

3.25 Acre Assemblage – Residential Development Opportunity 12725 & 12735 Providence Road – City of Alpharetta



Alpharetta Realty, Inc.

1304 Bombay Lane

Roswell, GA 30076

770-475-6544

David Brening, PE

Direct: 678-925-2509

dbrening@integritylandrealty.com

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Alpharetta Realty, Inc. is pleased to exclusively present this opportunity to purchase ± 3.25 acres off Providence Road approximately 1 mile from downtown Alpharetta. The property consists of two parcels (12725 & 12735 Providence Road) that total 3.25 acres, offer over 345' of road frontage, and have access to public sewer via a recorded off-site sewer easement. Depending on the level and size of the home an individual or builder desired to construct, the property offers a rare land opportunity to create a high-end custom subdivision in downtown Alpharetta with up to 7 homes on the property. The Seller has design plans for up to 7 lots utilizing the minimum zoning lot size of 15,000 sf. If one desired to have larger lots or homes, one could easily create anywhere from a single large estate up to the 7-lot configuration. Additionally, with an existing home on each parcel, the possibility exists to renovate/remodel the homes. There are numerous options and considerations for this opportunity. A full design package is available for the 7-lot configuration. Please inquire with broker for any questions and additional details.

Property Address: 12725 and 12735 Providence Road, Alpharetta, GA 30009
Fulton County Parcel Ids: 22-464011060607 & 22-464011060599

Demographics: Average Household Income over \$200k within 1-mile radius
Average Household Income over \$150k within 5-mile radius

Schools: Alpharetta Elementary, Hopewell Middle, Cambridge High School
Additionally, Innovation Academy is located less than 5 minutes from the property.

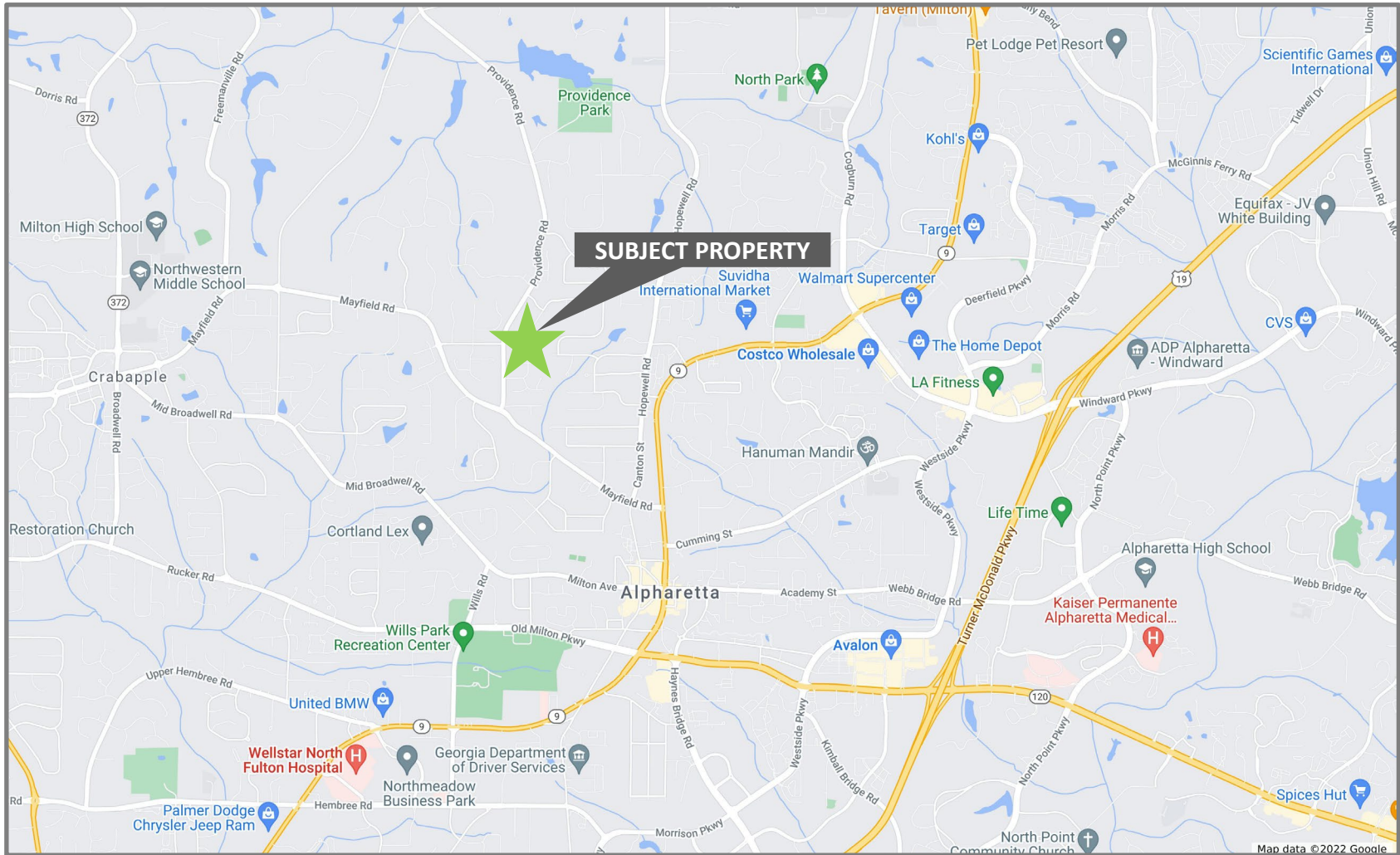
Purchase Price: **\$2,700,000**

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Perfectly situated approximately 1 mile from the downtown Alpharetta area, only 2 miles from Crabapple, and less than 10 minutes to Avalon and Wills Park.



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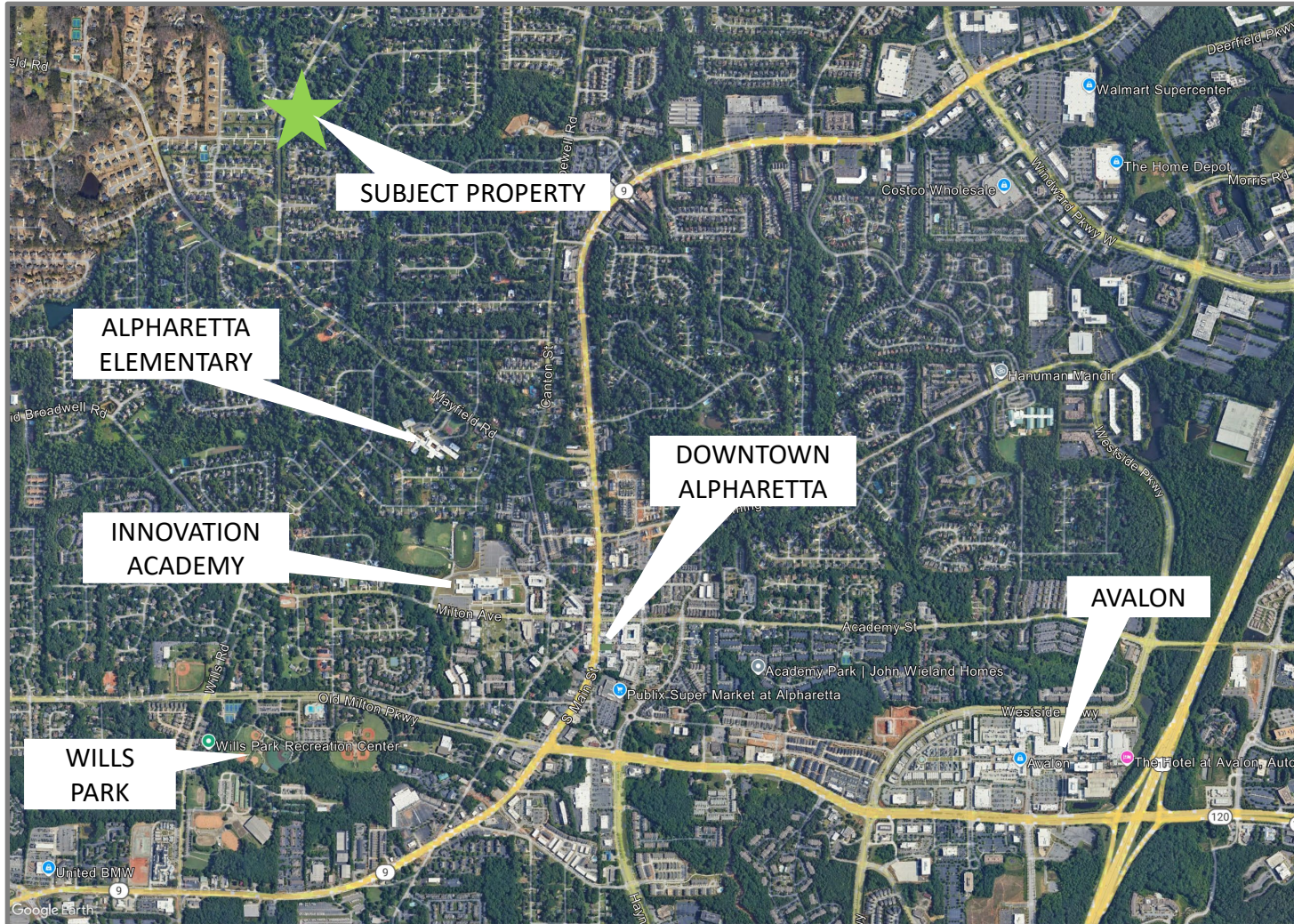
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Full sidewalk in place from subject property along Providence Road and Mayfield Road to the downtown Alpharetta area. Close proximity to Alpharetta Elementary as well as the new Innovation Academy (STEM magnet high school).



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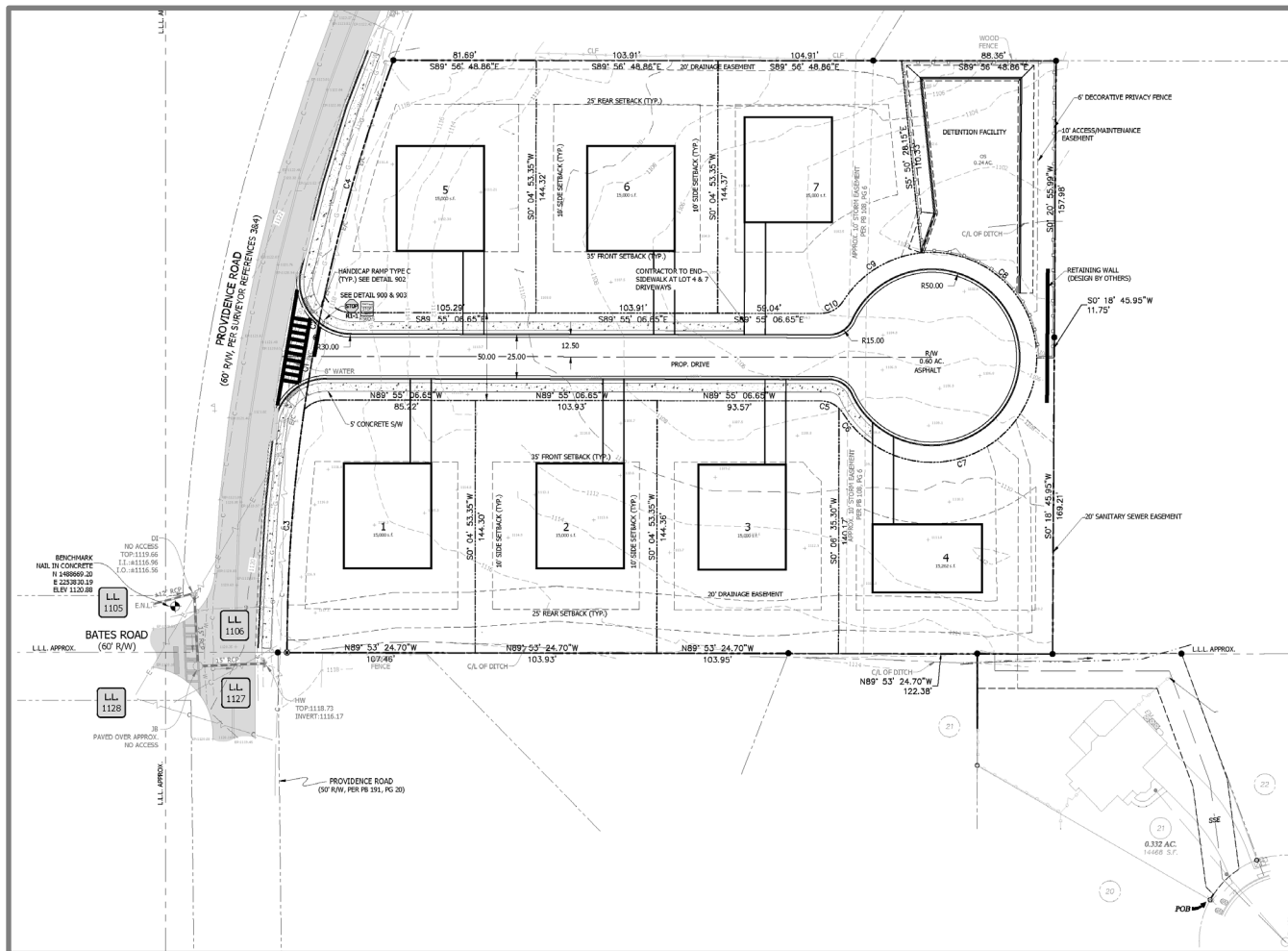
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Site Plan: The below graphic depicts the 7-lot configuration site plan. If a builder desired to have slightly wider lots, the plan could easily be modified to suit specific home configurations and sizes.



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Zoning and Utility Information:

General Information:

Two parcels, totaling 3.25 acres, able to accommodate up to 7 single-family lots. Located in highly desirable Alpharetta submarket suitable for high end custom homes.

Zoning and Lot Criteria

Zoning:	R-15 (City of Alpharetta)
Minimum Lot Size:	15,000 square feet
Minimum Lot Width:	100 feet
Minimum Front Yard Setback:	35 feet
Minimum Rear Yard Setback:	25 feet
Minimum Side Yard Setback:	10 feet

Water and Sanitary Sewer:

Both water and sewer are provided by Fulton County. Water is present within the Providence Road right-of-way immediately in front of the site. The existing sanitary sewer connection is offsite to the southeast and within the Weatherstone Court cul-de-sac. The Seller has secured and recorded a sewer easement through the 530 Weatherstone Court parcel to the public right-of-way of Weatherstone Court. The recorded sanitary sewer easement is available upon request.

Utilities:

Electric, gas and communications all available immediately in front of the site within the public right-of-way of Providence Road.

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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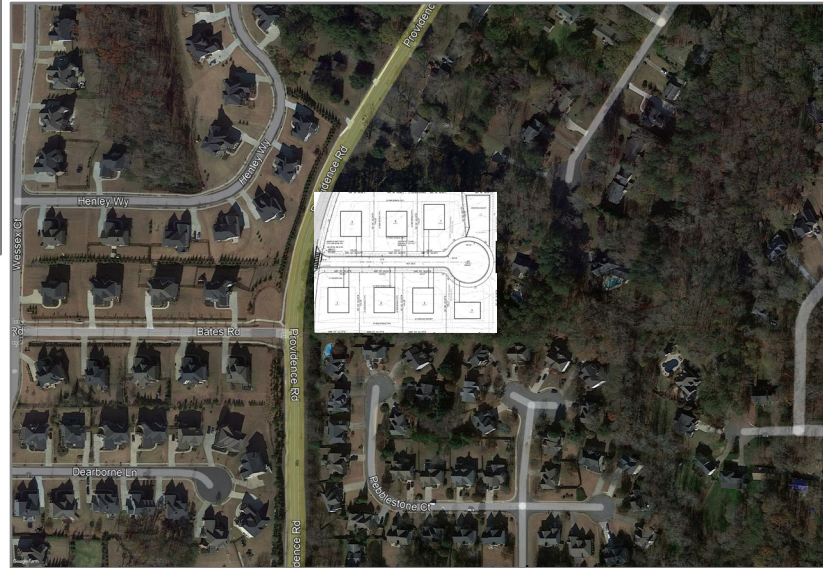
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