

+/- 3.57 Residential Acres - Alpharetta, GA

190 Tidwell Road, Alpharetta, GA 30004

PROPERTY SUMMARY



PROPERTY DESCRIPTION

190 Tidwell Road presents a rare opportunity to acquire ± 3.57 acres in a highly desirable Forsyth County location with an Alpharetta mailing address, offering immediate utility and long-term upside. The property includes two existing residential structures and open usable land, creating flexibility for an owner-user, investor, or buyer seeking a strategic land position in one of North Fulton/Forsyth's strongest growth corridors. With road frontage and a setting that balances privacy with convenience, this is a unique chance to control a sizeable tract in an area where opportunities of this scale are increasingly limited.

The existing improvements provide multiple paths forward. A buyer may choose to maintain the current residences for rental income or personal use while planning future improvements, reposition the site for redevelopment, or create a private estate setting with additional space for storage, recreation, or expansion. The mostly open topography and established surroundings make the property attractive for a variety of potential uses, subject to zoning and buyer verification.

Located just minutes from GA-400, downtown Alpharetta, Avalon, and major retail, dining, and employment centers, the property offers the benefit of a premier address with the advantages of Forsyth County. This corridor continues to experience strong demand driven by quality demographics, business growth, and limited land availability. Whether the goal is immediate use, income potential, or future development, 190 Tidwell Road offers a compelling opportunity in one of metro Atlanta's most sought-after areas.

LOCATION DESCRIPTION

Iron Horse Golf Club—1 Mile
Halcyon—3.7 Miles
Costco—3.9 Miles
Downtown Alpharetta—5.5 Miles
Avalon—7.7 Miles
Atlanta—32.4 Miles

OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	3.57 Acres
Utilities:	Public Water, Power, Etc.
Road Frontage:	+/- 520 Feet

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AERIAL PHOTOS



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INTERIOR PHOTOS



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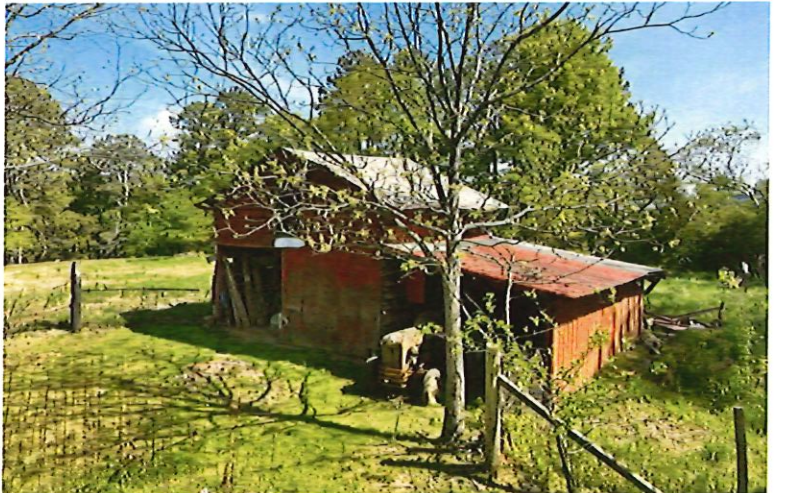
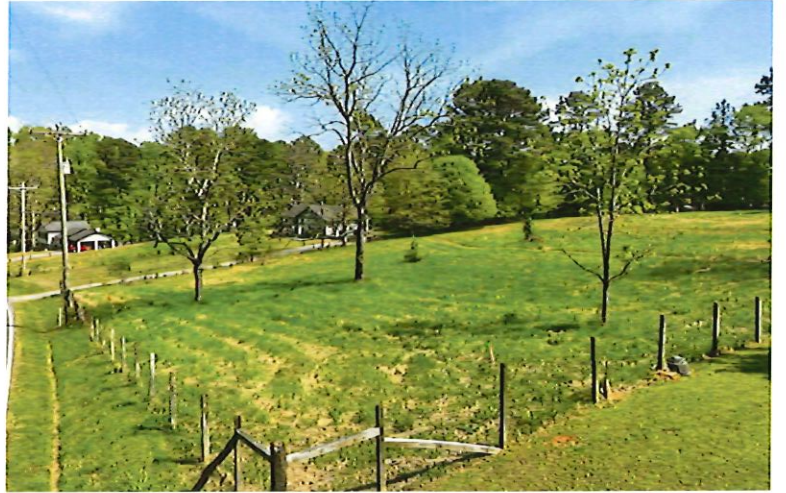


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LOT PHOTOS



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