

# 5635 ABBOTTS BRIDGE RD

JOHNS CREEK, GA 30097



## OFFERING SUMMARY

**Sale Price:** \$480,000

**Lot Size:** 1.9 Acres

**Zoning:** AG1

## PROPERTY OVERVIEW

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.

## PROPERTY HIGHLIGHTS

- 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 ±107k & Daytime Population of ±210k within a 5-Mile Radius

## STEPHANIE KRANK

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## POWELL PROPERTY GROUP, INC

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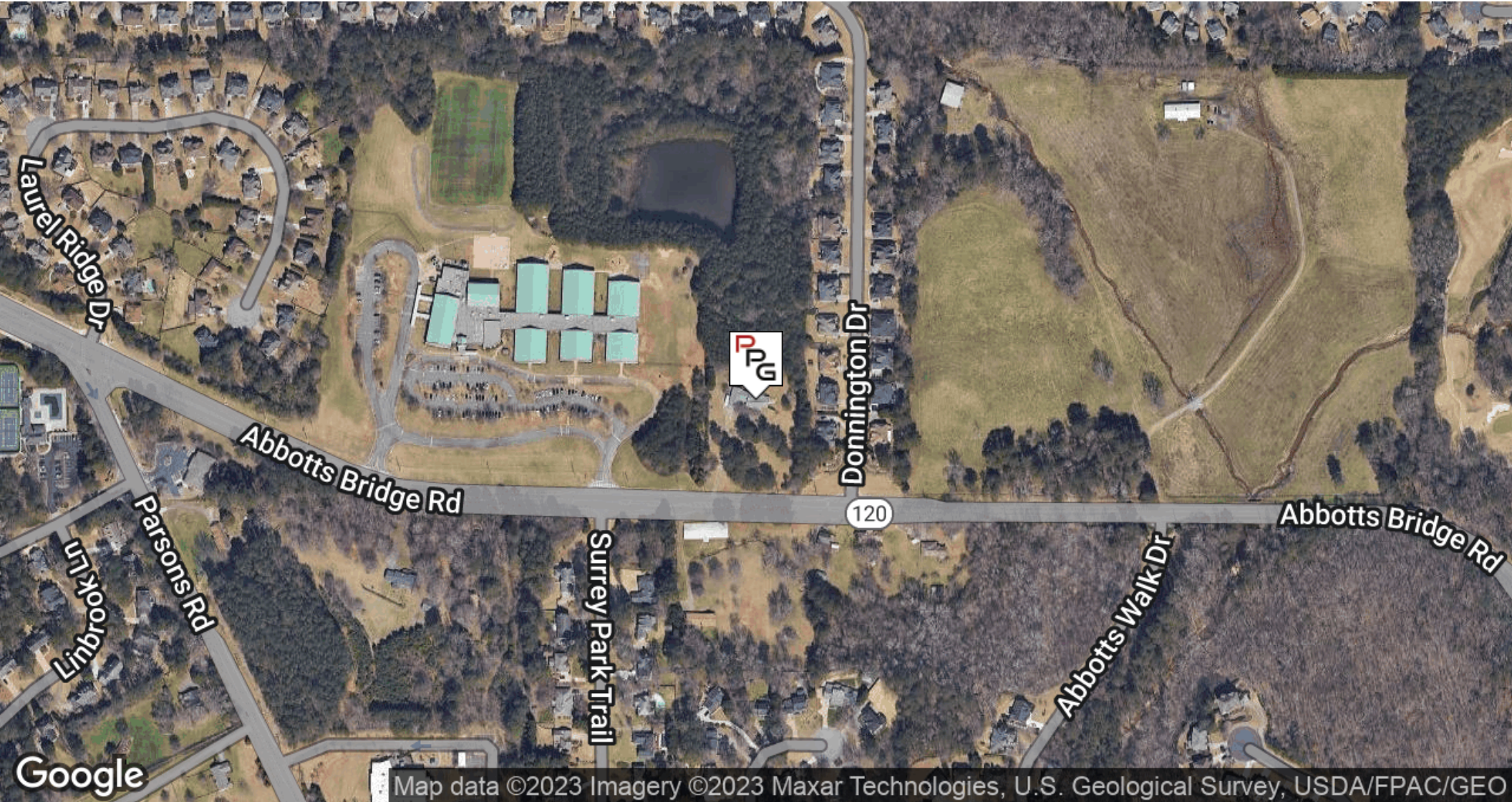


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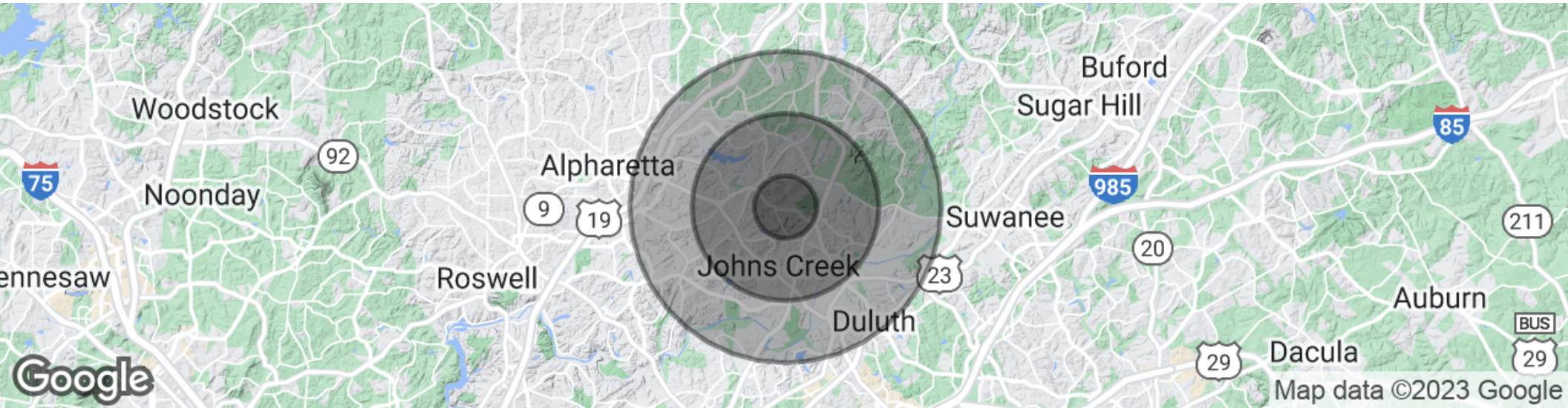


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,621	72,950	157,351
Median age	35.7	36.3	36.6
Median age (Male)	35.5	36.0	36.3
Median age (Female)	36.4	37.0	37.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,317	24,365	53,751
# of persons per HH	2.9	3.0	2.9
Average HH income	\$119,125	\$126,881	\$128,593
Average house value	\$393,672	\$389,701	\$404,639

\* Demographic data derived from 2020 ACS - US Census

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