

OLD MILTON PARKWAY



## DEVELOPMENT OPPORTUNITY

11505 MORRIS PARKWAY  
• ALPHARETTA, GA •

**THE CHATHAM CO.**

# WELCOME TO 11505 MORRIS PARKWAY

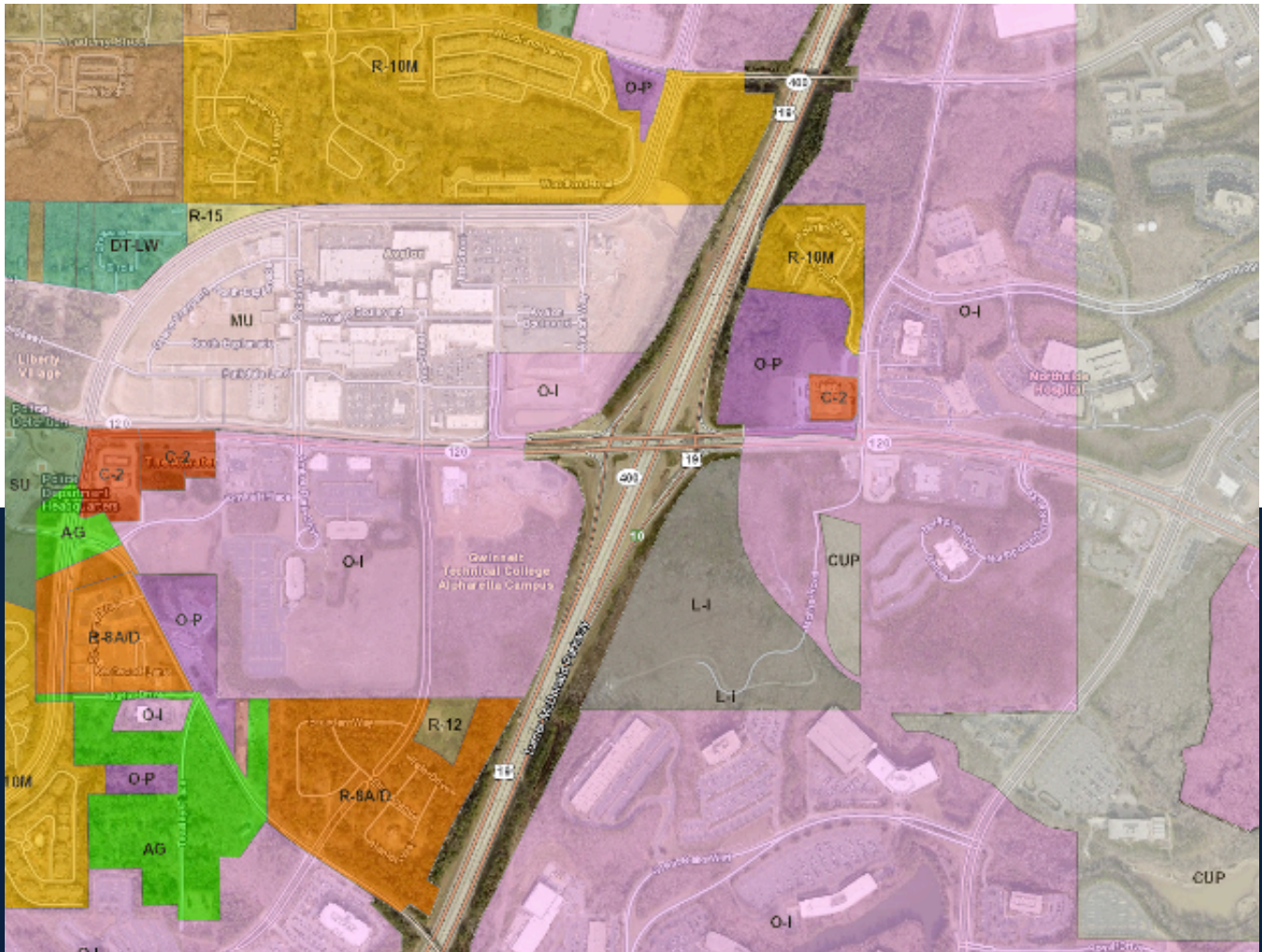


## ±14.95-ACRE TRACT IN ALPHARETTA, GA

Situated at **11505 Morris Parkway in Alpharetta, Georgia**, this **±14.95-acre** tract occupies a highly visible corner at Old Milton Parkway and GA-400, offering a prime infill development opportunity in one of Metro Atlanta's most affluent submarkets. The property (Fulton County Tax Parcel ID: 22-37000560481) is zoned **L-1 (Light Industrial)** and **O-1 (Office)** within the City of Alpharetta, allowing for a range of commercial uses. With **Land Disturbance Permit (LDP) and grading permits** in hand, the site is positioned for immediate development. The surrounding 3-mile radius features average household incomes exceeding **\$150,000** and a population of approximately **100,000 residents**, supporting strong long-term demand fundamentals.

# APPROVED MEDICAL SITE PLAN

## ALPHARETTA ZONING



### O-I OFFICE-INSTITUTIONAL

**A district for planned office developments. Commercial activities related to the overall development are also permitted in combination with the office development, but only as accessory uses in accordance with a specific master plan, such as a coffee shop within an office building.**

### L-I LIGHT INDUSTRIAL

**A district primarily intended for limited manufacturing, assembling, wholesaling, warehousing, and related activities.**



# CONTACT

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**ROBERT COPENHAVER**

**678.689.5125**

**Robert@thechathamco.com**

**TheChathamCo.com**