

FOR SALE

+/- 4.91 AC - Residential Development Opportunity

City of Johns Creek, Georgia

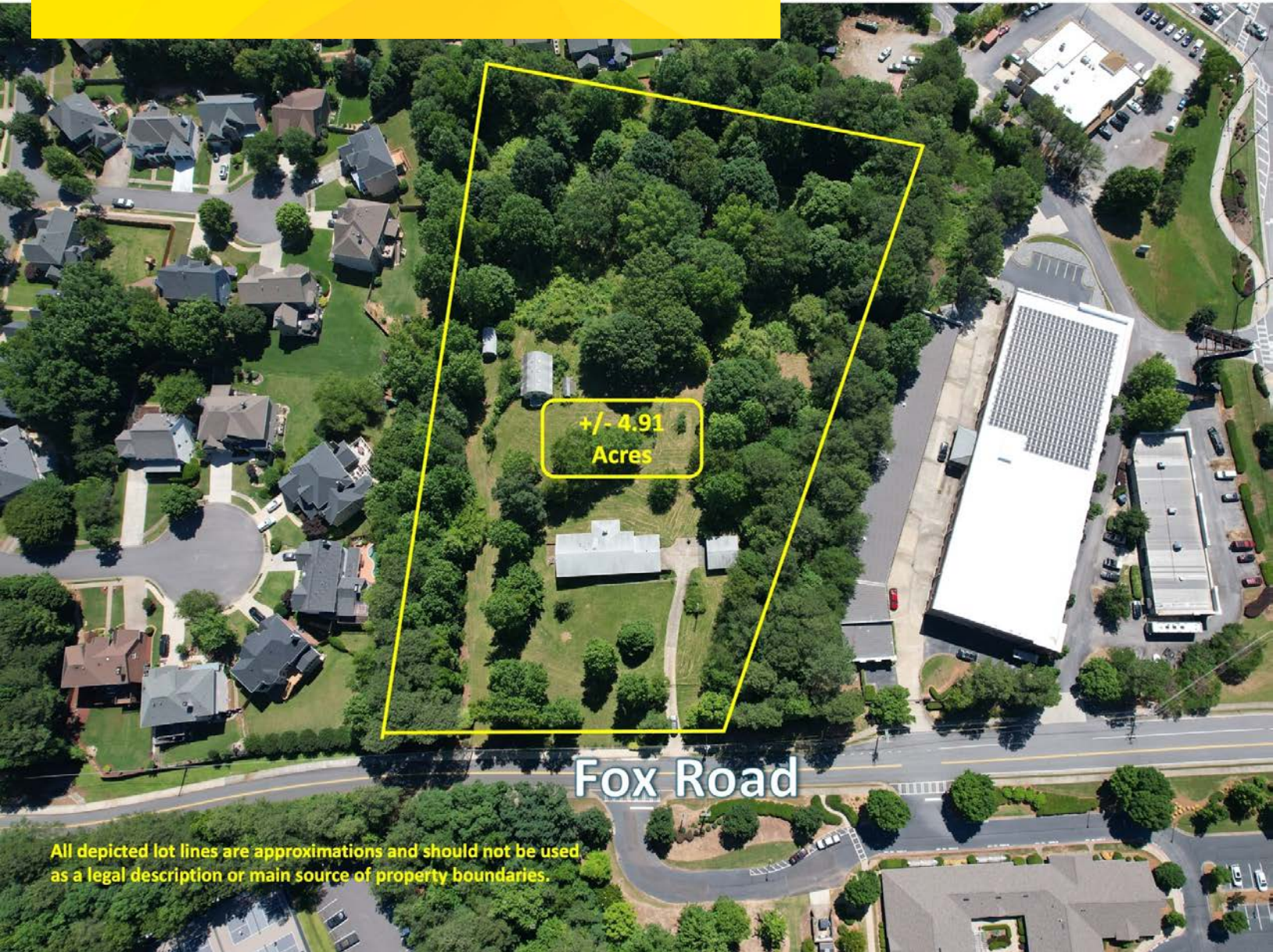
11705 Fox Road, Johns Creek, GA 30005

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.



Norton Commercial

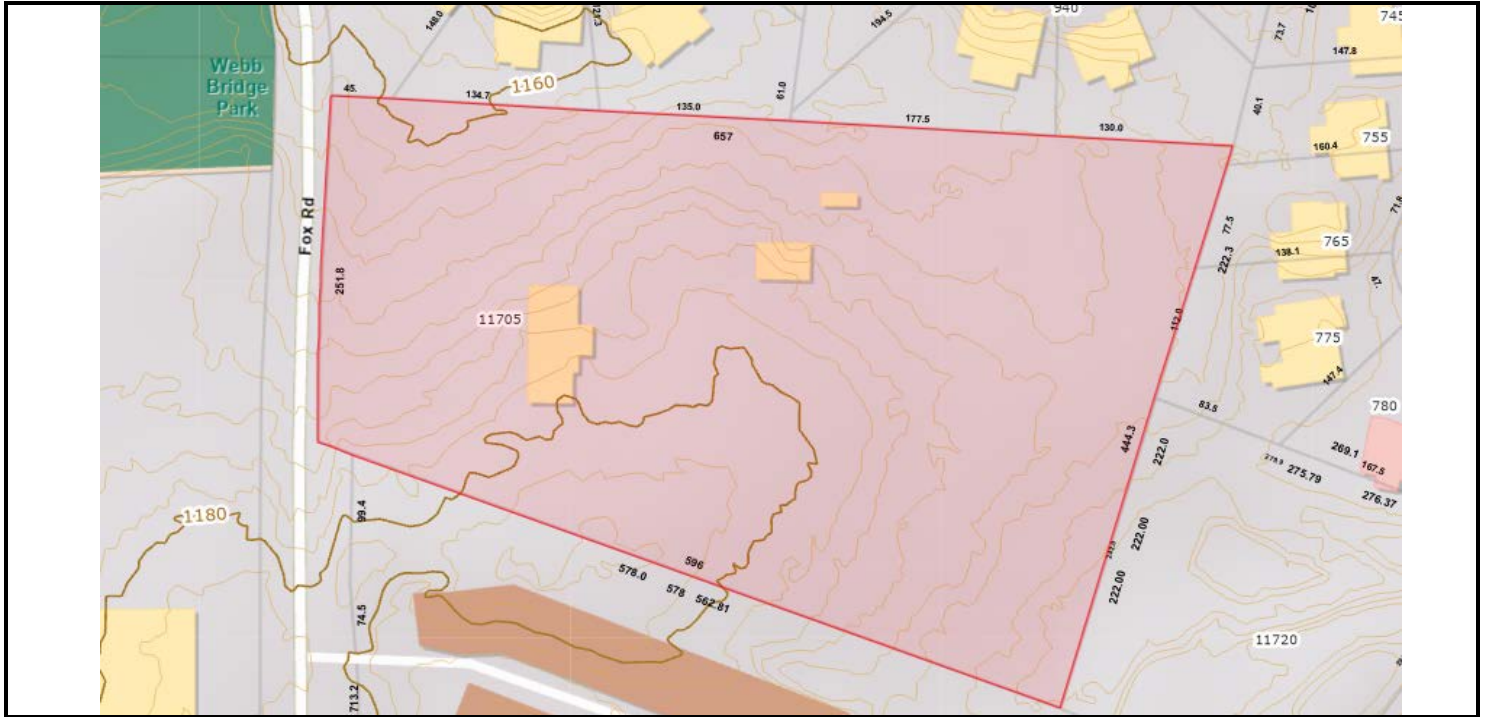
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

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EXECUTIVE SUMMARY

+/- 4.91 AC - Commercial/Residential Development Opportunity - Fulton County, GA

11705 FOX ROAD, JOHNS CREEK, GA 30005



OFFERING SUMMARY

Sale Price: Call Broker

Lot Size: +/- 4.91 Acres

Municipality: City of Johns Creek

Zoning: AG-1

Future Land Use R-3 (3 UPA)

Designation:

Road Frontage: +/- 260' on Fox Road

Utilities: All Available

School Districts Lake Windward ES

(State Rankings): (5th of 1243)

Webb Bridge MS

(6th of 582)

Alpharetta HS

(25th of 446)

PROPERTY OVERVIEW

Calling all commercial and residential developers! The Norton Commercial Acreage Group is proud to present for sale this 4.91-Acre lot in Johns Creek, where there is significant demand for residential development but almost no supply of appropriate lots. This is a rare find! Designated for future residential rezoning the best use would be a townhome development with roughly 5 units per acre. Townhomes & single-family detached homes are selling at an average of \$662,102 and \$1,074,431 respectively within the Alpharetta HS district. Being close to major thoroughfares, site is also highly conducive to commercial development with potential uses including medical office, small to mid-box retail, gym facilities, assisted living, and much more. With approximately 260 feet of road frontage on Fox Road, the site has level to gently rolling topography and no creek or floodplain challenges. All public utilities are available including public sewer and water. With the average new home sales price in this school district so high and supply low, the market is solid for a new development on a tract as desirable as this.

LOCATION OVERVIEW

Fulton County offers easy access to employment zones and some of the highest ranking schools in the state. Johns Creek is a suburb of Atlanta with a population of 82,230 offering residents a suburban feel with many restaurants, retail and parks. Subject property is a stone's throw from Webb Bridge Park which offers great amenities, such as grass soccer, turf & baseball fields, tennis courts, a walking trail and much more. Within the highly rated Lake Windward ES, Webb Bridge MS, Alpharetta HS school districts.

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ADDITIONAL PHOTOS

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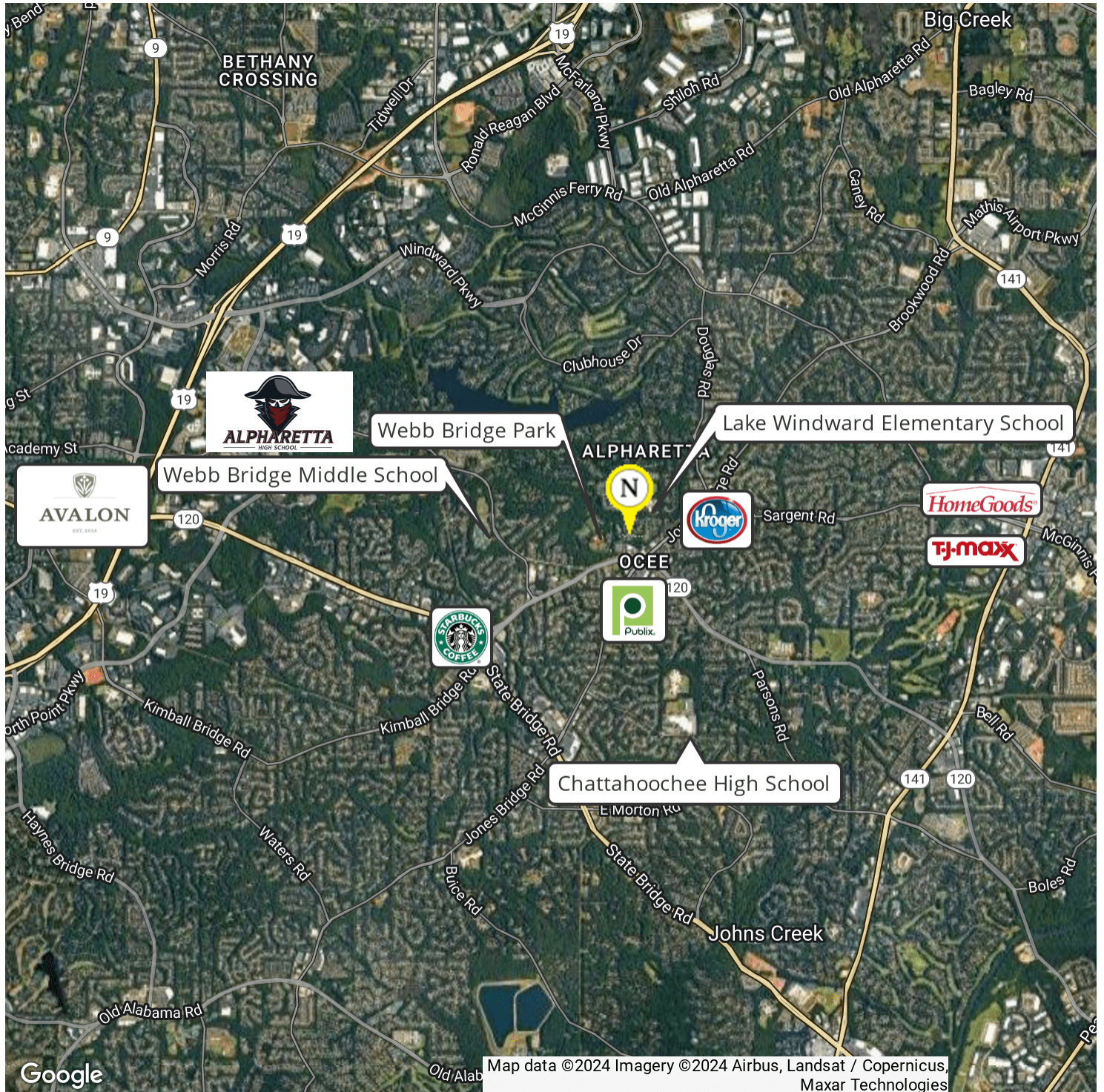
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RETAILER MAP

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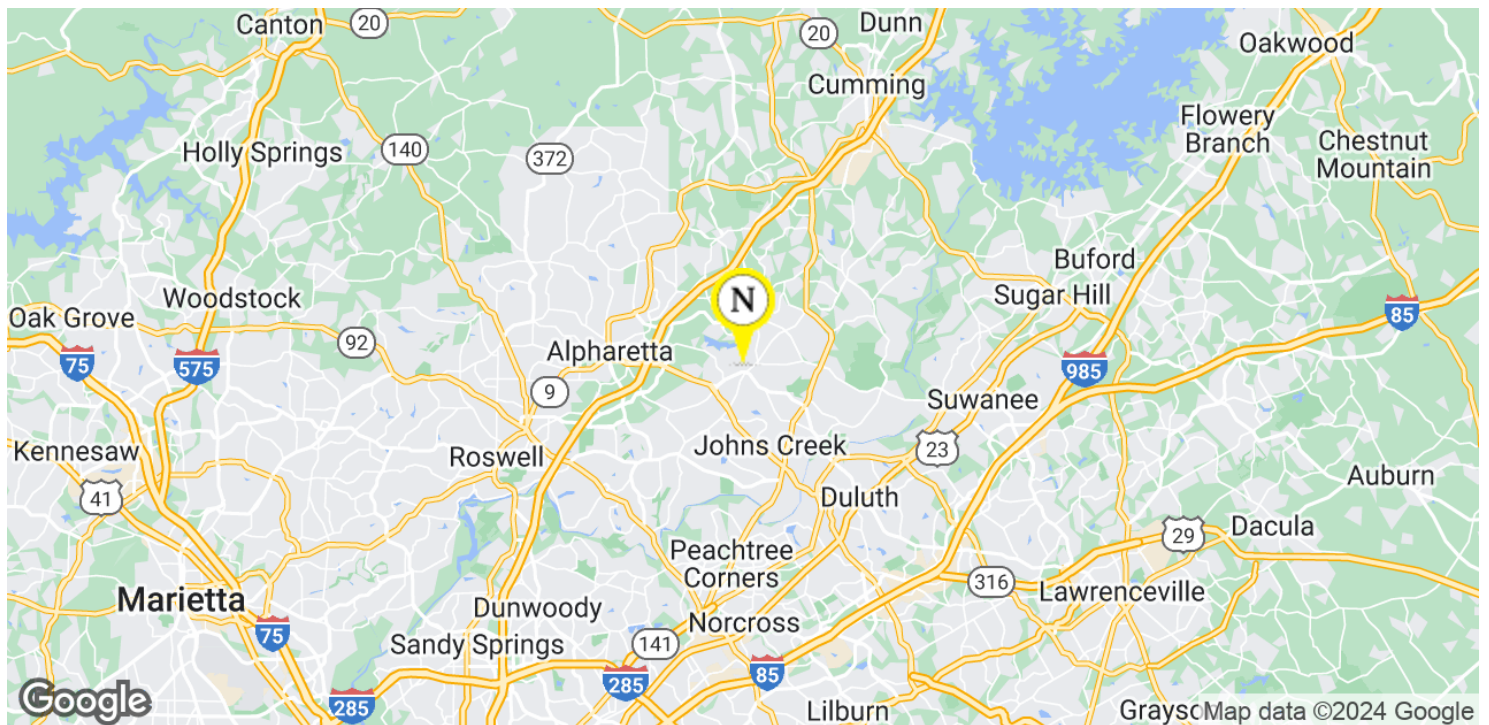
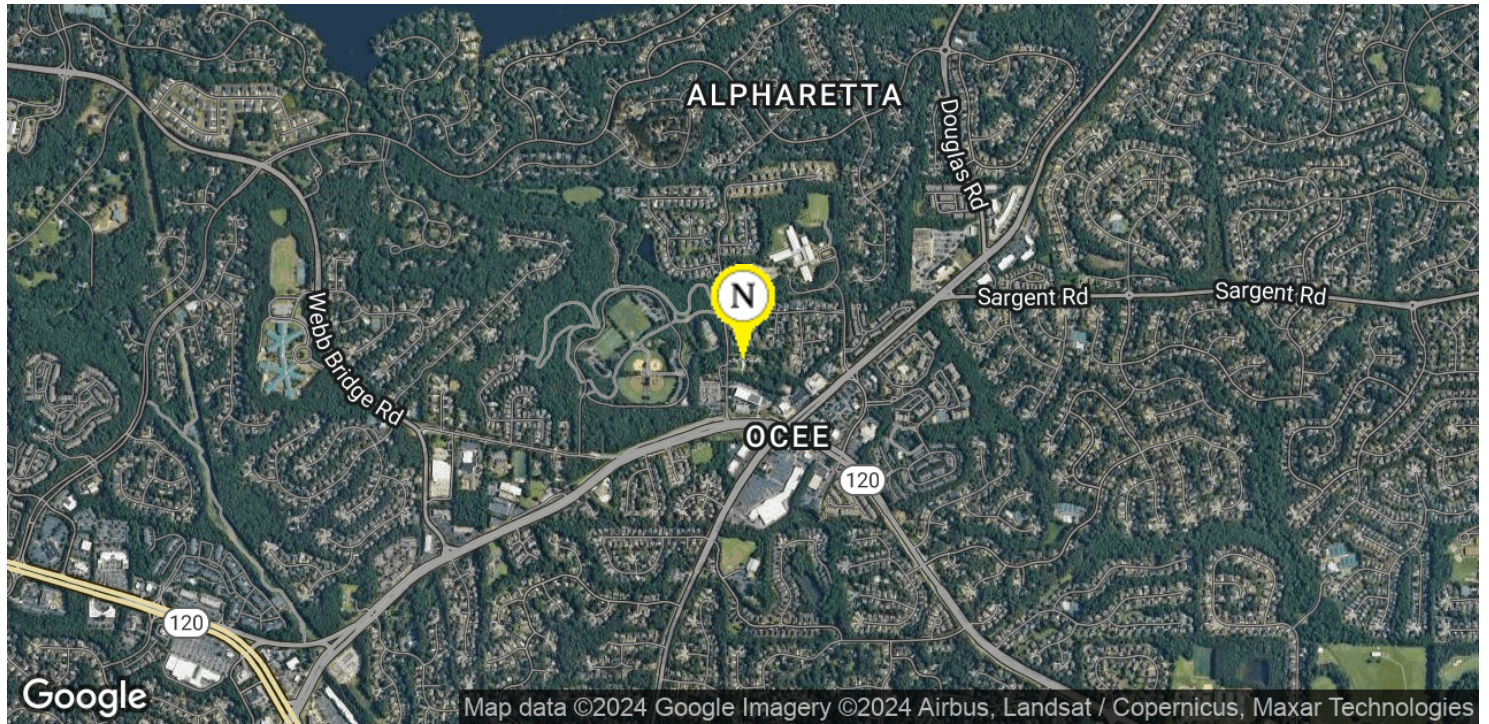
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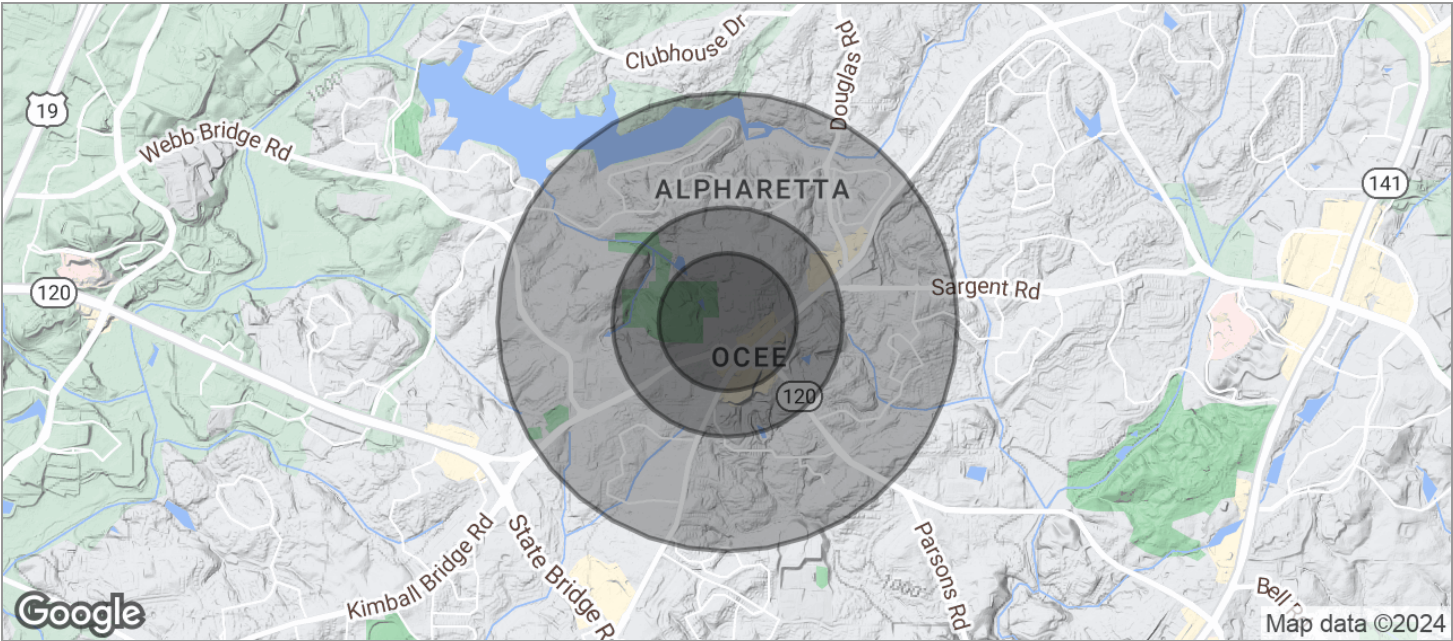
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DEMOGRAPHICS MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	551	3,729	12,337
MEDIAN AGE	39	38	38
MEDIAN AGE (MALE)	38	37	38
MEDIAN AGE (FEMALE)	40	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	178	1,277	4,123
# OF PERSONS PER HH	3.1	2.9	3
AVERAGE HH INCOME	\$250,553	\$206,314	\$208,602
AVERAGE HOUSE VALUE	\$606,406	\$541,798	\$561,994

* Demographic data derived from 2020 ACS - US Census

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