

54± ACRES IN MILTON, GA ZONED AG1

- ◆ 54± acres includes cell tower lease
- ◆ No Rezoning needed for min. 1ac lot
- ◆ Zoned AG1 city of Milton link [HERE](#)
- ◆ Offering at \$5.8M
- ◆ Milton, Fulton County
- ◆ 1,000+ of road frontage on New Providence Rd
- ◆ Terrain: rolling, wooded, creek, pond
- ◆ ± 6 miles to GA 400
- ◆ ± 36 miles to Atlanta Airport
- ◆ Excellent Schools: Summit Hill Elementary, Northwestern Middle, Milton High school
- ◆ Utilities: water, power, telephone, cable (no sewer)
- ◆ Current Use: Raw land
- ◆ Highest and Best Use: Luxury estates



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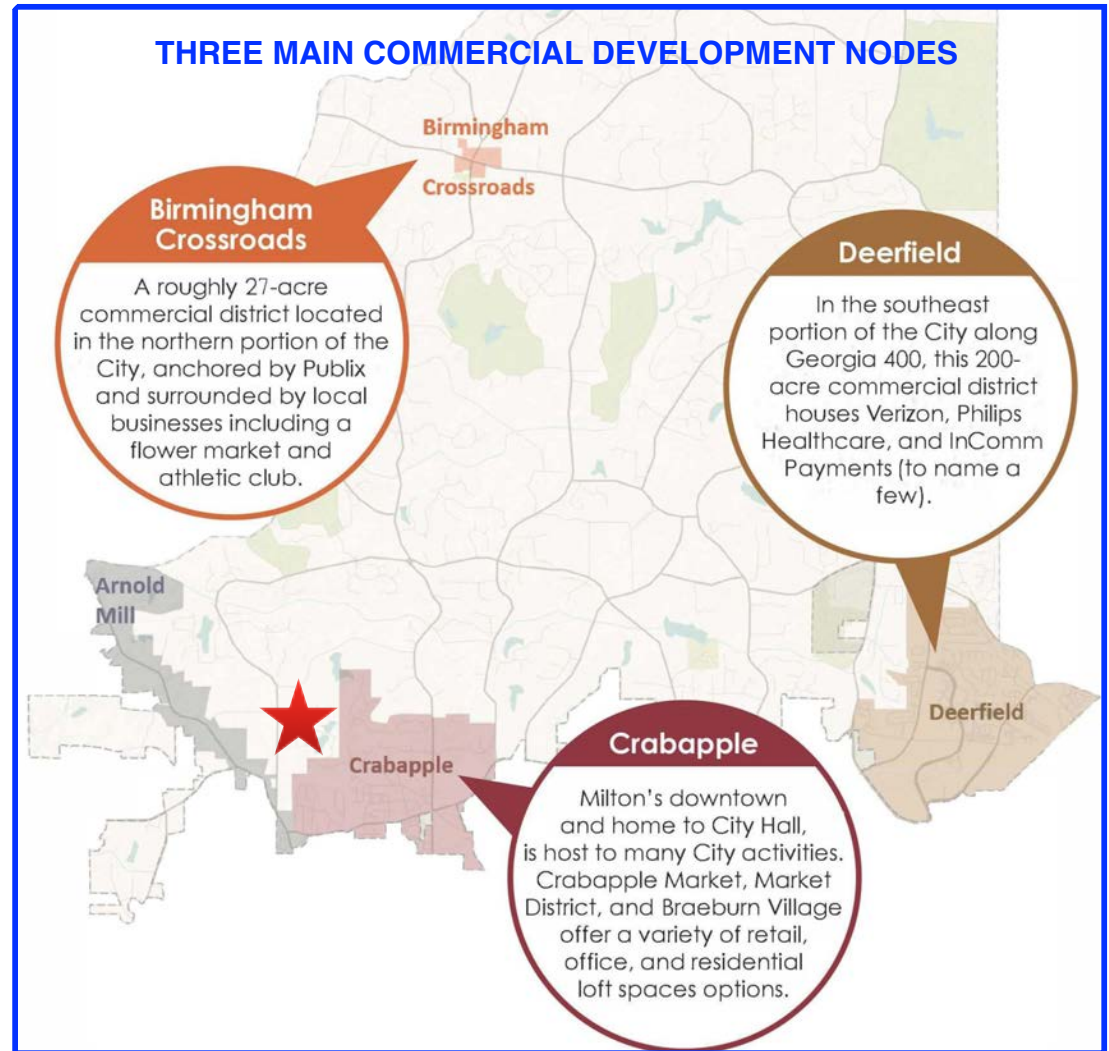
OVERVIEW

Approximately 54 acres, zoned AG-1, located in prestigious Milton with over 1000ft of road frontage on New Providence Rd. One of the last parcel of this size in the area. The 54 acres is comprised of two parcels, 22-3550-0997-040-3 and 22-3550-0097-041-1. Best future use is single detached luxury estate redevelopment. Terrain: rolling, wooded, creek, pond. Livable 1968 4BR 3.5 BA ranch home on a partially finished basement. Home can be used as on office while developing. Minutes from Crabapple community.

Zoned AG-1, which in Milton mandates that each lot must be at least 1 acre. Milton development proposals that comply with AG-1 zoning standards are permitted "by-right" and cannot be rejected if they meet all the necessary requirements. Development incentives are available with some relief to standard subdivision regulations for lots 3 acres and greater. No contingency on LDP or rezoning.

Milton is accessible from Georgia 400, which runs southeast of the City limits, and multiple major highways cross through the city including Highway 9 / Deerfield Road, State Route 372 / Birmingham Highway, and State Route 140 / Arnold Mill Road.

[niche.com](https://www.niche.com) ranked City of Milton #3 Best Places to Live in GA. See link [HERE](#)



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PROPERTY PHOTOS



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COMMUNITY OVERVIEW

The city of Milton, nestled in the northern tip of Fulton County and incorporated in 2006, is one of Georgia's fastest-growing cities having seen its population increase more than 19% over the past five years. Quality of life, security, and an inviting, picturesque community are a few of the factors considered when deciding where to raise a family or open a business. For those exact reasons, Milton continues to flourish. See a video tour of city of Milton [HERE](#)

In 2020 the online publication 24/7 Wall Street named Milton "The Best City to Live in Georgia" while Safewise ranked it the state's 3rd Safest City. Perhaps most tellingly, residents love living here with 96% describing it as an excellent/good place to raise children, 94% approving its overall appearance, and 92% rating Milton highly overall in ICMA's 2019 National Community Survey.

Most Milton land is zoned residential, leaving only 2% for commercial use in our three main commercial development nodes – Deerfield/Highway 9, Crabapple, and Birmingham Crossroads. These districts allow for the highest density and business opportunity. The City is committed to do what it can to strategically promote responsible, sustainable growth by recruiting and retaining businesses that complement Milton's vision. And all three areas have a lot to offer now and could see even more notable developments in the coming years.



Source: Greater North Fulton Chamber of Commerce link [HERE](#)



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AERIAL MAP



7 Miles | 13 Min



Summit Hill Elementary
4 Miles | 8 Min



THE MANOR
GOLF & COUNTRY CLUB

8 Miles | 19 Min



NORTHSIDE
HOSPITAL

20 Miles | 30 Min



LAKE LANIER

24 Miles | 35 Min

SUBJECT

13340 New Providence Rd



6 Miles | 15 Min



Milton Highschool
3 Miles | 6 Min



AVALON

7 Miles | 19 Min



Halcyon Forsyth
11 Miles | 23 Min



Northwestern Middle
3 Miles | 6 Min

ALPHARETTA
CITY CENTER

NORTH-POINT
Mall

8 Miles | 19 Min



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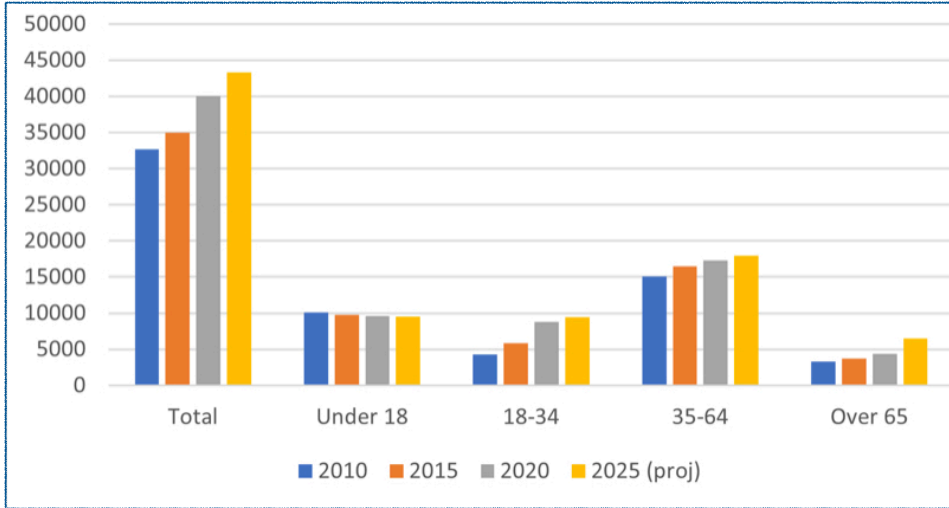
DEMOGRAPHICS

The population of Milton is approximately 37,000 people, with a median age of 39 years old. The community is predominantly made up of families, with a strong emphasis on education and family-friendly activities

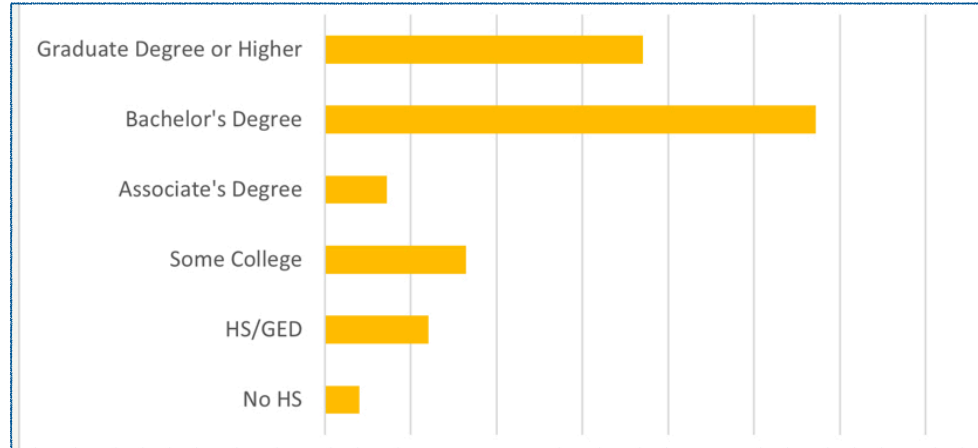
The income level in Milton tends to be above the national average, with many residents working in professional occupations.

Source: City of Milton see link [HERE](#)

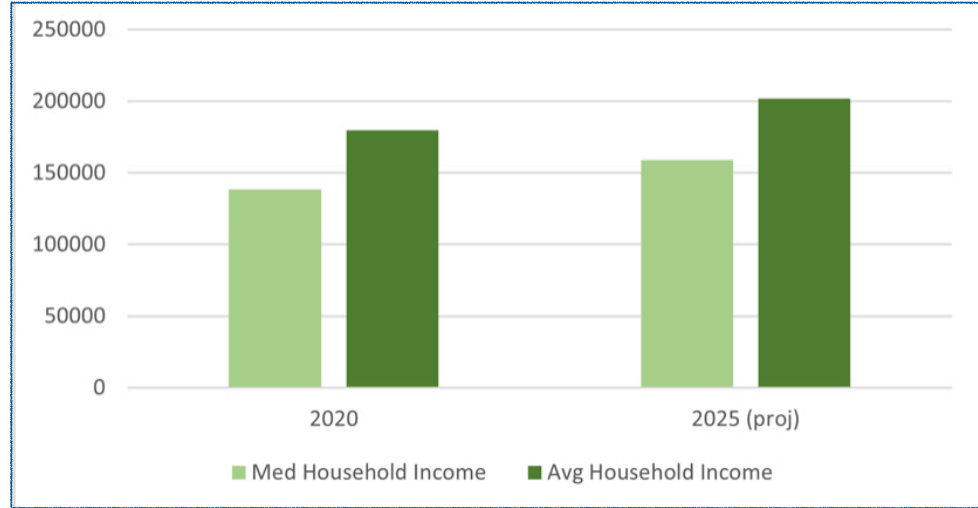
POPULATION BY AGE DISTRIBUTION



EDUCATION LEVELS OF ADULT POPULATION (2020)



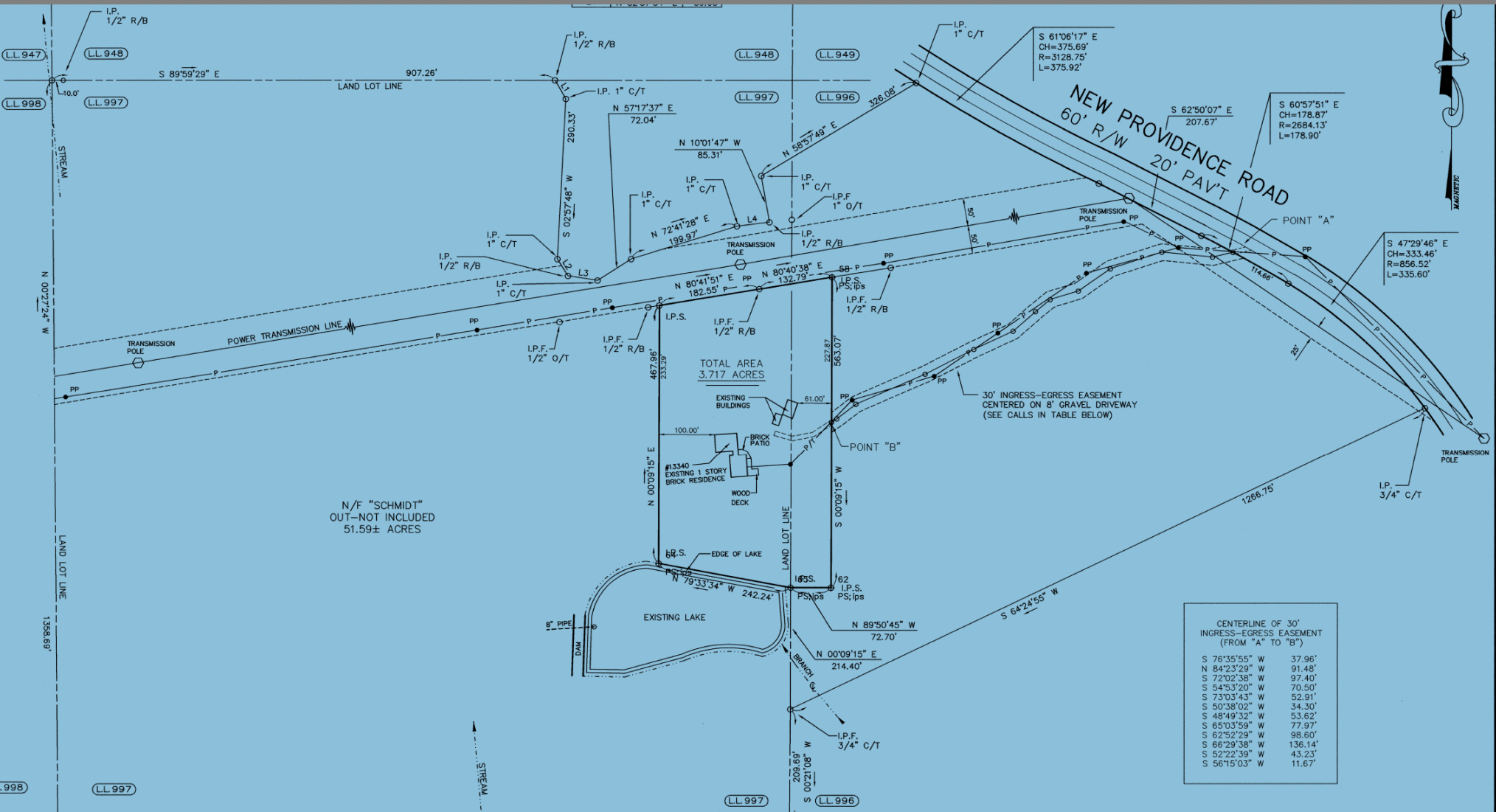
HOUSEHOLD INCOME PROJECTIONS



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SURVEY



BRUMBLOW-REESE &
LAND SURVEYING SE



REVISIONS:

LOCATED IN:

LAND LOT(S): 996, 997
DISTRICT: 2, SECTION: 2



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AREA COMPARABLES

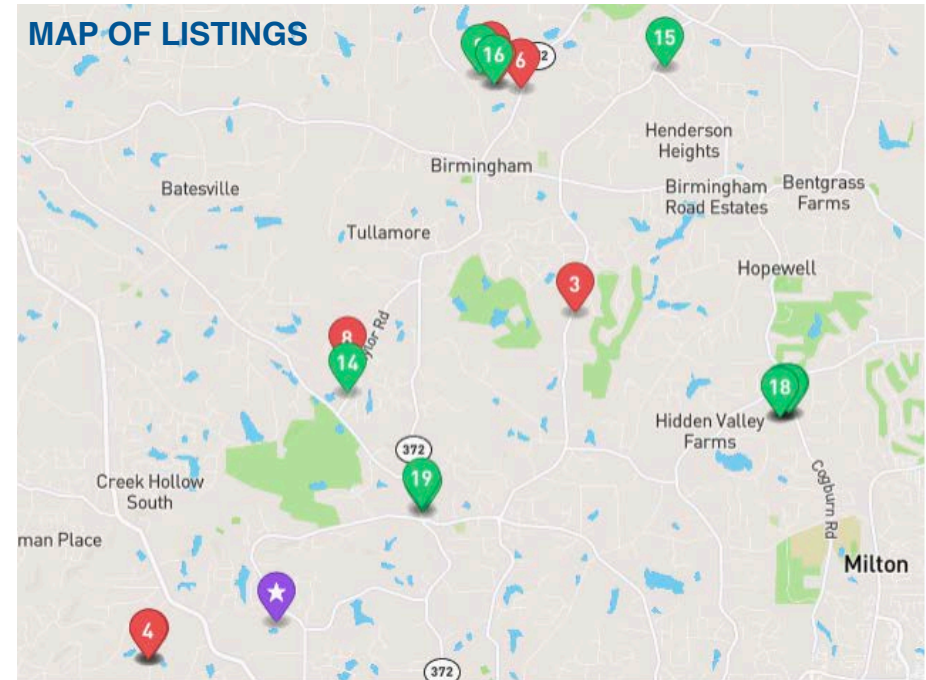
SOLD LISTINGS

	Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
1	12510 Sibley Lane	5	5.00	2020	4,000	43,600	\$1,900,000	3/24/23
2	12590 Sibley Lane	5	6.00	2022	3,946	43,600	\$2,066,320	2/27/23
3	205 Five Oak Farm	5	6.00	2023	5,500	43,560	\$2,125,000	6/14/23
4	12550 Celestine Way	5	6.00	2021	6,334	43,600	\$1,957,968	11/22/22
5	10305 Magnolia Meadow Court	5	5.00	2022	5,780	43,560	\$3,173,904	9/26/22
6	10170 Cedar Ridge Drive	5	7.00	2022	6,377	43,560	\$2,933,060	11/21/22
7	10200 Cedar Ridge Drive	5	7.00	2022	6,800	43,560	\$2,869,000	1/13/23
8	300 Blackberry Ridge Trail	5	6.00	2023	5,335	65,340	\$2,300,000	6/29/23
Averages					5,509	46,297	\$2,415,657	

ACTIVE LISTINGS

	Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
9	10190 Cedar Ridge Drive	5	7.00	2023	7,250	43,560	\$3,395,000	
10	1014 Lyndon Lane	4	5.00	2023	4,500	43,560	\$1,950,000	
11	13815 Birmingham Highway	4	5.00	2023	4,296	46,174	\$2,246,800	
12	1022 Lyndon Lane	6	7.00	2023	6,500	62,727	\$2,900,000	
13	1010 Lyndon Lane	4	5.00	2023	4,500	43,560	\$1,950,000	
14	240 Blackberry Ridge Trail	6	6.00	2023	5,625	52,272	\$2,350,000	
15	1915 Freemanville Crossing Court	5	7.00	2020	7,259	44,867	\$2,150,000	
16	10210 Cedar Ridge Drive	6	8.00	2022	8,022	43,560	\$3,595,000	
17	1030 Lyndon Lane	6	7.00	2023	6,500	102,802	\$2,900,000	
18	1026 Lyndon Lane	6	7.00	2023	6,500	62,291	\$2,900,000	
19	13855 Birmingham Highway	5	6.00	2023	5,222	50,966	\$2,499,500	
Averages					6,015	54,212	\$2,621,482	

MAP OF LISTINGS



Download full report of Comps using QR code or download [HERE](#)



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