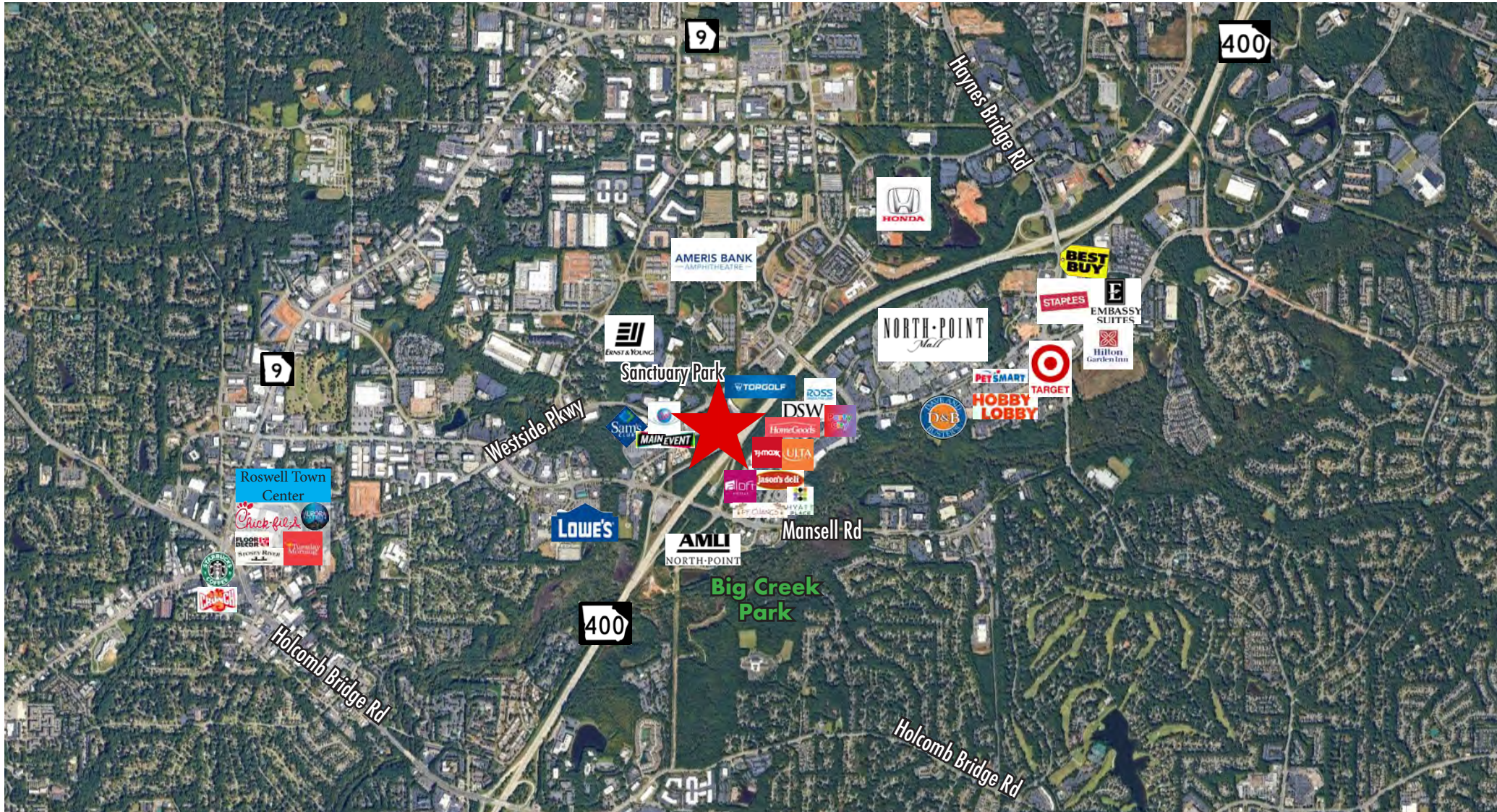


1.01 +/- Acre Pad-Ready Daycare Outparcel

For Sale, Ground Lease, or Built to Suit
Davis Drive/Mansell Road/Westside Pkwy/GA-400 - Alpharetta, GA



CALL FOR PRICING

Brent Davis
678-392-3618

brent@davisgroupga.com

DG
THE DAVIS GROUP

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.



NORTH-POINT
Mall

RECENTLY OPENED
DAVIS DR EXTENSION

400

Exit 8

OVERVIEW: The subject property is adjacent to Topgolf and The Cooler and 85 for sale townhomes currently under construction by The Providence Group on the recently completed Davis Drive extension. Davis Drive begins at Mansell Road just to the west of GA 400 and extends to Westside Parkway and creates a newly aligned intersection at Westside Parkway and Davis Drive/Sanctuary Parkway, and a much faster travel path to GA 400.

USE: The property is zoned Light Industrial and was previously approved at City of Alpharetta Design Review Board for daycare use.

SIZE: 1.01 +/- acres

ZONING: LI (Light Industrial) in the City of Alpharetta allows multiple commercial uses including daycare, office, medical office, indoor/outdoor recreation facilities, service establishments, etc.

PROPERTY DETAILS: Outparcel is pad-ready with rough grading, utilities, underground storm, parking lot and site lighting, dumpster, sidewalks, perimeter landscaping, etc... Property Owners Association in place.

LOCATION MAP



NORTH POINT MALL
 Dillard's ★ macys
 AMC GameStop
 H&M SEPHORA BARNES & NOBLE

LOCAL DEMAND DRIVERS



AVALON
 Premier mixed-use development with living, retail and dining



AMERIS BANK AMPITHEATER
 Renowned outdoor venue hosting a variety of major concerts and events



CITY CENTER
 Downtown mixed-use district surrounded by landscaped parks

DG
 THE DAVIS GROUP

SITE PLAN

D DAVIS
ALPHARETTA

WESTSIDE PARKWAY
(VARIABLE R/W)

PROPERTY LINE (TYP.)

GA POWER TRANSMISSION
EASEMENT

20' LANDSCAPE
STRIP

PROPOSED
MONUMENT
SIGN

PROPOSED
ACCESS POINT

PROPOSED
MODULAR BLOCK
RETAINING WALL

AREA DESIGNATED
FOR LOADING /
UNLOADING

PROPOSED
DUMPSTER PAD

PROPOSED
3-STORY
SELF STORAGE
BUILDING
(WITH BASEMENT)
104,310 S.F.

LOADING
AREA
15'x20'

LOADING
AREA
18'x16'



PROPOSED
3-STORY
OFFICE SPACE
+/-7,957 S.F. PER FLOOR

DAVIS
DRIVE

WATER
QUALITY AREA

PROPOSED
MONUMENT
SIGN

PROPOSED
TRANSFORMER PAD
11,460 sf
PROPOSED
1-STORY
DAY CARE

UNDERGROUND
DETENTION
AREA

PLAY AREA
+/- 8,100 S.F.

1.01 acres

10' LANDSCAPE
STRIP

PROPOSED



TOPGOLF

DG
THE DAVIS GROUP

DAVIS DRIVE EXTENSION



Exit 8 - Mansell Road

400

PAPPADEAUX
SEASONAL KITCHEN

Sams CLUB

MAIN EVENT
ENTERTAINMENT

COOLER

CUBESMART
self storage

SANCTUARY
PARK
A world apart. A step ABOVE.

THE
PROVIDENCE
GROUP
A GREEN BRICK PARTNER

85 Townhomes
Under Construction

1.01 acres

Westside Parkway

Davis Drive Extension

DAVIS
ALPHARETTA

TOPGOLF

DG
THE DAVIS GROUP

Westside Pkwy

DAVIS ALPHARETTA



1.01 acres

Davis Drive

THE PROVIDENCE GROUP
A GREEN BRICK PARTNER

85 For Sale Townhomes Under Construction

DG
THE DAVIS GROUP

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