



**+/- 26.56 Acres For
Sale
Old Milton Parkway
Alpharetta, GA**

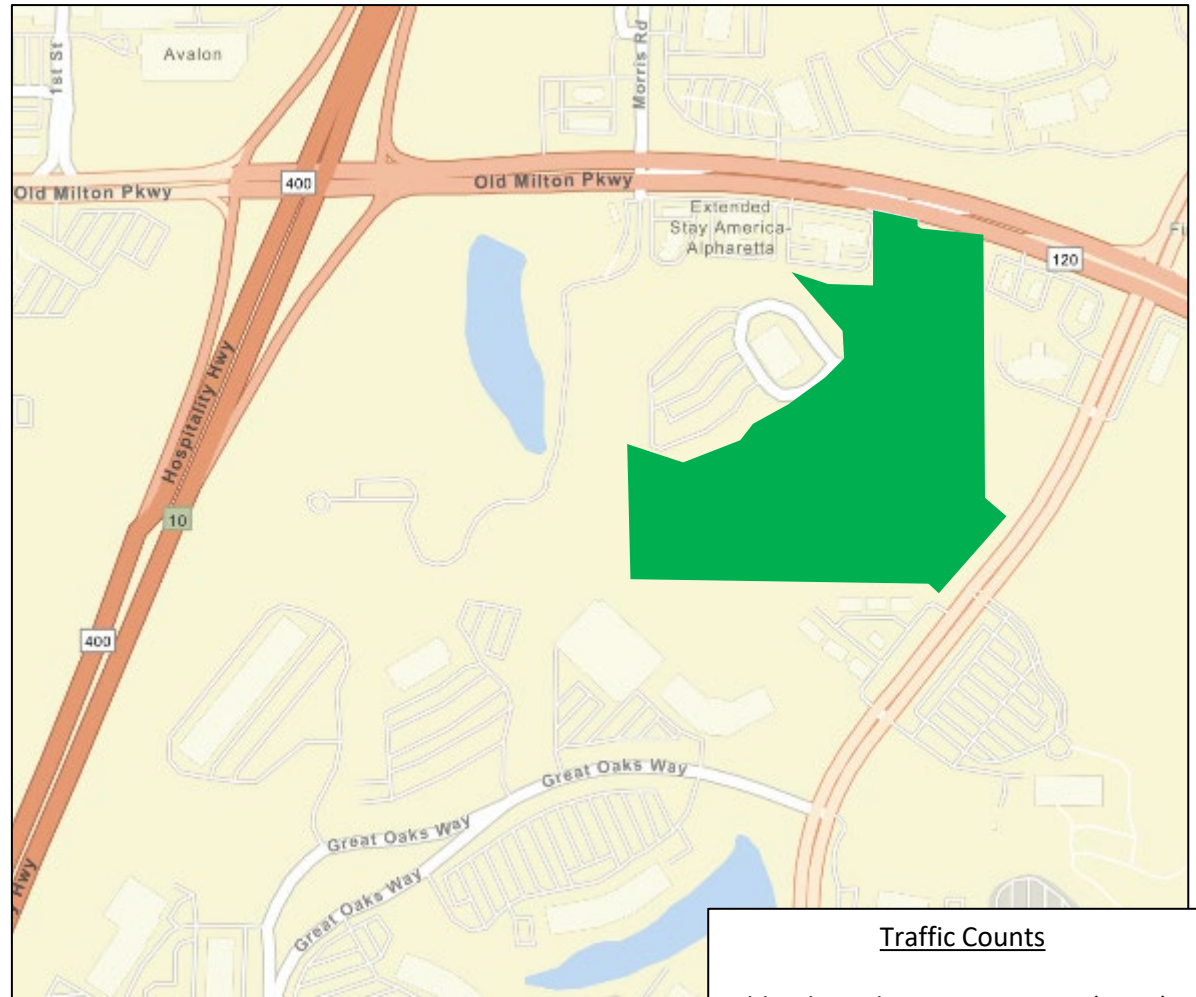
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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

Property Overview

- +/- 26.56 acres of undeveloped land
- City of Alpharetta, Fulton County
- Zoning: O-I – Office Institutional District
 - 380,000 SF approved
 - 8 stories maximum height
- Signalized access from Old Milton Pkwy
- Median break North Point Pkwy
- Frontage on Old Milton Pkwy: +/- 391.1 ft
- Frontage on North Point Pkwy: +/- 375.6 ft
- 1.4 miles from Avalon and GA-400

Asking Price: \$20,000,000



Traffic Counts

Old Milton Pkwy - 47,900 ADT (2022)
Windward Pkwy - 35,700 ADT (2022)
Haynes Bridge Rd – 23,800 (2022)

Submarket Aerial



Conceptual Renderings



Multi-Use Facility



Zoning Site Plan

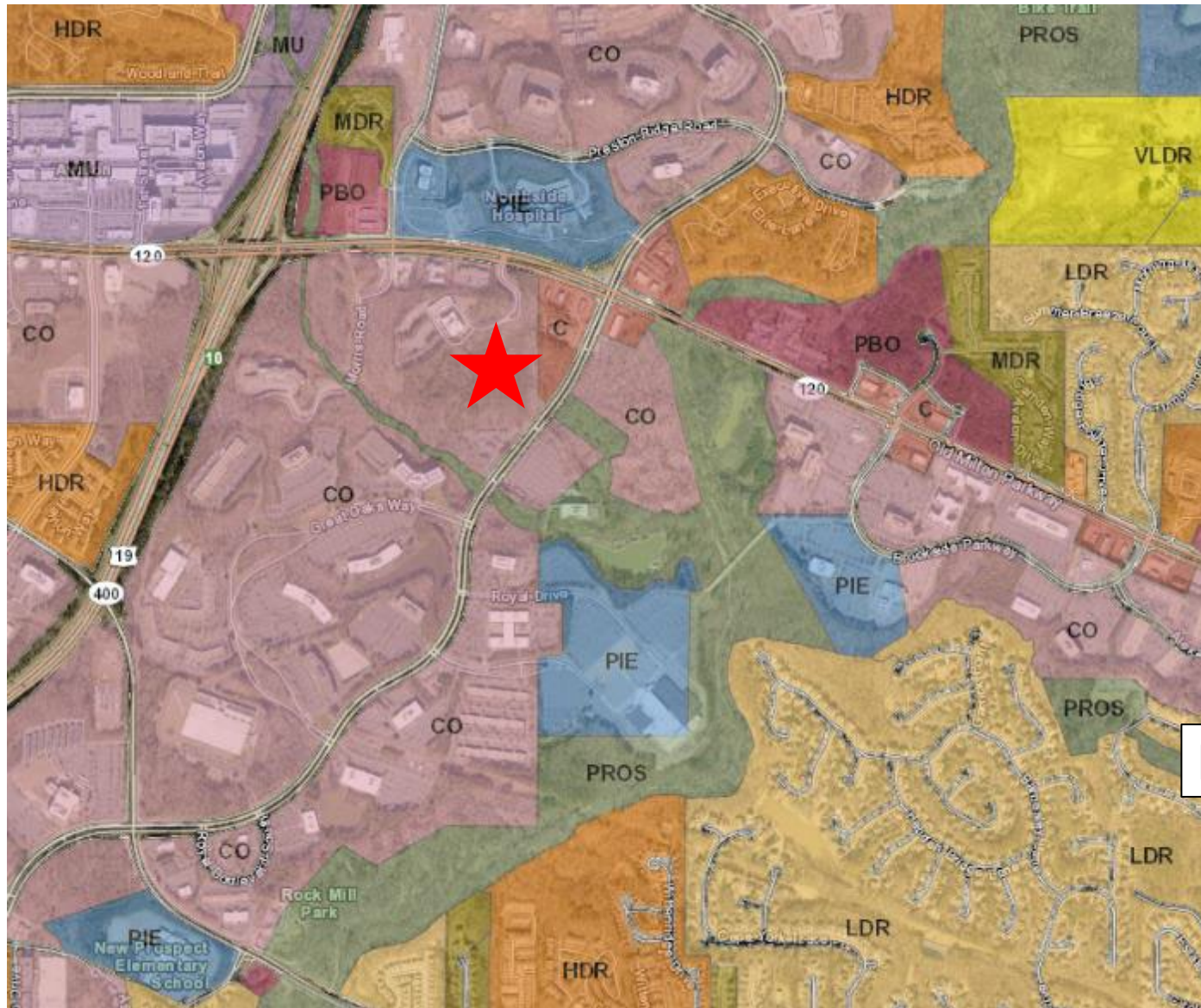


Nature Trail



Medical Office

Future Land Use Plan



Corporate Office

10 Ft Topo



Drive Time Map

