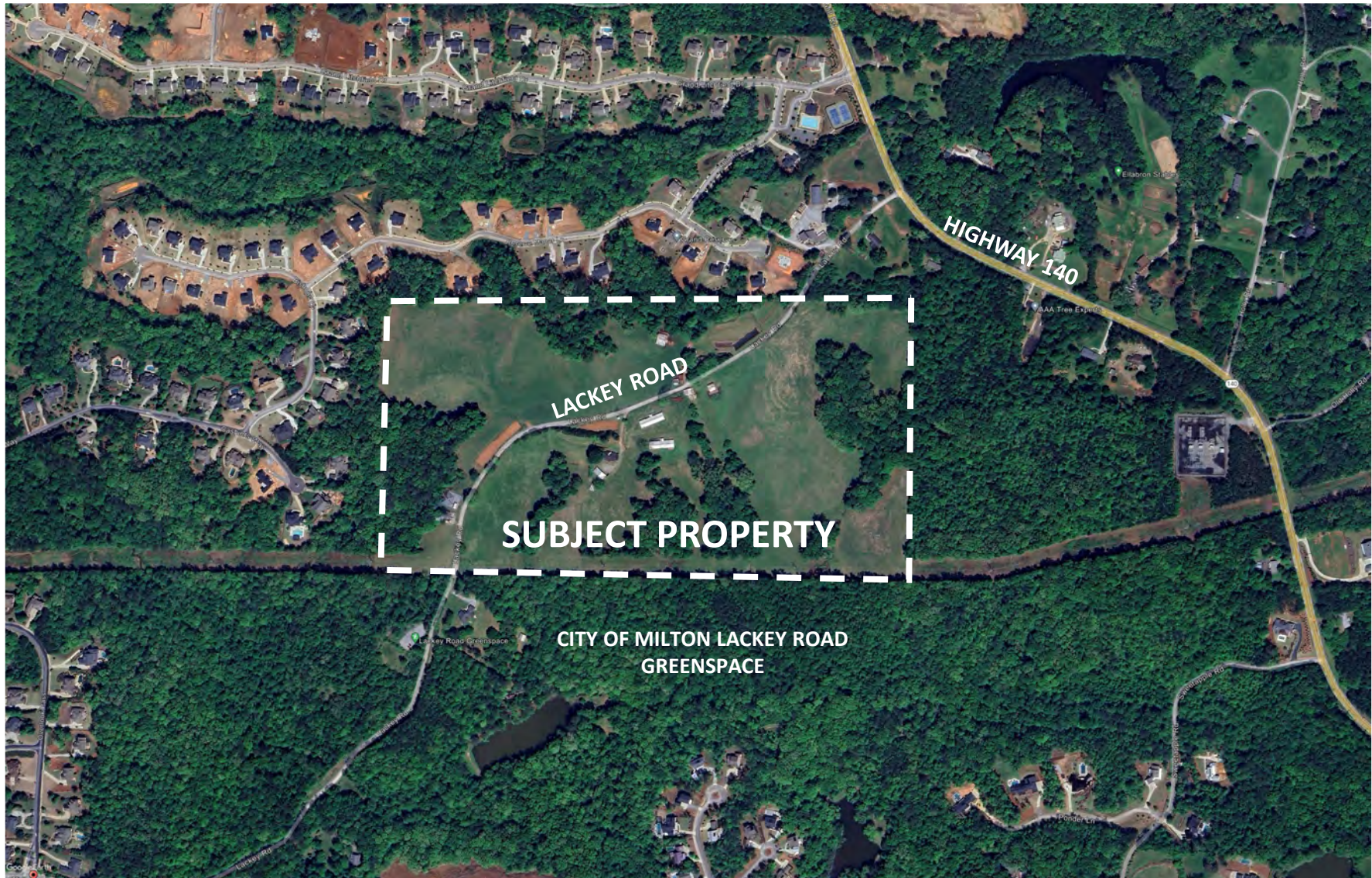


± 80 Acre Residential Development Site Lackey Road – Roswell, Georgia



Alpharetta Realty, Inc.

1304 Bombay Lane
Roswell, GA 30076
770-475-6544

Bob Miller
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dbrening@integritylandrealty.com

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Alpharetta Realty, Inc. is pleased to exclusively present this opportunity to purchase ± 80 acres in the City of Roswell, Fulton County, Georgia. The property is located along Lackey Road just west of Highway 140 (Arnold Mill Road). Surrounded by high-end subdivisions and being one of the largest remaining tracts in north Fulton, the property lends itself to a luxury residential community, equestrian estate, or an exclusive private estate.

Property Address: The main property address is [920 Lackey Road](#). The acreage is comprised of six parcels with tax parcel ids 22 342010010163, 22 342010010056, 22 342010010155, 22 342010020170, 22 342010020204, and 22 342010020048. Please note that tax parcel ids 22 342010020188 and 22 342010020196 are not included as part of the sale.

Zoning: The property is zoned AG-43 with the City of Roswell. The AG-43 minimum lot size is one acre with a minimum front lot width of 120 feet.

Demographics: Average household income over \$180k within a 3-mile radius and over \$165k within a 5-mile radius.

Home Sale Comps: Average new home sale price within a 3-mile radius in Fulton County over the past 18 months is \$1.6M. Active and pending new home listings within a 3-mile radius in Fulton County average over \$2.5M.

Schools: Crabapple Crossing Elementary, Northwestern Middle School, and Milton High School

Potential Lot Yield: Please inquire with listing broker on potential lot yield and layout options for a residential community.

Purchase Price: \$115k/acre

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct. All information is subject to independent verification.

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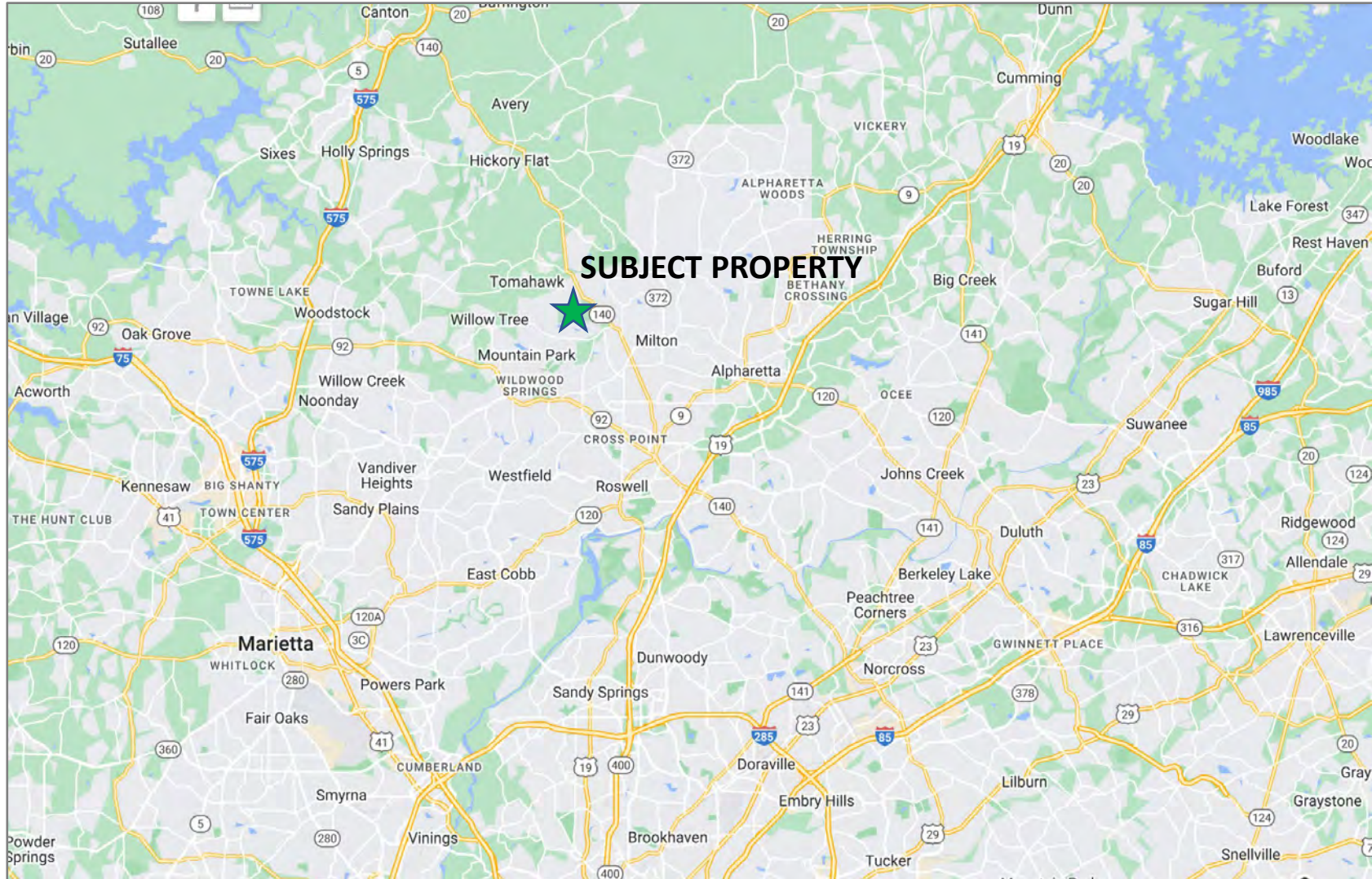
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Regional Location Map



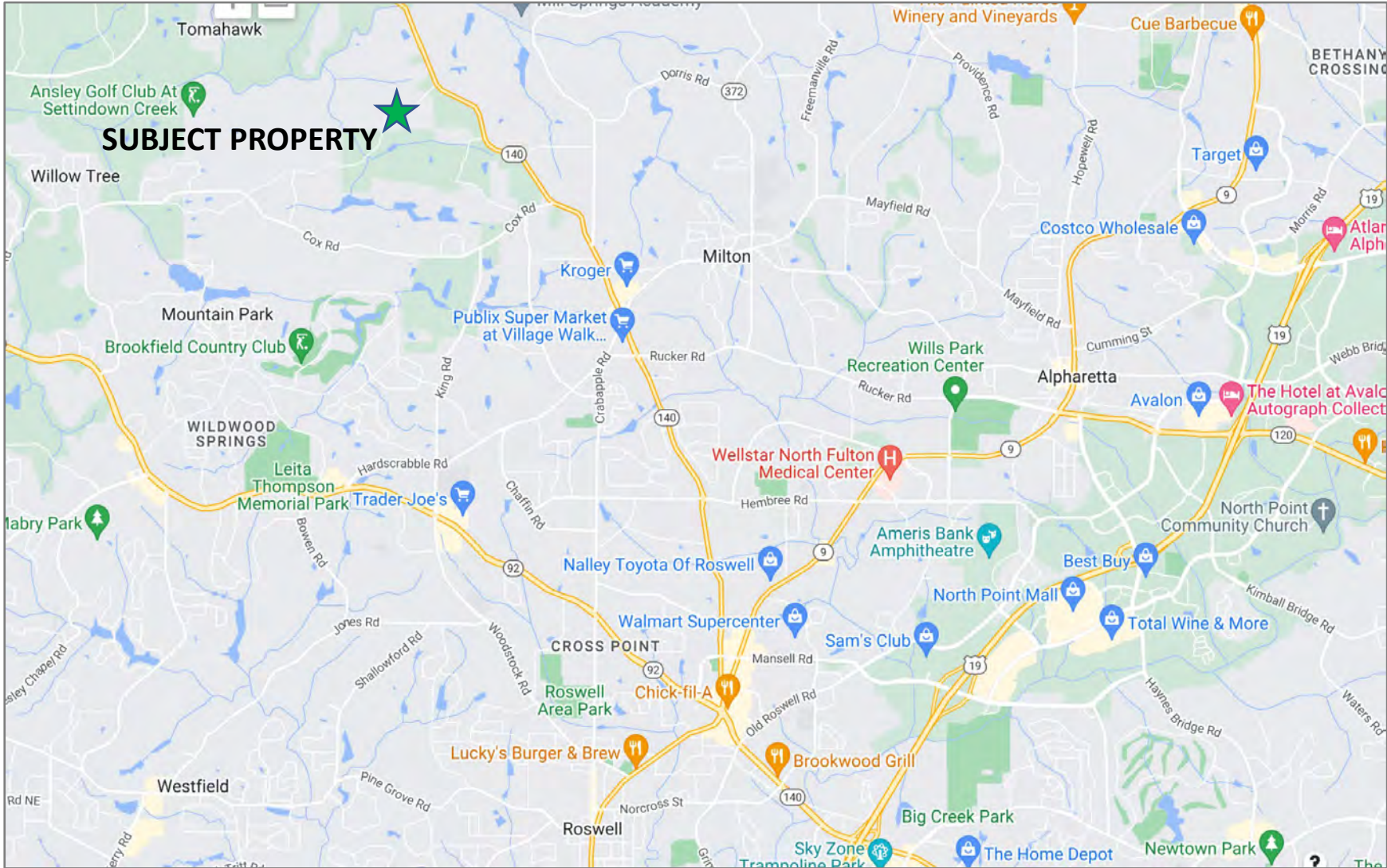
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Local Location Map



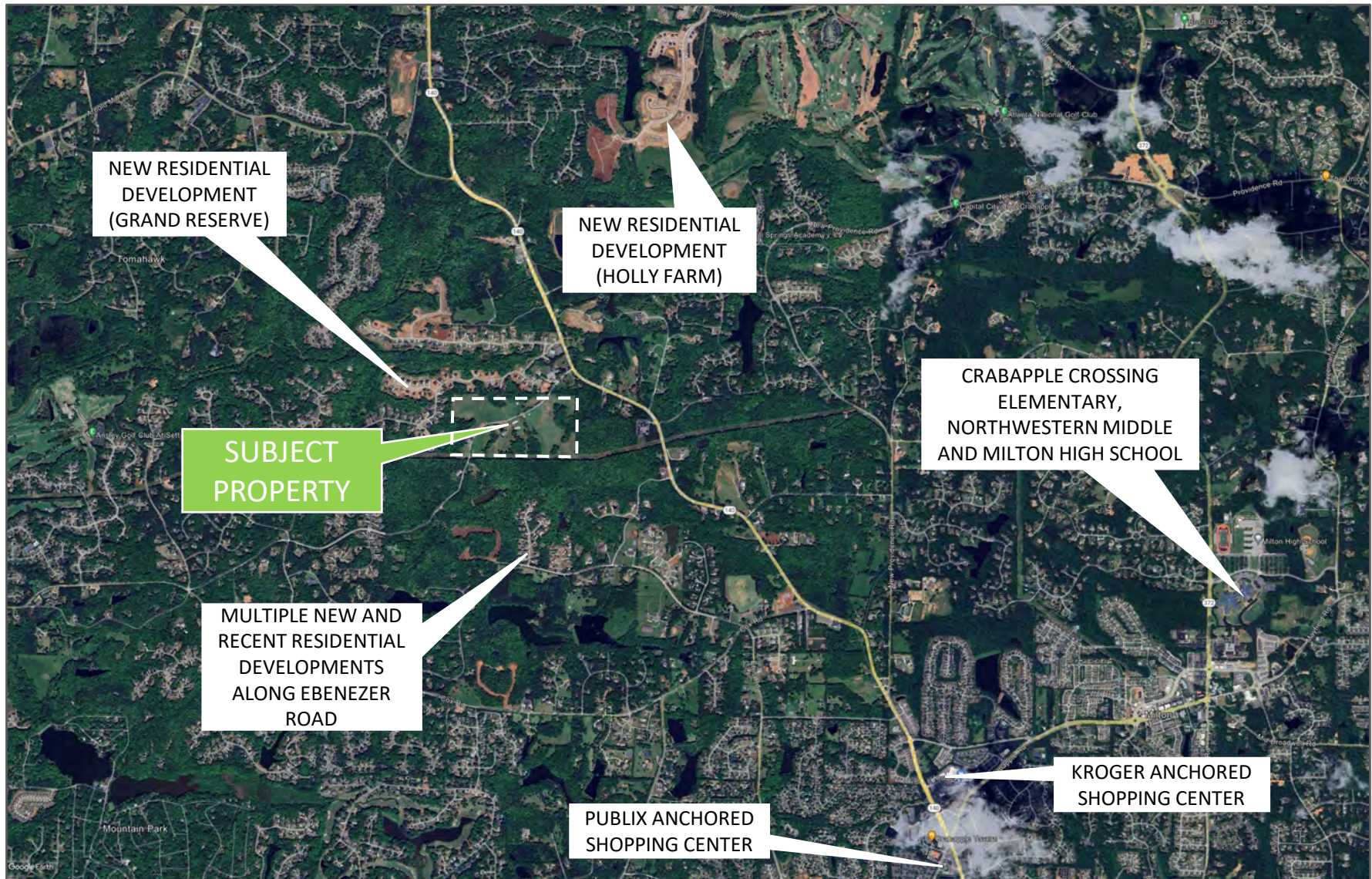
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Fulton County Assessor's Map: The acreage is comprised of six parcels with tax parcel ids 22 342010010163, 22 342010010056, 22 342010010155, 22 342010020170, 22 342010020204, and 22 342010020048. Please note that tax parcel ids 22 342010020188 and 22 342010020196, both of which contain communication towers, are not included as part of the sale.



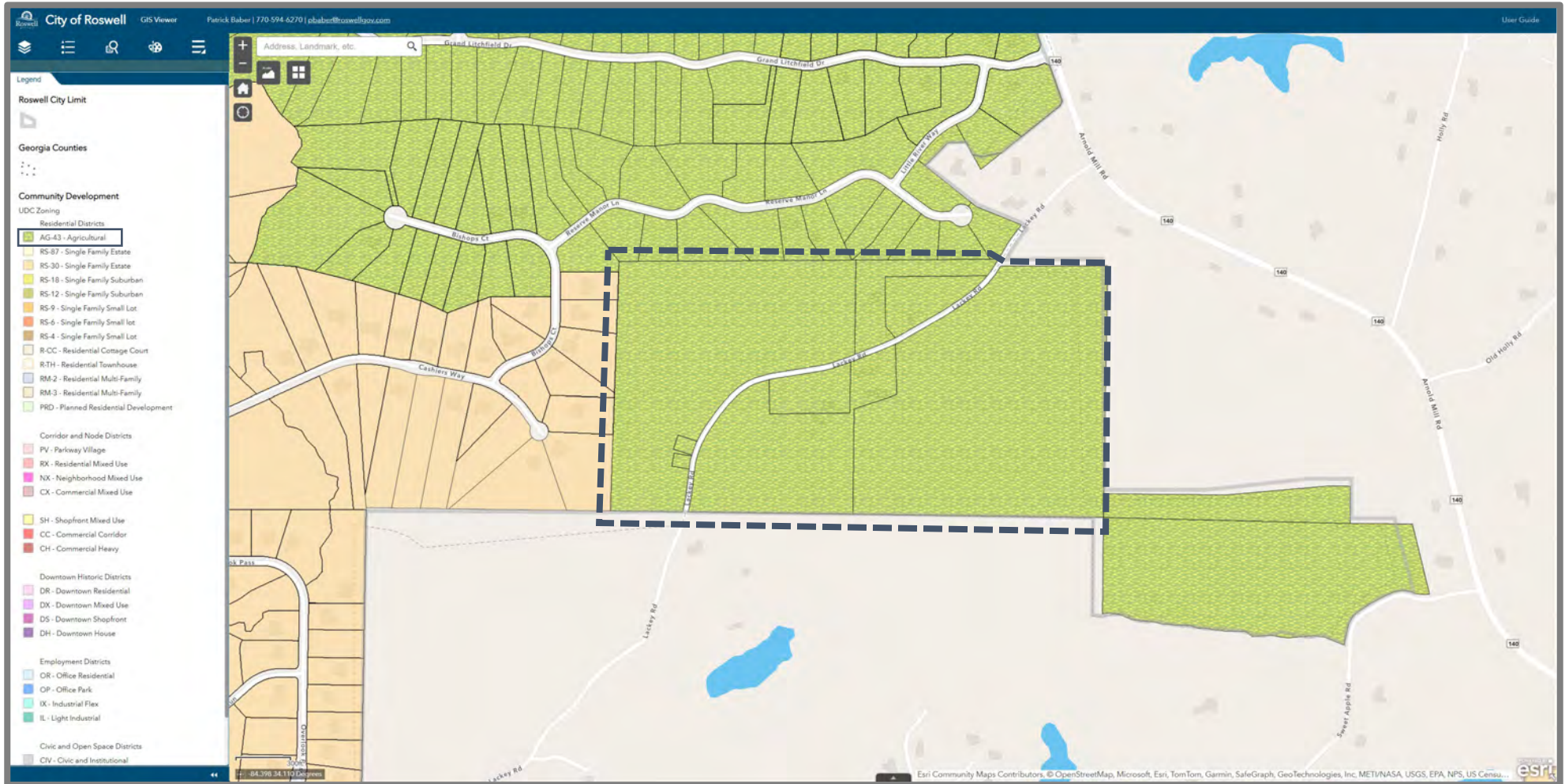
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City of Roswell Zoning Map: The entire tract is currently zoned AG-43 with the City of Roswell. The AG-43 performance standards are minimum 1 acre lot size with 120' front lot widths.



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Topography Map: Lackey Road bisects the property and generally serves as the high point/ridge between drainage patterns. The property slopes both north and south away from Lackey Road.



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