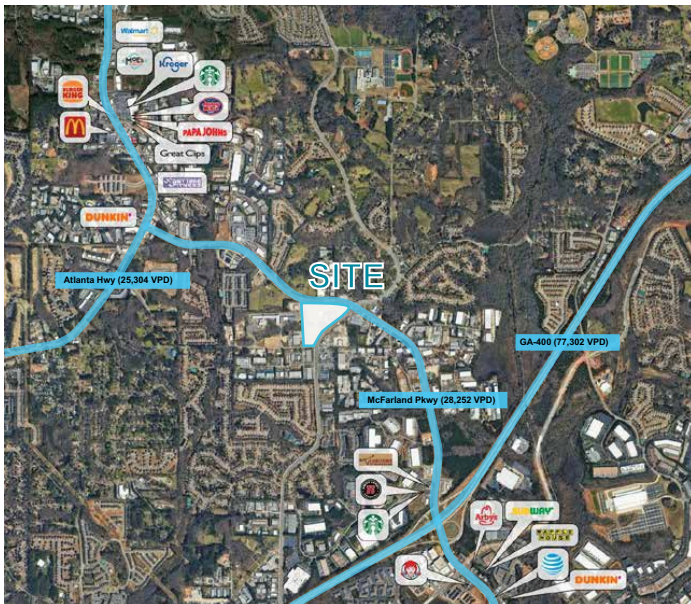
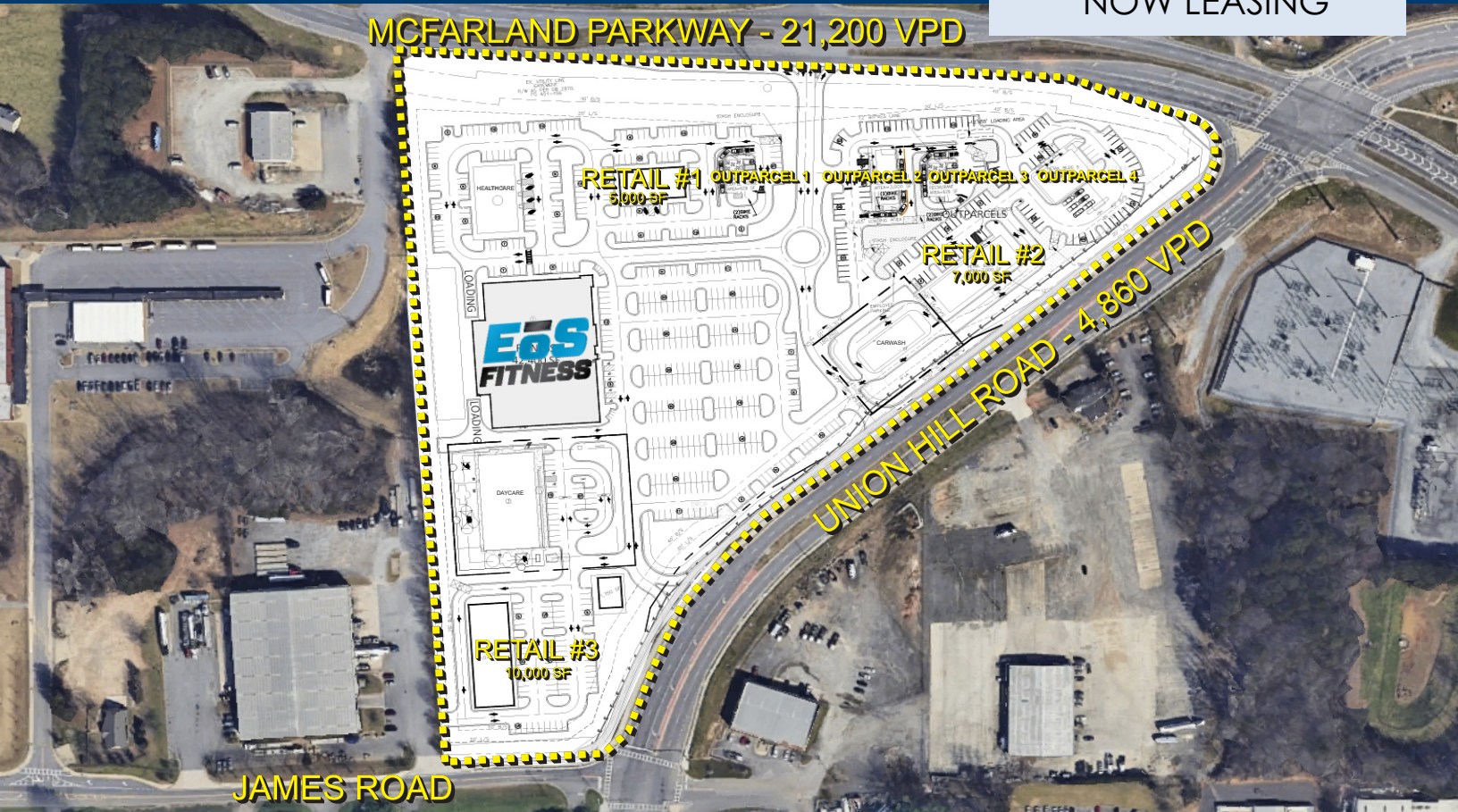


# McFarland & Union Hill Rd Alpharetta, GA

Union Hill Rd | Alpharetta, Georgia 30004 | FORSYTH COUNTY

NOW LEASING






## 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.



## TRAFFIC COUNTS

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

sourced from GDOT

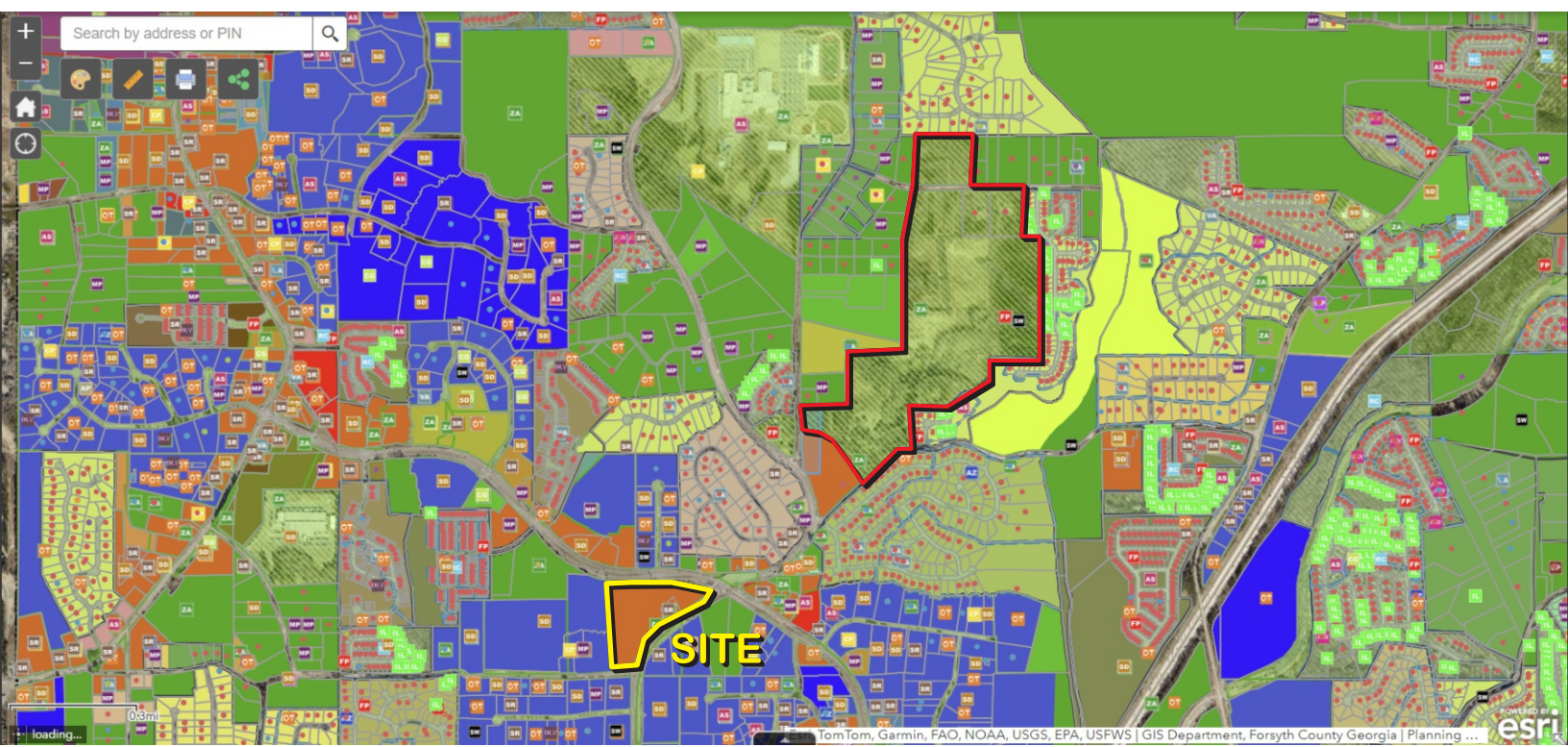
PROPERTY INFORMATION :

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



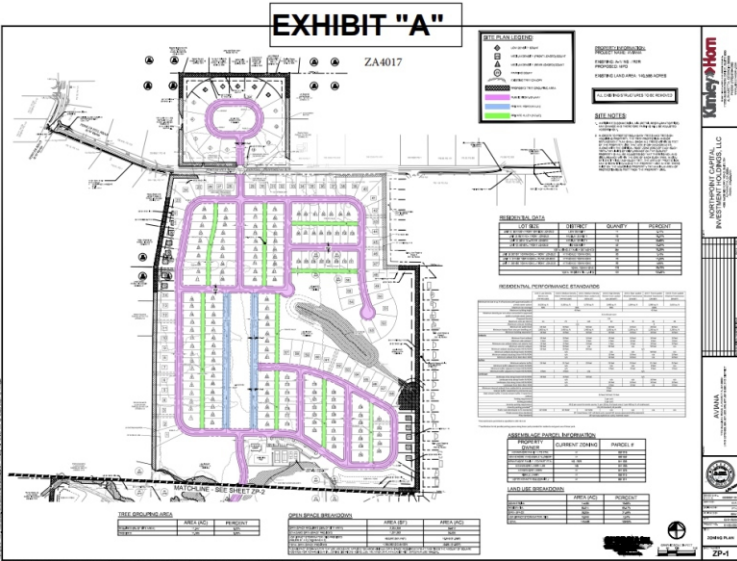






PROJECT SUMMARY:

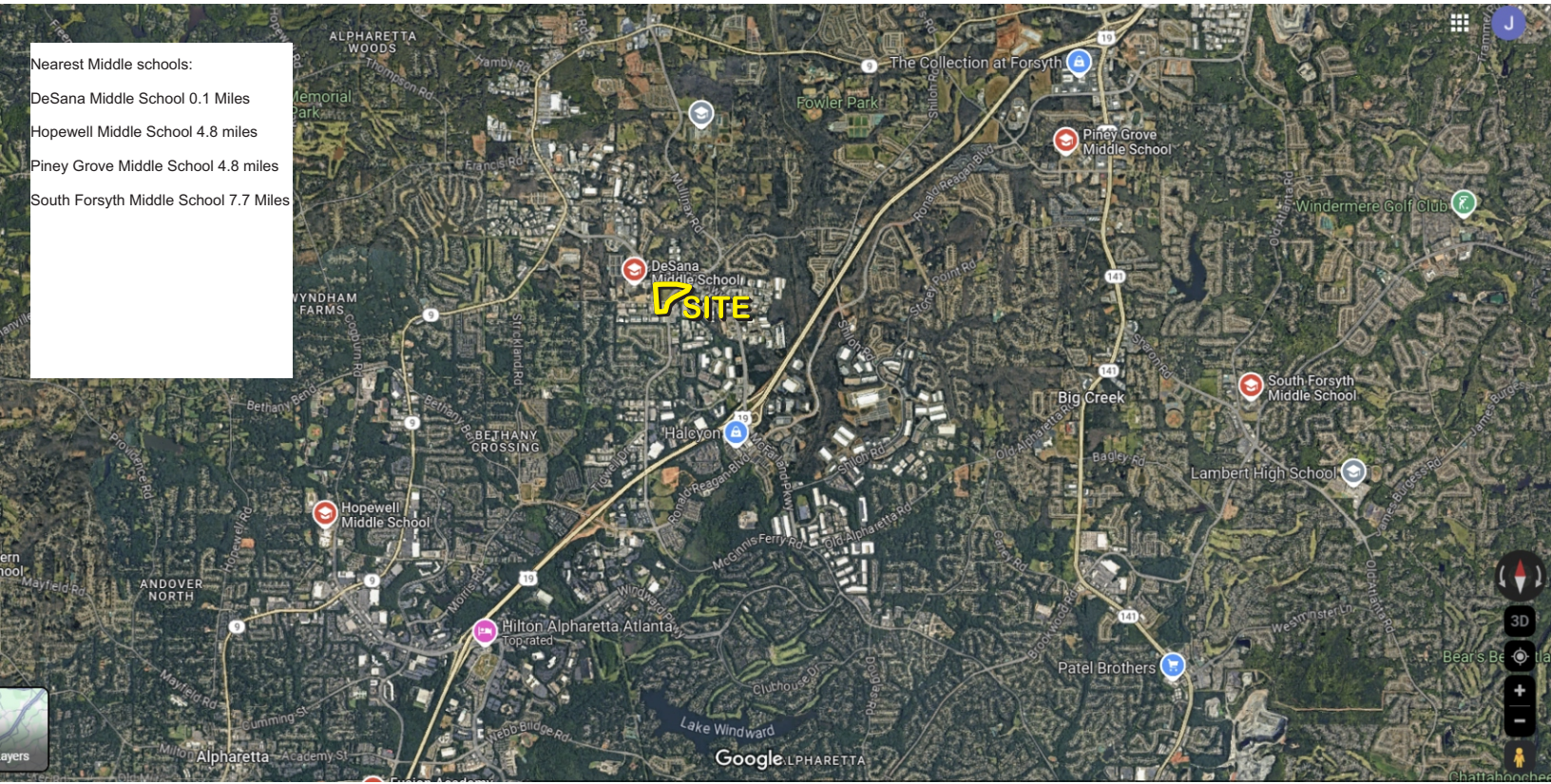
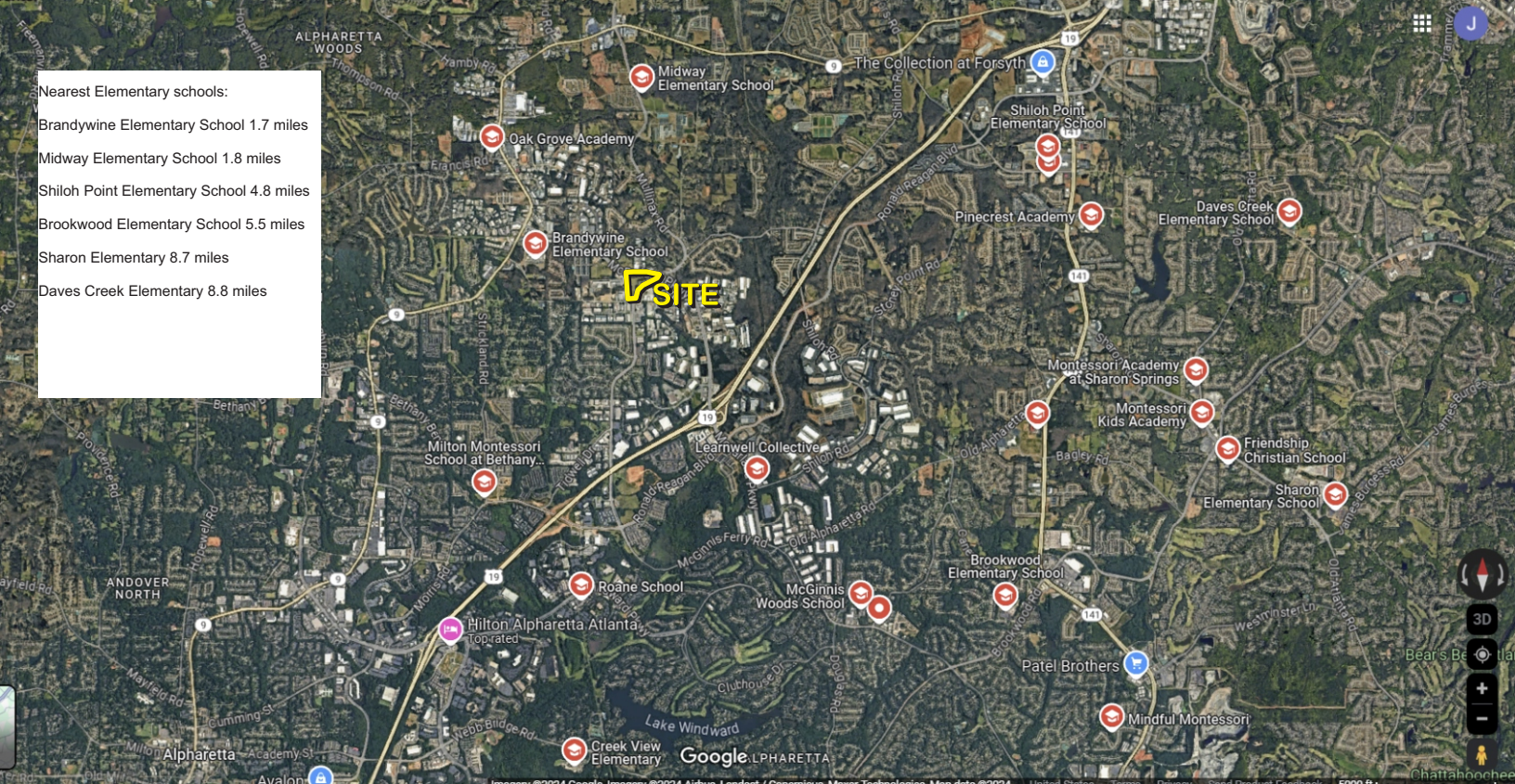
Applicant is requesting to rezone from Agricultural District (A1), Neighborhood Shopping District (NS) and Single Family Residential Restricted District (R2R) to Master Planned District (MPD) on 140.588 acres for 284 residential lots and 120 attached residential units with a density of 2.88 units per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



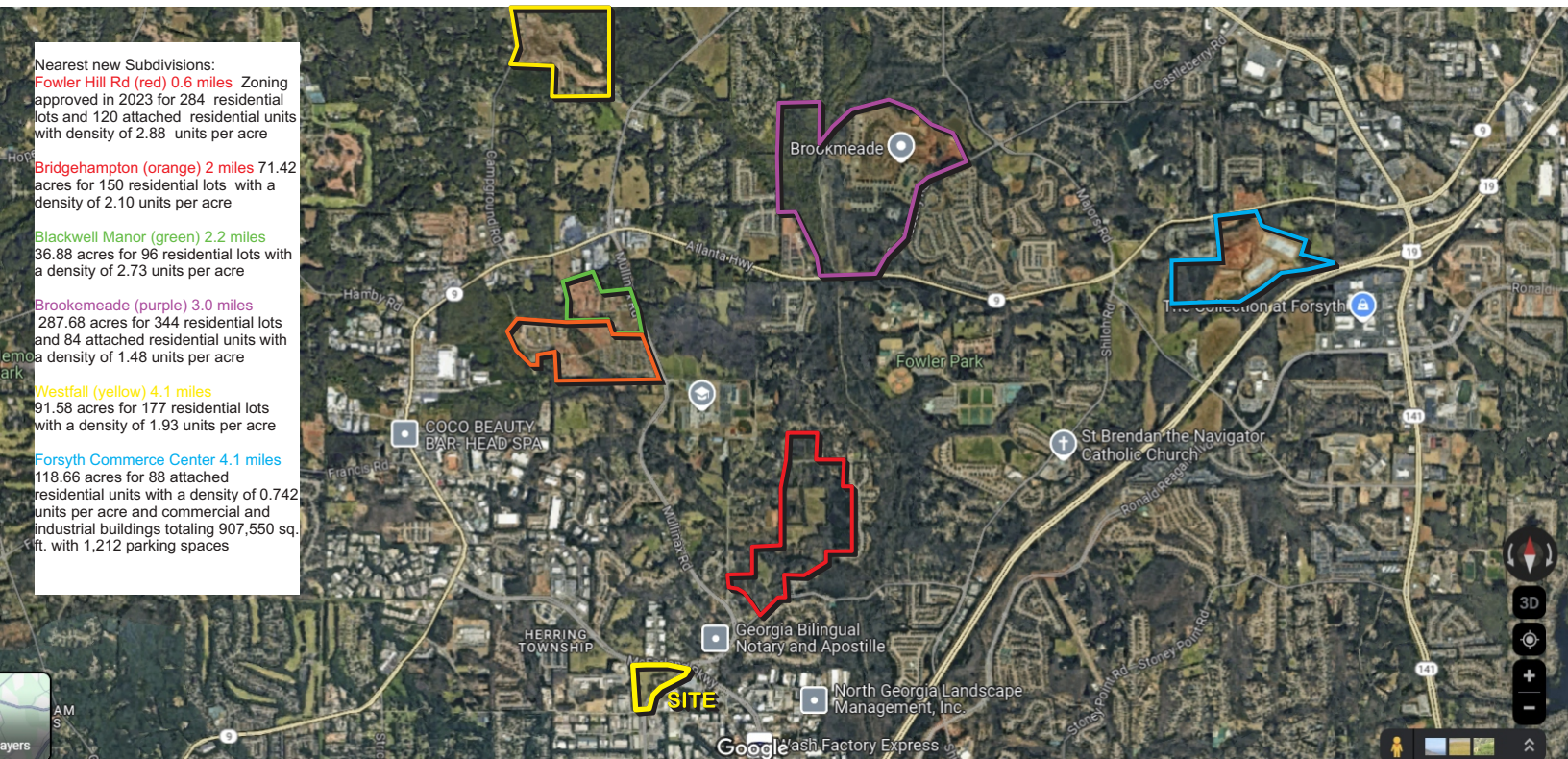
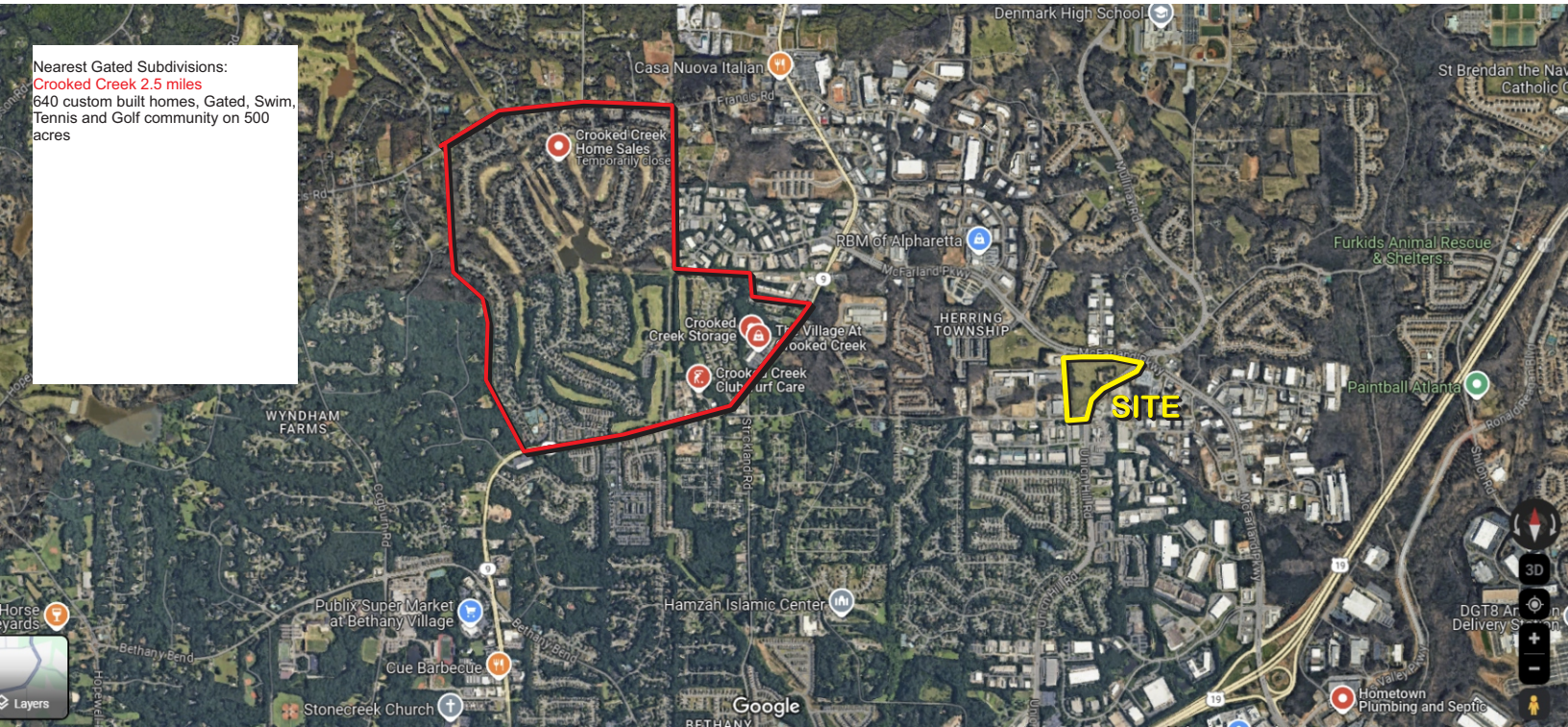


McFarland & Union Hill Rd Alpharetta,GA

Nearest Elementary & Middle Schools



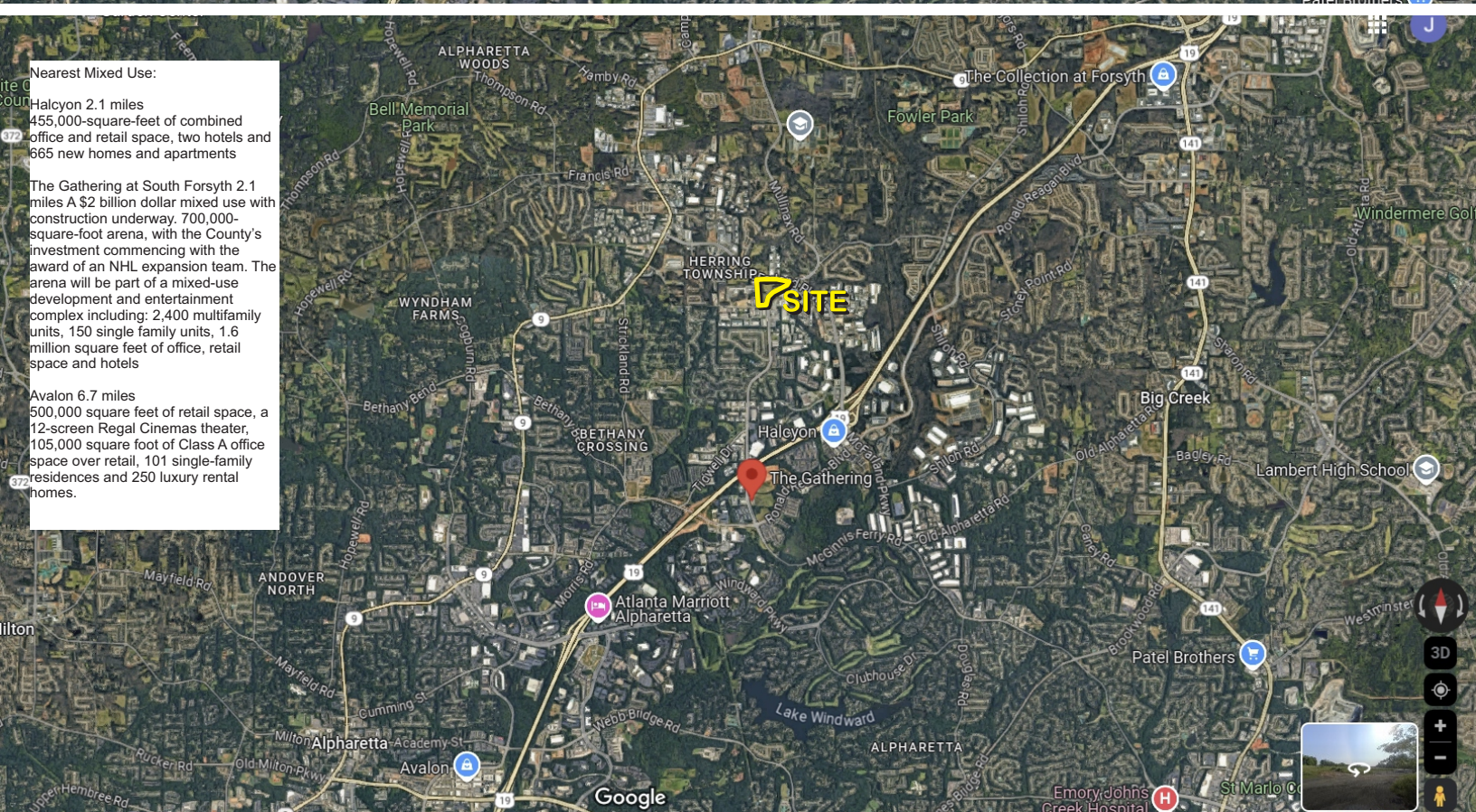
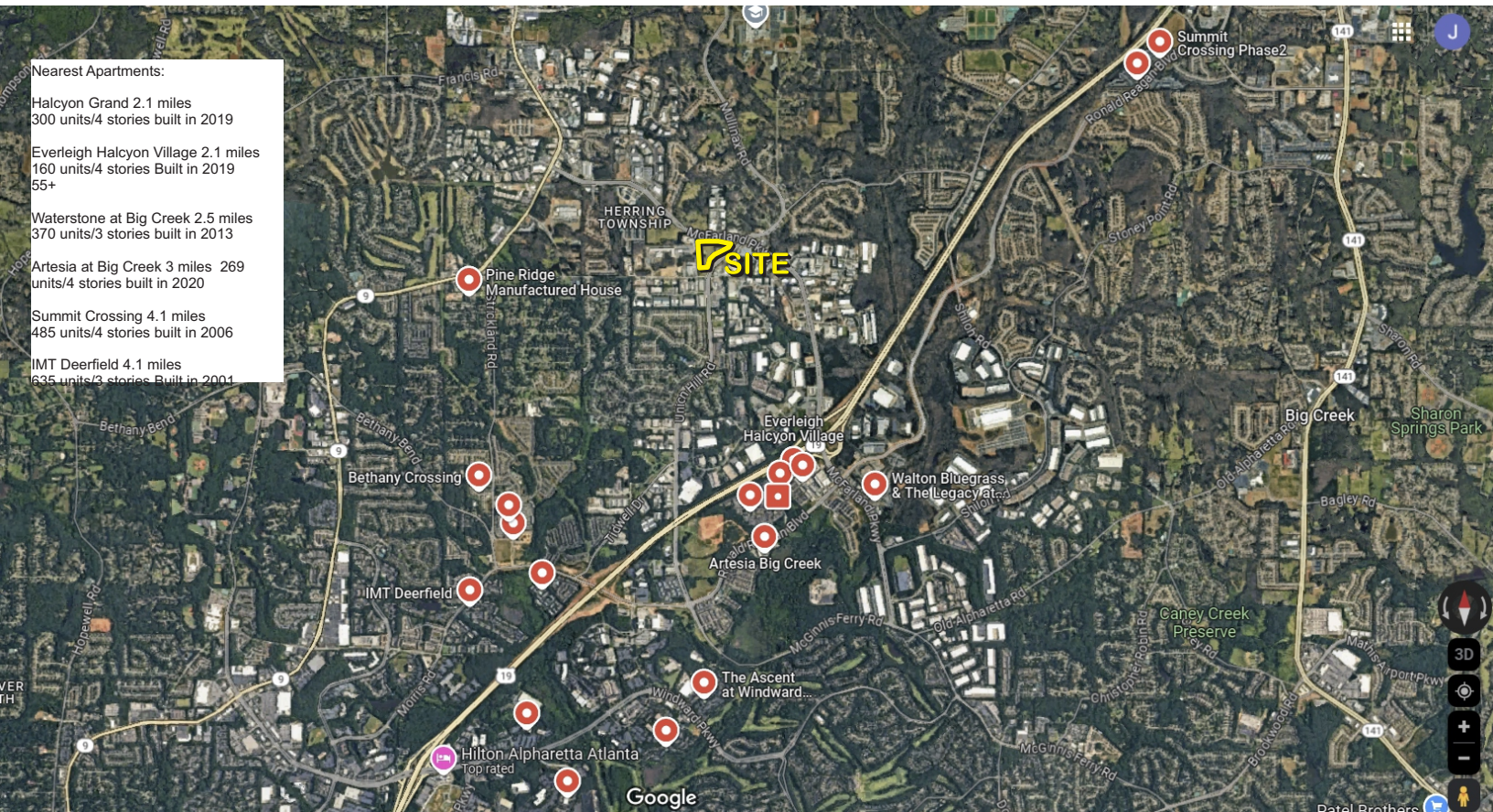






McFarland & Union Hill Rd Alpharetta,GA

Nearest Apartments & Mixed use

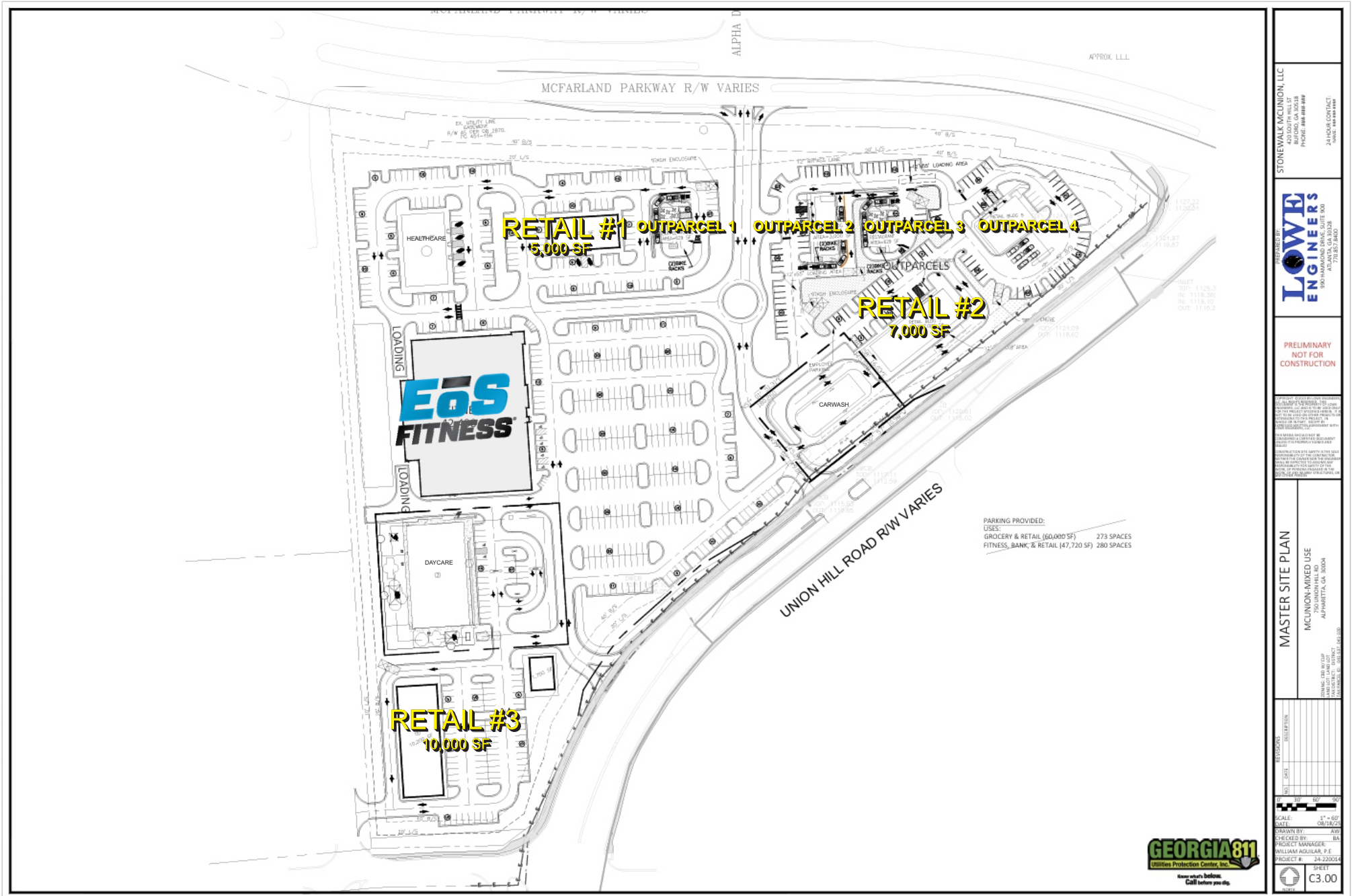






With a completion date set in 2033, the development will include 2,400 residential units, 500 hotel rooms, and 1.6 M sq. ft of office and retail space. An 18,500-seat arena that could be used to entice a major league hockey team to the metro Atlanta area is also planned. Initially zoned for a regional mall nearly 15 years ago, plans never came to fruition and the land has sat empty and unused. 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.





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