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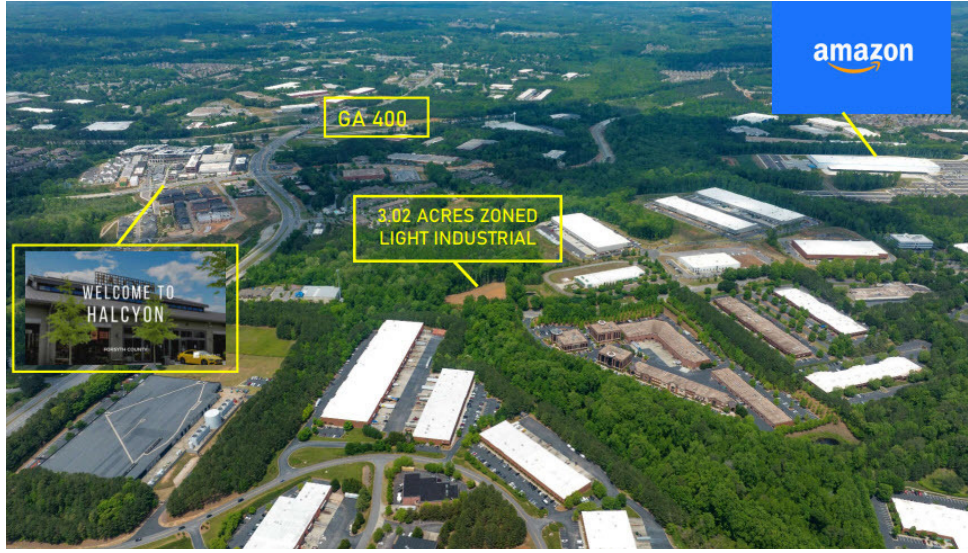
**For Sale 3.02+- Acres
Shiloh Rd Alpharetta**

SHILOH ROAD
Alpharetta, GA 30005

PRESENTED BY:

MATTHEW LEVIN, CCIM
O: 770.209.1700
levinm@svn.com
GA #119351

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Inquire
PRICE PER ACRE:	Inquire
LOT SIZE:	3.02 Acres
FRONTAGE:	254 Feet
ZONING:	M-1 Light Industrial
VIDEO:	View Here

PROPERTY OVERVIEW

Video link: <https://vimeo.com/836178092?share=copy>

SVN is pleased to offer for sale a 3.02+- acre parcel of land zoned light industrial with 254+- feet of frontage on Shiloh Road in Alpharetta. The sloped site is rough graded with stormwater detention. Shiloh Road intersects with McFarland Parkway offering convenient access to GA 400. Immediately to the south of the parcel is the state owned Big Creek Greenway, a green space with plans for walking trails. The Amazon distribution center on Shiloh Road is within minutes. Across McFarland Parkway is the 135 acre mixed use Halcyon development.

PROPERTY HIGHLIGHTS

- 3.02+- acres zoned light industrial
- 254+- feet frontage
- Rough graded sloped site with stormwater detention

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ADDITIONAL PHOTOS



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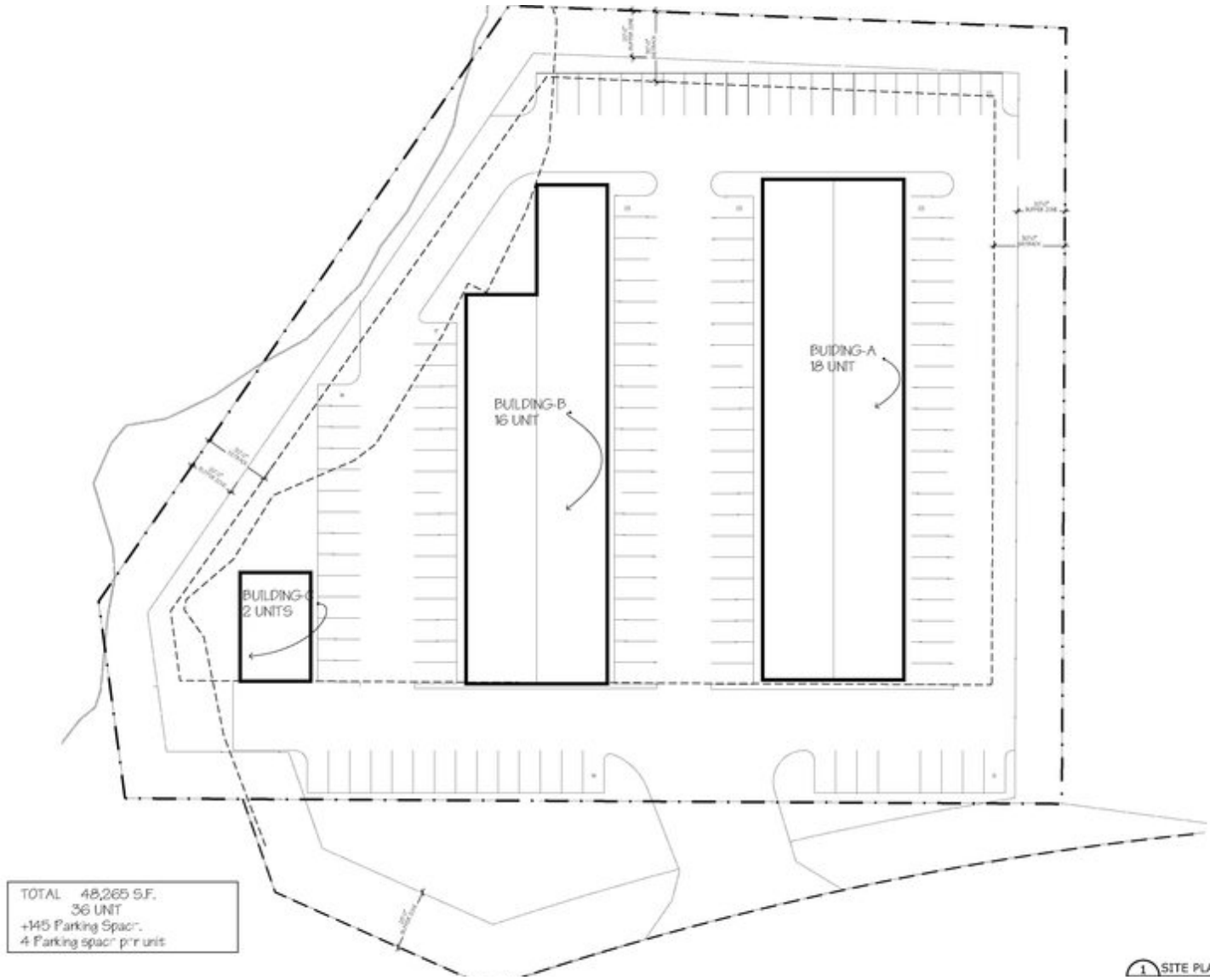
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ADDITIONAL PHOTOS



TOTAL 48,265 S.F.
 36 UNIT
 +145 Parking Space
 4 Parking space per unit

1 SITE PLAN

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DESIGNER J.C. LEVIN & ASSOCIATES 404.542.0838 info@jcrdesign.com www.jcrdesign.com	CLIENT MR. SAIED TAMALLOU LAND LOT 862, 2ND DISTRICT, 1ST SECTION FORTYFIVE COUNTY, GA	DATE 06.08.2018	PROJECT NO. 201702	PROJECT WAREHOUSE	DESCRIPTION SITE PLAN
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A1

ADDITIONAL PHOTOS



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SVN | INTERSTATE BROKERS 6

ADDITIONAL PHOTOS

SURVEYOR'S CERTIFICATION


AS REQUIRED BY PARAGRAPH 24.3 OF O.C.G.A. SECTION 47-02-21, THIS PLAN WAS PREPARED BY A LICENSED SURVEYOR WHO HAS PERSONALLY INSPECTED ALL PROPERTY CORNERS AND LOCATIONS, HAS PERSONALLY OR THROUGH EMPLOYEES AND ASSISTANTS PERSONALLY OBSERVED AND MEASURED ALL DISTANCES, BEARS, AND ANGLES, AND HAS PERSONALLY OR THROUGH EMPLOYEES AND ASSISTANTS PERSONALLY OBSERVED AND MEASURED ALL DISTANCES, BEARS, AND ANGLES, AND HAS PERSONALLY OR THROUGH EMPLOYEES AND ASSISTANTS PERSONALLY OBSERVED AND MEASURED ALL DISTANCES, BEARS, AND ANGLES.




APPROVALS

DATE: 02/06/2018
SCALE: 1"=40'

VICINITY MAP
(NOT TO SCALE)

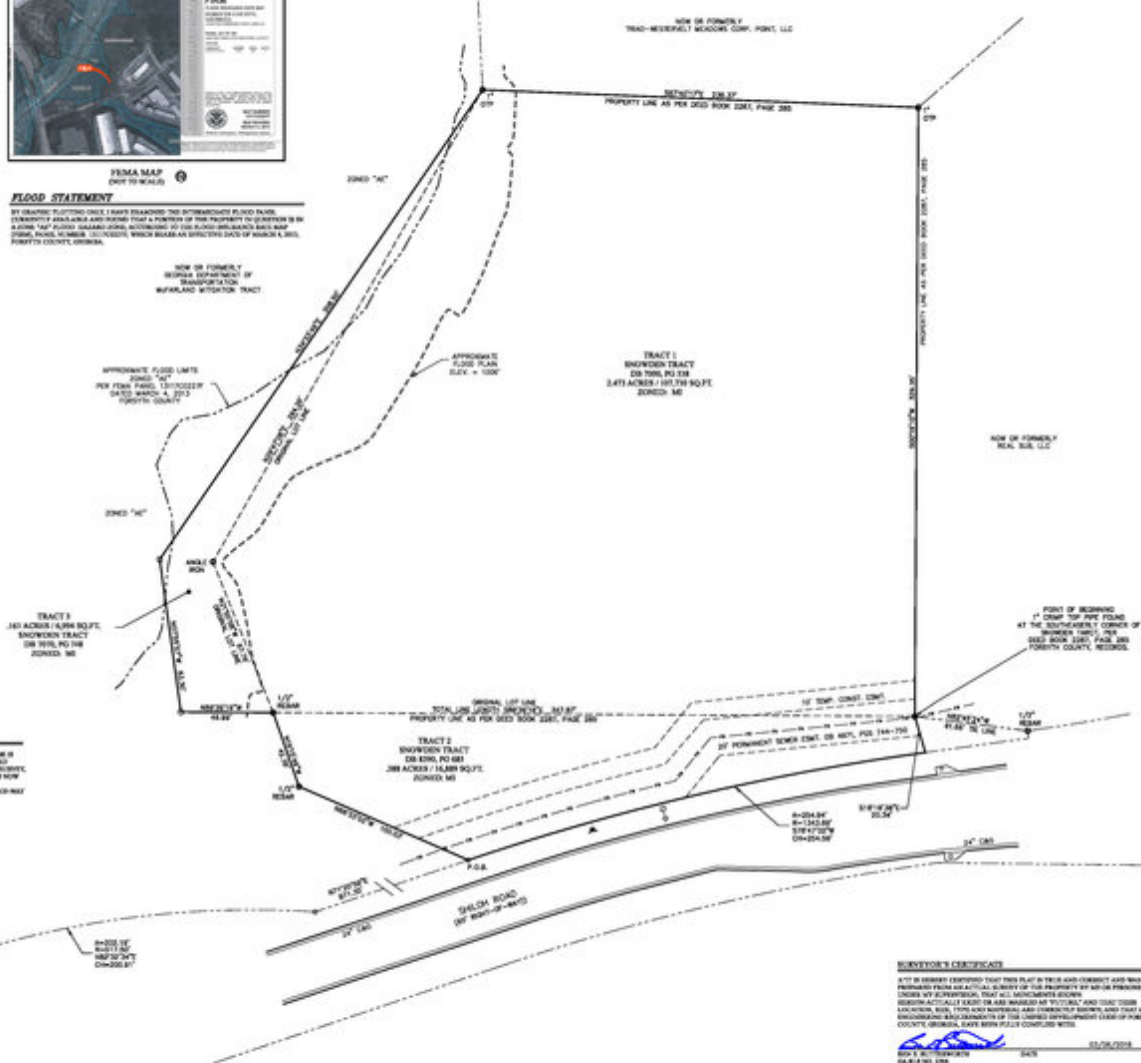


FEMA MAP
(NOT TO SCALE)



FLOOD STATEMENT

BY CREATING THIS PLAN, I HAVE RESEARCHED THE APPLICABLE FLOOD HAZARD DATA THAT IS AVAILABLE AND FOUND THAT A PORTION OF THE PROPERTY TO BE DIVIDED IS IN A FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), FIRM NUMBER 12170C0010, WHICH SHOWS AN OVERFLOW OF SHILOH RD, FORTYFOUR COUNTY, GEORGIA.



TRACT 1
SNOWDEN TRACT
83 7095 SQ FT
3.475 ACRES / 189.706 SQ FT
ZONED M1

TRACT 2
SNOWDEN TRACT
83 7095 SQ FT
3.475 ACRES / 189.706 SQ FT
ZONED M1

TRACT 3
857 ACRES / 3.896 SQ FT
SNOWDEN TRACT
83 7095 SQ FT
ZONED M1

AREA SUMMARY

TRACT 1	TAX PARCEL ID: PORTION OF 864-00	3.475 ACRES / 189.706 SQ FEET
TRACT 2	TAX PARCEL ID: PORTION OF 864-00	3.475 ACRES / 189.706 SQ FEET
TRACT 3	TAX PARCEL ID: 864-00-003	1.81 ACRES / 1,438 SQ FEET
TOTAL SITE AREA:	3.822 ACRES / 1,921.83 SQ FEET	

OWNERS OF RECORD:

TRACT 1
NANCY SNOWDEN
MARIETTA, GEORGIA USA

TRACT 2
NANCY SNOWDEN
MARIETTA, GEORGIA USA

TRACT 3
NANCY SNOWDEN
MARIETTA, GEORGIA USA

OWNER'S CERTIFICATE

I, THE SURVEYOR OF THE LAND SHOWN ON THIS PLAN AND WHERE NAME IS PLACED THEREIN, IN PREPARING OR ENDORSING A PLAN AUTHORIZED BY LAW, CERTIFY THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL DISTANCES, BEARS, AND ANGLES THEREON, AND THE POSITION OF ALL BUILDINGS, ARE SHOWN AS TRUTHFULLY AND ACCURATELY AS THEY ARE KNOWN TO THE SURVEYOR FOR THE PURPOSE FOR WHICH THIS PLAN WAS MADE.

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, CERTIFY THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL DISTANCES, BEARS, AND ANGLES THEREON, AND THE POSITION OF ALL BUILDINGS, ARE SHOWN AS TRUTHFULLY AND ACCURATELY AS THEY ARE KNOWN TO THE SURVEYOR FOR THE PURPOSE FOR WHICH THIS PLAN WAS MADE.

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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 5 MILES 10 MILES

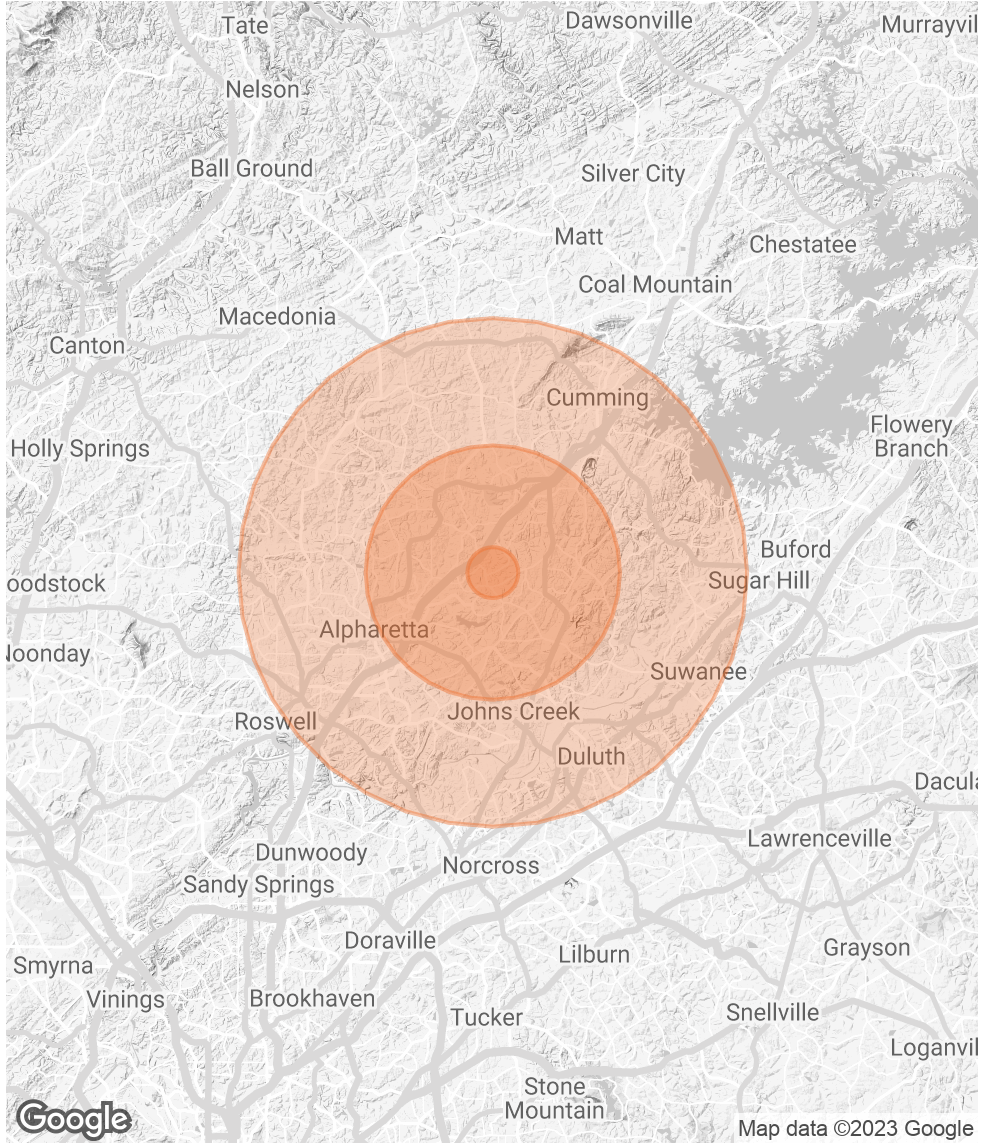
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,691	104,512	391,852
AVERAGE AGE	35.0	35.8	36.4
AVERAGE AGE (MALE)	35.4	35.4	35.9
AVERAGE AGE (FEMALE)	33.8	36.2	36.9

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	574	35,716	135,337
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$125,518	\$123,044	\$117,884
AVERAGE HOUSE VALUE	\$389,338	\$387,728	\$380,728

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



MATTHEW LEVIN, CCIM

Senior Advisor

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Direct: 770.209.1700 | **Cell:** 678.467.9658

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | Interstate Brokers

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