



### PROPERTY SUMMARY

Prime investment opportunity in the North Atlanta area! This spacious land parcel at 1400 Manuel Lane, Alpharetta, GA, 30004 offers versatile zoning options, with R-12 zoning in place. Boasting prime development potential, the property is a desirable investment opportunity for land and other investors. With proximity to major highways, scenic views, and natural surroundings, this parcel presents a remarkable opportunity. Utilities are readily available, making this property an excellent option for those looking to capitalize on the thriving North Atlanta market. This property does have an AM radio station located on it. Zoned R-12. There is no flood zone, and the topography is even. Please reach out to Jacob Bower for more information- (678) 308-8742.

### PROPERTY HIGHLIGHTS

- Located in the North Atlanta area
- Spacious land parcel
- Versatile zoning options
- Prime development potential

<b>Asking Price</b>	\$499,000	<b>Zoning</b>	R-12
<b>Site Size</b>	2.16 Acres	<b>Market</b>	North Atlanta



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