

Premier Alpharetta Development Opportunity

SALE

GROUND LEASE

JOINT VENTURE

Utilities On-Site



12140

MORRIS RD.

Alpharetta, GA, 30005



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OPPORTUNITY OVERVIEW

This rare 0.62-acre (parking not included in acreage) parcel in Alpharetta, Georgia sits along the Morris Road / GA-400 corridor in the heart of the Windward submarket. Significant predevelopment work has been completed on the site, including planning, design, entitlement activity, utility installation, and parking construction — giving a prospective buyer, venture partner, or ground lessee a meaningful head start for a variety of commercial uses including hospitality, medical, office and retail.

HIGHLIGHTS

- Prime Alpharetta location with convenient access to GA-400, Avalon, and Downtown Alpharetta
- Existing utilities, paving, lighting, drainage, landscaping, and access
- Fully built and operational parking lot
- Flexible transaction structure (sale, ground lease, or JV)
- Surrounded by major employers, retail amenities, and residential growth
- Over 185,000 residents within a 5-mile radius, with average household incomes exceeding \$170,000
- Well-suited for medical, hospitality, office, and other commercial uses



PRICE

Undisclosed

STRUCTURE

Sale / Ground Lease / JV

AERIAL PHOTOS

12140 Morris Road · Alpharetta, GA



CONCEPTUAL RENDERING
(for illustrative purposes only)

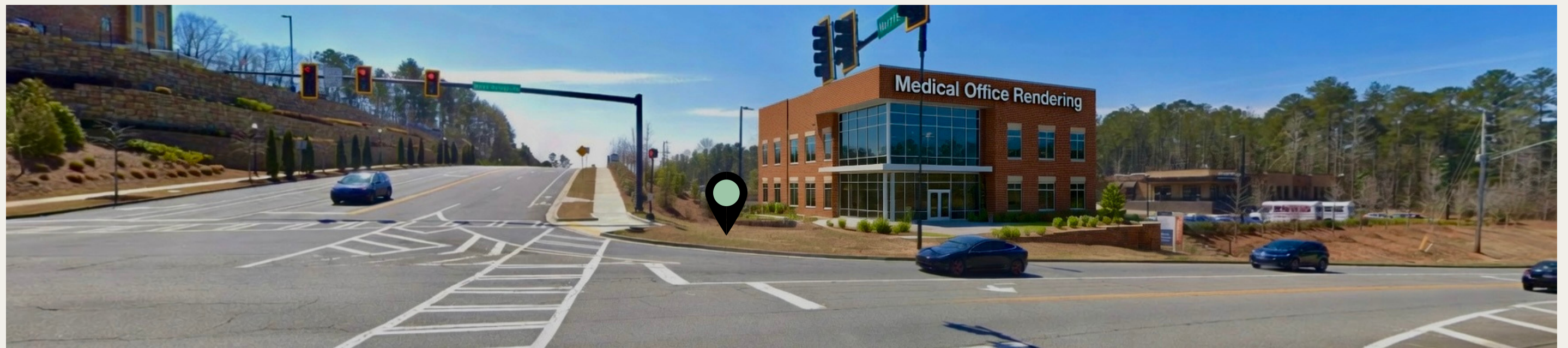
Hospitality



Significant predevelopment work already completed for hotel use. Alpharetta / Windward is a strong suburban hotel market, with Morris Rd and GA-400 access supporting select-service and dual-brand operators.

CONCEPTUAL RENDERING
(for illustrative purposes only)

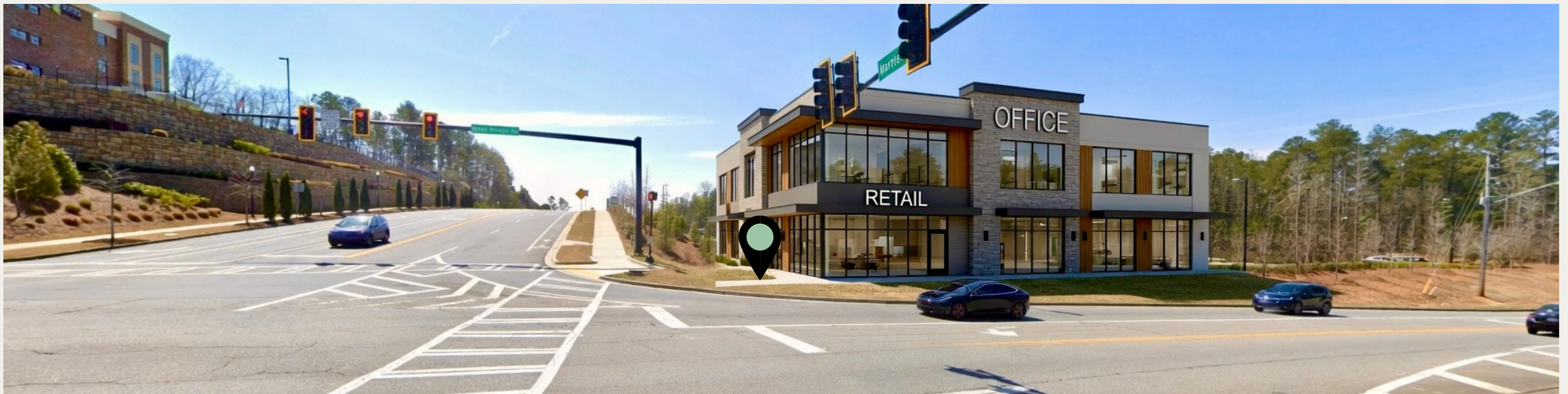
Medical



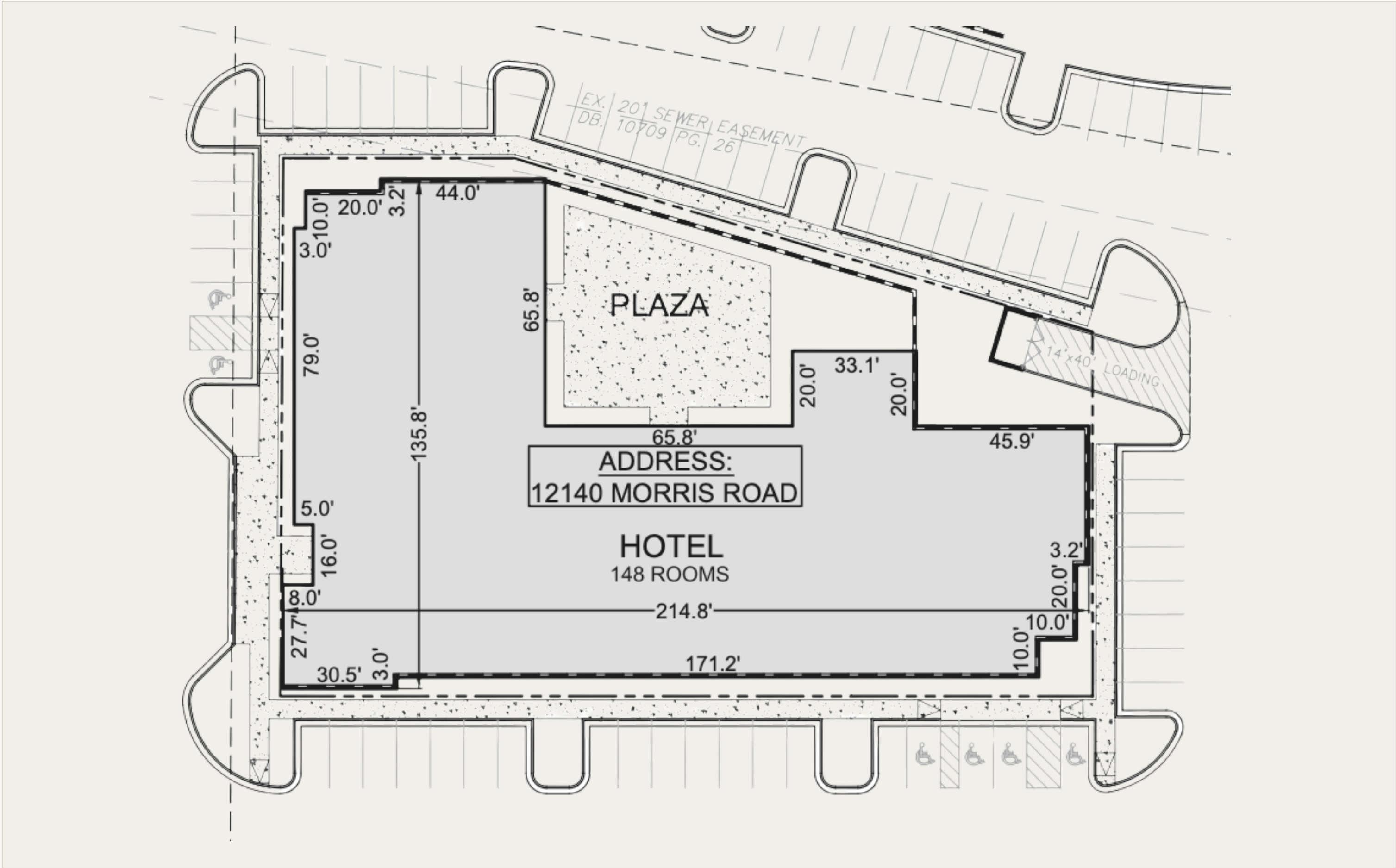
North Fulton has emerged as a high-priority growth corridor for major regional health systems, driven by strong demographics and continued population growth in the Alpharetta / Windward area. Less than 0.5 miles from Northside Hospital's Alpharetta campus.

CONCEPTUAL RENDERING
(for illustrative purposes only)

Office / Retail

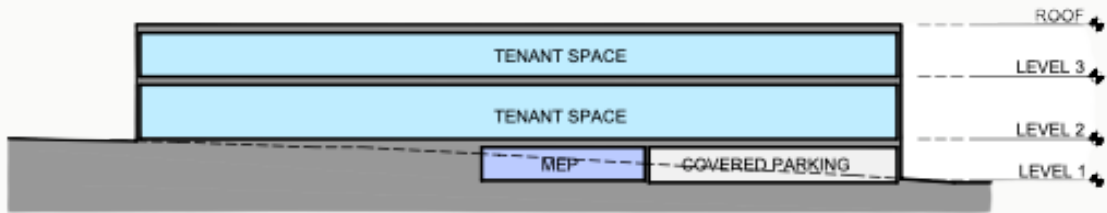
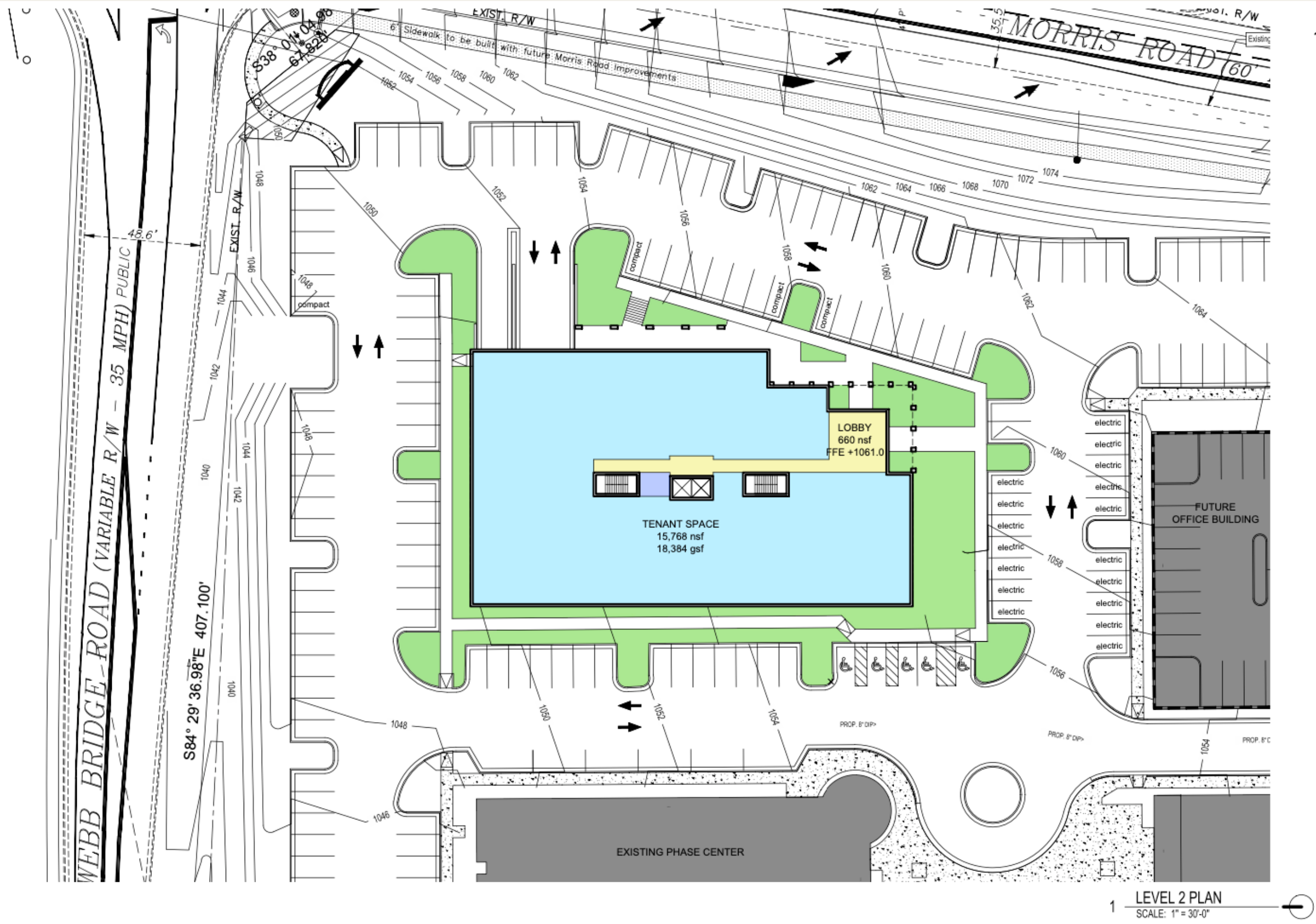


The Morris Road / GA-400 corridor has long been one of Metro Atlanta's most active commercial submarkets, supported by a deep base of corporate tenants, strong household incomes, and consistent retail demand in the surrounding Windward area.



SITE PLAN - MEDICAL / OFFICE / RETAIL

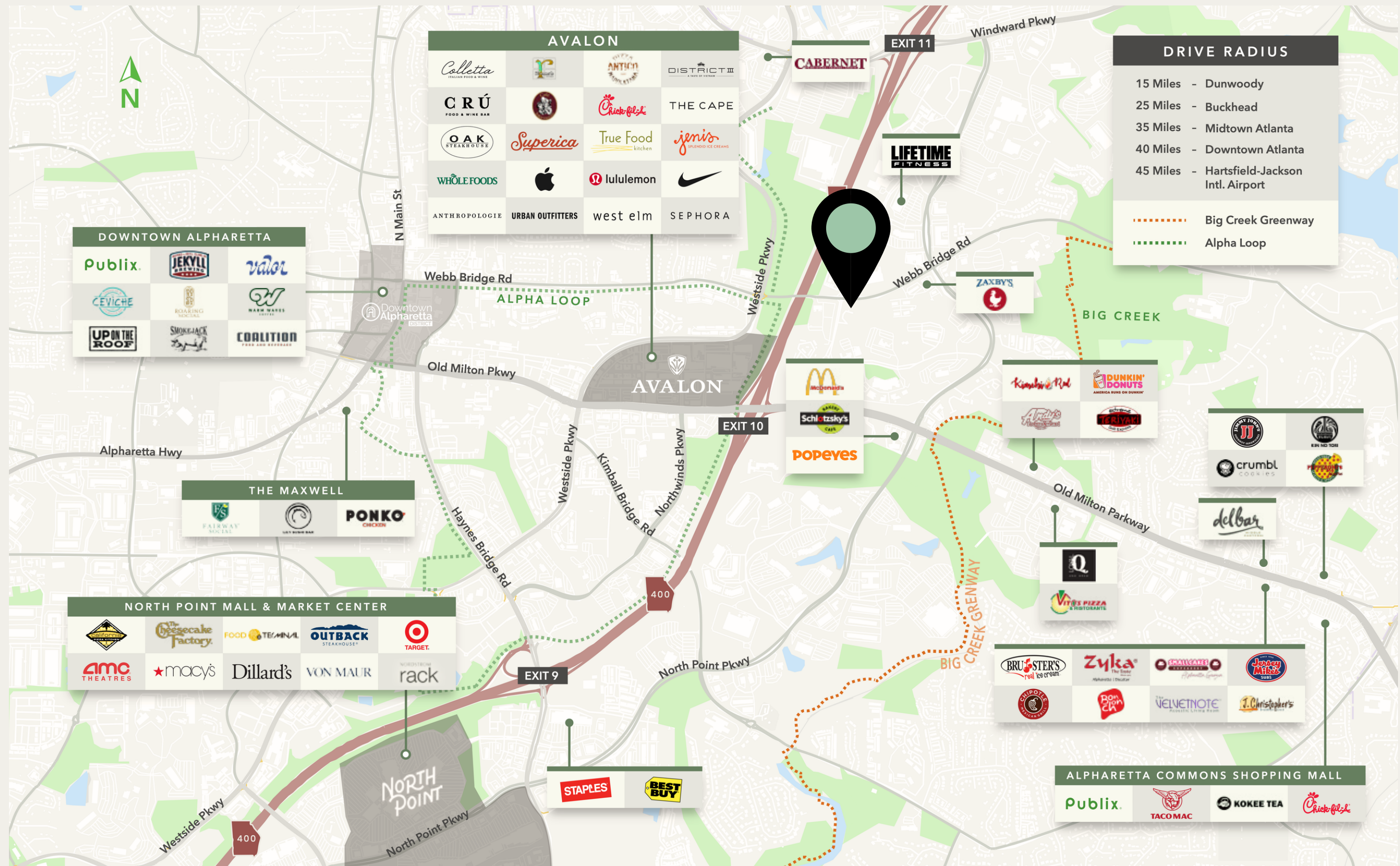
12140 Morris Road · Alpharetta, GA



KEY PLAN

NEARBY AMENITIES

12140 Morris Road · Alpharetta, GA



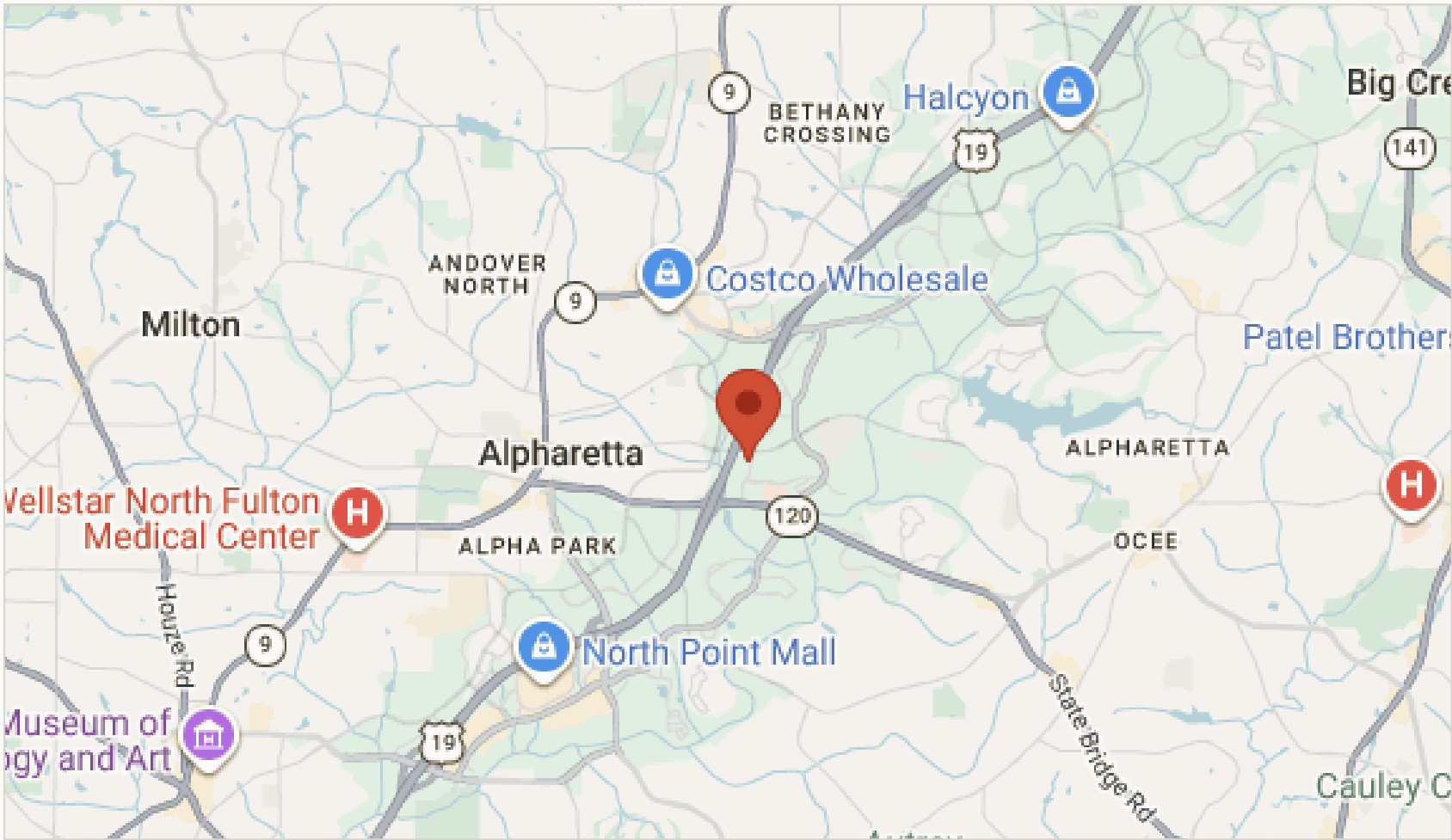
0.5 mi. |-----|

1.0 mi. |-----|

1.5 mi. |-----|

2.0 mi. |-----|

LOCATION MAP



Alpharetta's Windward submarket sits directly on GA-400, one of Metro Atlanta's most affluent and fastest-growing corridors — anchored by corporate campuses, master-planned residential communities, and expanding healthcare systems.

DEMOGRAPHICS

RADIUS	2-MILES	5-MILES	10-MILES
Population (2025)	32,368	184,478	621,527
Households (2025)	13,389	66,673	224,403
Avg. HH Income (2025)	\$152,129	\$170,783	\$163,565

OFFERING MEMORANDUM

12140 Morris Rd

Alpharetta, GA 30005

SALE

GROUND LEASE

JOINT VENTURE

CONTACT US

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