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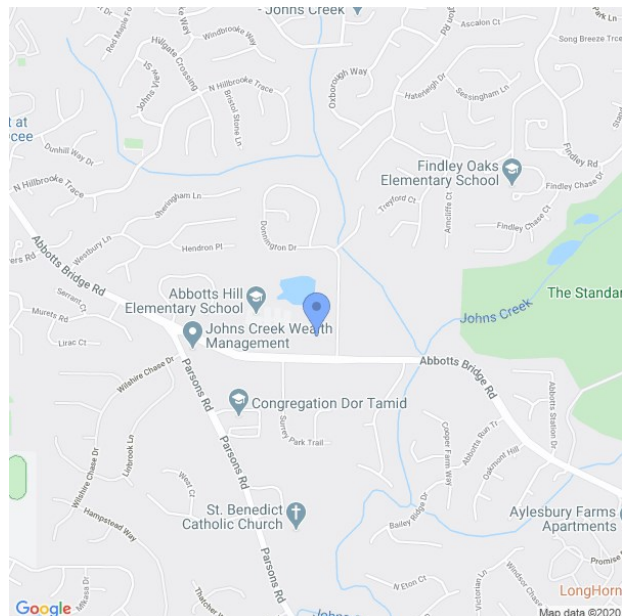
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5635 ABBOTTS BRIDGE RD, JOHNS CREEK, GEORGIA 30097



COMMERCIAL • LAND • FOR SALE



SALE PRICE \$499,000

SALE TYPE DEVELOPMENT

ZONING AG1

LAND AREA 1.9 ACRES

- Potential Commercial with great Frontage.
- Average Household Income of ±\$145k within a 1-Mile Radius
- Explosive Population Growth of 42% since 2000 & Projected Growth of 7% by 2021 (5-Miles)
- Total Population of ±197k & Daytime Population of ±210k within a 5-Mile Radius
- Ranked #4 of America's Top 50 Cities to Live (USA Today, 2017)
- Ranked #1 in Top 50 Safest Cities in Georgia (SafeWise, 2017)
- Ranked #2 in Best Places to Live in Georgia (Niche, 2017)

Fantastic piece of land in prime location in John's Creek on Abbott's Bridge Rd. Great opportunity for a new development or a private estate. Nearby to great shopping and award-winning schools.

Excellent Location to Build a Home, potentially rezone to RES 5

Access available to sewer (at the road) and many other due diligence materials already addressed. Contact agent for more details.

Abbotts Bridge Road is currently under construction by the Georgia Department of Transportation (GDOT) to widen the

two-lane roadway to four lanes to accommodate the increased traffic volume. The project starts at Jones Bridge Road and extends to the Chattahoochee River, and includes landscaped medians and ten-foot-wide trails on both sides of the roadway. The bridge crossing at the Chattahoochee River will also be replaced with a wider bridge to accommodate the four lanes and sidewalk crossings.

Prime location in John's Creek, GA