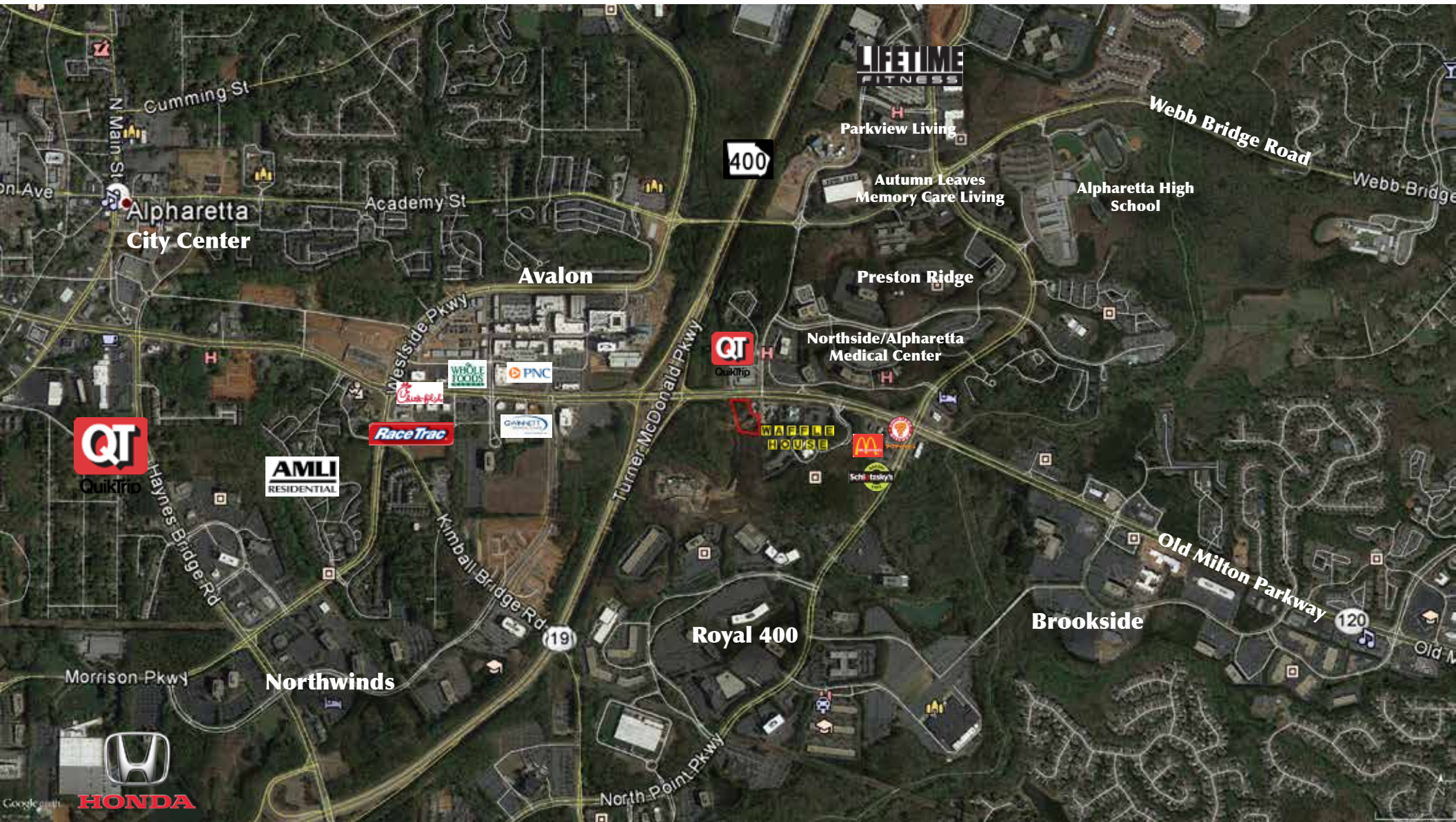
LOCATION MAP 2



MAJOR & ARROLL, LLC

Barry Major
404.845.0056
bmajor@majorandarroll.com

Richard Arroll
404.250.9612
rarroll@majorandarroll.com



MAJOR & ARROLL, LLC

Barry Major
404.845.0056
bmajor@majorandarroll.com

Richard Arroll
404.250.9612
rarroll@majorandarroll.com



2.45 +/- ACRES SITE

MAJOR & ARROLL, LLC

Barry Major
404.845.0056
bmajor@majorandarroll.com

Richard Arroll
404.250.9612
rarroll@majorandarroll.com

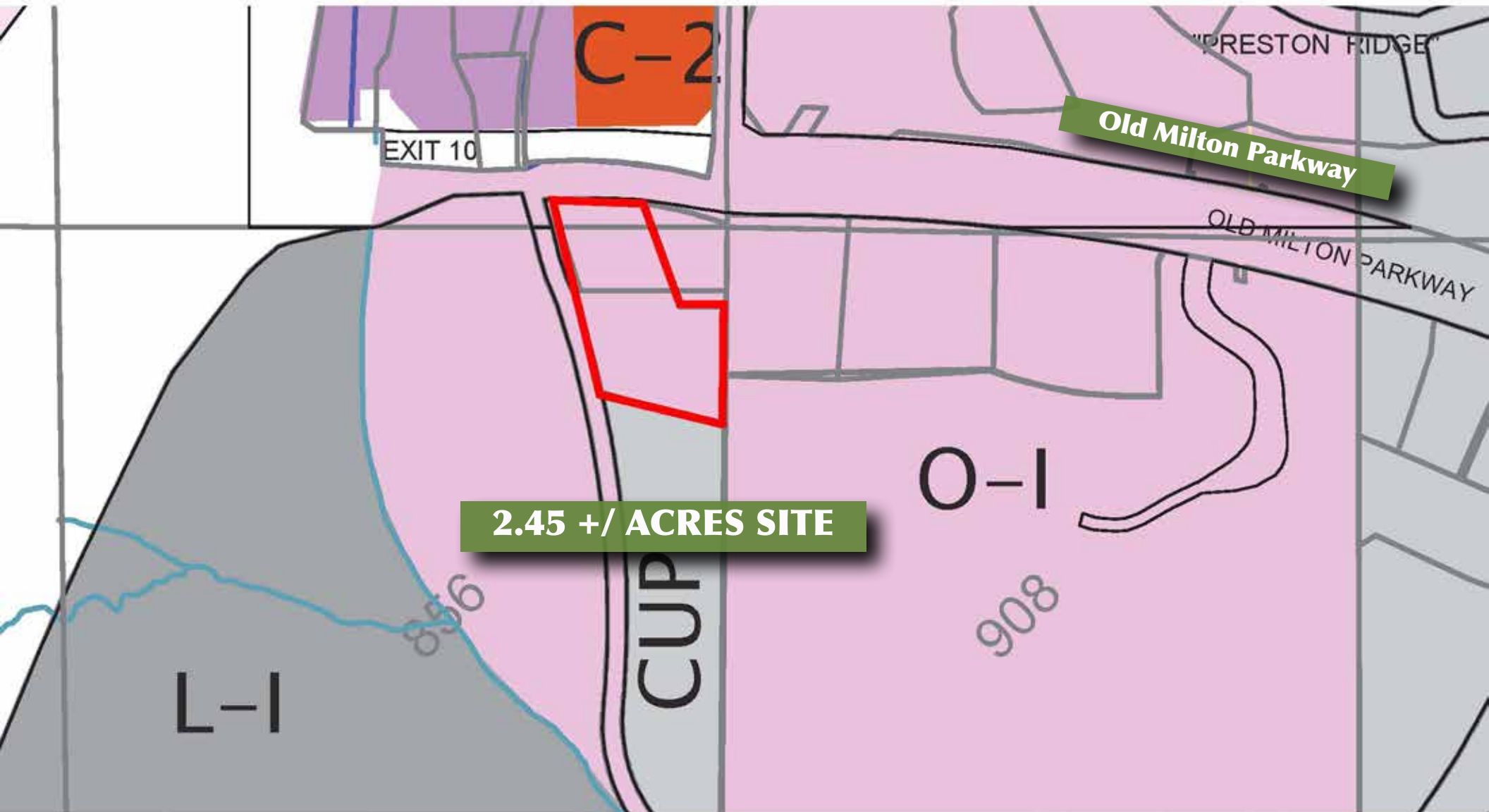


2.45 +/- ACRES SITE

MAJOR & ARROLL, LLC

Barry Major
404.845.0056
bmajor@majorandarroll.com

Richard Arroll
404.250.9612
rarroll@majorandarroll.com



2.45 +/- ACRES SITE

MAJOR & ARROLL, LLC

Barry Major
404.845.0056
bmajor@majorandarroll.com

Richard Arroll
404.250.9612
rarroll@majorandarroll.com

O-I - Office - Institutional

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

Conditional Principle Uses: A property in the O-I district may be used for the uses listed below and shown in Table 2.1 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board approval.

Residential Uses

1. Dwelling, Group (limited to nursing home, children's home, congregate housing or assisted living facility).

Business Uses:

1. Bank, Savings and Loan
2. Broadcasting Studio (radio or TV)
3. Clinic
4. Congregate Housing
5. Day Care Center
6. Drug Store
7. Golf Course, Driving Range
8. Office Building or Office Park
9. Recreational Facilities (Indoor or Outdoor)
10. Theater, Cinema

Semipublic Uses, Utilities

1. Church, Synagogue, or other religious institutions
2. Club, association or lodge
3. Heliport
4. Library
5. Museum
6. Public Building
7. School, Academic
8. Recreation Facilities (Indoor or Outdoor)

O-I - Office - Institutional

Accessory Uses: A property in the O-I 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.

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 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 accessory shall be in compliance with 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
8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use

O-I - Office - Institutional

Conditional Subordinate Uses: A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses

- Reserved

2. Business Uses

3. Wholesale,

4. Semipublic Uses

- Art Galleries
- Automobile Service Station
- Bakery
- Barber Shop
- Beauty Shop
- Book Store
- Bowling Alley
- Car Wash
- Contractor's Office without outside storage
- Commercial Parking Lot
- Convenience Market with or without gas pumps
- Dance Studio
- Dry Cleaning Pick-Up Station
- Extended Stay Hotel (see Sec. 2.7)
- Florist, Retail without Greenhouse
- Funeral Home without cemetery or mausoleum
- Hotel/motel

- Golf, Miniature, or Golf Driving Range
- Laboratory, Research or Commercial
- Liquor Store
- Print Shop
- Radio or TV, Transmitter or Studio
- Restaurant
- Restaurant, Drive-In or Fast-Food
- Retail Sales and Services Establishments
- School, Commercial
- Spa Services

3. Wholesale, Storage and Industrial Uses

- Manufacturing, Light

4. Semipublic Uses, Utilities

- Airport
- Amphitheater
- Athletic Facility
- Auditorium
- Country Club
- Hospital
- Fire Station
- Park or Playground

O-I - Office - Institutional

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

District Regulations

Minimum Lot Area - the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development

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

Screening and Buffers (see Sec. 2.3.5)

Open Space: All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.