

PRIME COMMERCIAL SITE | 1.73 ACRES
6975 MCGINNIS FERRY ROAD
JOHNS CREEK, GA 30097

FOR SALE

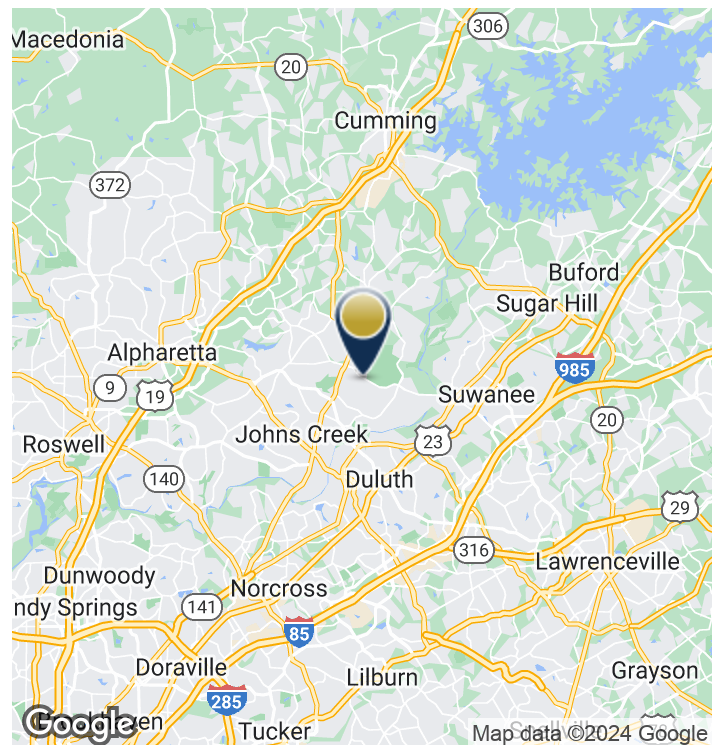


PROPERTY HIGHLIGHTS

- 1.73 acre commercial site
- Offered for sale at \$950,000
- C1 zoning allows for retail, restaurant, bank, medical office and more
- Near Emory Johns Creek Hospital
- Traffic counts of 31,600 VPD on McGinnis Ferry
- Great demographics: \$126,950 Median Household Income within a 1-mile radius
- Rough graded
- Off-site detention
- All utilities at site

LOCATION OVERVIEW

The subject property is located 1.4 miles south of Shops at Johns Creek which include LA Fitness, Lowe's and Staples. It is also 1.8 miles from Emory Johns Creek Hospital.



JOHN DEYONKER | 404-876-1640 x142 | JohnD@BullRealty.com

BULLREALTY.COM

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

PRIME COMMERCIAL SITE | 1.73 ACRES | Georgia | 1 of 5

PRIME COMMERCIAL SITE | 1.73 ACRES

6975 MCGINNIS FERRY ROAD

JOHNS CREEK, GA 30097

FOR SALE

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,274	19,895	64,167
Total Population:	7,504	62,991	192,058
Average HH Income:	\$167,361	\$152,270	\$139,035
Traffic Counts:	31,600 - vehicles per day		

*Data derived from ESRI

PARCEL BREAKDOWN



IN THE AREA



PRIME COMMERCIAL SITE | 1.73 ACRES | Georgia | 20f5

PRIME COMMERCIAL SITE | 1.73 ACRES
6975 MCGINNIS FERRY ROAD
JOHNS CREEK, GA 30097

FOR SALE

ZONING CONDITIONS #2005Z-0133 NFC

1. To the Owner's agreement to restrict the use of the subject property as follows:
 - a. Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, at a maximum density of 10,000 gross square feet per acre zoned or a total of 77,970 square feet, whichever is less, but excluding convenience stores with gas pumps, freestanding food restaurants, commercial amusements, entities that exclusively provide manicure services, entities that exclusively sell mattresses, deep-discount merchandise stores, i.e. Dollar Stores or 99 Cent Stores, Party City stores, martial arts studios, auto service, auto supply, tire stores, adult entertainment stores, pawn shops, entities that exclusively provide check cashing, laundries, consignment shops, gas stations, and grocery stores.
 - b. Limit the height of the buildings to no more than 3 stories.
2. To the Owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Environment and Community Development on December 13, 2005. Said site plan is conceptual and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit or as may be approved by the Director of Environment and Community Development. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
 3. To the Owner's agreement to abide by the following traffic requirements, dedications and improvement:
 - a. Reserve for Fulton County along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication, but at no time shall a building be allowed inside the area of reservation (55 feet from centerline of McGinnis Ferry Road).
 - b. Dedicate, at no cost to Fulton County, along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate, at no cost to Fulton County, such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:
 - i. 30 feet from centerline of Lakeland Drive
 - ii. 30 feet from centerline of McGinnis Ferry Road.
 4. To the Owner's agreement to abide by the following:
 - a. Prior to submitting the application for a LDP (Land Disturbance Permit) with the Department of Environment and Community Development, Development Review Division, arrange to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - b. Prior to submitting the application for a LDP, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with application for the LDP.
 - c. Prior to submitting the application of the LDP, the developer/engineer shall contact the Public Works Department, Water Services Division, and arrange to meet on-site with an engineer from the Surface Water Management Program (SWMP), who is responsible for review of Storm Water Concept Plan submittals.
 - d. Prior to submitting the application for the LDP, the developer and/or engineer shall submit to the SWMP, through the Development Review Division, a project Storm Water Concept Plan. This Concept Plan shall indicate the preliminary location of the storm water management facilities intended to manage the quality and quantity of storm water. The concept plan shall specifically address the existing downstream off-site drainage conveyance system(s) that the proposed development surface runoff will impact, and the discharge path(s) from the outlet of the storm water management facilities to the off-site drainage system(s) and/or appropriate receiving waters. As part of the Storm Water Concept Plan submitted, a preliminary capacity analysis shall be performed by the engineer on the off-site drainage system(s) points of constraint. The capacity analysis shall determine the capacity of all existing constraint points, such as pipes, culverts, etc. from the point of storm water discharge at the proposed development site boundary downstream to the confluence of the receiving drainage course at a point where the drainage area is at least 10 times the proposed development site area and the next downstream drainage area having a drainage area of 50 acres or more. The critical capacity points shall be selected based upon the engineer's field observation, professional judgment and limited field survey data. The analysis shall identify the downstream properties pre and post development 100-year water surface elevations, and for any post-development water surface elevation increase exceeding 0.05 foot, the developer shall acquire the applicable off-site drainage easement to accommodate the 100-year storm flow through impacted properties. Where Fulton County has completed a model of the basin, it shall be used by the developer in the analyses.
 - e. Where storm water currently drains by sheet flow and it is proposed to be collected to and/or discharged at a point, such that the discharge from the storm water management facility outlet crosses a property line, such discharge shall mimic pre-development sheet flow conditions. A description of the method proposed to achieve post-development sheet flow conditions shall be provided as part of the Storm Water Concept Plan. Should the method to achieve sheet flow across an external property line be unsuccessful, the developer shall acquire an easement(s) from the point of discharge to a point down gradient at a live dry weather stream sufficient to contain the 25-year storm flow or other location as approved by the Director of Public Works. This condition will not apply when the storm water management facility is designed and approved to discharge directly to a stream or watercourse.
 - f. A draft of the Inspection and Maintenance Agreement required by Fulton County Code Section 26-278 shall be submitted to the Department of Public Works with the Storm Water Concept Plan.
 - g. The Inspection and Maintenance Agreement shall provide that all storm water management/detention facility outlet control structures shall be inspected, photographed and cleaned, if necessary, on a monthly basis, by the Owner. The Inspection and Maintenance Agreement shall require that the design engineer shall prepare an operation and maintenance guidance document, for use by the Owner and/or professionals retained by the Owner, to plainly describe the basic operational function of the facility(ies), including a description of a permanent marker post(s) which shall indicate that the level of sediment which, if exceeded, requires sediment removal. The Inspection and Maintenance Agreement shall require an annual operation and maintenance report for all storm water management/detention facilities be prepared by a licensed design professional and submitted to the SWMP. The annual report shall include monthly inspections, photographs, and documentation of the cleaning of the storm water management/detention facilities outlet control structure(s) as well as an operational assessment of the facilities indicating that they do, or do not, function as described in the design guidance document (described above), and if they do not, a description of the specific actions to be taken to allow the facilities to function as intended.
 - h. The required Inspection and Maintenance Agreement shall be recorded with the Clerk of Superior Court prior to issuance of the LDP, Grading Permit, or Building Permit associated with the development.
 - i. The engineer/developer is required to submit, along with the application for a LDP, signed documentation verifying approval of the Storm Water Concept Plan.
 - j. When paved parking areas (including access isles) are proposed to exceed 5,000 square feet, the storm water management facilities shall be designed to reduce pollutants, such as oil, grease, and other automobile fluids that may leak from vehicles. A general description, or concept, of the storm water management facilities proposed to achieve the removal of such pollutants shall be submitted with the Storm Water Concept Plan. A detailed design of such facilities shall be included in applicable documents for a Land Disturbance Permit.
 - k. With the application for a LDP, provide documentation (such as channel cross-sections, centerline profile, etc.) describing the geometry of those existing natural streams, creeks, or draws within the proposed development boundary, which, in the design engineer's judgment, are at risk of erosion due to increased flow, provide a description of the basis utilized in judging areas to be at risk, and provide details on the Storm Water Management Plan of the post-development channel bank protection measures.
 - l. The developer/engineer shall demonstrate to the County by engineering analysis submitted with the LDP application, that the discharge rate and velocity of the storm water run-off resulting from the development is restricted to 75% of the pre-development conditions for the 1-year frequency storm event, up to and including, the 10-year frequency storm event.
 - m. Drainage from all disturbed areas shall be collected and conveyed to a storm water management facility provided as part of the development. The Storm Water Concept Plan shall identify any proposed areas with incidental and minor release of storm water not conveyed to such facilities, subject to the approval of the Director of Public Works. Plans for any Land Disturbance Permit shall show all proposed drainage patterns for the proposed development after its completion. Any incidental release of unmanaged or untreated storm water flows from any disturbed portion of the developed property shall be allowed only with the approval of the Director of Public Works. Other than minimal incidental flows shall be specifically approved by the Director of Public Works. Bypass flows will not be permitted except from undisturbed areas within a buffer or other protected easement. Final plans shall provide for collection, conveyance and treatment of all approved incidental flows from developed lots or parcels, individual residences or building structures.
 - n. Storm water management facility(ies) volumes shall be designed to achieve water quality treatment, channel protection, over bank flood protection, and extreme flood protection, in accordance with the Georgia State Storm Water Manual, except that the duration of release for water quality treatment shall be 48 hours.

PRIME COMMERCIAL SITE | 1.73 ACRES | Georgia | 40fs



JOHN DEYONKER | 404-876-1640 x142 | JohnD@BullRealty.com

BULLREALTY.COM

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

PRIME COMMERCIAL SITE | 1.73 ACRES
6975 MCGINNIS FERRY ROAD
JOHNS CREEK, GA 30097

FOR SALE

PRIME COMMERCIAL SITE | 1.73 ACRES | Georgia | 50f5

ZONING CONDITIONS #RZ-007-05

AN ORDINANCE TO AMEND THE ZONING CONDITIONS OF LAND LOT 376 & 381, 1ST DISTRICT, 1ST SECTION IN CONSIDERATION OF ZONING CASE RZ-007-05 WITH CONCURRENT VARIANCE VC-007-005-01 (MCGINNIS FERRY ROAD) THE CITY OF JOHNS CREEK

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been duly published in The Johns Creek Herald, the Official News Organ of Johns Creek; and

WHEREAS: A public hearing has held by the Mayor and City Council of Johns Creek on September 24, 2007 and no opposition was heard.

NOW THEREFORE: The Mayor and City Council of the City of Johns Creek hereby ordains:

SECTION 1: The request to modify the conditions of zoning for Land Lot 376 and 381 of the 1st District, 1st Section (McGinnis Ferry Road) is hereby approved subject to the following enumerated conditions:

1. Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, at a maximum density of 8,013 gross square feet per acre zoned but excluding convenience stores with gas pumps, freestanding fast food restaurants, commercial amusements, entities that exclusively sell mattresses, deep-discount merchandise stores, martial arts studios, auto service, auto supply, tire stores, entities that exclusively provide check cashing, laundries, consignment shops, gas stations, and grocery stores.

The property shall be developed in accordance with the following recommendations:

2. In general accordance with the site plan received by the Department of Community Development on July 26, 2007 unless otherwise noted herein, with the incorporation of any variances granted or conditions which could alter the site plan.

3. Reduce the required number of parking spaces from 175 to 151 (VC07-005-1).

4. The owner/developer shall dedicate to the City of Johns Creek prior to a Land Disturbance Permit, additional right-of-way as may be required to provide 10.5 feet right-of-way from the back of curb along the total property frontage along McGinnis Ferry Road. The subject property shall be dedicated to the City of Johns Creek prior to the issuance of a Land Disturbance Permit and shall be subject to review and approval of the Johns Creek Director of Public Works.

5. The owner/developer shall construct a 12-foot deceleration lane with a 30-inch curb and gutter and a 5-foot sidewalk for the site entrance onto McGinnis Ferry Road. The deceleration lane shall be constructed per Georgia Department of Transportation standards containing 175 feet of full-width storage and 100 feet of taper. Additionally, the deceleration lane shall be constructed to match the proposed location of the eastbound lanes of McGinnis Ferry Road as shown in the Georgia Department of Transportation Plan (PI#0004429) dated February 9, 2007. Timing and installation of improvements shall be coordinated with PI#0004429 and shall be subject to review and approval of the Georgia Department of Transportation.

6. A drive-through facility for a bank shall be allowed on the western parcel. Drive-through facilities shall be prohibited on the eastern parcel.

7. A 10-foot wide landscape strip on each parcel shall be required adjacent to the internal property line.

8. The 40-foot landscape strip shall be adjacent to future right-of-way as designated by GDOT.

9. Proposed entrance will be in alignment with the future median break to be constructed on McGinnis Ferry Road.

10. Both the C1 and M1 parcels shall be developed concurrently.

11. Architectural elevations shall be similar to the Johns Creek Village Shopping Center, located at Medlock Bridge and McGinnis Ferry Road. Prior to issuance of the building permit, photographs of the Johns Creek Shopping Center and proposed architectural elevations shall be submitted to the Johns Creek Department of Community Development demonstrating compliance. Architectural elevations shall be subject to the review and approval of the Community Development Director.

12. Provide pedestrian paths (a minimum 5-foot wide) to connect to adjacent properties to the west and south and to the sidewalk along McGinnis Ferry Road.



JOHN DEYONKER | 404-876-1640 x142 | JohnD@BullRealty.com

BULLREALTY.COM

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.