



PRIVATE 9-ACRE CAMPUS WITH ~12,000 SF OF IMPROVEMENTS

3430 Land Road | North Atlanta (Milton / Alpharetta), Georgia

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Vision Commercial Advisors, Inc., in compliance with all applicable fair housing and equal opportunity laws.





3430 Land Road presents a unique opportunity to acquire a fully improved, multi-building campus property in the highly desirable North Atlanta submarket of Milton / Alpharetta.

Situated on approximately 9.22 acres across four parcels, the property offers a rare combination of natural privacy, functional infrastructure, and proximity to the North Fulton corridor.

The campus includes approximately 11,983 square feet of improvements across a variety of structures that collectively support:

- Group assembly and gathering
- Dining and communal functions
- Administrative or programmatic use
- Residential-style accommodations

The property is currently configured with approximately 80 beds, and the existing user has historically hosted church and small-group gatherings, including overnight stays.

While this existing configuration demonstrates the functional capability of the property, future use—including any overnight or residential occupancy—should be independently verified with the City of Milton, as operational allowances may vary based on zoning interpretation, intensity of use, and permitting requirements.

The overall layout and improvements are particularly well-suited for low-intensity, scheduled, and programmatic use, offering a compelling opportunity for faith-based organizations, nonprofits, or private ownership seeking a flexible and purpose-driven environment.

Fully Improved 9.22-Acre Campus Setting

Private, wooded environment with a rare combination of seclusion and accessibility in North Atlanta.

~11,983 SF Across Multiple Structures

Integrated mix of assembly, residential-style, dining, and support buildings.

Existing 80-Bed Configuration

Current layout supports group accommodations and has been utilized for overnight stays (buyer to verify future use).

Program-Ready Infrastructure

Improvements support immediate use for gatherings, instruction, counseling, and other organized activities.

Favorable Positioning for Mission-Driven Ownership

Well suited for religious organizations, nonprofits, educational groups, or private users.

Low-Density Zoning Environment

The property is located within a low-density zoning framework (AG1), where minimum residential lot sizes are approximately 3 acres. The site is not currently positioned for higher-density residential subdivision or development.

Low-Intensity Use Alignment

Particularly compatible with scheduled, small-group, and programmatic uses consistent with surrounding character.

Difficult-to-Replicate Asset

Comparable sites offering this combination of acreage, improvements, and setting are increasingly rare in Metro Atlanta.



3430 Land Road Campus Map



Map is for illustrative purposes only and is not to scale. Layout, locations, and features are approximate.























KEY PROPERTY DETAILS AT A GLANCE

Address	3430 Land Road, Milton, Georgia
Total Acreage	±9.22 Acres
Total Improvements	±11,983 SF
Current Bed Count	~80 Beds
Parcels	4 Total Parcels
Zoning	AG1 (Buyer to Verify)
Utilities	Electric, Gas, Well, Septic
Access	Land Road (Gravel)



CAMPUS IMPROVEMENTS OVERVIEW

Building Name	Use	Square Footage
Chapel	Assembly / Worship	1,255 SF
Daniel Hall	Residential / Dining	2,840 SF
Main Building	Residential	5,755 SF
Philip Hall	Residential	502 SF
David & Joshua Room	Residential	440 SF
Fellowship Hall	Dining / Gathering	480 SF
Outdoor Pavilion	Recreational / Assembly	213 SF
Reflection Huts (5)	Individual Use	120 SF (total)
Shed	Storage	378 SF

Daniel Hall is currently used primarily for groups up to 40 people for retreats and other events. Daniel Hall has a large corporate multi-purpose room perfect for worship gatherings, teachings and seminars.

- Men's Sleeping Quarters (20 Beds)
- Women's Sleeping Quarters (20 Beds)
- Large Corporate Worship Room
- Indoor Kitchen
- Outdoor Patio w/ Fire-pit

MAX SLEEPING OCCUPANCY: 40 People



Andrew Hall is currently used primarily for groups of 10-20 people. This hall is perfect for small to medium size groups looking for a home-style setting with all the amenities for a retreat. The Andrew Hall is located adjacent to the main office building with designated parking areas.

- Corporate Worship Room
- Full Kitchen
- Outdoor Patio
- Bedroom 1: One Bunkbed (connected)
- Bedroom 2: One Queen bed (connected)
- Bedroom 3: Three Bunkbeds
- Bedroom 4: Five Bunkbeds
- Two Full Bathrooms
- Living Room

MAX OCCUPANCY: 20 People



Philip Hall is currently used primarily for smaller groups of 6-10 people. Philip Hall is located next to the Chapel and comes with a full bathroom and separate kitchen (upon availability).

- 10 Twin Size Mattresses on Bunk Beds
- Front Porch
- Bathroom (2 Showers, 2 Sinks, 2 Toilets)
- Kitchen Available at the Fellowship Hall (upon availability)

MAX OCCUPANCY: 10 People



Private cabins are currently used primarily for those who want a time of seclusion and privacy. Perfect for individuals and couples who want to get away and have an extended time of prayer.

Joshua Room (1-2 People)

David Room (1-2 People)

-Private Bathroom w/ Shower

-Separate Outdoor Kitchen



The Private Rooms are used for parties of (1-2) people.
The Private Rooms are located in the Main Hall which is the same building as the Office.

Faith Room (2 People)

- *Common Bathroom w/ Shower
- *Two twin-sized beds

Hope Room (2 People)

- *Common Bathroom w/ Shower
- *Two twin-sized beds

Love Room (2 People)

- *Private Bathroom w/ Shower
- *King size bed

- Communal Kitchen
- Communal Dining Room
- Communal Lobby Room



A ±1,255 SF assembly space designed for group gatherings, featuring a small stage, stained glass window, and seating arranged in a traditional layout. The space provides a focused and intentional environment for services, teaching, and communal experiences.




Positioned just behind the chapel, this ±480 SF structure serves as a dedicated space for dining and informal gatherings. The layout supports a natural flow between meetings, fellowship, and group connection.



Milton, Georgia is one of the most affluent and desirable submarkets within North Fulton County, with a population of approximately 41,500 residents and a median household income exceeding \$170,000. The area is characterized by high levels of educational attainment, strong homeownership, and estate-style residential development. Its proximity to Alpharetta's employment and retail corridors supports a highly educated, professional population, making it an ideal setting for retreat, institutional, and mission-driven uses.





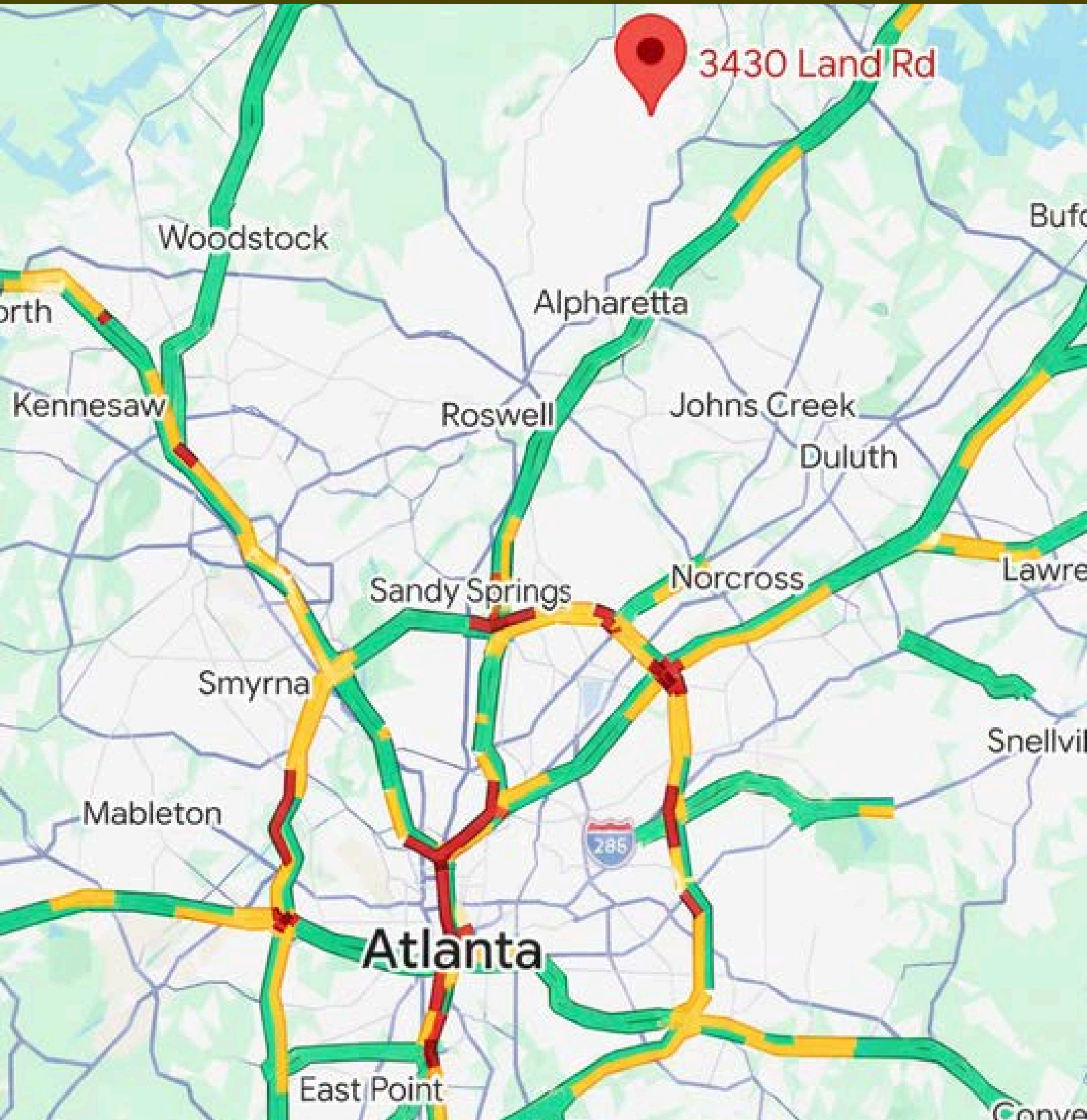
Tucked into Milton's countryside, the property offers mature tree cover, natural quiet, and a sense of separation that is increasingly difficult to find this close to the city.

While the setting feels secluded, it remains minutes from Alpharetta and the North Fulton corridor—making it practical for regular use, not just occasional retreats.

The balance of accessibility and privacy creates a highly functional environment for structured, programmatic use.

LOCATION

3430 Land Road
Alpharetta, GA 30004



LOCATION

3430 Land Road
Alpharetta, GA 30004



ALPHARETTA
WOODS

**Approximate boundary lines



BO OF COMMISSIONERS OF FULTON COU

RECEIVED
ZONING DEPT.
JUL 22 10 35 AM '92

July 1, 1992

Korean Christian Prayer Ministries, Inc.
ATTN: Hoki Eun, President
3430 Land Road
Alpharetta, GA 30201

Re: Items 92-RM-289 & 92-RM-290, Regular Meeting, July 1, 1992
Petitions (F092-0029, SVC92-0079 FCN
Longstreet Road) }
Application of Korean Christian Prayer Ministries, Inc.

Dear Mr. Eun:

The above-referenced applications have been approved by the Board of Commissioners of Fulton County. For further information please contact Mr. Wallace Linsey, Zoning Administrator, 730-7800, or Ms. Nancy Leathers, Director of Planning and Economic Development, 730-8000.

For your information, on April 10, 1991, the Board of Commissioners amended the Zoning Resolution, Article XXVIII, Section 28.6, Expirations & Extensions of Zonings. This amendment requires the applicant to obtain a building permit, certificate of occupancy, or land disturbance permit within 36 months.

A copy of the Minutes for July 1, 1992 will be available after ratification.

Sincerely,

Handwritten signature of Avarita Hanson in cursive.

Avarita Hanson
Clerk to the Commission

AH/ls

cc: Mr. Wallace Linsey
Ms. Nancy Leathers
Clerk's File



RECEIVED
ZONING DEPT
Mar 32 10 03 AM '92

Korean Christian Prayer Ministries Inc.
3430 Land Rd.
9.39 Acres
Zoned AG-1

All that tract or parcel of land lying and being in Land Lots 254 and 255, 2nd District, 2nd Section, Fulton County, Georgia, as per survey by Fred E. Pitts, Registered Land Surveyor, dated April 9, 1983, and being more particularly described as follows:

BEGINNING at an iron pin on the North line of Land Lot 254, 131.7 feet easterly as measured along the North line of Land Lot 254 from the northwest corner of Land Lot 254 (said point of beginning also being at the easterly line of property now or formerly owned by Boyd E. Cupp and Clark Carter as shown by deed recorded at Deed Book 7606, Page 249, Fulton County Records) (the point of beginning of 131.7 feet was shown erroneously as 136.7 feet in earlier deeds as per survey prepared by J. Paul Bates and Fred Wilson Long of Bates-Long & Associates); thence South 10 degrees 25 minutes West along the easterly line of the property now formerly owned by Cupp & Carter a distance of 295.40 feet to an iron pin; thence South 56 degrees 33 minutes West a distance of 615.00 feet to an iron pin situated on the northeasterly side of Land Road; thence in a southeasterly direction along the northeasterly side of Land Road a distance of 100.0 feet to an iron pin; thence along the northeastern right of way of Land Road south 19 degrees 25 minutes 51 seconds east 83.14 feet to a point, continuing thence along the northeastern right of way of Land Road south 24 degrees 34 minutes 27 seconds east 68.52 feet to a point, continuing thence along the northeastern right of way south 31 degrees 05 minutes 47 seconds east 68.64 feet to a point; continuing thence along the northeastern right of way south 34 degrees 56 minutes 50 seconds east 106.20 feet to an iron pin found; thence north 76 degrees 12 minutes 00 seconds east 261.90 feet to an iron pin found on the land lot line dividing Land Lots 254 and 255; thence south 03 degrees 23 minutes 05 seconds east 283.62 feet along the line dividing Land Lots 254 and 255; thence south 82 degrees 16 minutes 22 seconds east 60.49 feet to the center line of Chicken Creek; thence in a northeasterly direction along the center line of said creek and following the meandering thereof, a distance of 1300 feet more or less to a point situated on the north line of Land Lot 254; thence north 86 degrees 16 minutes west along said land lot line a distance of 205.0 feet more or less to an iron pin situated at the point of beginning.

100
83.14
68.52
68.64
100.00

#U92-029

REVISED



VC92-0079

MINUTES OF REGULAR MEETING, JULY 01, 1992
FULTON COUNTY COMMISSION

92-RM-289 PETITION #U92-0029 FCN, LONGSTREET ROAD - APPLICATION OF KOREAN CHRISTIAN PRAYER MINISTRIES, INC., CHURCH (APPROVED)

92-RM-290 PETITION #92VC-0079 FCN, LONGSTREET ROAD, - APPEAL OF KOREAN CHRISTIAN PRAYER MINISTRIES, INC., CONCURRENT VARIANCE (APPROVED)

Ms. Avarita Hanson, Clerk, presented excerpts from letters dated June 24, 1992 from Mr. E.F. Morey, Chairman, Fulton County Planning Commission:

RE: #U92-0029 FCN, LONGSTREET ROAD - APPLICATION OF KOREAN CHRISTIAN PRAYER MINISTRIES, INC., BY HOKI EUN, BY THOMAS Y. SHIM, AGENT, SEEKS A USE PERMIT FOR A CHURCH IN AN AG-1 (AGRICULTURAL) ZONING CLASSIFICATION; PROPERTY HAVING A FRONTAGE OF 60.49 FEET ALONG THE NORTHERLY SIDE OF LONGSTREET ROAD, BEGINNING 160 FEET EASTERLY OF THE INTERSECTION OF THE NORTHERLY SIDE OF LONGSTREET ROAD WITH THE EASTERLY SIDE OF LAND ROAD AND RUNNING EASTERLY; ALSO HAVING A FRONTAGE OF 426.5 FEET ALONG THE NORTHEASTERLY SIDE OF LAND ROAD, AND CONTAINING 9.397 ACRES, AND BEING IN LAND LOTS 254 AND 255 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA. PROPOSED USE: CHURCH (HOKI EUN, PRESIDENT, KOREAN CHRISTIAN PRAYER MINISTRIES, INC., 3430 LAND ROAD, ALPHARETTA, GA 30201)

THE FULTON COUNTY PLANNING COMMISSION, FOLLOWING FIFTEEN DAYS OF PUBLIC NOTICE, AS REQUIRED BY LAW, PRELIMINARY PUBLIC HEARING HELD TUESDAY, JUNE 16, 1992, AND AFTER CAREFUL STUDY OF THE AREA, INCLUDING INSPECTION OF THE SITE BY MEMBERS OF THE PLANNING COMMISSION, RECOMMENDS THE PETITION FOR APPROVAL, CONDITIONAL.

Planning Department recommendation: For approval, conditional.

AND

RE: #VC92-0079 FCN, LONGSTREET ROAD - APPEAL OF KOREAN CHRISTIAN PRAYER MINISTRIES, INC., BY HOKI EUN, BY THOMAS Y. SHIM, AGENT, SEEKS A CONCURRENT VARIANCE TO THE STANDARDS OF A USE PERMIT, 92U-029 (ARTICLE 19.4.10), TO REDUCE THE SETBACK ADJOINING A RESIDENTIAL DISTRICT USE FROM THE REQUIRED 100 FEET TO 65 FEET IN AN AG-1 (AGRICULTURAL) ZONING CLASSIFICATION; PROPERTY HAVING A FRONTAGE OF 60.49 FEET ALONG THE NORTHERLY SIDE OF LONGSTREET ROAD, BEGINNING 160 FEET EASTERLY OF THE INTERSECTION OF THE NORTHERLY SIDE OF LONGSTREET ROAD WITH THE EASTERLY SIDE OF LAND ROAD, AND RUNNING EASTERLY; ALSO, HAVING A FRONTAGE OF 426.5 FEET ALONG THE NORTHEASTERLY SIDE OF LAND ROAD, AND CONTAINING 9.397 ACRES, AND BEING IN LAND LOTS 254 AND 255 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA (HOKI EUN, PRESIDENT, KOREAN CHRISTIAN PRAYER MINISTRIES, 3430 LAND ROAD, ALPHARETTA, GA 30201)



THE FULTON COUNTY PLANNING COMMISSION, FOLLOWING FIFTEEN DAYS OF PUBLIC NOTICE, AS REQUIRED BY LAW, PRELIMINARY PUBLIC HEARING HELD TUESDAY, JUNE 16, 1992, AND AFTER CAREFUL STUDY OF THE AREA, INCLUDING INSPECTION OF THE SITE BY MEMBERS OF THE PLANNING COMMISSION, RECOMMENDS THE PETITION FOR APPROVAL.

Planning Department recommendation: For approval, conditional.

Customary letters are filed in the Clerk's Office as part of these petitions.

Tom Ulbricht, Planning & Economic Development - "Petition #U92-0029 is a use permit for a Korean Prayer Center church. The Staff and the Planning Commission recommends approval. The variance, #VC92-0079, is to allow encroachment of driveway and parking into the rear yard buffer. The Staff and the Planning Commission recommends approval."

Tom Shim, 971 Oakdale Road, appeared before the Board and stated that the Board of Directors of the Korean Christian Prayer Ministries, Inc., accepts the conditions of the Planning Staff.

The motion made by Chairman Lemax, seconded by Commissioner Boxill, to approve Petitions #U92-0029 and #VC92-0079 FCN as recommended by the Staff carried by a vote of 5-0-0. Commissioners Hightower and Lowe did not vote.

Hearing no objections, Petitions #U92-0029 and #VC92-0079 FCN were approved subject to the following Conditions and Legal Description:

CONDITIONS: PER PLANNING STAFF'S MEMORANDUM RECEIVED 8/5/92:

PETITION No. U92-029 NYC
V92-079 NYC

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved Use Permit for a Prayer Center and Retreat CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property to a prayer center and retreat and accessory structures not to exceed a maximum density of 341 square feet of gross floor area per acre zoned or a total gross floor area



of 3,200 square feet, whichever is less.

2. To the owner's agreement to abide by the following:

- a. To submit to the Director of Public Works for approval, prior to the approval of a Land Disturbance Permit, a revised Site Plan based on a certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution.

3. To the owner's agreement to the following site development considerations:

- a. No more than 1 exit/entrance on Land Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.
- b. No access shall be allowed from Longstreet Road.
- c. Allow encroachment of the existing driveway and proposed parking area into the required rear yard buffer, as shown on the site plan referenced in condition 2.a. (V92-979 NFC).

4. To the owner's agreement to abide by the following requirements, dedications, and improvements:

- a. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from centerline of Land Road.

30 feet from centerline of Longstreet Road.

- b. Pay \$125 as a pro-rata share of the cost of paving Land Road.

5. To the owner's agreement to abide by the following:

- a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit, to arrange with the County Arborist an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries.
- b. To maintain as a minimum, the tree density requirements

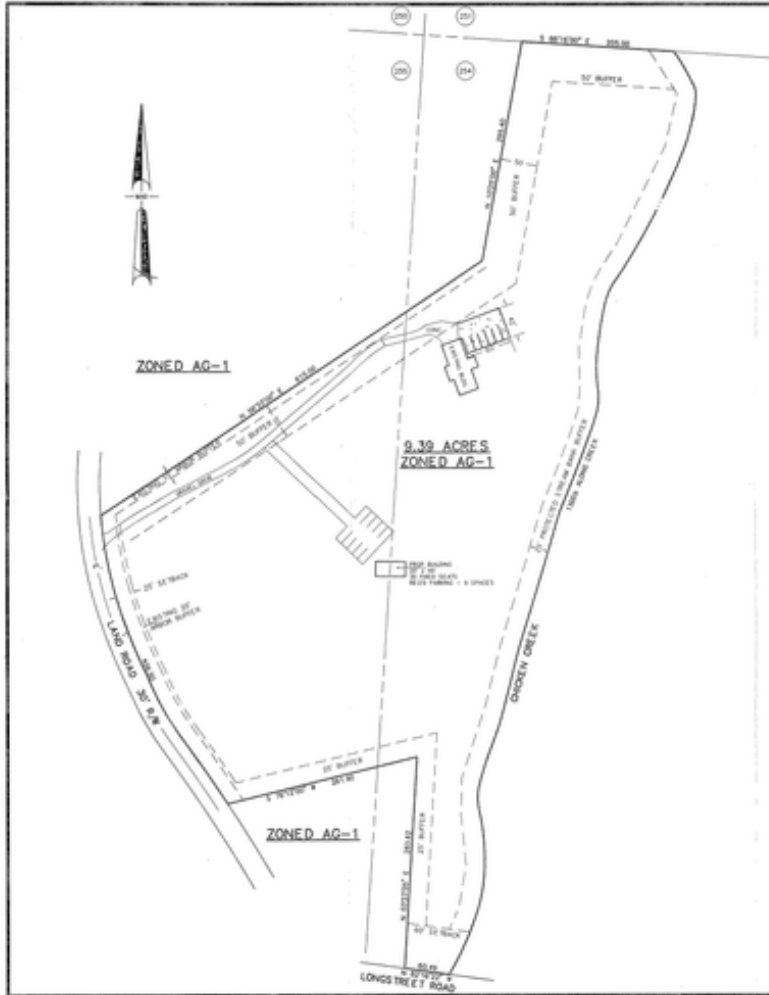


as prescribed by the Fulton County Tree Preservation Ordinance Administrative Guidelines, either through the retention of existing trees, or tree replacement in perpetuity.

- c. Detention must be provided subject to the approval of the Drainage Engineer of Public Works.
- d. The design discharge at the outlet of drainage system shall not result in velocities that equal or exceed the erosive velocity of the receiving channel/draw, unless energy dissipation and erosion protection measures are placed at the outlet with the approval of the Director of Public Works.

CLERK'S NOTE: LEGAL DESCRIPTION FOR PETITIONS #U92-0029 AND #92VC-0079 FCN APPROVED BY THE BOARD OF COMMISSIONERS AT ITS REGULAR MEETING HELD JULY 1, 1992 IS IN SUPPLEMENT PORTION OF MINUTE BOOK J-13, PAGE 36.





NOTES

1. BOUNDARY INFORMATION IS NOT BASED ON A FIELD SURVEY BY PATTERSON & SENAS ENGINEERS, INC. BUT IS A COMPRISE OF PLATS BY SHERA & LONG ASSOCIATES, DATED SEPTEMBER 20, 1978, 2005 BY T. BLAIR & ASSOC., RECORDED IN PLAT BOOK 144, PG. 66 AND E. HITS, P.L. 5475, APRIL 8, 1983.
2. TOTAL ACREAGE IS APPROXIMATELY 9.39 ACRES.
3. PROPERTY IS CURRENTLY ZONED AG-1.
4. PROPERTY IS LOCATED IN LAND LOTS 254 & 255, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.
5. ALL PROPOSED CONSTRUCTION SHALL CONFORM TO FULTON COUNTY STANDARDS.
6. THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. REFERENCE FOR MAP SHOWING 100 YEAR FLOOD AREAS IS 15B.
7. PROPOSED USE FOR THE PROPERTY IS A CHURCH.
8. EXISTING BUILDING - 2000 SQ. FT. - 300 SQ. FT. USED AS SANCTUARY. PROPOSED BUILDING - 800 SQ. FT. - 30 FIRM SEATS.
9. PARKING - 16 SPACES PROVIDED - 15 SPACES REQUIRED.
10. THE EXISTING BUILDING DOES NOT LIE WITHIN 100 FEET OF A RESIDENTIALLY ZONED AREA.

#U92-029
 #V92-079

PATTERNSON & SENAS ENGINEERS, INC. 2000 ALPHARETTA ROAD ALPHARETTA, GEORGIA 30004 PHONE (404) 244-1000 ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS		SPECIAL USE PERMIT PLAN FOR KOREA CHRISTIAN PRAYER MINISTRIES, INC. LAND LOTS 254 & 255 2ND DIST. 2ND SECT. FULTON COUNTY GA	
DATE: APRIL 1, 1992	SCALE: 1" = 40'	DESIGNED BY: [Signature]	DATE: [Blank]
PROJECT NO. [Blank]	DATE: [Blank]	APPROVED BY: [Signature]	DATE: [Blank]





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Partner, Vision Commercial Advisors

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404-849-7688 CELL

PROFESSIONAL BACKGROUND

Since acquiring his first investment property in 1995, Daniel has had a passion for Atlanta real estate. While earning his MBA at Emory University's Goizueta Business School, where he was founder and the first president of the Goizueta Real Estate Group, the Virginia Tech undergrad decided to make a career out of what started as a hobby. After graduation, Daniel managed acquisitions for the UK's top institutional real estate investment house, ING Barings, in London. Upon arrival back in Atlanta, Daniel spent 24 years at Bull Realty where he earned Partner status and the CCIM designation consistently exceeding client expectations on hundreds of assignments. He now feels "at home" partnering with his old friend David Hacker who started Vision Commercial Advisors, where he enjoys providing tailored, personal service for clients. Daniel loves spending time with his wife and four daughters, serving in local church leadership, as well as overseas missions. When not making waves in real estate, the avid surfer enjoys catching them in coastal destinations ranging from the Southeast U.S. to South America.

EDUCATION

BS Virginia Polytechnic & State University 1994

MBA Emory University 1999

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors

