

EXCLUSIVE OFFERING
NORTH POINT CENTER



WESTSIDE PARKWAY

HEMBREE ROAD

7.35 Acres on Hembree Road Zoned for Office Use
ALPHARETTA | NORTH FULTON COUNTY | GEORGIA



Alpharetta
Georgia

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of North Point Center in Alpharetta, North Fulton County, Georgia ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. and Pioneer Land Group. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman and Co. and Pioneer Land Group represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:

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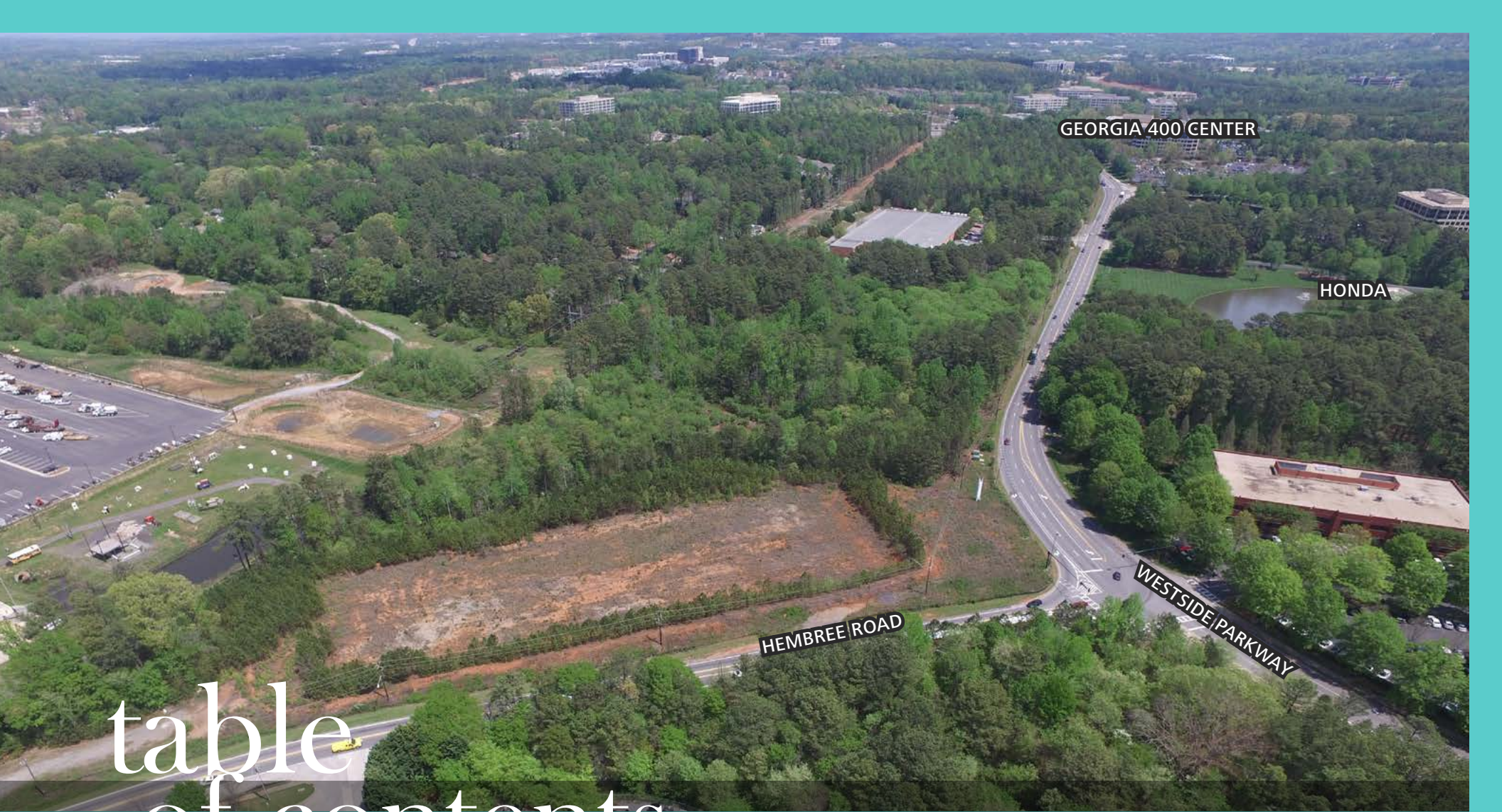


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- Google Earth KMZ File
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the opportunity

Ackerman & Co. and Pioneer Land Group are pleased to present **North Point Center**, a 7.35-acre parcel in Alpharetta, Georgia that is zoned for 20,000 SF of office space per acre. **North Point Center** offers the following attributes:

- Unique opportunity to provide one or two smaller “user” oriented building in the North Fulton office market.
- Excellent location on the west side of Georgia 400 with convenient access to both the Haynes Bridge/GA 400 interchange and the Mansell Road/GA 400 Interchange.
- **North Point Center** is located approximately one and a half miles from Avalon, the highly successful mixed-use development with multiple entertainment, dining and shopping options.
- Potential to rezone the property for mid density residential.
- Strong office market conditions. As of the first quarter of 2017, the North Fulton office market contained 25.2 million square feet of space, representing 12% of Atlanta’s total office market. More importantly, the North Fulton Class A office market contains 14.6 million square feet, representing 13.5% of Atlanta’s total Class A office market. The North Fulton Office Market has a 14.4% vacancy rate and 14.5% vacancy rate in class A space.



Townes at North Point Center

The balance of this Offering Memorandum provides detailed information on the Property, the market and a proposed development plan.

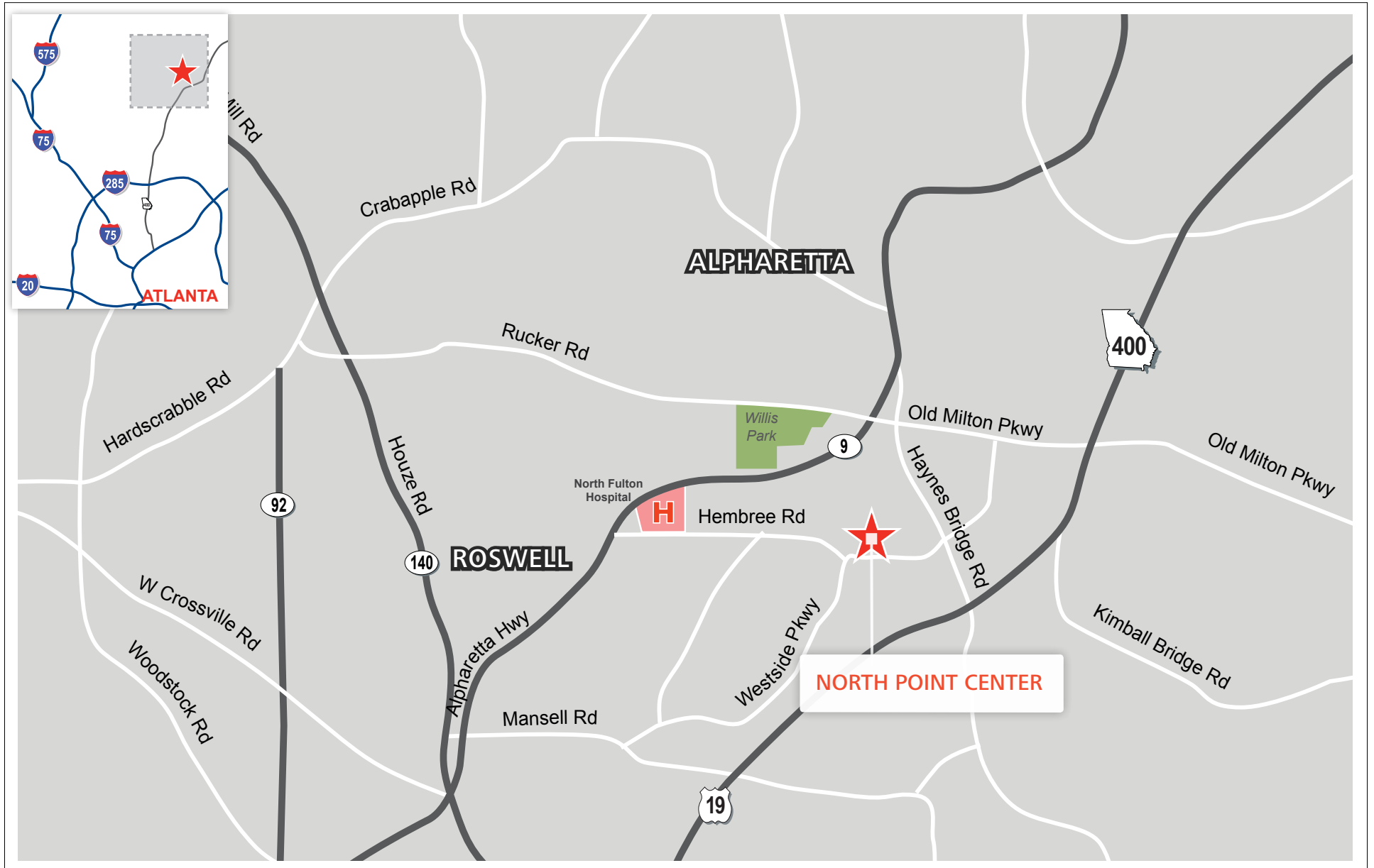
Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.

the property

North Point Center is located at the northwest intersection of Westside Parkway and Hembree Road (3000 Hembree Road) in Land Lot 691 of the 1st District, 2nd Section of Fulton County, City of Alpharetta, Georgia. Parcel ID 12 -2590-0691-071-2.



Location



Size

Approximately 7.35 Acres. Approximately 3 to 3.5 acres are in flood plain and/or wetlands making those acres unusable.

Topography

The Property has gently rolling topography. However, a significant amount of grading was done in preparation of building an office building on the property.

Utilities

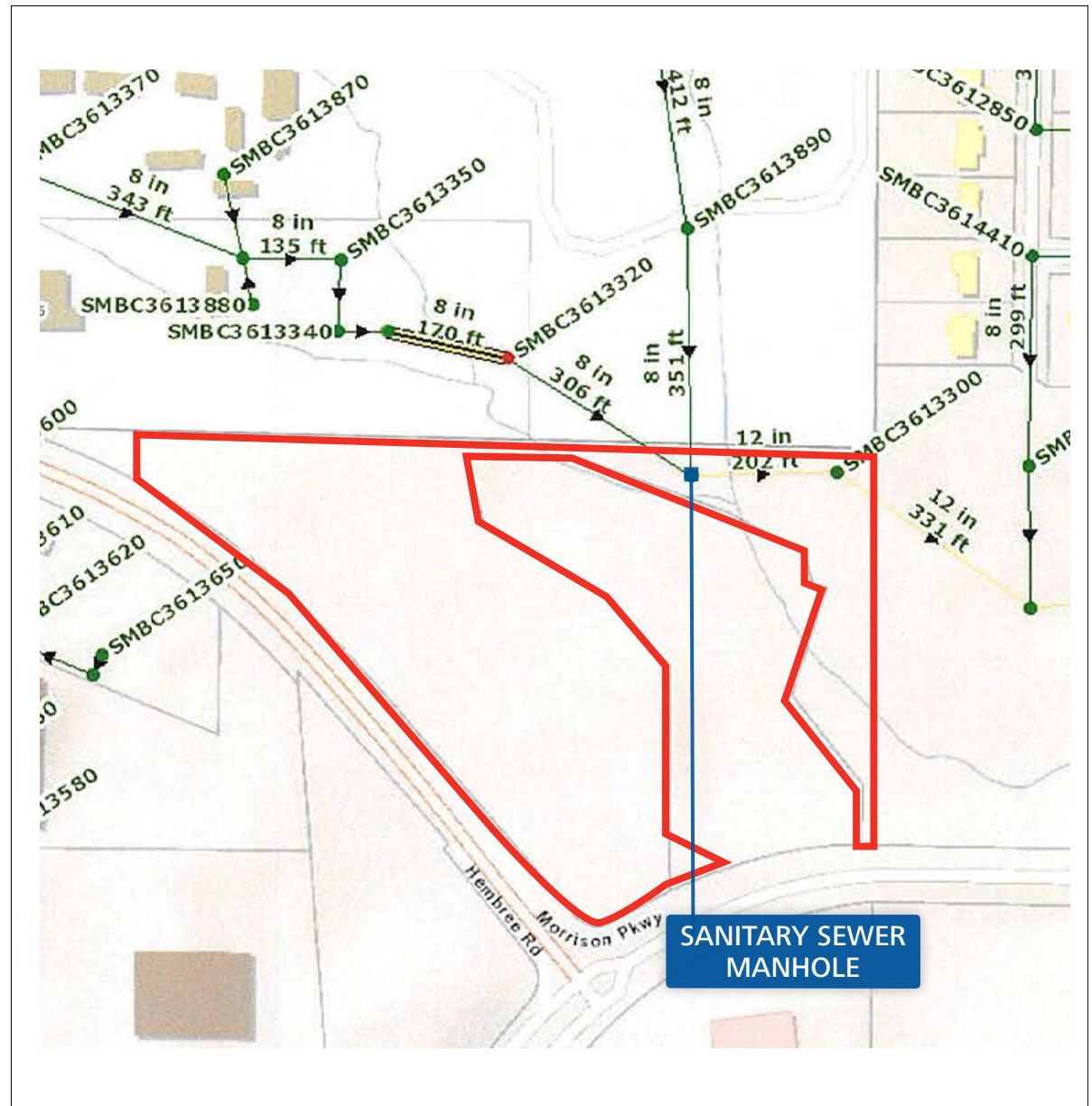
Domestic Water: There is a 12 inch water line in the ROW of Westside Parkway adjacent to the Property and a 12 inch water line in the ROW of Hembree Road on the side opposite from the Property.

Sewer:

The Property is serviced by gravity flow sanitary sewer as shown to the right.

Access

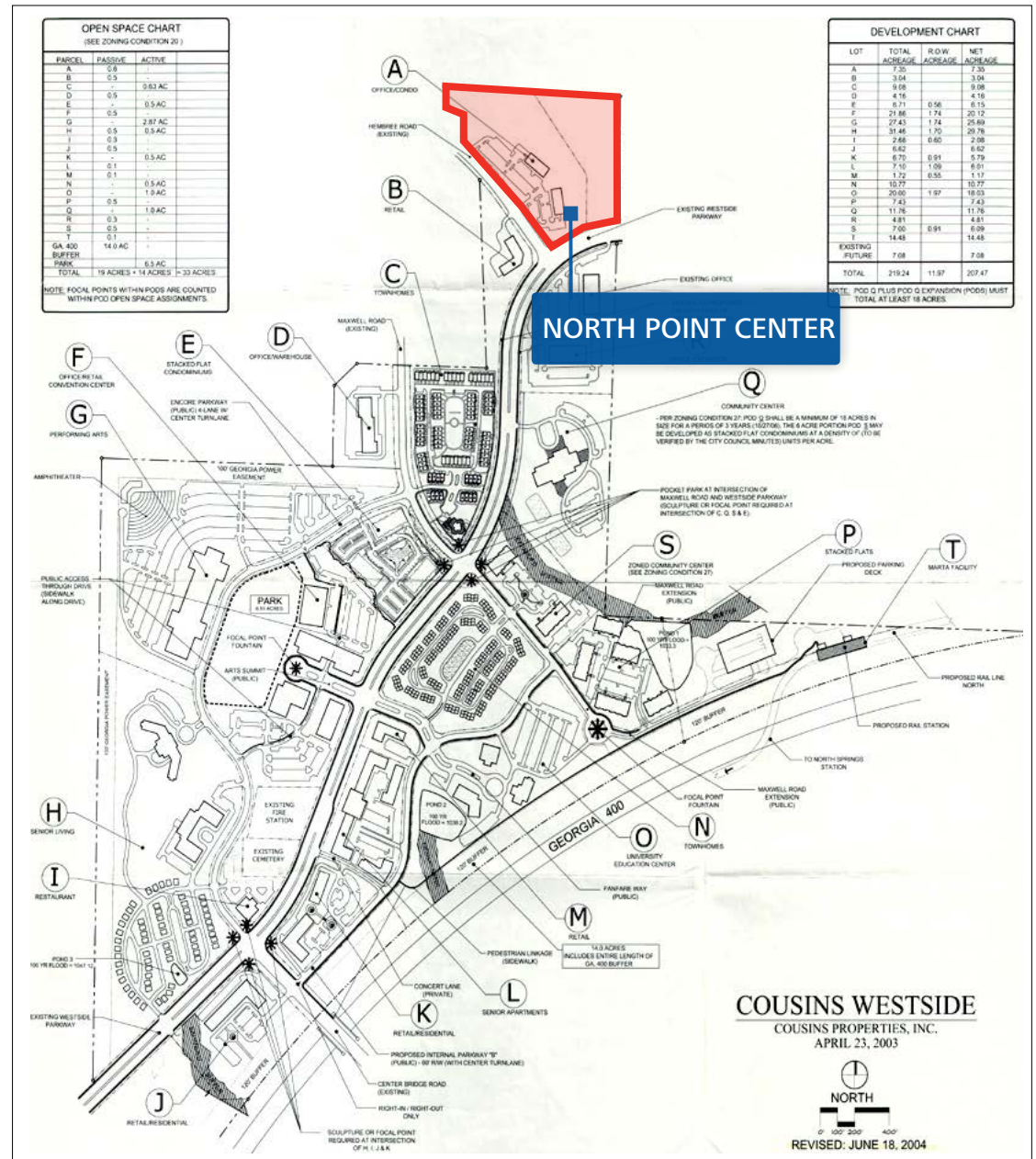
- Macro - Westside Drive provides direct access to Haynes Bridge Road and Mansell Road, both of which have full diamond interchanges with GA 400
- Micro - **North Point Center** as proposed will have the following access points:
 - Two full ingress/egress points on Hembree Road
 - One point of ingress from Westside Parkway



Zoning/Requirements

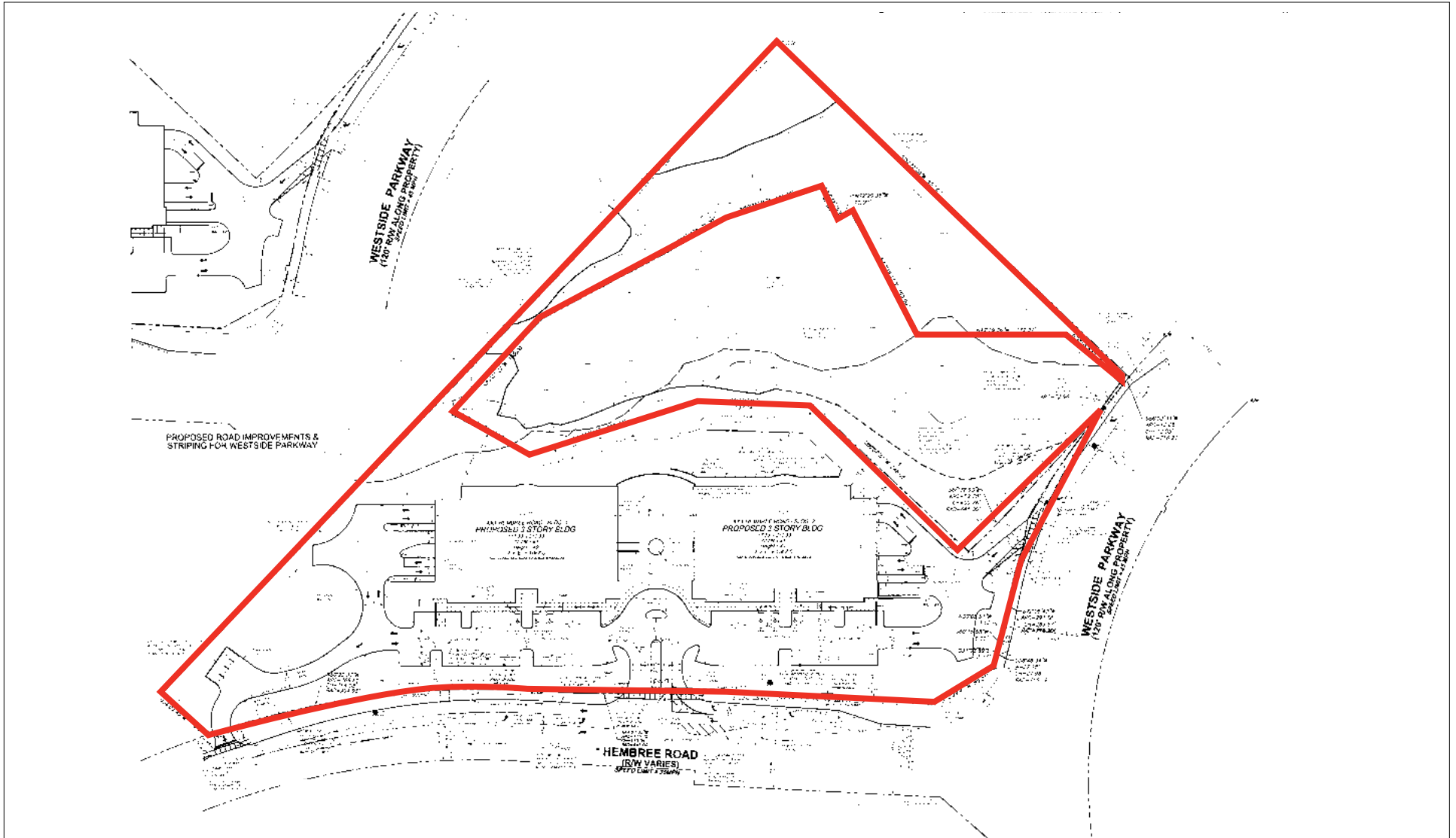
North Point Center is zoned CUP in the City of Alpharetta as part of "Cousins Westside" zoning of 219.25 acres (MP – 03-02/Z-03-01/CLUP-001/V-03-17), the conditions of which are available in the Support Information section of this Offering Memorandum.

North Point Center is identified as Parcel "A" on the adjacent development plan and was approved with the primary use as office with a maximum density of 20,000 square feet per acre or 147,000 total square feet.



Proposed Development Plan Under Existing Zoning

Based on the existing zoning, the Property was planned for two, three-story office buildings containing a total of 144,000 square feet as shown below. These buildings were designed over standard parking.



Proposed office Development Plan

the process

Offering Price: Contact Broker for more information.

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

- Price
- Earnest Money
- Due Diligence Period
- Closing Period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience.

support information

Below are files that are related to **North Point Center** and may be downloaded. Some of the files may not be compatible on a mobile device and will need to be downloaded on a desktop. Click the links to open the files.

- [Google Earth KMZ File](#)
- [Office Development Plan](#)
- [Zoning Information](#)
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To view all downloadable documents in one folder [click HERE](#).



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