



FLATBOTTOM ROAD
150.2 ACRES
CHEROKEE COUNTY, GA

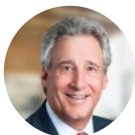
EXCLUSIVE OFFERING

Ackerman & Co. 
PIONEER
LAND GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **150.2 acres on Flatbottom Road in Cherokee 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 & 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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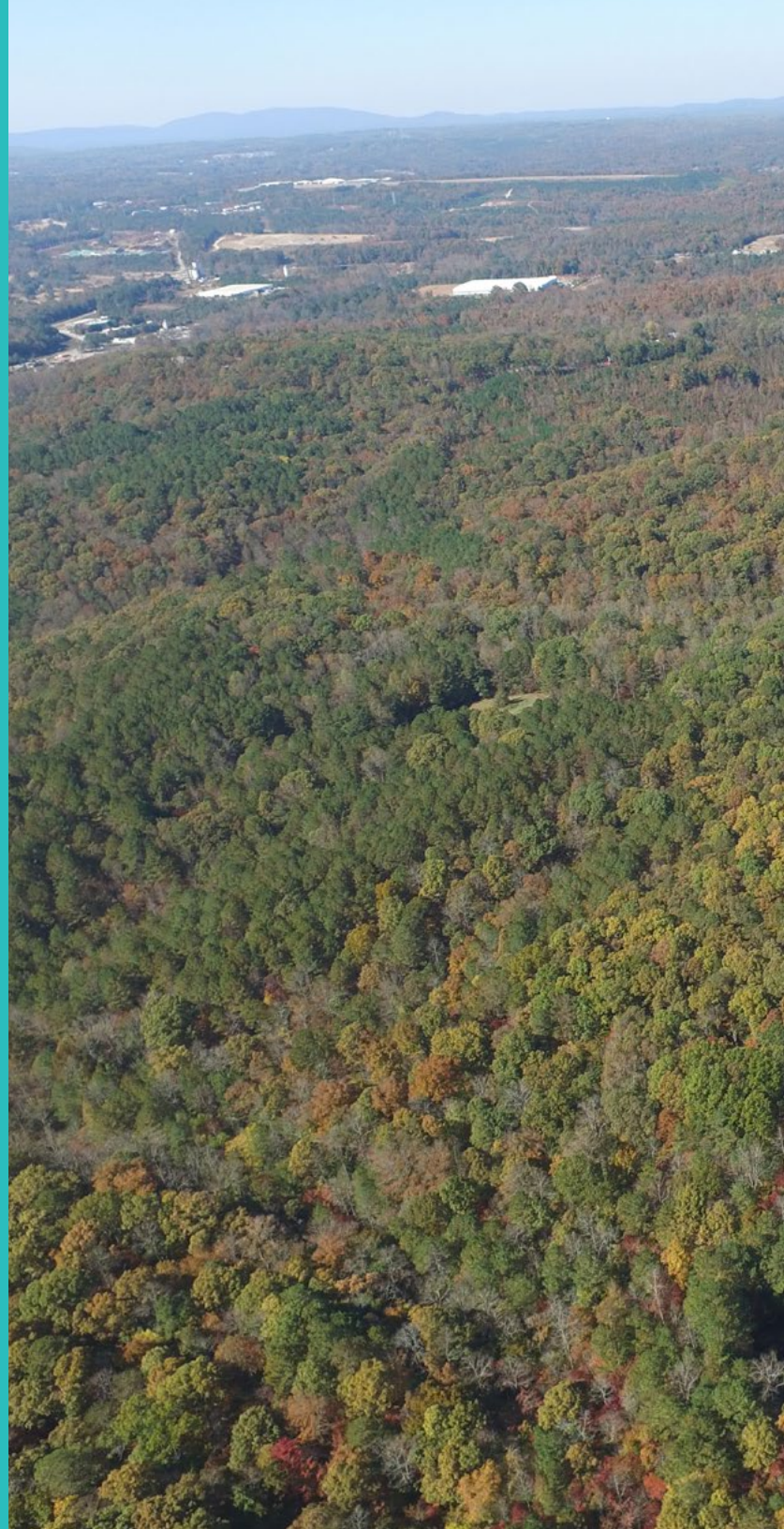




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The Opportunity

Ackerman & Co. and Pioneer Land Group are pleased to present **Flatbottom Road**, 150.2 acres of land in Cherokee County, Georgia.

Flatbottom Road offers the following attributes:

- Less than 2 miles from Downtown Ball Ground, the foothills of the Appalachian Mountains, known for its unique shops, restaurants, historic homes and recreation.
- Just east of the property, the McGraw Ford Wildlife Management Area is a 2,255-acre property that offers opportunity to hunt, observe wildlife, fish and more. This is located on the Etowah River, a 164-mile-long waterway that rises northwest of Dahlonega and is filled with north Georgia beauty.
- Located in Cherokee County, one of the top selling counties for new single family detached (“SFD”) houses in all of the 23 county Metro Atlanta area.
- **Flatbottom Road** is served by an excellent school system. The elementary, middle and high schools are all rated at least 4 out of 5 stars.
- Located in the Creekview High School district, which has a new SFD average price of \$634,000. As of 3Q22, there is a 21.0 months supply of vacant developed lots (“VDLs”).
- Of the remaining VDLs in Creekview High School market, 65% are located in an active subdivision controlled by a builder.

Interested parties should submit a letter of intent (“LOI”) pursuant to the terms outlined in the “Proposal Requirements” section of this Offering Memorandum.



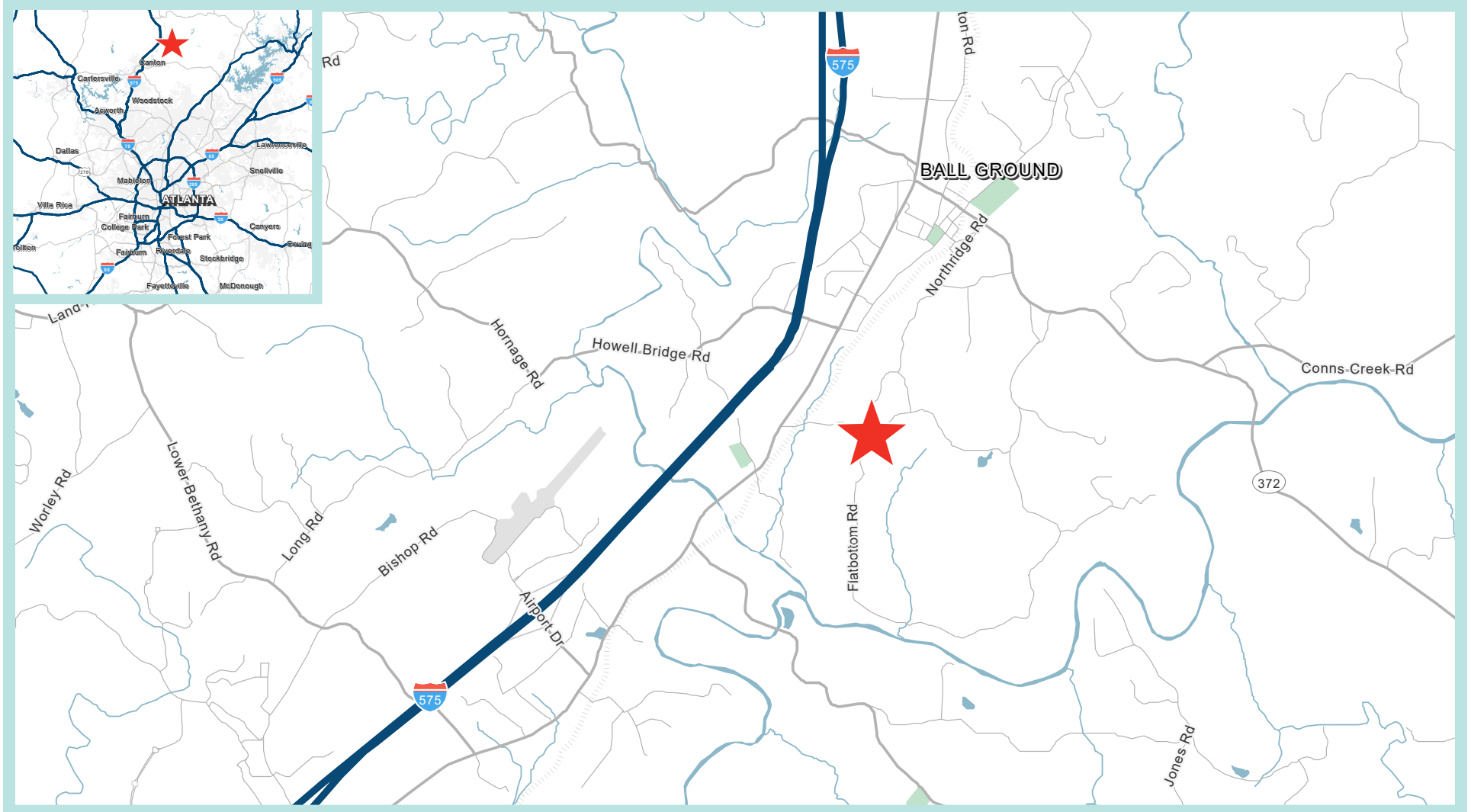
DOWNTOWN BALL GROUND



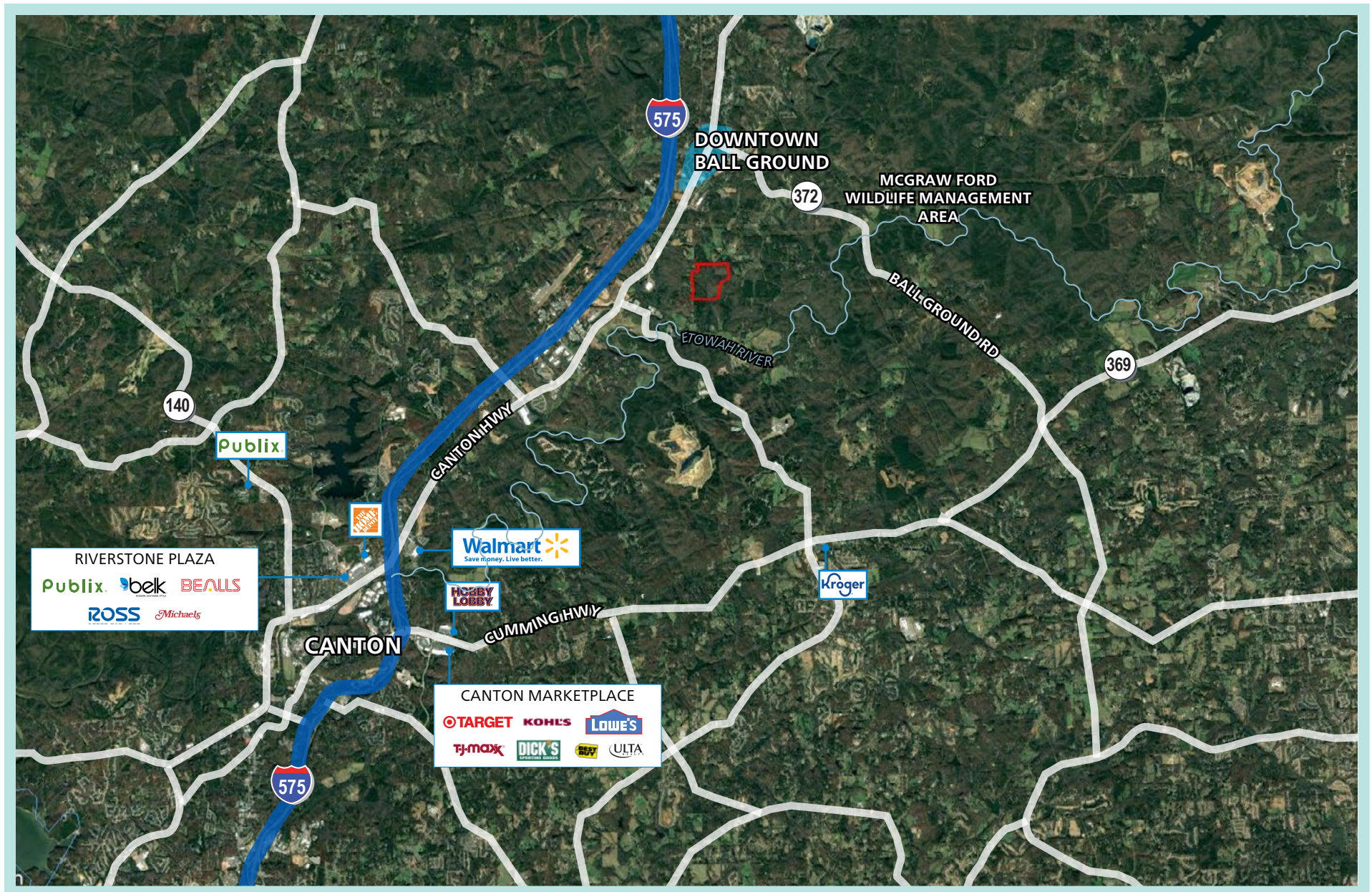
MCGRAW FORD WMA

The Property

The 150.2 acres is located on Flatbottom Road in Cherokee County, Georgia. The parcel ID is 03N02-047.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES

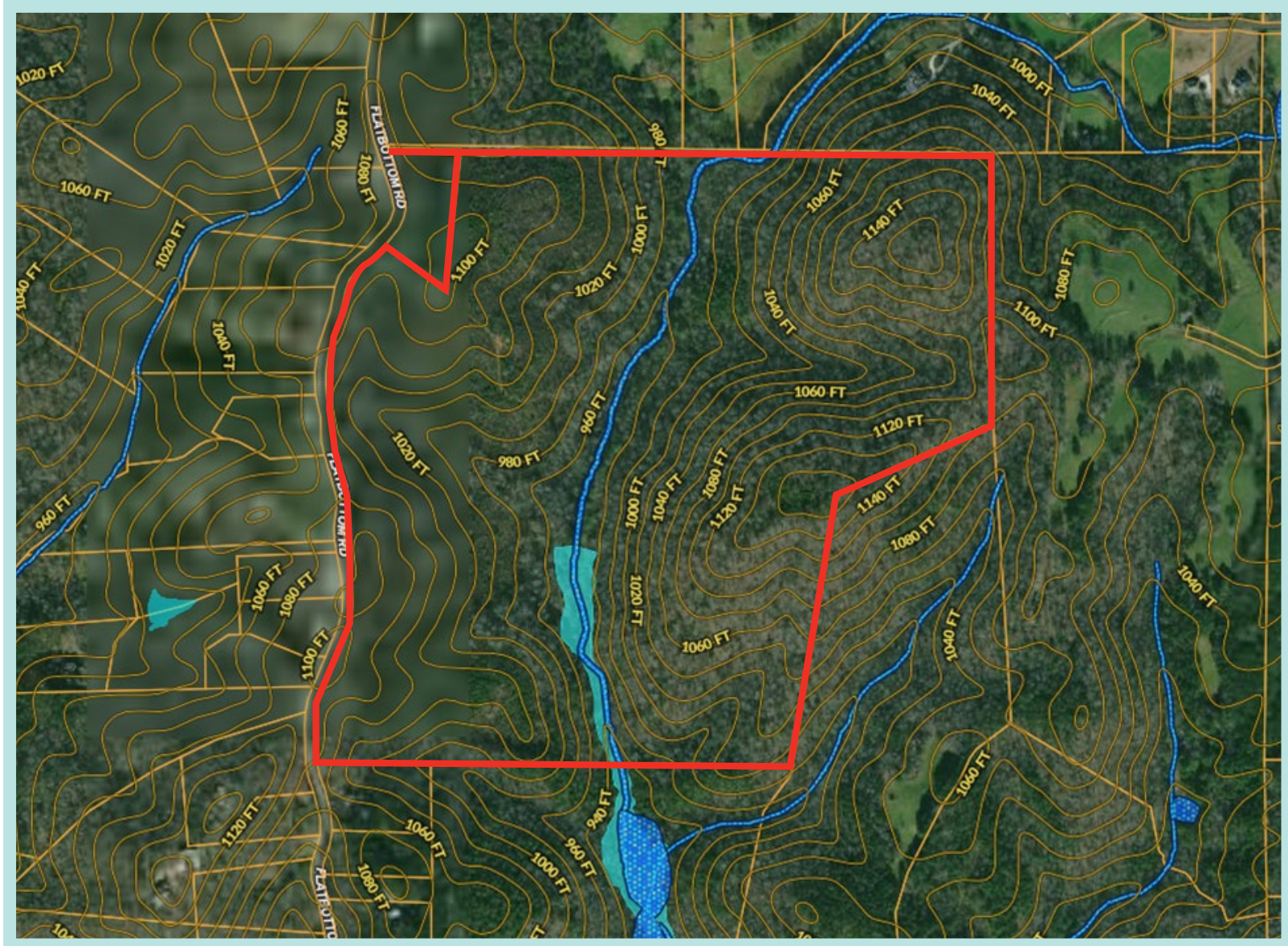


LOW ALTITUDE AERIAL



TOPOGRAPHY MAP WITH HYDROLOGY

Below is a topography map with each topo line representing 20' contours:



ZONING

Flatbottom Road is currently zoned AG (Agricultural) in Cherokee County. The owner will entertain selling the property contingent on a rezoning.

FUTURE LAND USE

Suburban Growth is the designation for this property and references areas located outside identified centers that are experiencing a high volume of residential growth, primarily single-family houses. This allows for 0.5-1.0 units per acre.

ACCESS

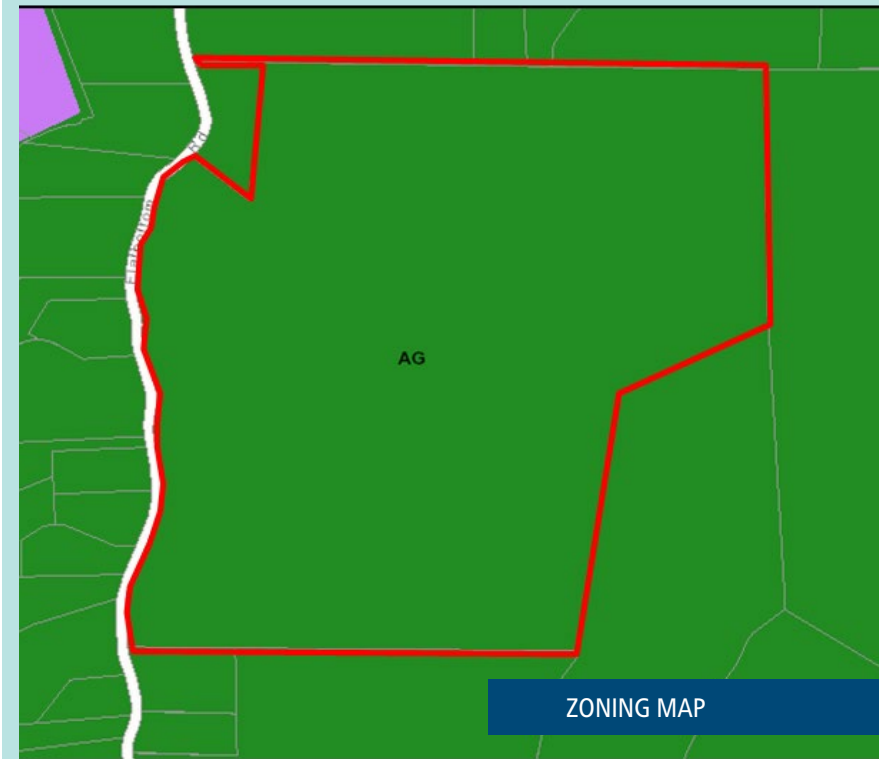
Access to the property will be from Flatbottom Road, which has approximately 2,800 FT of frontage.

UTILITIES

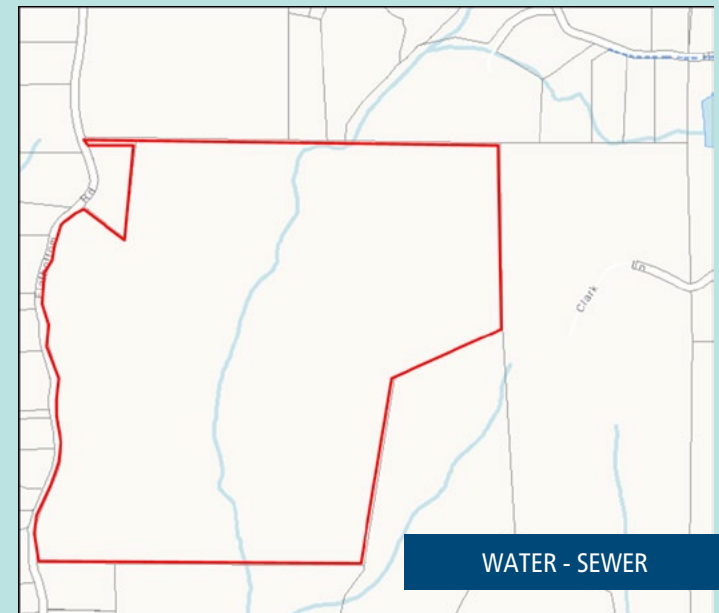
Sanitary Sewer: There is no sanitary sewer near the property and will likely be best suited for a septic deal or an investment or recreational tract.

Domestic Water: There is a domestic water line just northeast of the property.

All utilities should be independently verified by potential purchaser.



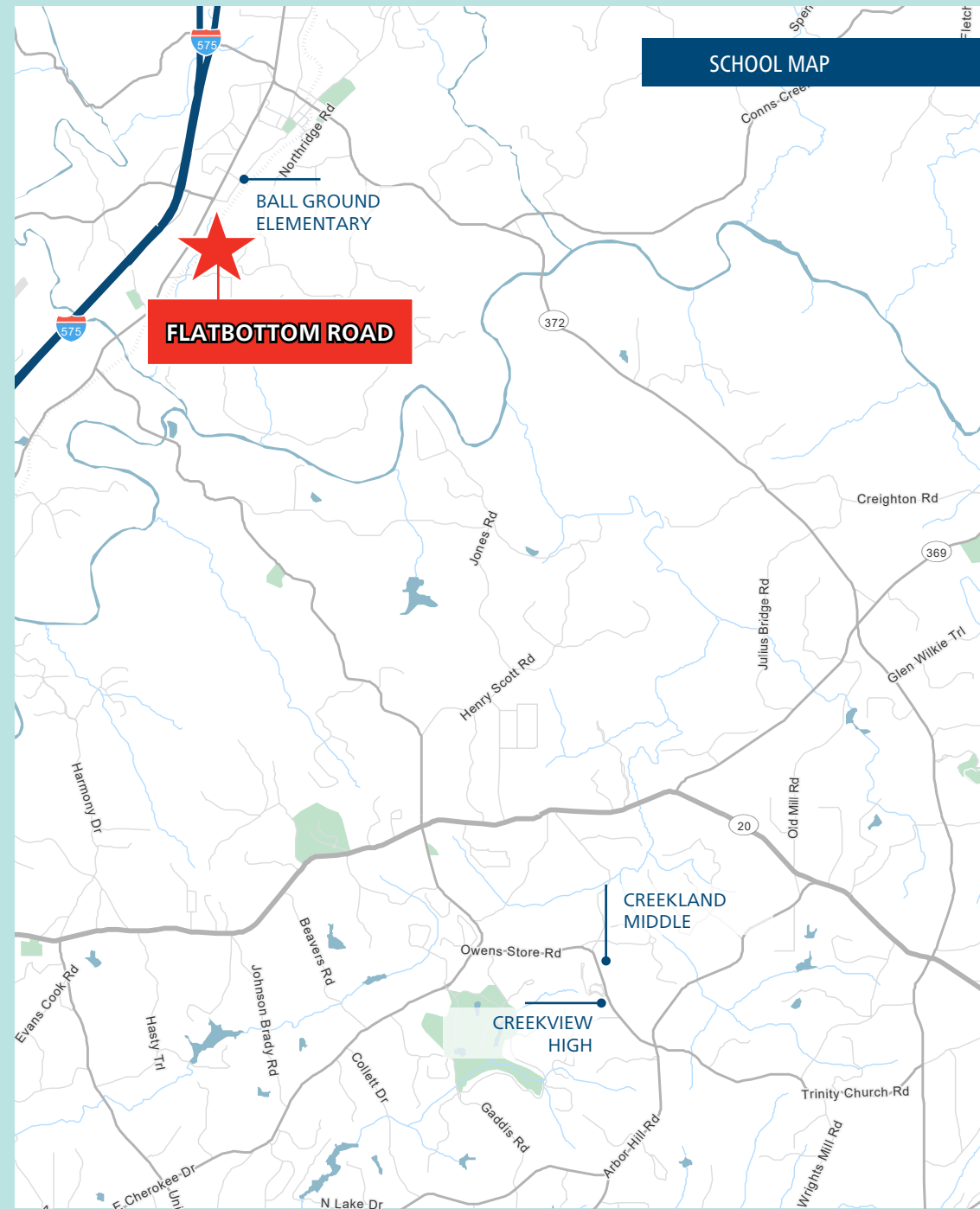
ZONING MAP



WATER - SEWER

SCHOOL SYSTEM

SCHOOL	DISTANCE FROM SITE	STATE RANKING
Ball Ground Elementary	2.2 miles	373 RD of 1,244
Creekland Middle	9.3 miles	92 ND of 567
Creekview High	9.3 miles	54 TH of 429



The Market

CHEROKEE COUNTY DETACHED HOUSING AND LOT ANALYSIS

Cherokee County was one of the best selling counties in Metro Atlanta in 2Q22. The average resale price of SFD homes built in 2005 or later was \$557,000 through 2Q22. Below is the new SFD sales data for 2019 - 2Q22:

YEAR	% TOTAL OF ATLANTA MSA SFD NEW SALES	# OF SALES	AVERAGE SALE PRICE
2019	8%	1,609	\$383,000
2020	9%	1,710	\$388,000
2021	7%	1,345	\$445,000
2Q22	6%	359	\$521,000

Below are some highlights of this market through 3Q22:

- Annual starts in the market were 1,669.
- Annual closings in the market were 1,453.
- Based on the annual starts, there is currently only a 13.3 months supply of lots.
- Of the remaining VDLs, 65% of them are in subdivisions with an active builder.

CREEKVIEW HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The Creekview High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Creekview High School district from 2019-2Q22 is as follows:

YEAR	% TOTAL CHEROKEE COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALE PRICE
2019	15%	238	\$445,000
2020	15%	261	\$441,000
2021	15%	219	\$560,000
2Q22	8%	30	\$634,000

Below are some highlights of this market through 3Q22:

- Annual starts in the market were 268.
- Annual closings in the market were 214.
- Based on the annual starts, there is currently only a 21.0 months supply of VDLs.
- Of the remaining VDLs, 65% of them are in subdivisions with an active builder.

With the continued decreasing supply of VDLs located in Cherokee County and the Creekview High School market, we believe Flatbottom Road can fill the immediate need for housing in this market .

Proposal Requirements

The owner is offering the 150.2 acres of land at the price of **\$20,000 per acre or \$3,004,000.**

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 local history and 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 **Flatbottom Road** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ FILE](#)



[SURVEY](#)

*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.



MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$500+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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