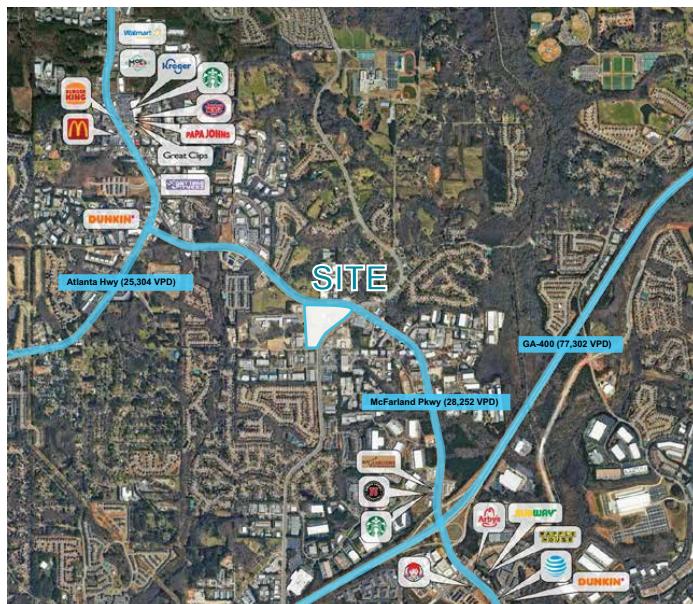


McFarland & Union Hill Rd Alpharetta, GA

Union Hill Rd | Alpharetta, Georgia 30004 | FORSYTH COUNTY

NOW LEASING



TRAFFIC COUNTS

21,200 VPD – McFarland Pkwy
4,860 VPD – Union Hill Rd
111,000 VPD – GA 400

sourced from GDOT



PROPERTY INFORMATION

NOW LEASING/BUILD-TO-SUIT : 18 Acres of commercial land anchored by EOS Fitness on main and main in Forsyth County with signalized intersection.

Located 2 miles down the street from The Halcyon on McFarland Parkway, which receives over 250,000 Monthly visitors.

The Gathering at South Forsyth, a \$2 Billion dollar master planned mixed-use development destined to become the entertainment hub of north GA, is located 2 miles away on Union Hill Rd!

Demographics

3 Miles 5 Miles 10 Miles

 Total Population 35,727 109,007 407,782

 Daytime Population 64,595 179,584 570,606

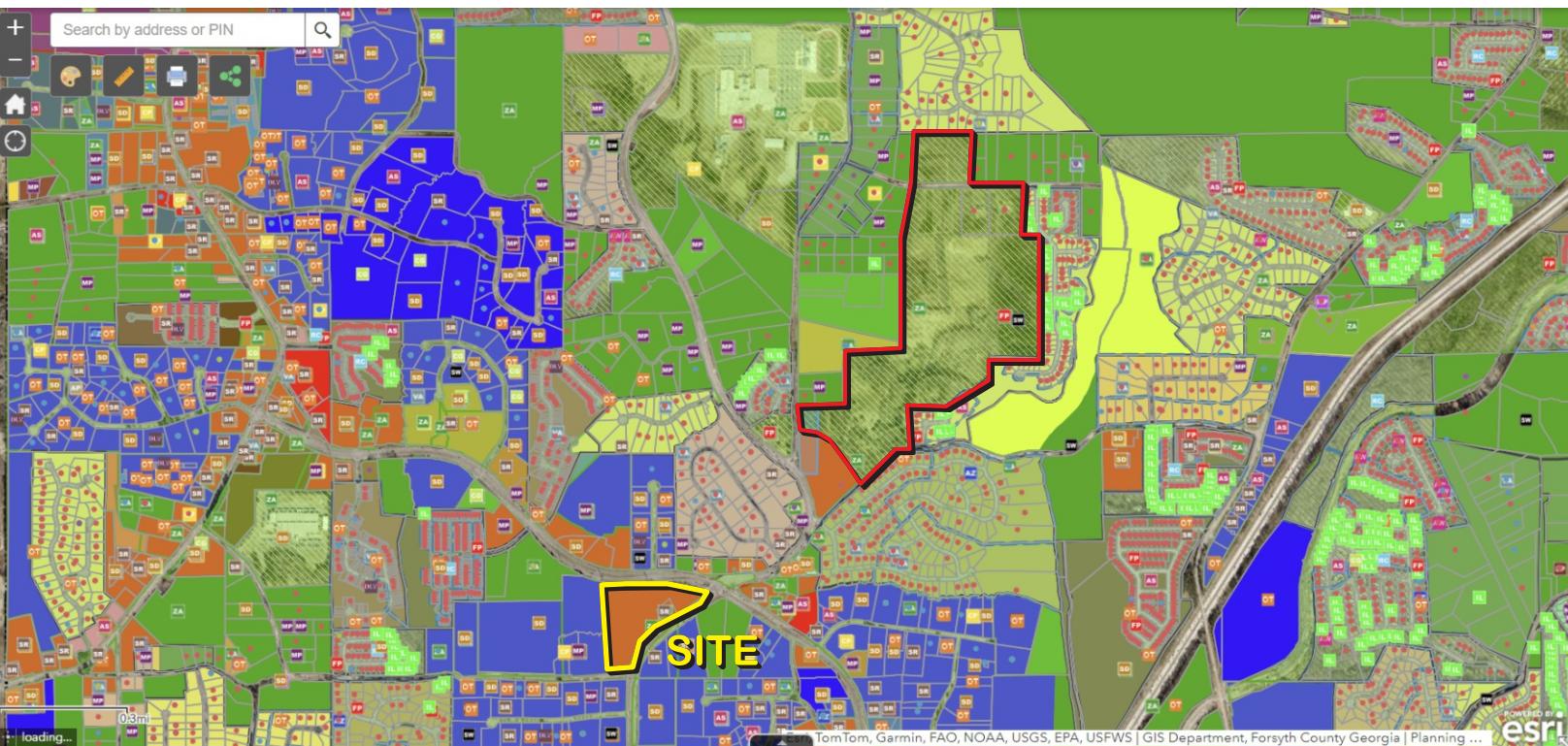
 Avg. Household Income \$165,922 \$178,022 \$171,662

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.

PROPERTY INFORMATION :

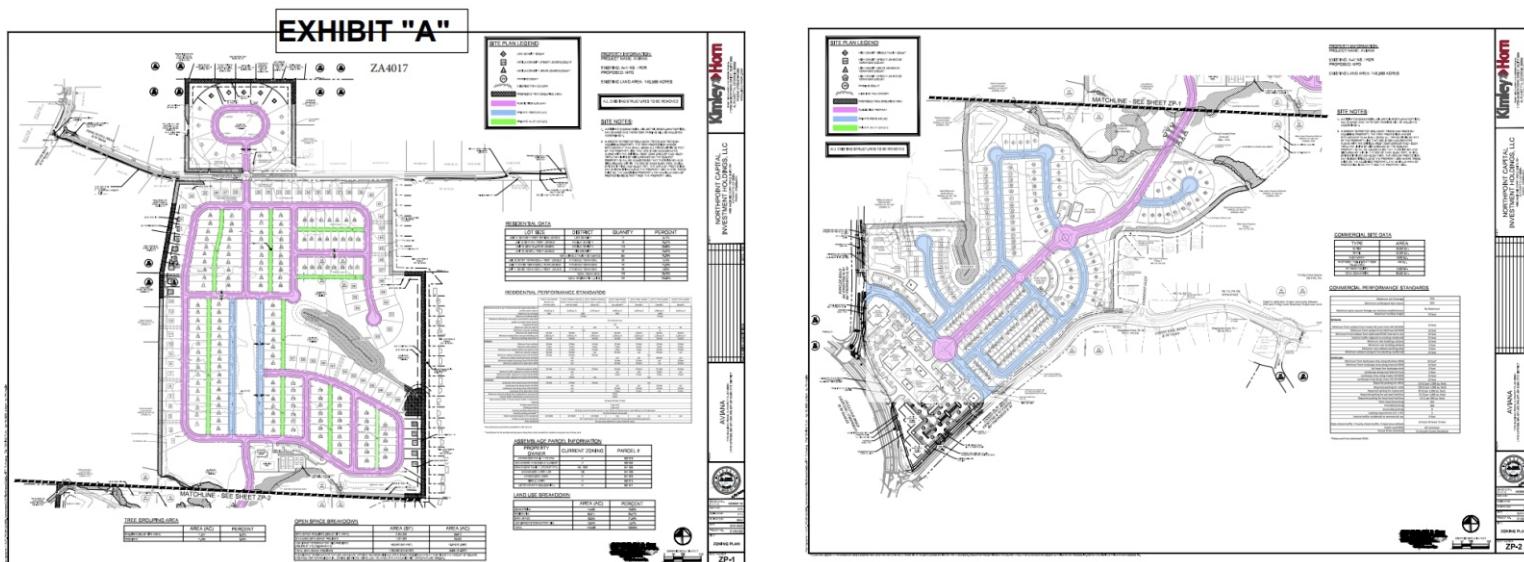
James Case 770-896-5559 james@forrplaces.com
Broker: Cory Cianci 770-833-2930 corycianci@hotmail.com

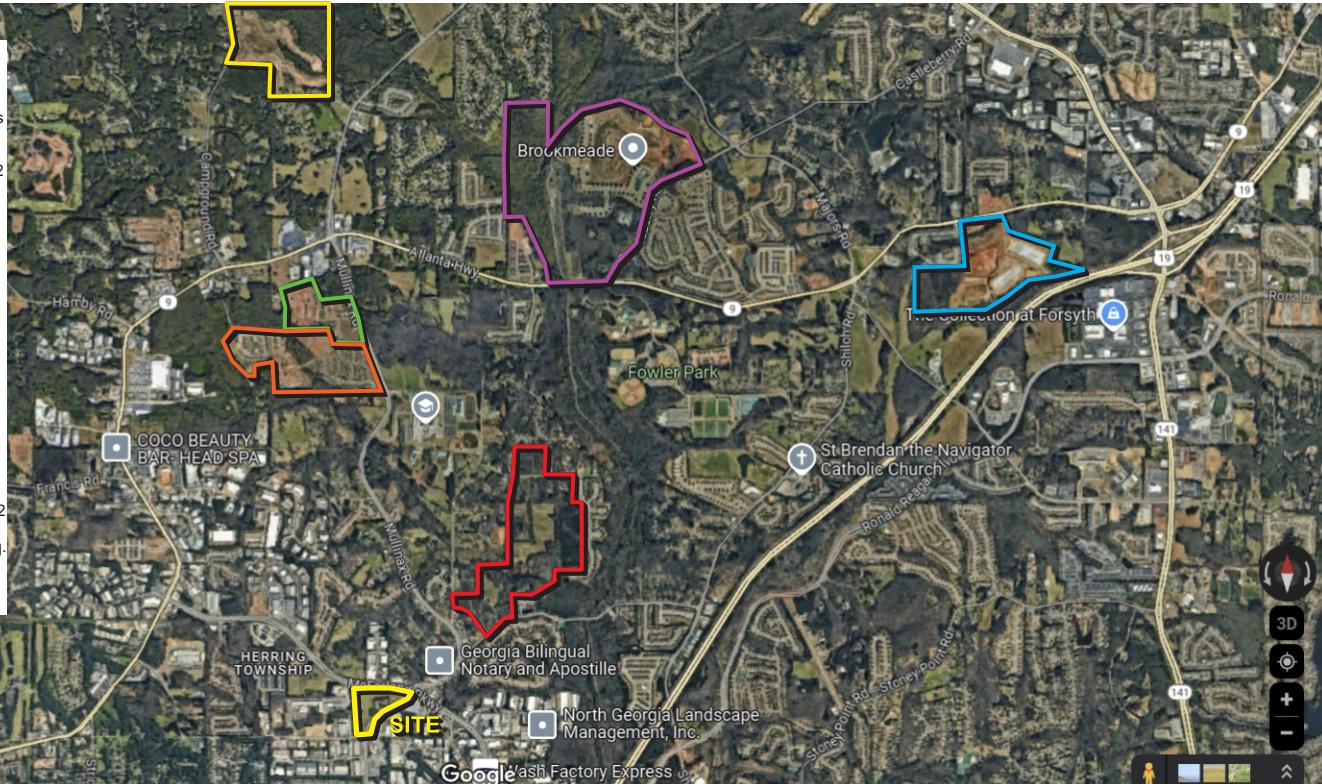
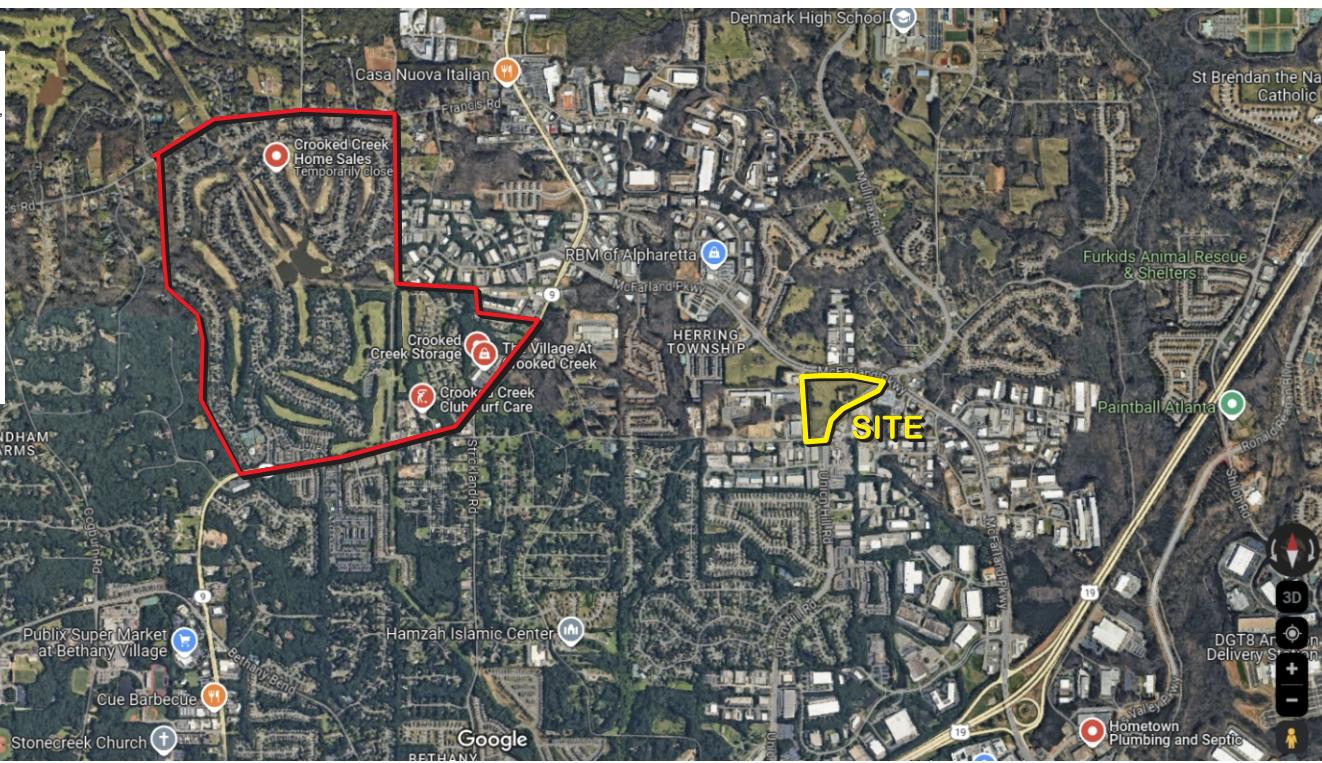


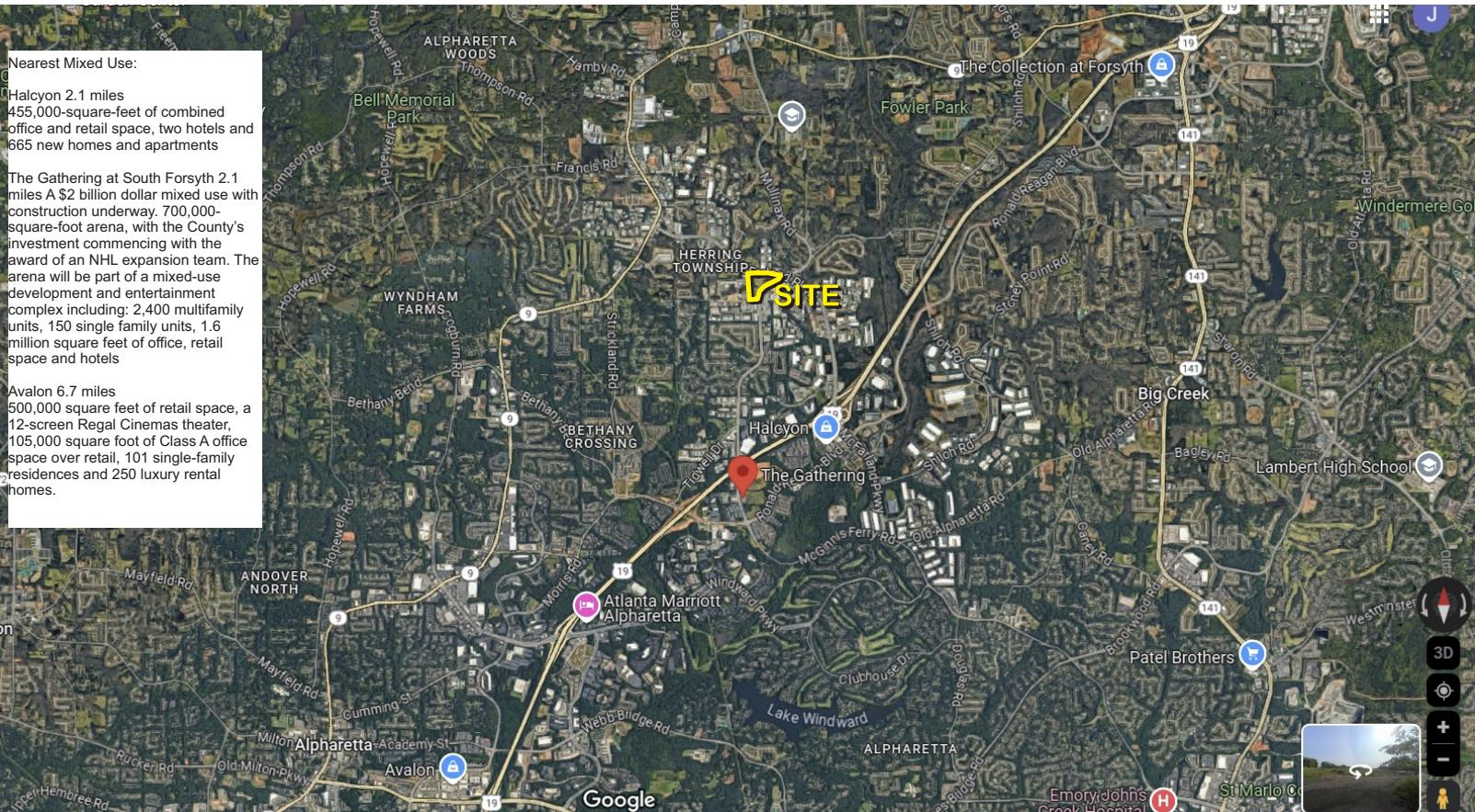
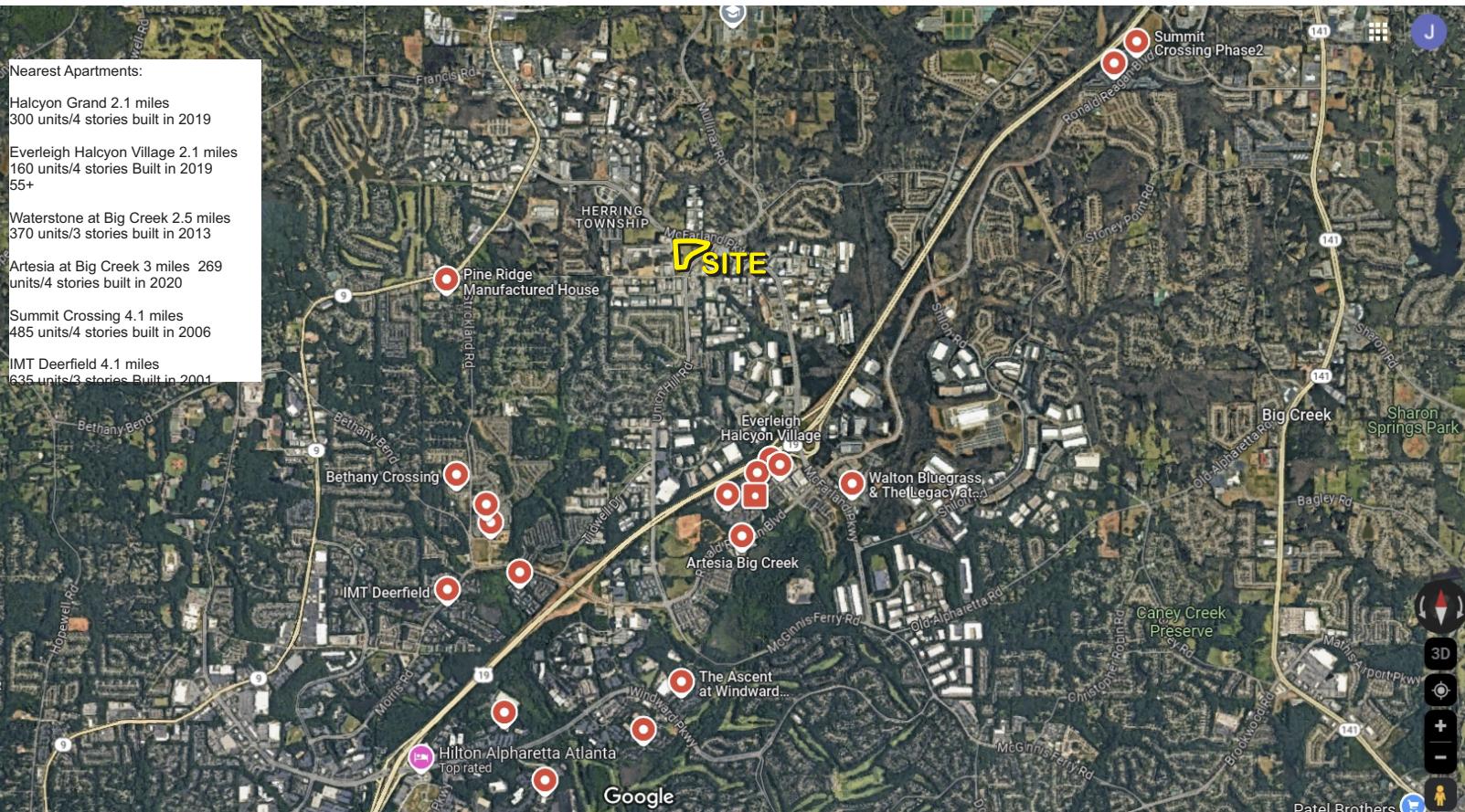


PROJECT SUMMARY:

Applicant is requesting to rezone from Agricultural District (A1), Neighborhood Shopping District (NS) and Single Family Residential Restricted District (R2R) to Master Planned District (MPD) on 140.588 acres for 284 residential lots and 120 attached residential units with a density of 2.88 units per acre and commercial buildings totaling 82,600 sq. ft. with 224 parking spaces.





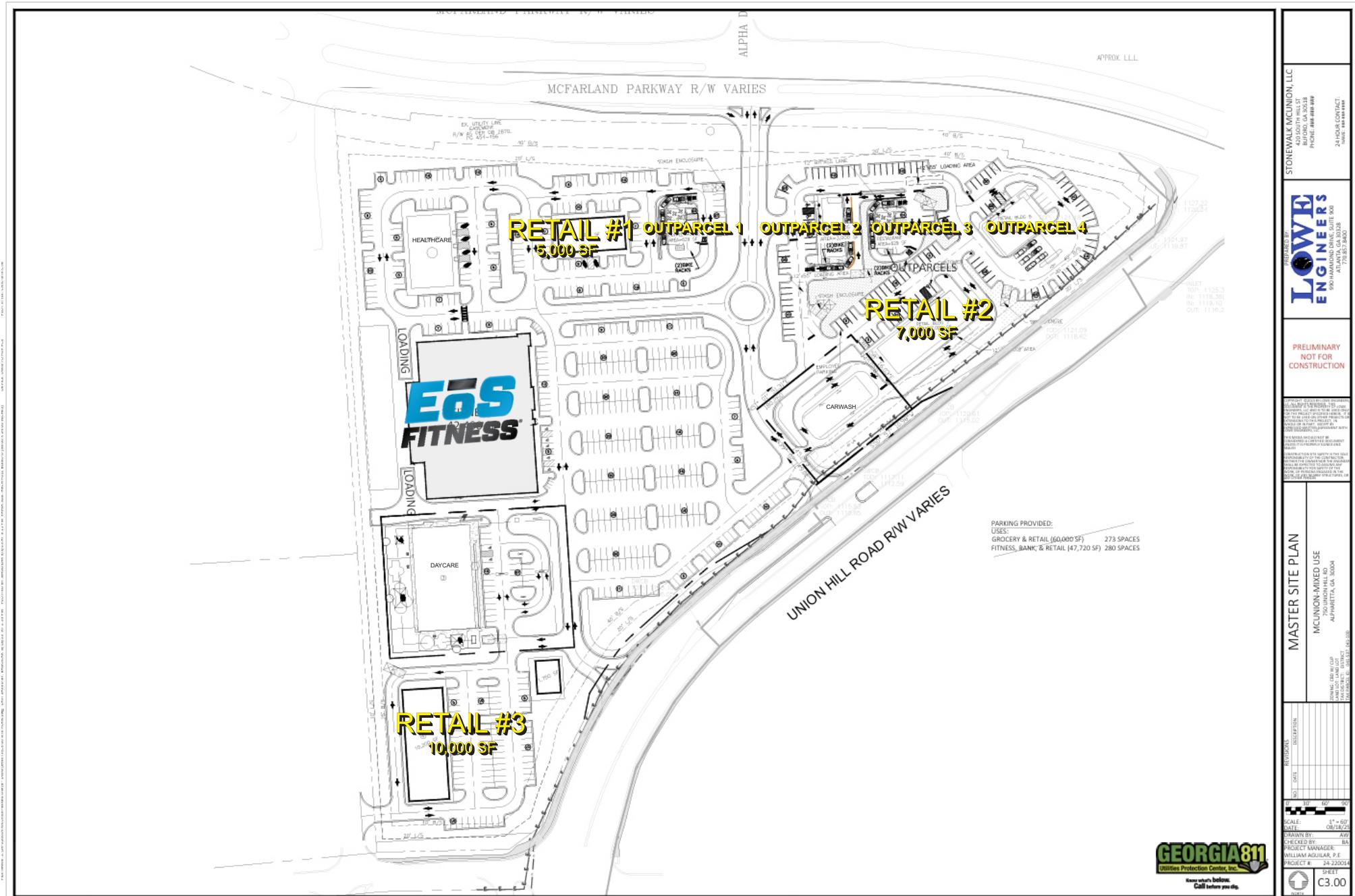




With a completion date set in 2033, the development will include 2,400 residential units, 500 hotel rooms, and 1.6 M sq. ft of office and retail space. An 18,500-seat arena that could be used to entice a major league hockey team to the metro Atlanta area is also planned. Initially zoned for a regional mall nearly 15 years ago, plans never came to fruition and the land has sat empty and unutilized. In addition to the hotel, office, and retail space, The Gathering will feature curated open community greenspaces, water features, walking trails, and a state-of-the-art arena and community center in the heart of the district.

McFarland & Union Hill Rd Alpharetta, GA

Site Plan



PROPERTY INFORMATION :

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