

LAND FOR SALE

12130 Morris Road
Alpharetta, GA 30005

PROPERTY HIGHLIGHTS

- All Utilities Available
- Visible from 400 (State Rd 400/US 19)
- Site is Graded and Parking Lot in place
- Signage Opportunity
- Immediate Connectivity to the Alpha-Loop for walking, running, and cycling
- Site Work is Valued at \$2,000,000±



TOTAL AVAILABLE | LOT SIZE | ZONING

0.56 Acres 0.56 OI

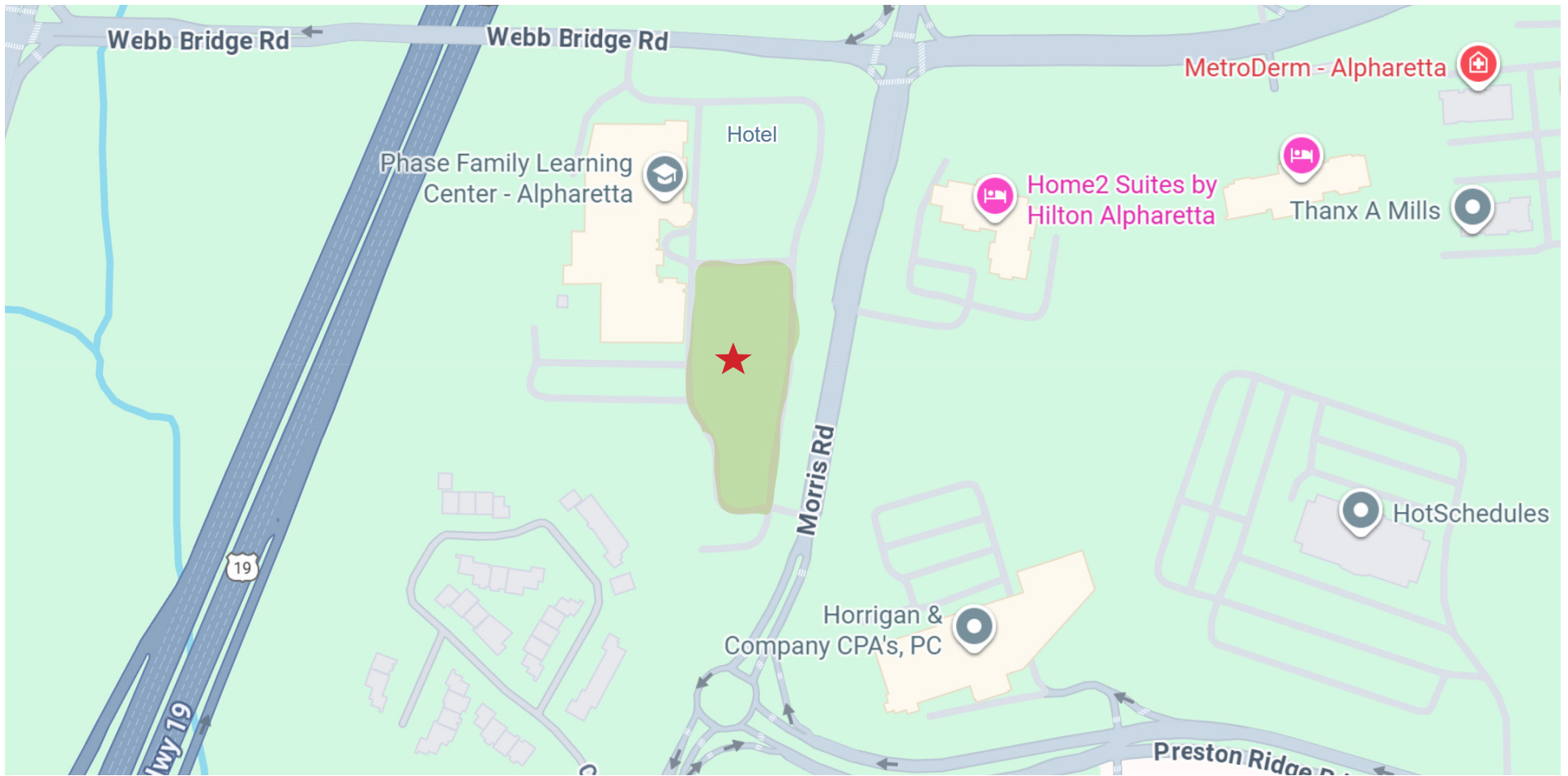
PARKING

4.5/1000 SF of shared parking spaces to accommodate a 60,000± SF building

LOCATION

The SW corner of Morris & Webb Bridge Roads in Alpharetta, GA. Excellent development opportunity in a prominent suburb of North Atlanta.

Demographics	1 Mile	3 Miles	5 Miles
Population 2022	6,533	77,943	201,146
Population 2027	7,153	84,845	219,080
Medium Household Income	\$100,632	\$113,000	\$120,720
Medium Home Value	\$430,874	\$410,041	\$419,326
2022 Households	3,039	31,568	74,700
2027 Households	3,343	34,477	81,633



Contact Information

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