

965 N. POINT DRIVE

ALPHARETTA, GA 30022

»» **Property Features**

- Former Joann Fabrics and Crafts – No income stream
- 38,418 ± sf
- 3.445 ± acres
- 202 parking spaces – 200 + 2 HC
- GA 400/Haynes Bridge Road exit

FOR SALE OR LEASE

965 N. Point Drive Alpharetta, GA 30022

DOUG ADAIR

404.872.1828

www.dougadairllc.com

commercial real estate

»» **Property Description**

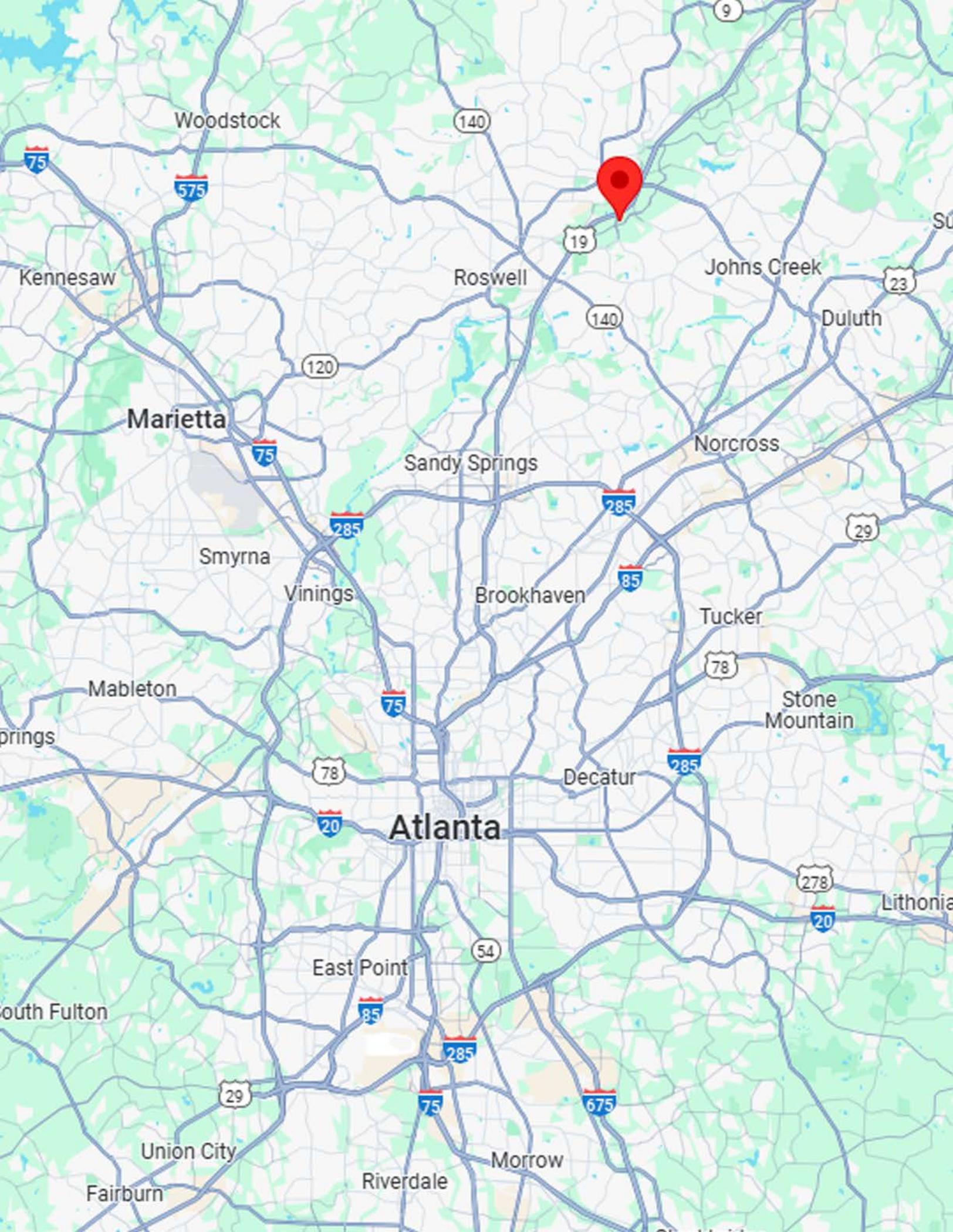
The subject property is a former Joann Fabrics and Crafts. The property is in the city of Alpharetta in Fulton County. The property is zoned PSC in Alpharetta and sits in the North Point OVD. It is also subject to the North Point Commons Master Plan. It is served by two freestanding monument signs and has good parking. There is FFE in the building. The most recent tax bill is \$84,250 (2024).

»» **Market Description**

The property is in north Fulton County approximately twenty-one (21) miles north of downtown Atlanta and less than 1/2 mile south of GA 400 and Haynes Bridge Road. Co-tenants of the center include Best Buy and Staples. The local trade area consists of a Target anchored power center on the southwest corner of Haynes Bridge and N. Point Pkwy and multiple restaurants and hotels fronting both Haynes Bridge and North Point Pkwy. The proximity to GA 400 lends itself to convenience uses for interstate travelers.

»» **Demographics**

	1 mile	3 miles	5 miles
Population	5,421	77,314	202,781
Average HH Income	\$198,348	\$176,637	\$177,334
Daytime Population	22,453	138,956	267,086
Median Home Value	\$618,613	\$548,157	\$536,349





11190 HAYNES BRIDGE RD

10920 HAYNES BRIDGE RD

10900 HAYNES BRIDGE RD

10890 HAYNES BRIDGE RD

N FULTON EXPY

N FULTON EXPY

N FULTON EXPY

N FULTON EXPY

975 N POINT DR

965 N POINT DR

955 N POINT DR

945 N POINT DR

935 N POINT DR

925 N POINT DR

10905 HAYNES BRIDGE RD

10885 HAYNES BRIDGE RD

970 N POINT DR

950 N POINT DR

5955 N POINT PKWY

5966 N POINT PKWY

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700 ft



North Point Mall

1000 ft

DATA
 ZONED: PSC (PLANNED SHOPPING CENTER)
 SETBACK REQUIREMENTS:
 FRONT: 50' FROM LOCAL STREET R/W
 65' FROM ALL OTHER STREETS
 SIDE: 15'
 REAR: 15'
 BUILDING HEIGHT: 40'
 MAXIMUM COVERAGE BY PRINCIPAL BUILDINGS 40%
 RETAIL SALES IS A PERMITTED USE

AREA
 150,063 SQ.FT.
 3.445 ACRES

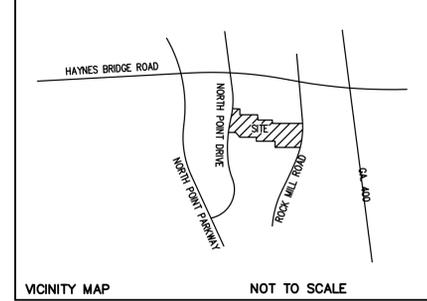
PARKING TABLE

TYPE OF SPACES	NO. OF SPACES
REGULAR	200
HANDICAP	2
BUS	0
TOTAL	202

EASEMENTS
 NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO.: NCS-31130-CLE
 DATED: MAY 10, 2008, REVISED JULY 17, 2008

SURVEY LEGAL DESCRIPTION
 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN LAND LOT 797 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, CITY OF ALPHARETTA, STATE OF GEORGIA, AND BEING KNOWN AS PARCEL 3 NORTHPOINT COMMONS, PHASE II, AND CONTAINING 3.445 ACRES ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY FOR COLE COMPANIES, 965 NORTH POINT DRIVE, FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA, (JOANN FABRIC)" DATED 6/30/2008, LAST REVISED 7/21/08 BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

TITLE COMMITMENT LEGAL DESCRIPTION
 TRACT I
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 797 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" REBAR SET ON THE NORTH RIGHT OF WAY LINE OF NORTH POINT DRIVE (RIGHT OF WAY VARIES), SAID REBAR BEING LOCATED 289.55 FEET ALONG SAID RIGHT OF WAY LINE FROM THE SOUTHEAST CORNER OF A MITER AT THE INTERSECTION OF SAID RIGHT OF WAY AND THE EAST RIGHT OF WAY LINE OF HAYNES BRIDGE ROAD (RIGHT OF WAY VARIES);



SOURCE OF DATA
 CITY OF ALPHARETTA
 COMMUNITY DEVELOPMENT DEPT.
 287 SOUTH MAIN STREET
 ALPHARETTA, GA. 30004
 (678) 297-6070

PARKING REQUIREMENTS
 BLDG. LESS THAN 50,000 SQ.FT.: ONE (1) SPACE FOR EACH 200 SQ.FT.

TAX ASSESSOR PARCEL NO.
 12-2860-0797-026-2

ACCESS NOTE

10 ACCESS TO SUBJECT PROPERTY VIA INGRESS/EGRESS EASEMENT TO NORTH POINT DRIVE, GRANTED BY DB. 24701, PG. 280.

ENCROACHMENTS/PROJECTIONS

NO ENCROACHMENTS OR PROJECTIONS OBSERVED AT TIME OF FIELD SURVEY

REFERENCE PLAT

1. PLAT ENTITLED "FINAL SUBDIVISION PLAT FOR NORTHPOINT COMMONS PHASE II" PREPARED ROCHESTER & ASSOCIATES DATED 1/14/96 AND RECORDED IN PLAT BOOK 206, PAGE 43.

- 7 INTENTIONALLY DELETED
- 9 EASEMENT FROM GUY V. RICE TO GEORGIA POWER COMPANY, RECORDED IN DEED BOOK 6690, PAGE 86, RECORDS OF FULTON COUNTY, GEORGIA. AFFECTS SUBJECT PROPERTY - GENERAL IN NATURE AND NOT PLOTTABLE.
- 10 DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS BY JAMESTOWN LAND INVESTORS III, L.P., A GEORGIA LIMITED PARTNERSHIP, ITS SUCCESSORS OR ASSIGNS AS PERMITTED HEREUNDER, RECORDED IN DEED BOOK 24701, PAGE 280, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT NO. 1 TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS BY JAMESTOWN LAND INVESTORS III, L.P., A GEORGIA LIMITED PARTNERSHIP, ITS SUCCESSORS OR ASSIGNS AS PERMITTED HEREUNDER, AND THE CITY OF ALPHARETTA, GEORGIA MUNICIPAL CORPORATION, RECORDED IN DEED BOOK 27983, PAGE 1, AFORESAID RECORDS; AS FURTHER AMENDED BY THAT CERTAIN AMENDMENT NO. 2 TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS BY JAMESTOWN LAND INVESTORS IV, L.P., A GEORGIA LIMITED PARTNERSHIP, STAPLES THE OFFICE SUPERSTORE EAST, INC., A DELAWARE CORPORATION, PALISADES HIGHPOINT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 97.5% INTEREST, AND TIMOTHY F. HANDEMAN AND TAMRA JO HANDEMAN, AS TO AN UNDIVIDED 2.5% INTEREST, RECORDED IN DEED BOOK 29874, PAGE 186, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AND JOINDER TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS BY 965 NORTH POINT COMMONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED IN DEED BOOK 30503, PAGE 232, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY AS NOTED AND PLOTTED HEREON - OTHERWISE, GENERAL IN NATURE AND NOT PLOTTABLE.
- 11 WALL RESTRICTION BY JAMESTOWN LAND INVESTORS III, L.P., A GEORGIA LIMITED PARTNERSHIP, RECORDED IN DEED BOOK 25474, PAGE 116, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY - GENERAL IN NATURE - NOT SURVEY RELATED AND NOT PLOTTABLE.
- 12 RIGHT OF WAY EASEMENT FOR JAMESTOWN LAND INVESTORS IV, L.P., TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED IN DEED BOOK 28002, PAGE 289, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY - EXACT LOCATION OF UNDERGROUND ELECTRICAL FACILITIES UNKNOWN UNABLE TO ACCURATELY PLOT 10' EASEMENT - NOTHING PLOTTED
- 13 ALL MATTERS AS SHOWN ON THAT CERTAIN PLAT, RECORDED IN PLAT BOOK 206, PAGE 43, AFORESAID RECORDS, AS FOLLOWS:
 A) 20' SANITARY SEWER EASEMENT LOCATED IN THE NORTHERN PORTION OF THE SUBJECT PROPERTY
 B) 20' DRAINAGE EASEMENTS LOCATED IN THE SOUTHERN AND SOUTHWESTERN PORTION OF THE SUBJECT PROPERTY
 C) 10' LANDSCAPE SETBACK LINE LOCATED ALONG THE 30' R/W OF ROCK MILL ROAD
 D) 20' LANDSCAPE SETBACK LONE LOCATED ALONG THE VARIABLE R/E OF NORTH POINT DRIVE
 E) 20' DRAINAGE EASMENT LOCATED IN THE NORTHERN PORTION OF THE SUBJECT PROPERTY
 F) 60' BUILDING SETBACK LINE LOCATED ALONG THE VARIABLE R/W OF ROCK MILL ROAD
 G) 35' BUILDING SETBACK LINE LOCATED ALONG THE VARIABLE R/W OF NORTH POINT DRIVE
 H) NORTH POINT COMMONS CONDITIONS, ITEM 1 THROUGH 40 AND GENERAL NOTES, ITEMS 1 THROUGH 14
 I) DRAINAGE EASEMENT, CONDITIONS, RESTRICTIONS AND RELEASE PROVISIONS AFFECTS SUBJECT PROPERTY AS NOTED AND/OR PLOTTED HEREON.

TOGETHER WITH NONEXCLUSIVE EASEMENTS IN COMMON WITH OTHERS FOR THE BENEFIT OF THE HEREDINDESCRIBED PROPERTY, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS, RECORDED JULY 8, 1998, IN DEED BOOK 24701, PAGE 280, FULTON COUNTY RECORDS, AS AMENDED BY THAT CERTAIN AMENDMENT NO. 1 TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS, RECORDED NOVEMBER 12, 1999, IN DEED BOOK 27983, PAGE 1, FULTON COUNTY RECORDS, AS AMENDED BY AMENDMENT NO. 2 TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS, RECORDED JANUARY 16, 2001, IN DEED BOOK 29874, PAGE 186, FULTON COUNTY RECORDS, AND AS AFFECTED BY THE CONSENT AND JOINDER TO DECLARATION OF COVENANT, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS, RECORDED JUNE 11, 2001, IN DEED BOOK 30503, PAGE 232, FULTON COUNTY RECORDS.

THIS BEING THE SAME PROPERTY REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-31130-CLE BEARING AN EFFECTIVE DATE OF MAY 10, 2008 REVISED JULY 17, 2008.

TRACT II
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SURVEYOR'S NOTES

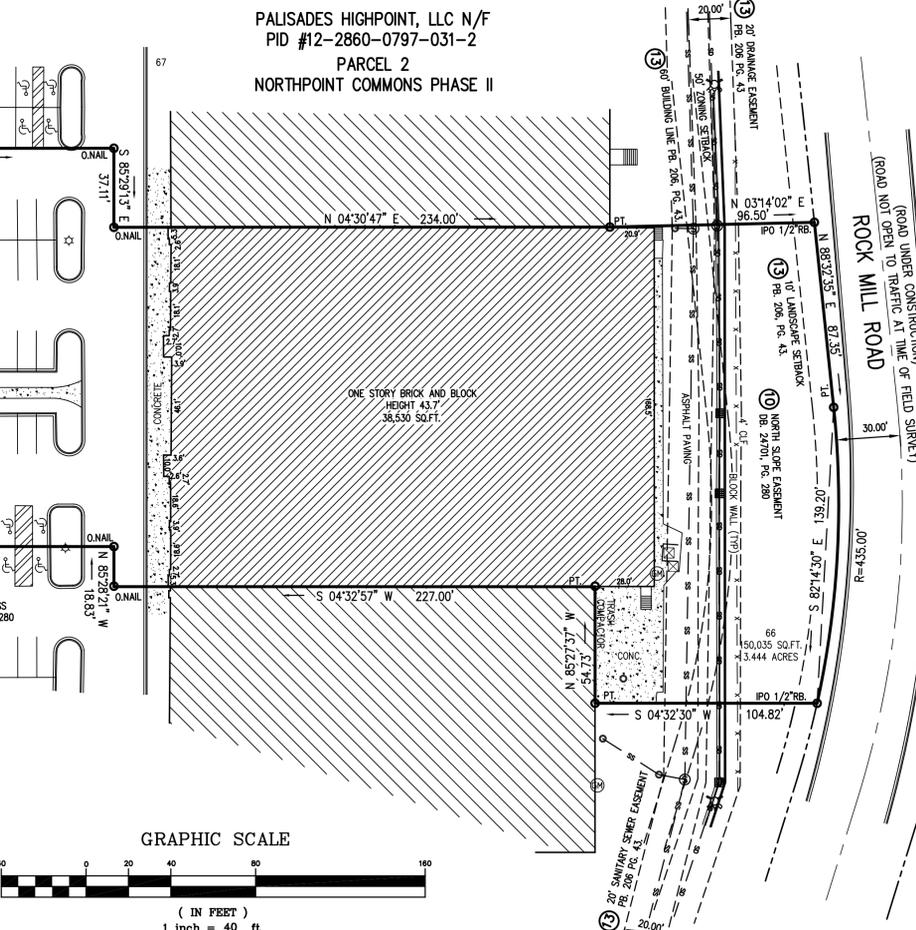
- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (ROCK MILL ROAD)
- THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP SUMP OR SANITARY LANDFILL.
- ACCORDING TO THE CITY OF ALPHARETTA, ONCE THE CONSTRUCTION IS COMPLETED ALONG ROCK MILL ROAD, IT WILL BE CONSIDERED A PUBLIC R/W.
- THE SUBJECT PROPERTY IS CONTIGUOUS TO BOTH THE RIGHT OF WAY OF ROCK MILL ROAD AND NORTH POINT DRIVE WITH NO GAPS OR GORES.

LEGEND

BL BUILDING LINE	SSE SS EASEMENT	TEL TELEPHONE
CL CENTERLINE	VSP VITRIFIED CLAY PIPE	WV WATER VALVE
CLF CHAIN LINK FENCE	CB CATCH BASIN	WV WATER VALVE
CMF CORRUGATED METAL PIPE	DI DROP INLET	CTV CABLE TV
CT CRIMP TOP	ET ELEC TRANS	X CHAIN LINK FENCE
DE DRAINAGE EASEMENT	ELEVATION	FOC FIBER OPTIC CABLE
EP EDGE OF PAVEMENT	FIRE HYDRANT	GAS GAS LINE
IPO IRON PIN OLD	GAS METER	OHP OVERHEAD POWER
IPS IRON PIN SET	OV OVERHEAD TELEPHONE	SD STORM DRAIN
N&C NAIL & CAP	HC HANDICAP	SS SANITARY SEWER
OT OPEN TOP	IP IRON PIN	UGP UNDERGROUND POWER
RB REBAR	LP LIGHT POLE	UGT UNDERGROUND TEL
RCP REINFORCED CONC PIPE	MHS MANHOLE (BELLSOUTH)	W WATER LINE
R/W RIGHT OF WAY	MHS MANHOLE (SD)	
SD STORM DRAIN	MSS MANHOLE (SS)	
SS SANITARY SEWER	PP POWER POLE	

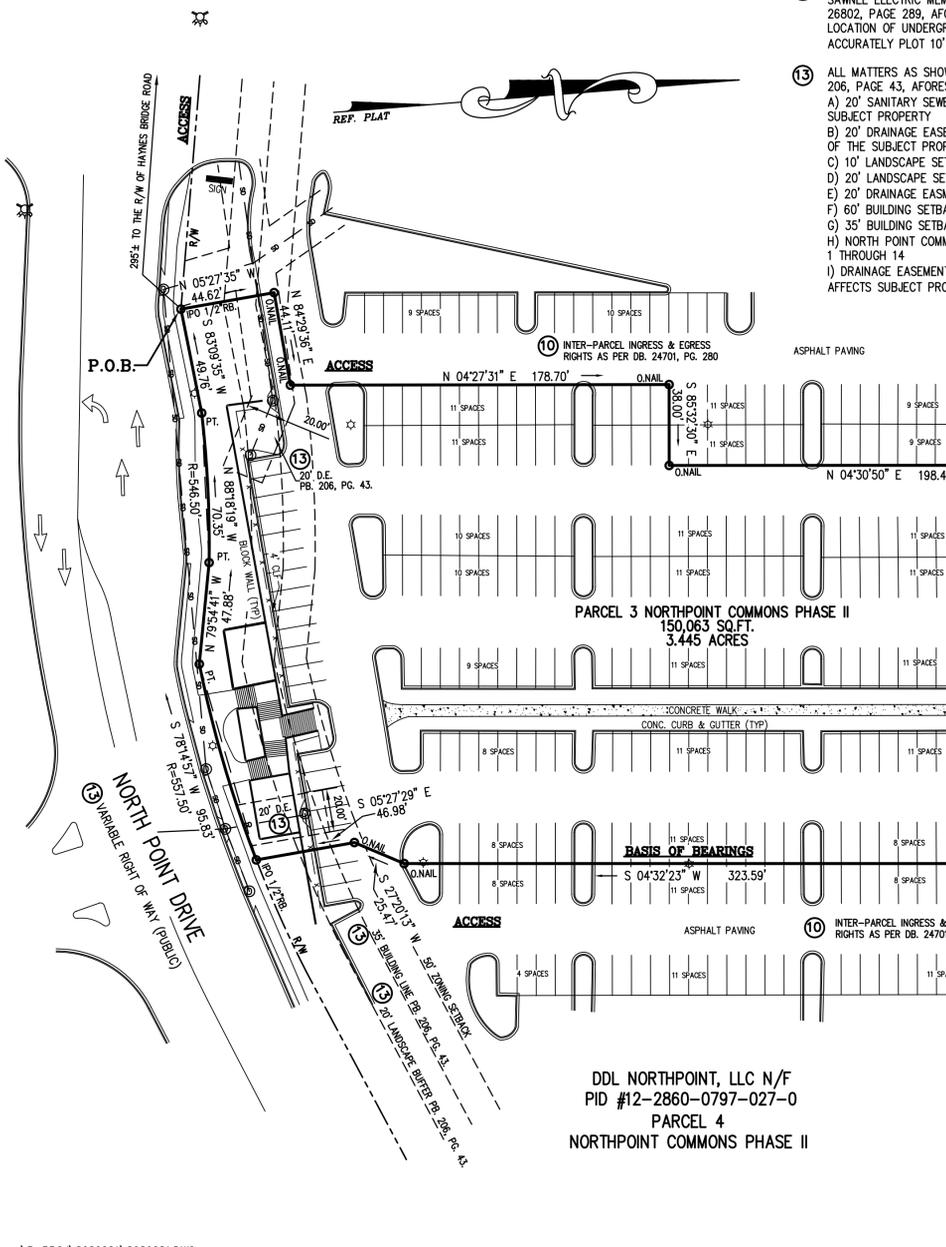
J.N.: 34052

PALISADES HIGHPOINT, LLC N/F
 PID #12-2860-0797-031-2
 PARCEL 2
 NORTHPOINT COMMONS PHASE II



PARCEL 3 NORTHPOINT COMMONS PHASE II
 150,063 SQ.FT.
 3.445 ACRES

DDL NORTHPOINT, LLC N/F
 PID #12-2860-0797-027-0
 PARCEL 4
 NORTHPOINT COMMONS PHASE II



SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
 420 EAST PARK AVE, SUITE 100 GREENVILLE, SC 29601
 PH: (864)271-0406 FAX: (864)271-0402
 www.sitedesigninc.com

"ALTA/ACSM LAND TITLE SURVEY"
 PREPARED FOR:

THE MATTHEWS COMPANY Inc.
 National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
 Tel: (714)-979-7181 Fax: (714)-641-2840
 www.themattthewscompany.com

DATE	REVISION	BY
7/24/08	REVISE ENTITY	DRA
7/21/08	REVISE PER CLIENT COMMENTS	DRA
7/16/08	REVISE PER CLIENT COMMENTS	DRA

COLE COMPANIES
 965 NORTH POINT DRIVE
 FULTON COUNTY
 CITY OF ALPHARETTA, GEORGIA
 (JOANN FABRIC)

SCALE: 1" = 40'	CHKD. / AP'VD: TBO/DRA
DATE: 6/30/2008	APPROVED: TAS
DWN. BY: TBO	
CHKD. BY: TBO/DRA	SDI DWG. NO.: S080281