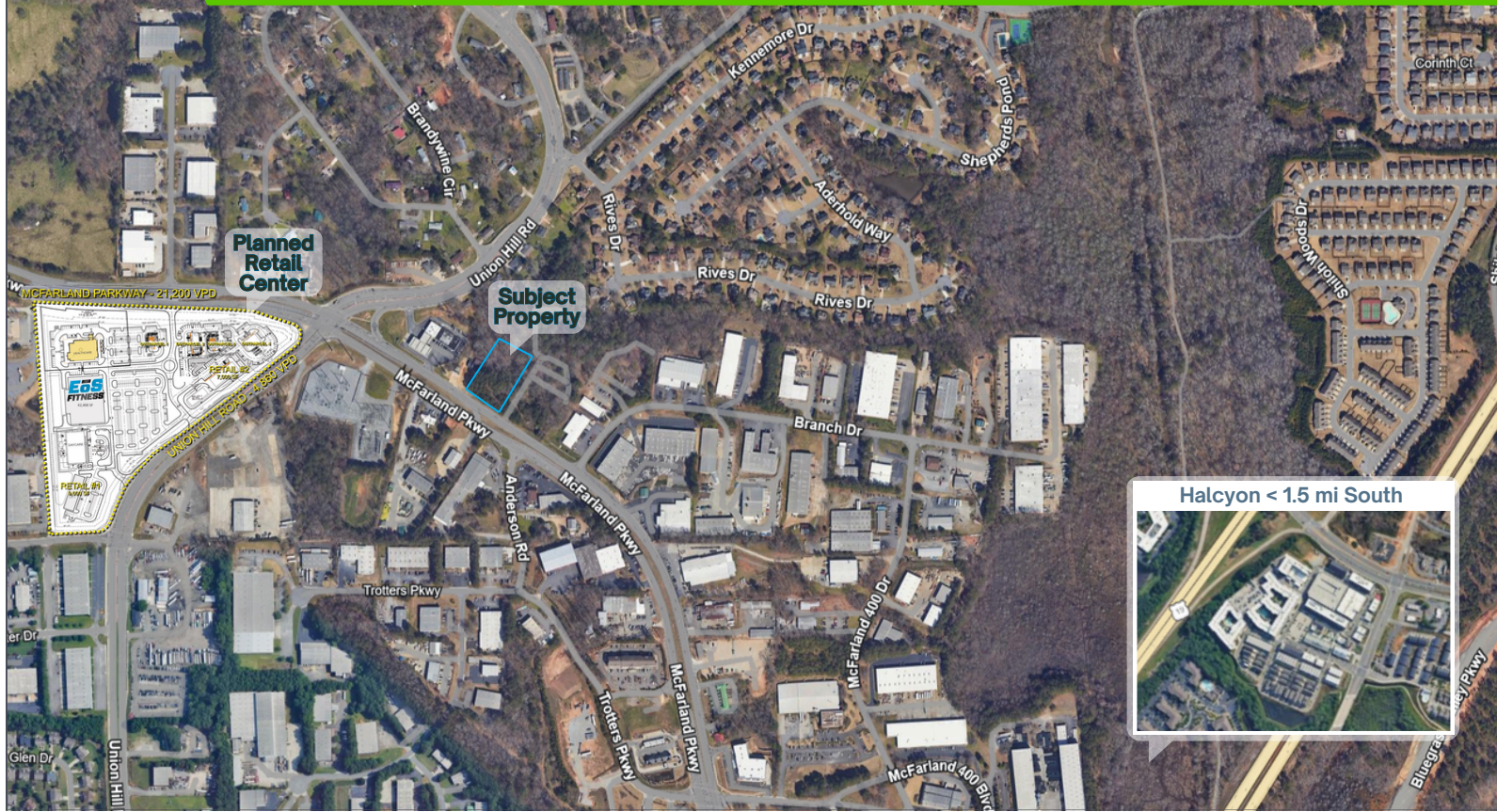


# 1.3-ACRE DEVELOPMENT SITE | HIGH VISIBILITY ON MCFARLAND PKWY



## FOR SALE

785 McFarland Pkwy | Alpharetta, GA 30004

- 1.3-acre pad site in Alpharetta's high-growth corridor
- Zoned CBD allowing for a wide range of commercial uses
- Strong visibility along McFarland Pkwy with ~22,000 VPD
- Positioned near signalized intersection at Union Hill Rd
- Surrounded by active and planned retail development
- Ideal for retail, service, or investment-driven users

### Location Highlights

- ~1 mile to GA-400 for strong regional connectivity
- Minutes from Halcyon
- Near planned retail center
- \$160K+ avg HH income (5 min)
- 210K+ population within 15 minutes driving long-term demand

**Travis Waldrop, CCIM**

**Senior Brokerage Partner**

travis.waldrop@dtspade.com

O: 404.939.9500

D: 512.636.4664