

Presented By:

DENNIS POWELL

Managing Broker

770.364.2740

dennisppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com

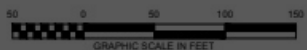
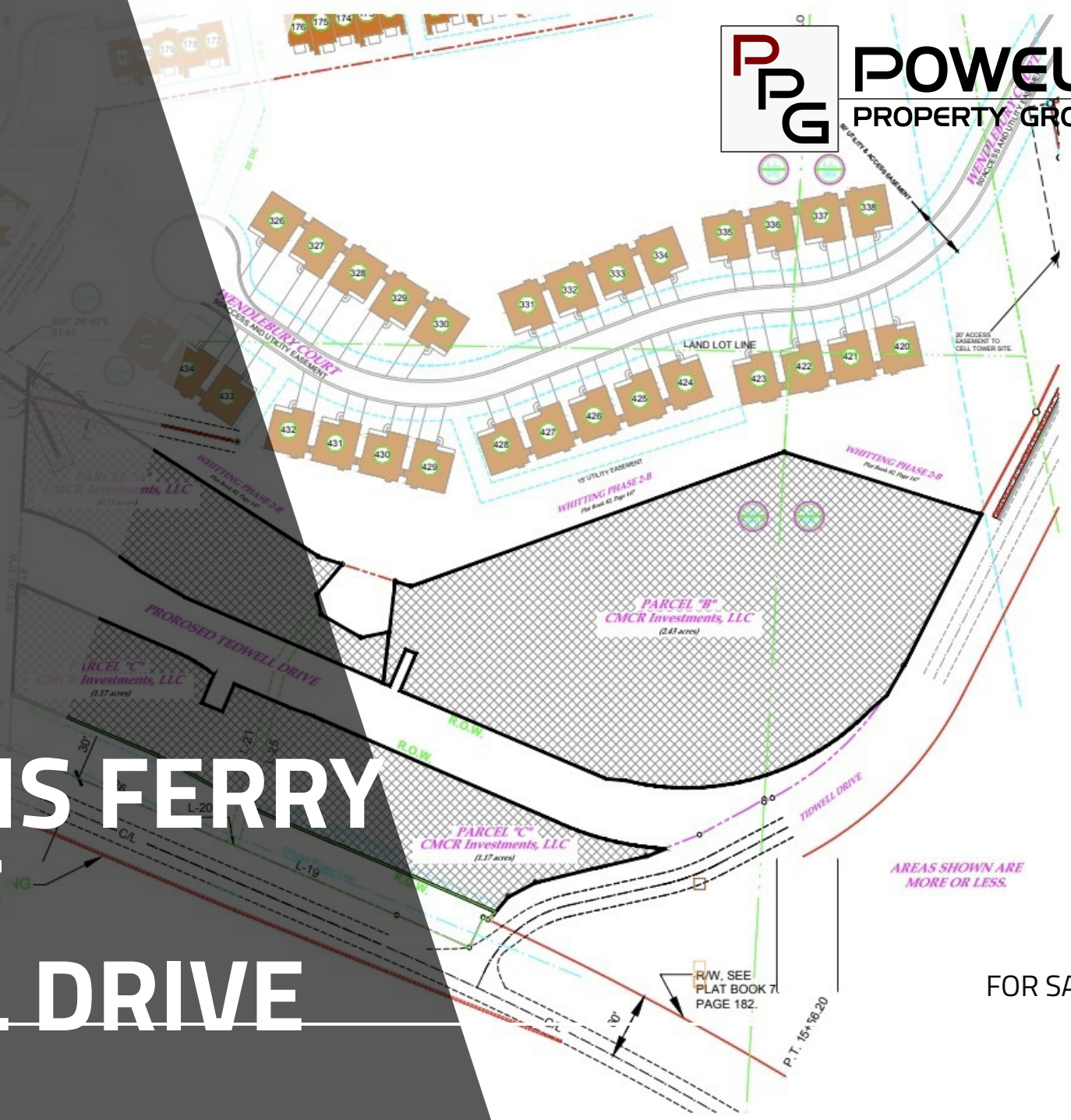
MCGINNIS FERRY ROAD AT TIDWELL DRIVE

Land:

ALPHARETTA, GA 30004



Shirey, Nelson and
Surveying
Civil Engineering
Site Planning
Hydrology



AREAS SHOWN ARE MORE OR LESS.

R/W, SEE PLAT BOOK 71 PAGE 182.

FOR SALE

COMPILED PLAT
PART OF WHITTINGTON and ADJACENT PARCELS
FROM THE
LAND LOTS 849, 910, 975, and 978
2nd DISTRICT - 14th SECTION
FORSYTH COUNTY, GEORGIA

REVISIONS
(1) Revised 08/24/2011 per 08/11

MAY 31

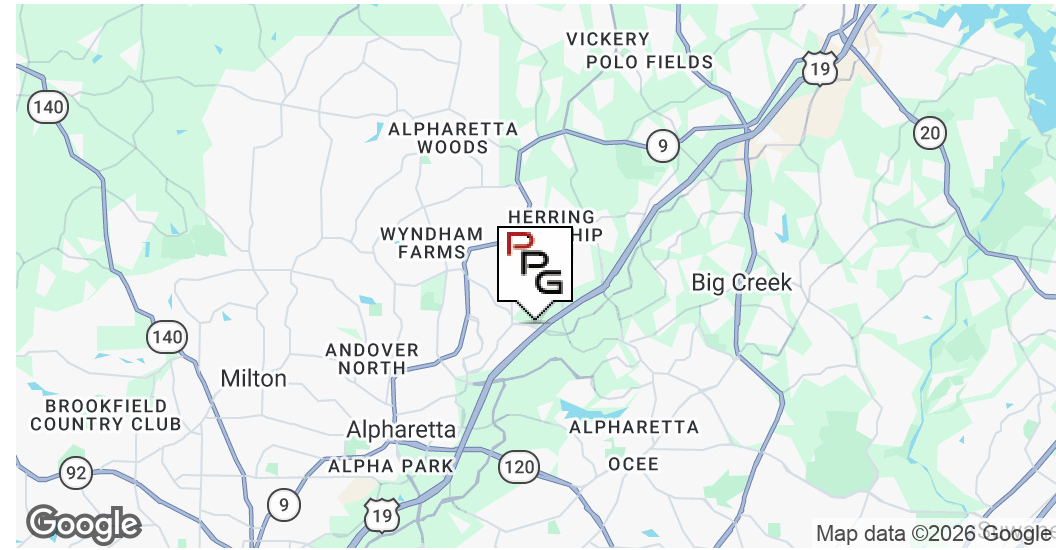
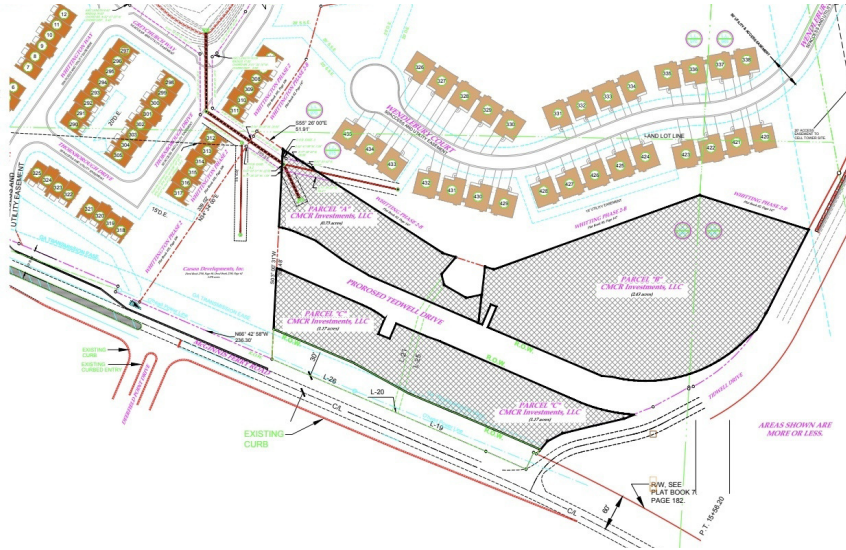
Scale 1" = 50'

JOB NO. 17-2K



MCGINNIS FERRY ROAD AT TIDWELL DRIVE

ALPHARETTA, GA 30004



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	2.297 Acres
Zoning:	CBD

PROPERTY OVERVIEW

Forsyth County, Tax Parcel # 022 005. Parcels A (0.73 ac), B (2.43 ac) and C (1.17 ac) totaling approximately 4.3 acres.

Note: Only Parcel B (2.43 acres) is expected to be buildable while the remaining acreage is useful for signage, visibility and dirt balancing.

PROPERTY HIGHLIGHTS

- Excellent location overlooking the new full interchange on Georgia Highway 400 at McGinnis Ferry Road.
- Great visibility.
- All utilities on site which include water, sewer, gas and fiber.
- County has pre-approved two curb cuts.
- Alpharetta address with Forsyth County taxes.

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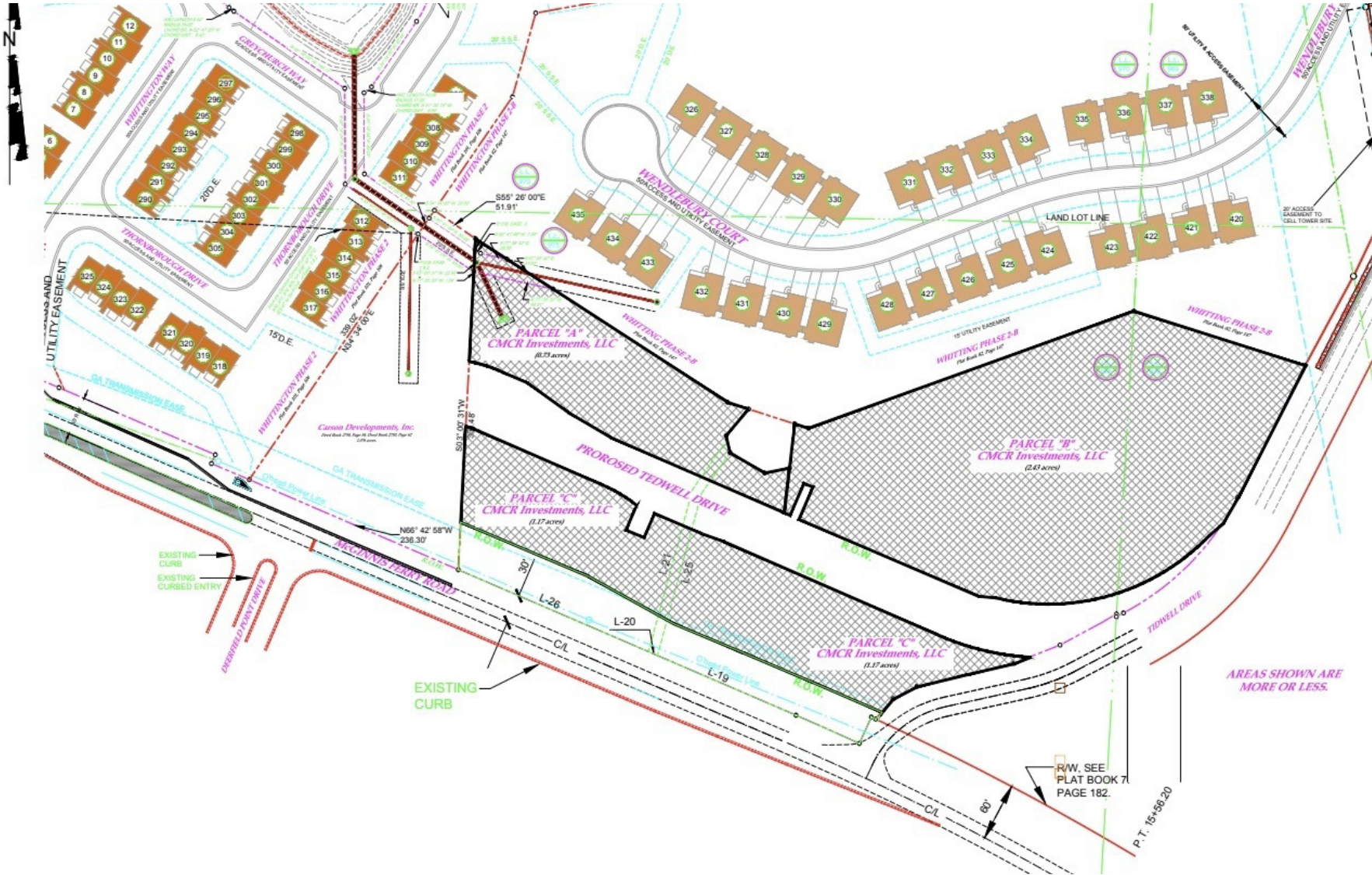
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Shirey, Nelson & Assoc Inc
 2295 Dreamweaver Road
 Alpharetta, Georgia 30004
 www.shireynelson.com

COMPILED PLAT
PART of WHITTINGTON and ADJACENT PARCELS
 SHOWING
 LAND LOTS 989, 970, 975, and 976
 2nd DISTRICT, 1st SECTION
 FORTHY COUNTY, GEORGIA

REVISIONS:
 (1) Revised 08/04/2019 to divide into 3 parcels.

Date: MAY 31, 2019
 Scale: 1" = 50'
 JOB NO: 17-2K32-WH 2-2B

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Facing SE toward the full interchange on GA Hwy 400 at McGinnis Ferry Road



Facing toward the signalized intersection of McGinnis Ferry Road and Tidwell Drive

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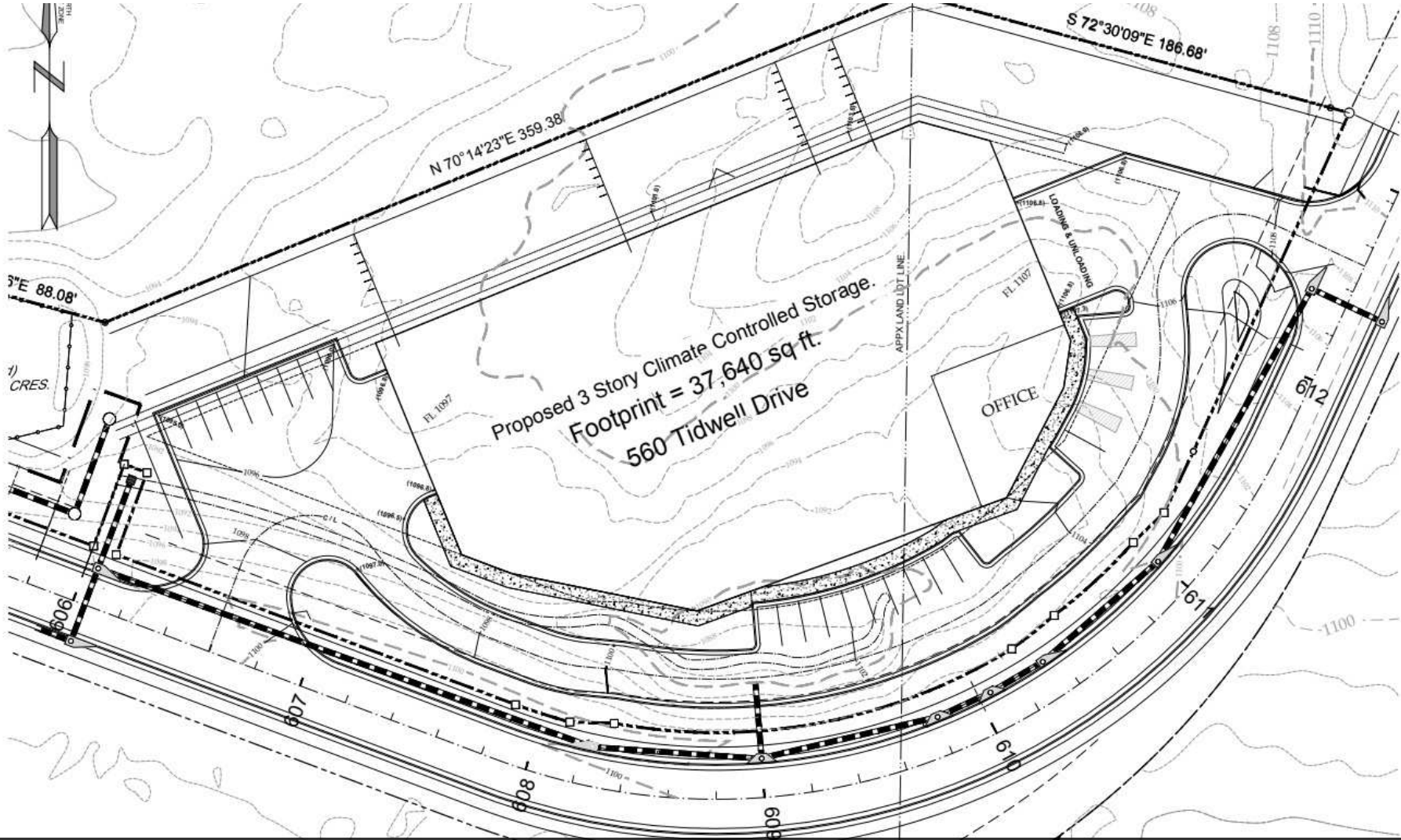
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NOTE: STORAGE SITE USE WOULD REQUIRE FORSYTH COUNTY APPROVAL.

Shirey, Nelson & Assoc Inc
2296
Dunwoode
Road
Alpharetta, Georgia
30004
www.shireynelson.com
shirey@shireynelson.com

REVISIONS:
11/12/2020 - RELEASE #1 - (Not complete)

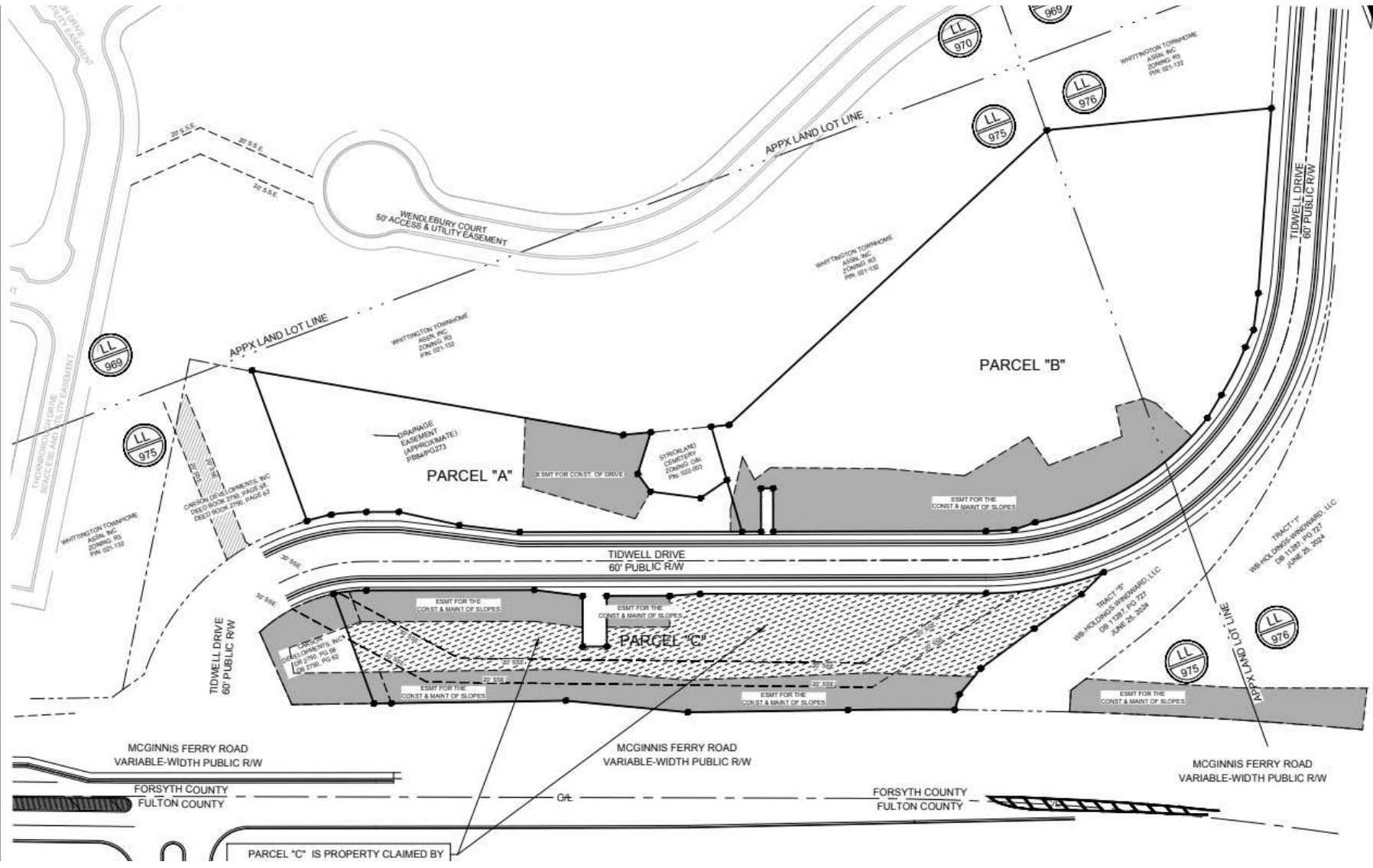
Survey Date _____
Plan Date _____
Scale 1"= _____
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BOUNDARY RETRACEMENT SURVEY

LOCATED IN:
**LAND LOTS 975 & 976, 2ND DISTRICT, 1ST SECTION,
 FORSYTH COUNTY, GEORGIA**

PREPARED FOR:
E. HOWARD CARSON, JR. ETAL

Shirley N. Carson
 2205 Drenmore Road
 Alpharetta, Georgia 30004

GEORGIA REGISTERED
 Stephen C. Nelson
 No 2924

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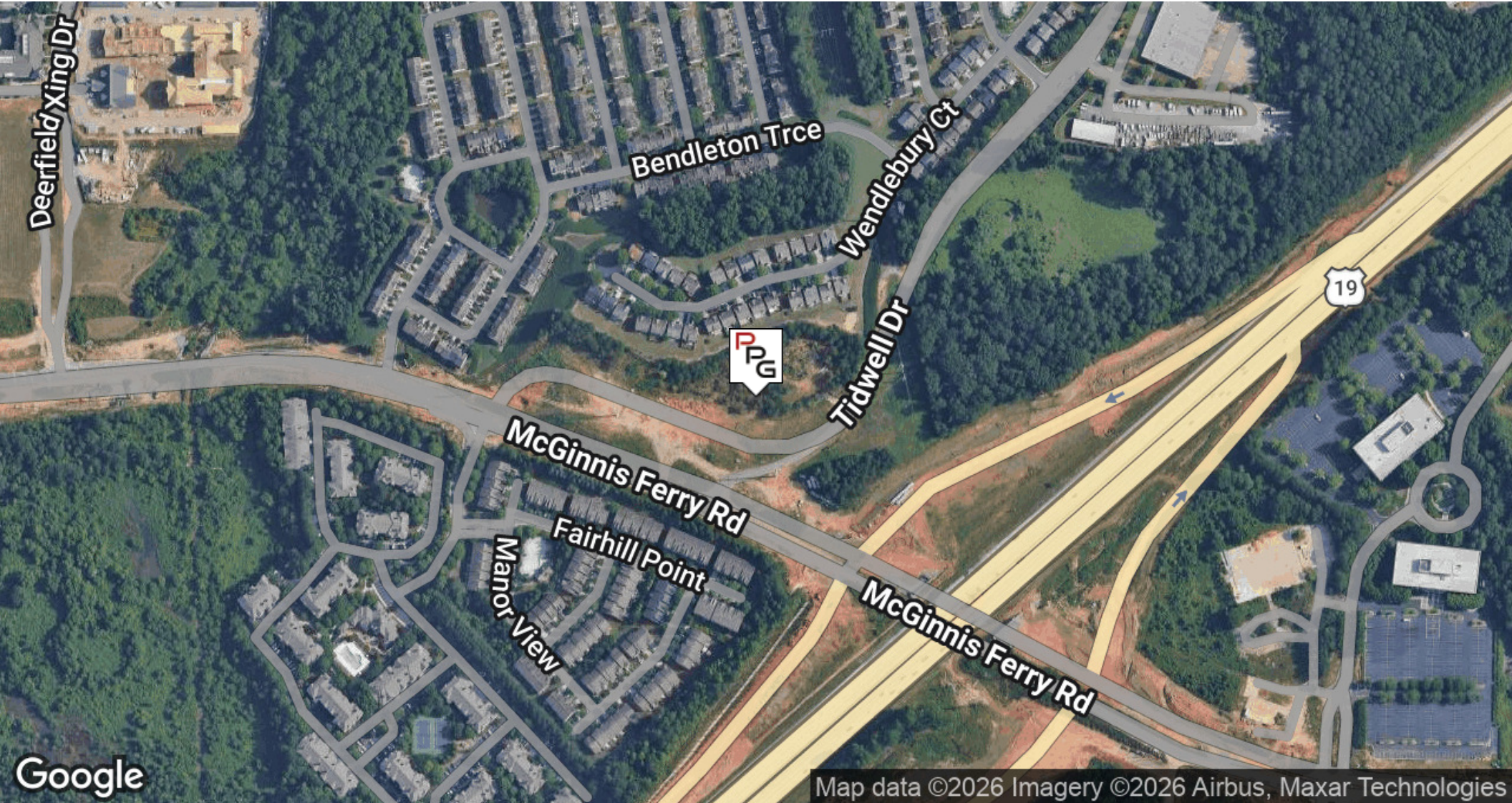
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Google

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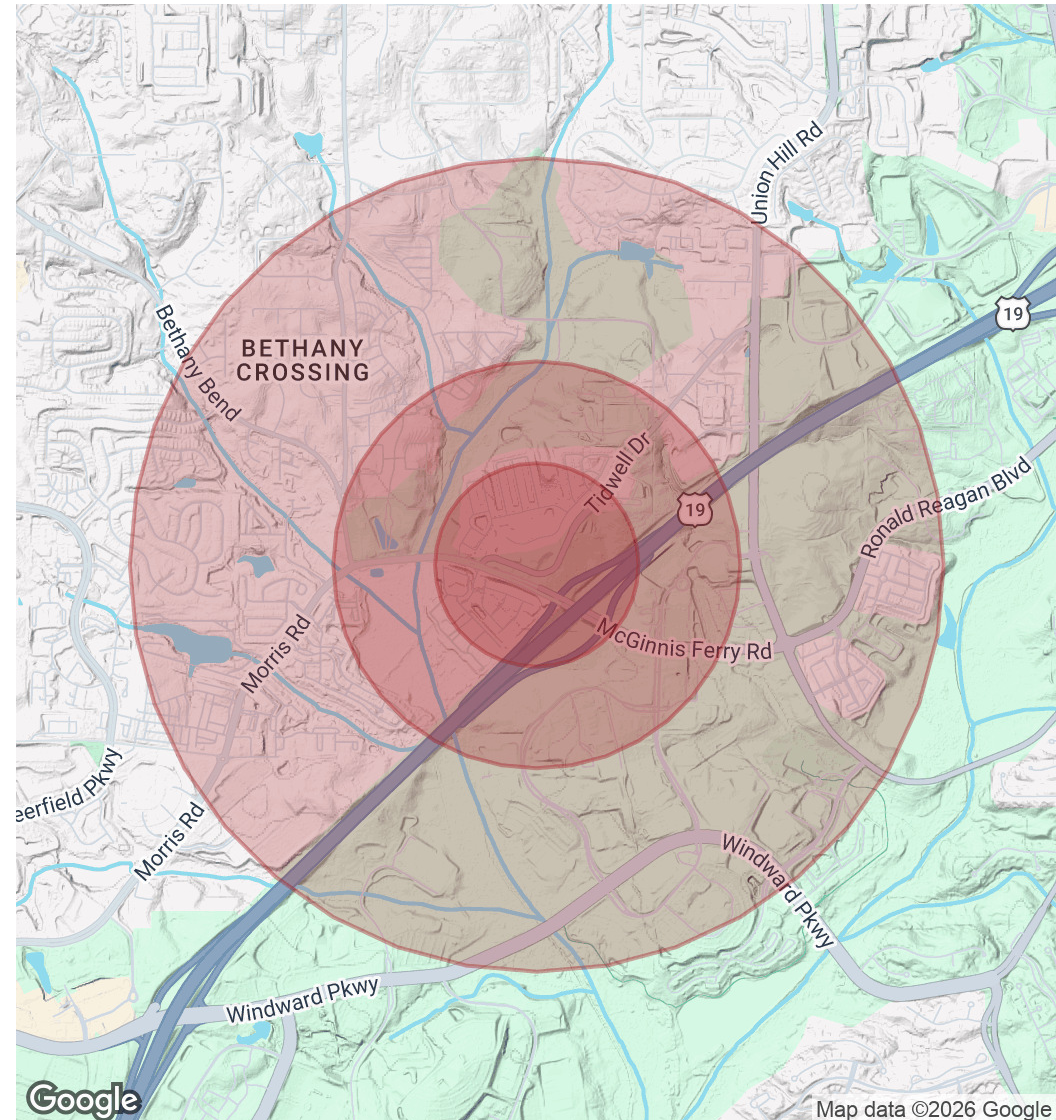
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	513	2,050	9,138
Average Age	30.0	31.7	34.5
Average Age (Male)	28.8	30.8	34.3
Average Age (Female)	30.5	32.1	34.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	174	760	4,048
# of Persons per HH	2.9	2.7	2.3
Average HH Income	\$123,944	\$129,091	\$123,345
Average House Value	\$419,823	\$449,383	\$445,143

2023 American Community Survey (ACS)



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