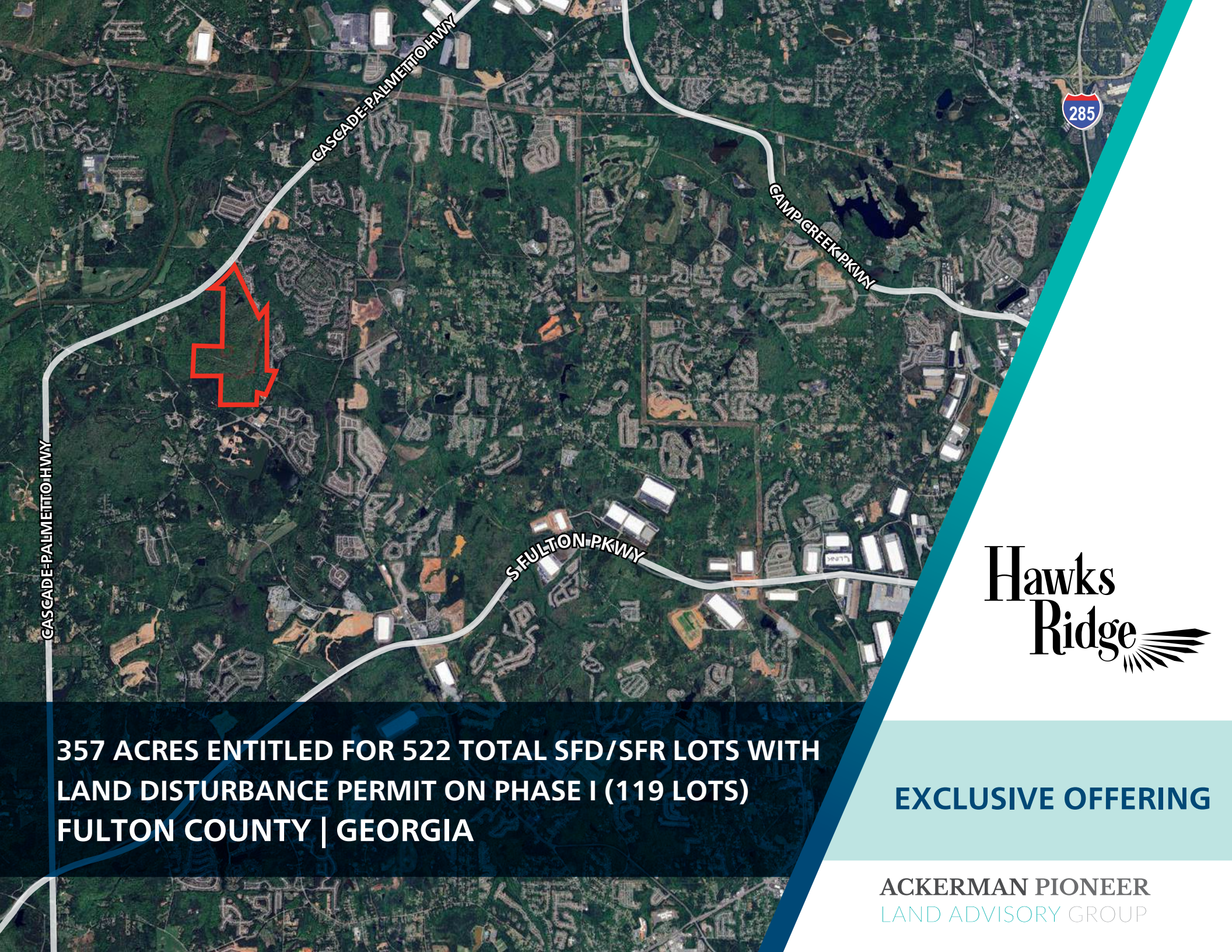




CASCADE-PALMETTO HWY

CAMP CREEK PKWY

S FULTON PKWY



**357 ACRES ENTITLED FOR 522 TOTAL SFD/SFR LOTS WITH
LAND DISTURBANCE PERMIT ON PHASE I (119 LOTS)
FULTON COUNTY | GEORGIA**

EXCLUSIVE OFFERING

ACKERMAN PIONEER
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **Hawks Ridge, 357 Acres entitled for 522 total SFD lots with Land Disturbance Permit for Phase I (119 lots) in 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 & 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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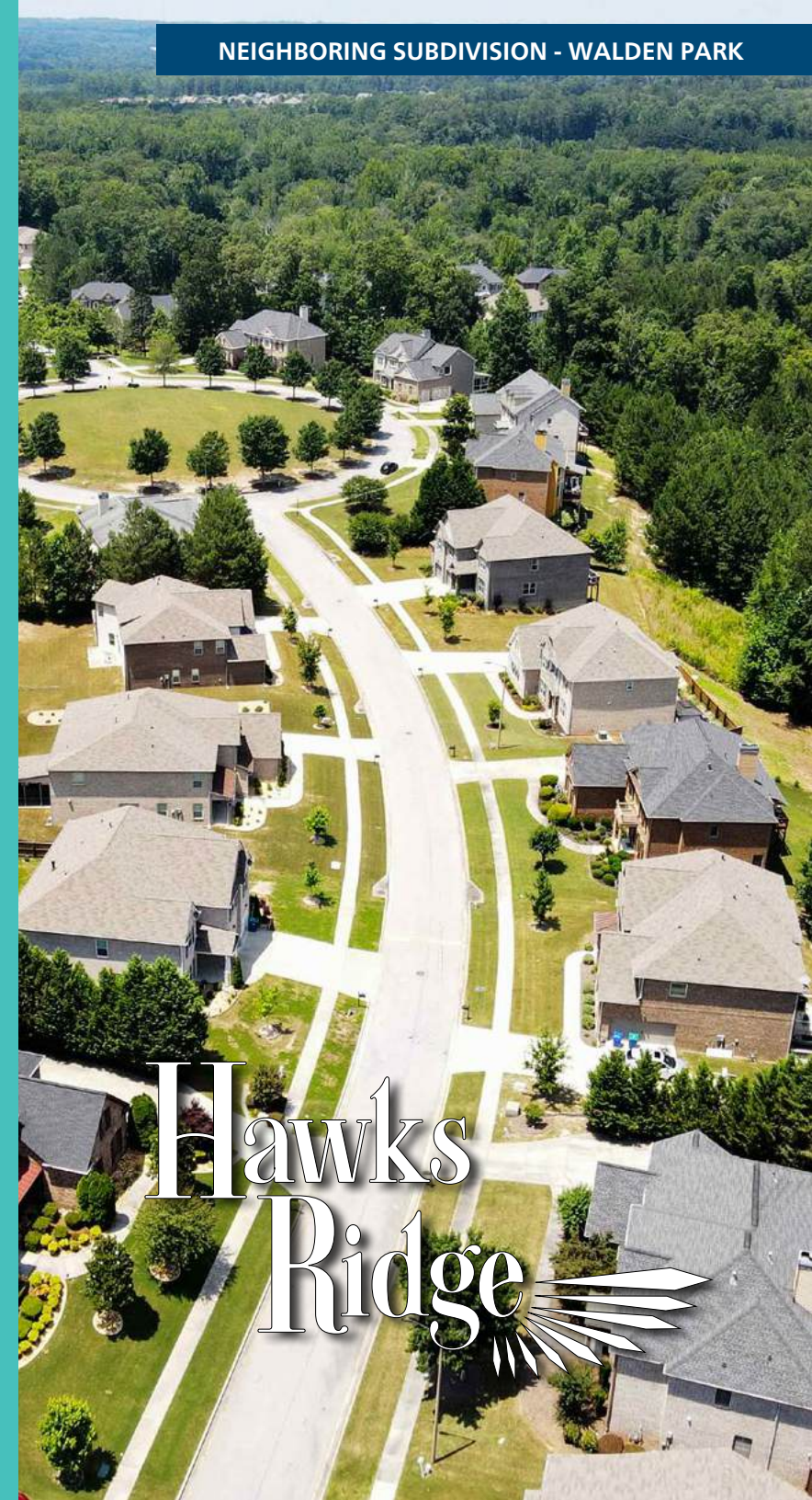
Kyle Gable
Broker
Pioneer Land Group

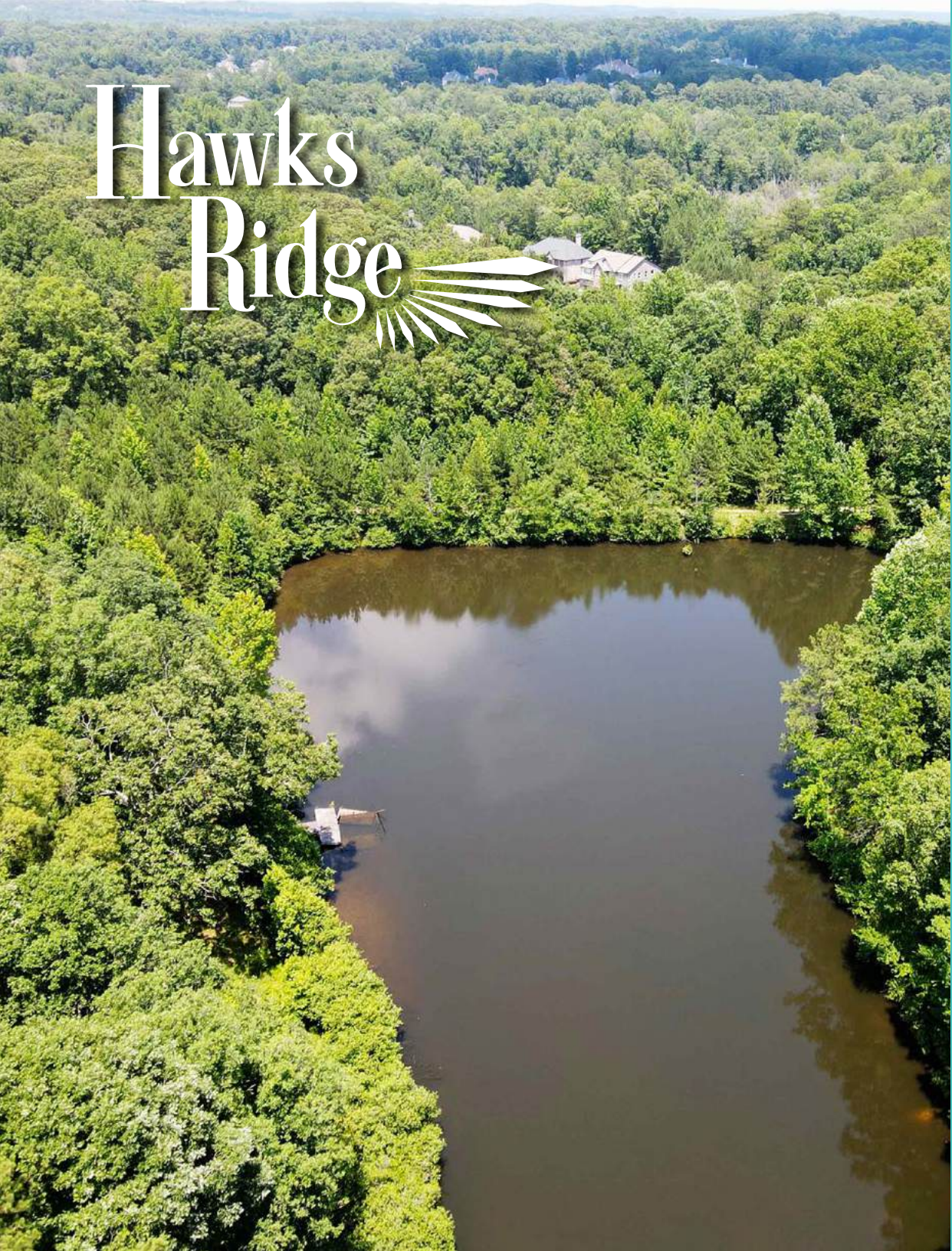
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Hawks Ridge

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The Opportunity

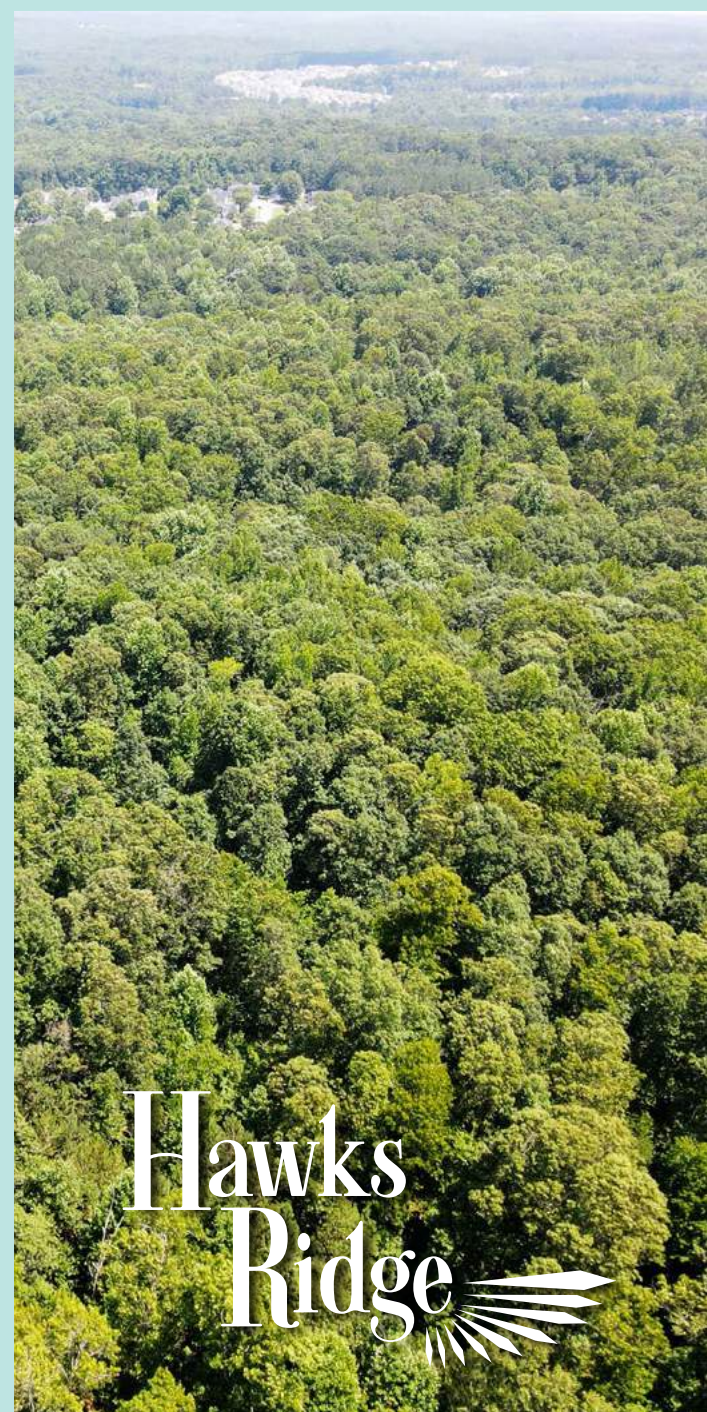
Ackerman & Co. and **Pioneer Land Group** are pleased to present **Hawks Ridge**, 357 acres entitled for 522 SFD Lots with LDP on Phase I (119 lots) at Cascade Palmetto Hwy and Butner Road in South Fulton County, Georgia.

Hawks Ridge offers the following attributes:

- Convenient access to surrounding amenities via Cascade Palmetto Hwy, Hwy 92, and South Fulton Parkway.
- Less than 15 miles from Hartsfield-Jackson International Airport, the world's busiest airport that employs more than 63,000 people.
- Located in South Fulton, the 5th best-selling county in Metro Atlanta for new Single Family Detached ("SFD") house sales.
- There is currently a 37.1 months supply of vacant developed lots ("VDLs") in all of Fulton County South of I-20.
- Located in the Langston Hughes High School the top selling district for new detached homes in South Fulton. This district has 73% of all closing in last 12 months.
- The Property is zoned for a total of 522 SFD lots with 3 different lot widths of 60', 70', and 80'. This mixture of lot sizes will help increase future absorption for the builder.
- No rental restrictions.
- The Owner is in the process of securing the Land Disturbance Permit for Phase I which will include 119 lots.
- With two entrances on two roads, this could allow a master developer to sell to multiple builders.

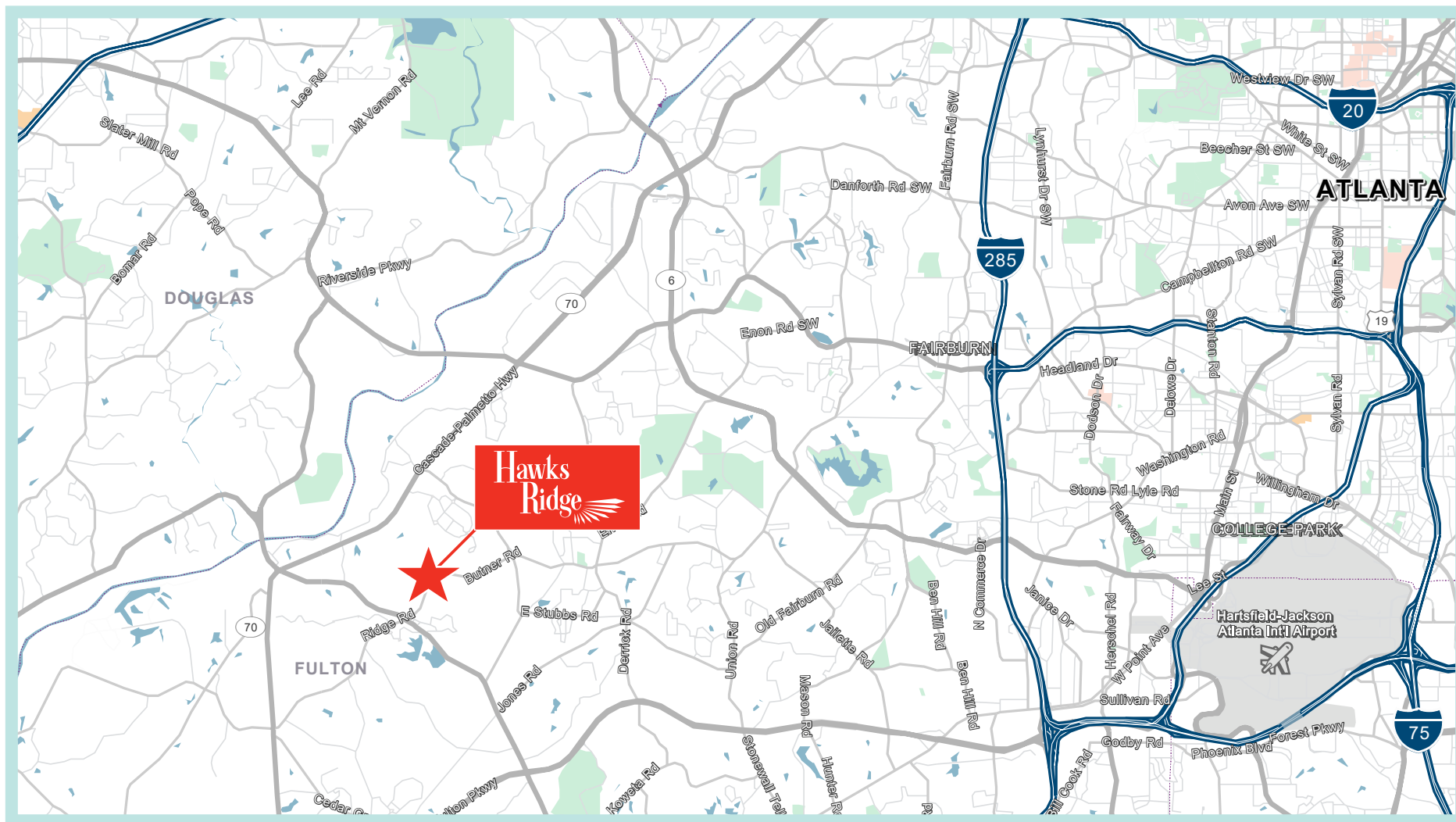
This is an opportunity to develop and build in a large master planned community to meet the immediate and growing housing needs for this market.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



The Property

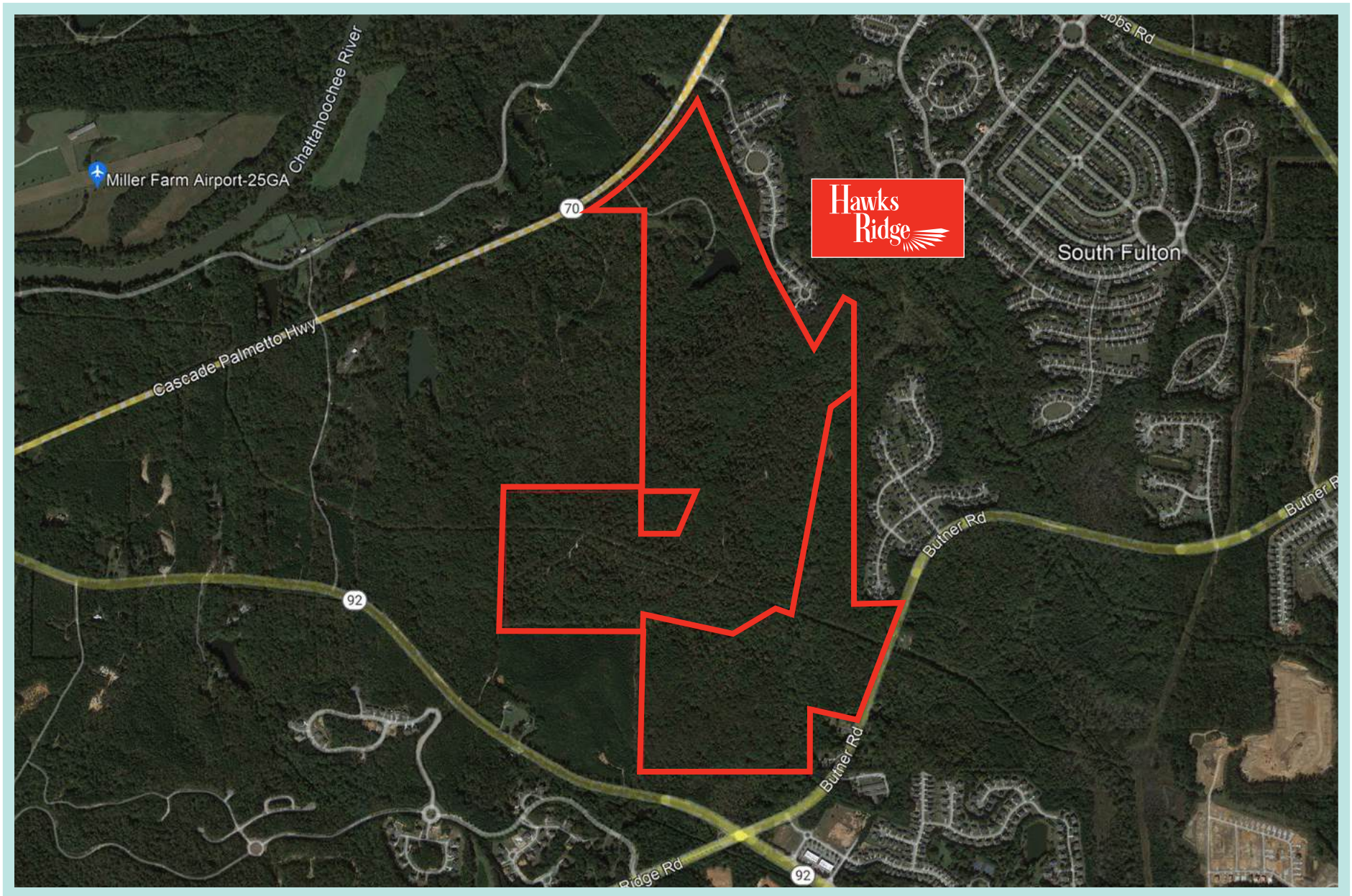
Hawks Ridge is located off of Cascade Palmetto Hwy and Butner Road in the City of South Fulton. The Parcel IDs are 09C100000352134, 09C100000320461, and 09C100000322103. All three parcels are controlled by the same owner, under different owning entities.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



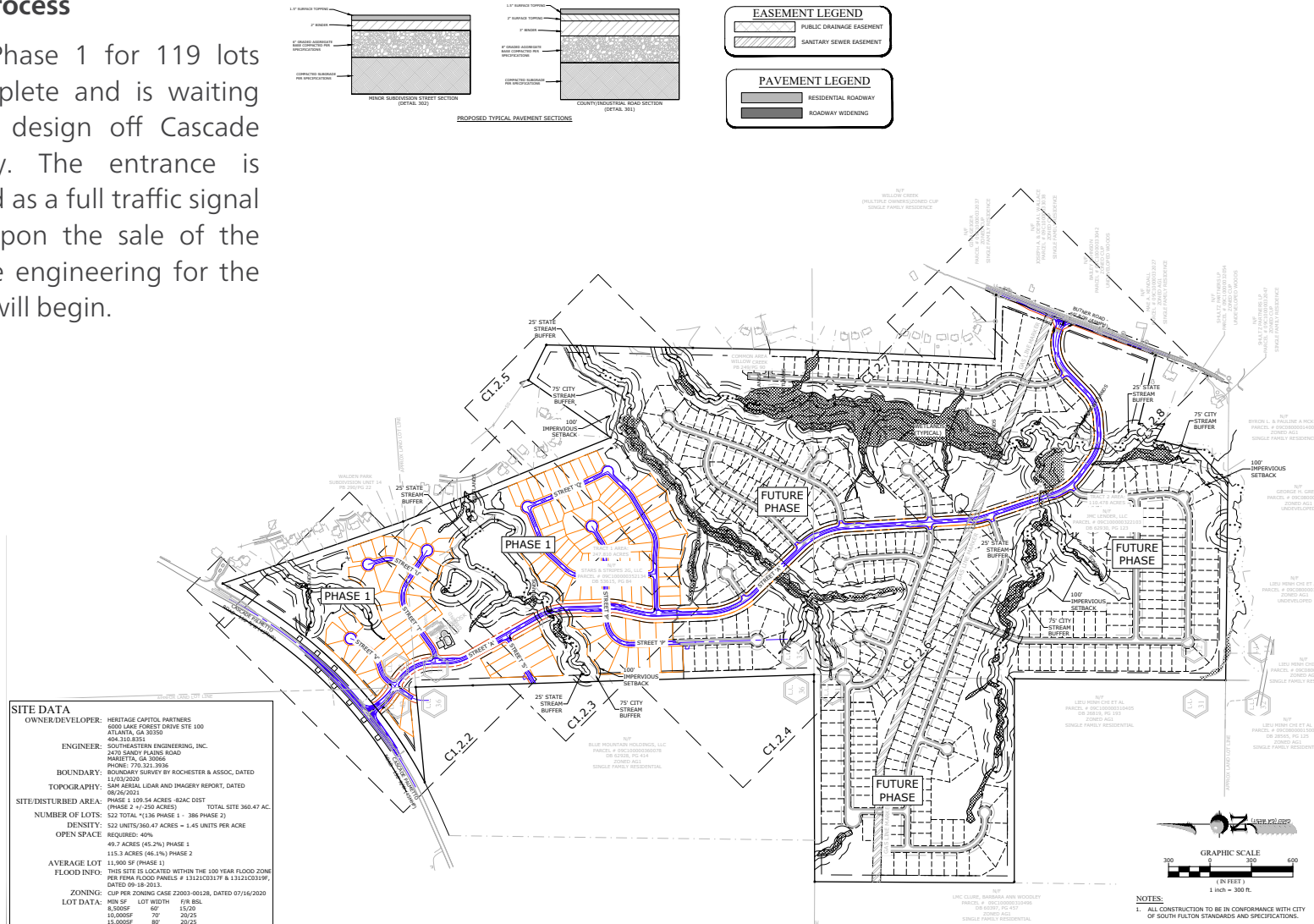
LOW ALTITUDE AERIAL



PRELIMINARY SITE PLAN

Entitlement Process

The LDP for Phase 1 for 119 lots is almost complete and is waiting final entrance design off Cascade Palmetto Hwy. The entrance is being designed as a full traffic signal intersection. Upon the sale of the first phase, the engineering for the second phase will begin.



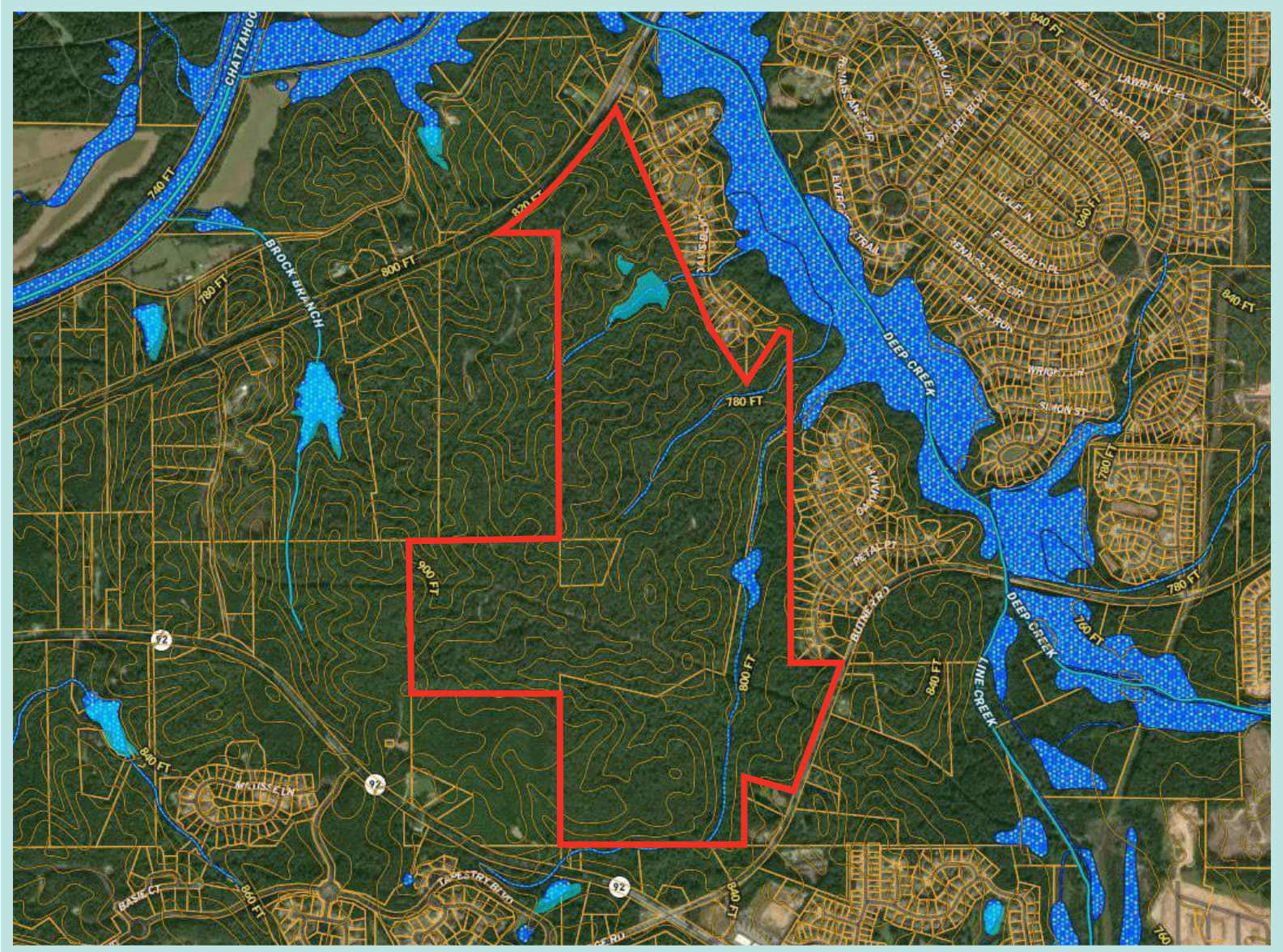
This is a Preliminary Plan and might change during the Engineering Phase. Owner is in the process of securing the LDP on Phase I which will be 119 lots of the overall development. Southeast Engineering, Inc. (SEI) is completing the engineering on the project.

PRELIMINARY SITE PLAN (CONTINUED)



This is a Preliminary Plan and might change during the Engineering Phase. Owner is in the process of securing the LDP on Phase I which will be 119 lots of the overall development. Southeast Engineering, Inc. (SEI) is completing the engineering on the project.

Below is the topography map with 20' contours:



ZONING

The Property is currently zoned CUP “Community Unit Plan” - City of South Fulton. Zoned Under Z2003-00128, with the following conditions:

Maximum Density1.45 Dwelling Units per Acre

Maximum Units522 Single Family Units

Minimum Lot Sizes

- 8,500 SF Lots with Minimum Lot Width of 60’
- 10,000 SF Lots with Minimum Lot Width of 70’
- 15,000 SF Lots with Minimum Lot Width of 80’

Minimum Heated Floor Area1,800 SF

Minimum Side Setback of 10’

No Rental Restrictions

UTILITIES

The Property will be served by domestic water and sanitary sewer. Prospective purchasers should verify utility availability and capacity during the due diligence.

LOT COUNT SUMMARY

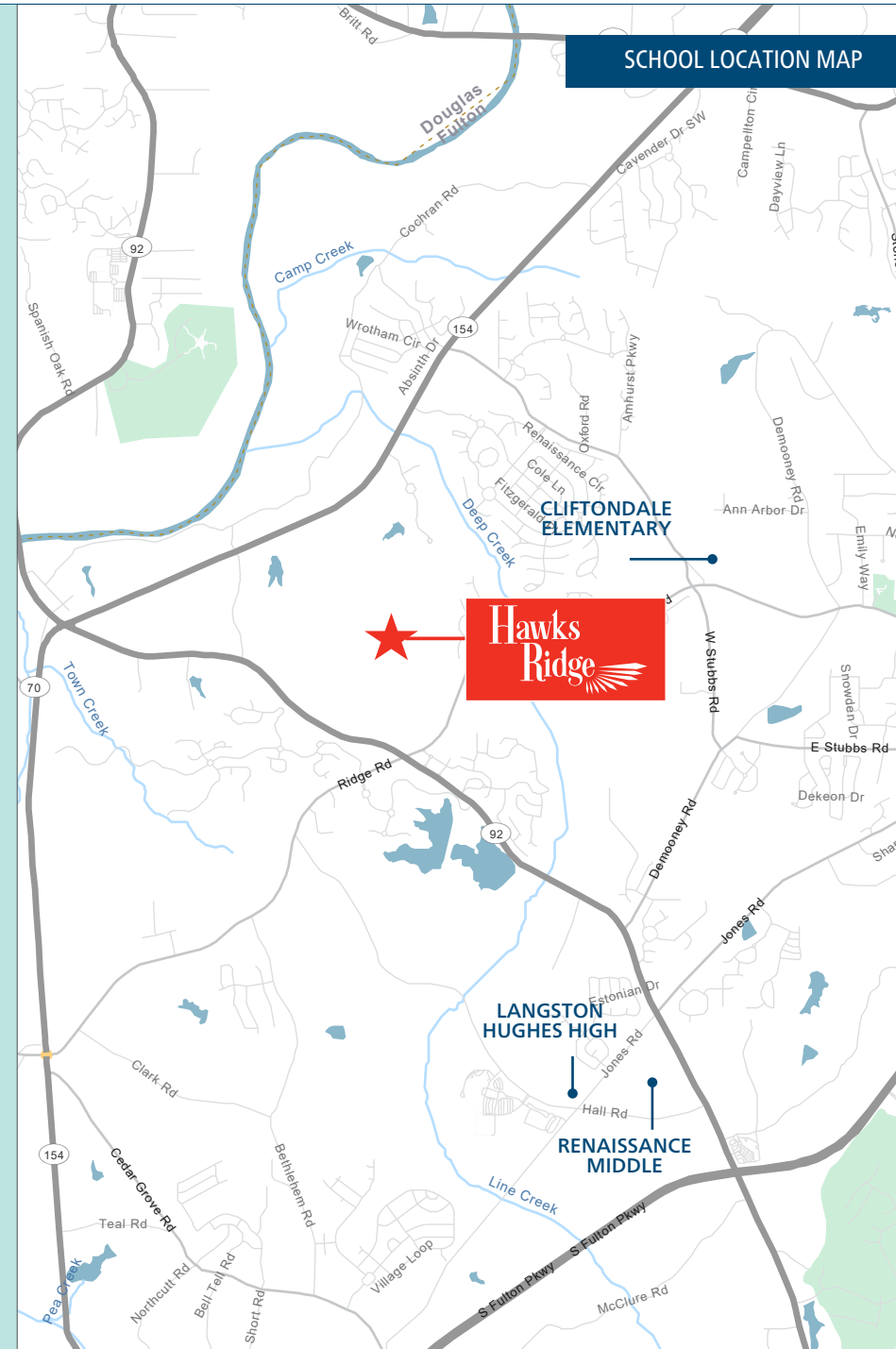
PARCEL	# OF LOTS	LOT SIZE
A	26	10,000 SF
B	106	8,500 SF
	35	10,000 SF
	14	15,000 SF
C	16	8,500 SF
	28	10,000 SF
D	26	10,000 SF
E	40	10,000 SF
	72	15,000 SF
F	0	8,500 SF
	32	10,000 SF
G	18	10,000 SF
	73	15,000 SF
H	20	10,000 SF
	14	15,000 SF
I	2	ESTATE LOTS
522 TOTAL LOTS		

# OF LOTS	LOT SIZE	LOT WIDTH
122	8,500 SF	60'
225	10,000 SF	70'
173	15,000 SF	80'
2	ESTATE LOTS	70'
522 LOTS TOTAL		

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Cliftondale Elementary	2.8 Miles
MIDDLE SCHOOL	
Renaissance Middle	6.3 Miles
HIGH SCHOOL	
Langston Hughes High	6.1 Miles

SCHOOL LOCATION MAP



CLIFTONDALE ELEMENTARY



LANGSTON HUGHES HIGH



The Market

Atlanta boasts a robust economy, playing host to a staggering 17 Fortune 500 companies, including household names like **Coca-Cola, Delta Air Lines, and The Home Depot**. This concentration of industry giants fosters innovation and economic growth, creating a dynamic environment for businesses of all sizes. Furthermore, Atlanta consistently ranks among the top 10 cities for the lowest cost of doing business in the US, offering a significant competitive advantage for companies looking to establish or expand their operations.

The **fastest-growing metro area in the Southeast**, Atlanta attracts a diverse population with a thriving job market. The city offers a compelling value proposition with a relatively affordable cost of living, making it attractive for renters and homebuyers. Vibrant neighborhoods cater to diverse preferences, from bustling downtowns to charming suburbs.

Metro Atlanta is a haven for tourists. **World-class attractions**, a thriving arts and culture scene, and easy access to stunning natural beauty make Atlanta an unforgettable destination.

31

FORTUNE 500/100
COMPANIES IN ATLANTA

200+

INC 5000 FASTEST GROWING
COMPANIES IN THE US

#1

STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



SOUTH FULTON COUNTY

The south Metro Atlanta area has seen tremendous residential and job growth in the last few years. This growth has been driven by the major arteries of Camp Creek Parkway and South Fulton Parkway. Camp Creek Parkway has been the “backbone” for the growth in the south Metro Atlanta area.

Below are some of the major developments that are under way or that have been completed in recent years in the area:

- **Hartsfield-Jackson International Airport** is home to more than 63,000 jobs. This airport is considered the world’s busiest airport in both passengers and number of flights. The 5th runway and the new Maynard Jackson International Terminal are both complete. With the growth of the airport, it will continue to be a large job contributor for this area of Metro Atlanta.
- **Chick-fil-A Corporate Headquarters** is located at South Fulton Parkway and I-285, near the Hartsfield-Jackson. The corporate campus spans 73 wooded acres and employs over 3,000 team members that support national fast-food chain.
- Located at the south-west corner of Camp Creek Parkway and Interstate-285, **Camp Creek Business Center** is a 400-acre mixed-use business park developed by Duke Realty. Consisting of over 2.6 million square feet of industrial and office businesses, including Clorox, Amazon, Ceva Logistics, FedEx and ADT, Inc.
- Opened in 2015, **Porsche North America** located at One Porsche Drive is a state-of-the-art facility that serves as both the company’s headquarters and an immersive experience center. The campus employs over 400 team members and serves as a destination for over 50,000 visitors per year, offering a unique blend of corporate functionality and automotive experience.

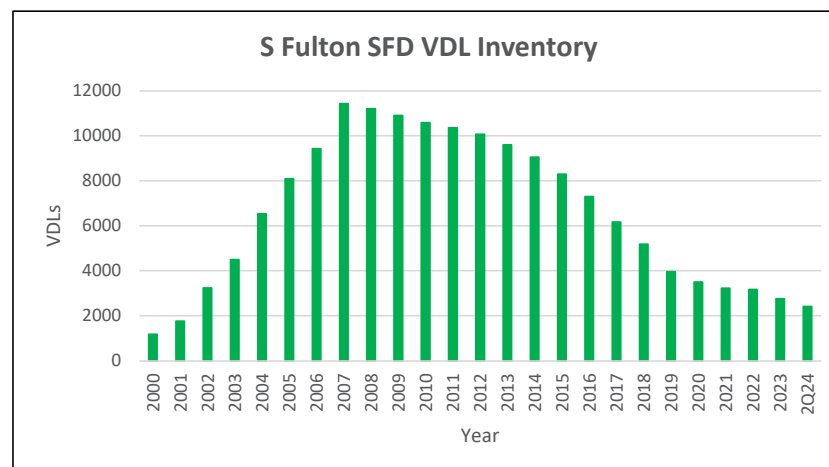
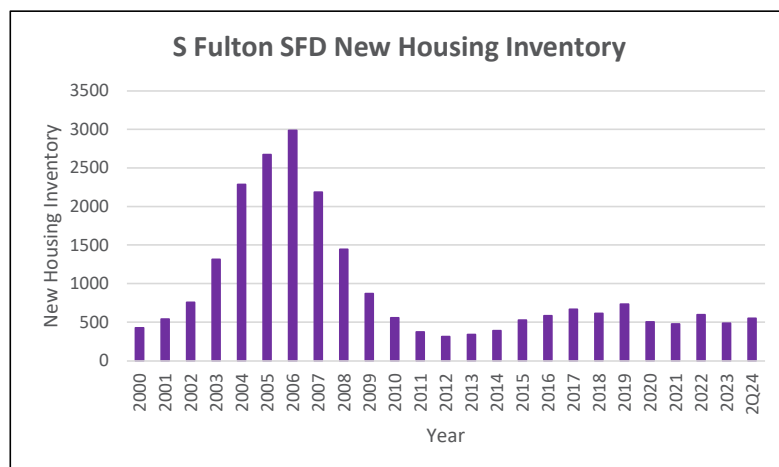
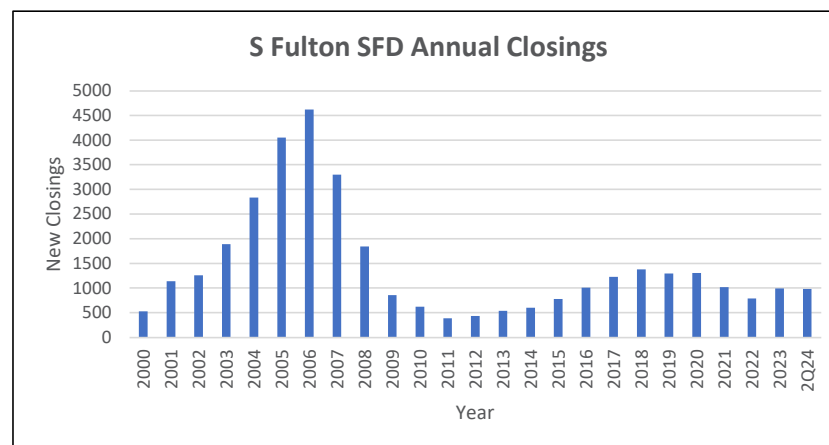
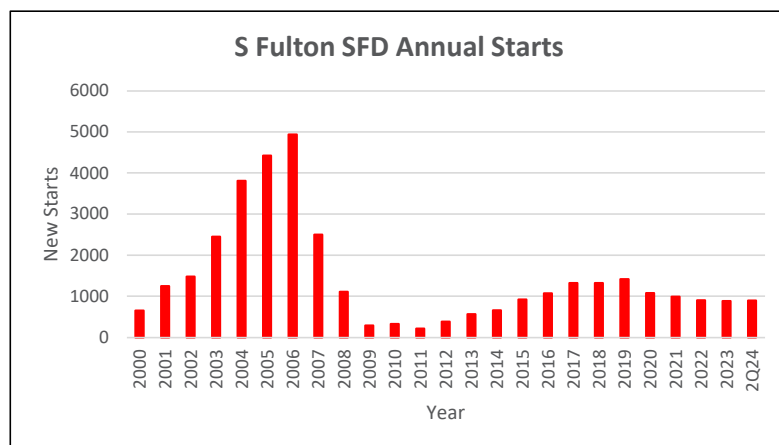


CHICK-FIL-A CORPORATE HEADQUARTERS



PORSCHE NORTH AMERICA

SOUTH FULTON DETACHED 20 YEAR REVIEW



YEAR	ANNUAL STARTS	ANNUAL CLOSINGS	NEW HOUSING INVENTORY	VDL INVENTORY
20 Year Average (2005-2Q24)	1,310	1,401	894	7,333
10 Year Average (2015-2Q24)	1,079	1,077	575	4,597
5 Year Average (2020-2Q24)	950	1,017	524	3,013

SOUTH FULTON COUNTY DETACHED HOUSING AND LOT ANALYSIS

The South Fulton County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2021-2Q24 is as shown below:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2021	4%	880	\$336,000	--
2022	4%	813	\$419,000	+24.7%
2023	6%	1,045	\$396,000	-5.5%
2Q24	5%	478	\$417,000	+5.3%

Below are the highlights for this market through 3Q24:

- Annual starts of 836, a 5% decrease from 3Q23.
- Annual closings of 1,024, an 11% increase from 3Q23.
- Quarterly closings of 318, a 16% increase from 3Q23.
- Currently, there is a 37.1 month supply of VDLs.
- Only an 4.4 month supply of houses.

Source: MetroData

Proposal Requirements

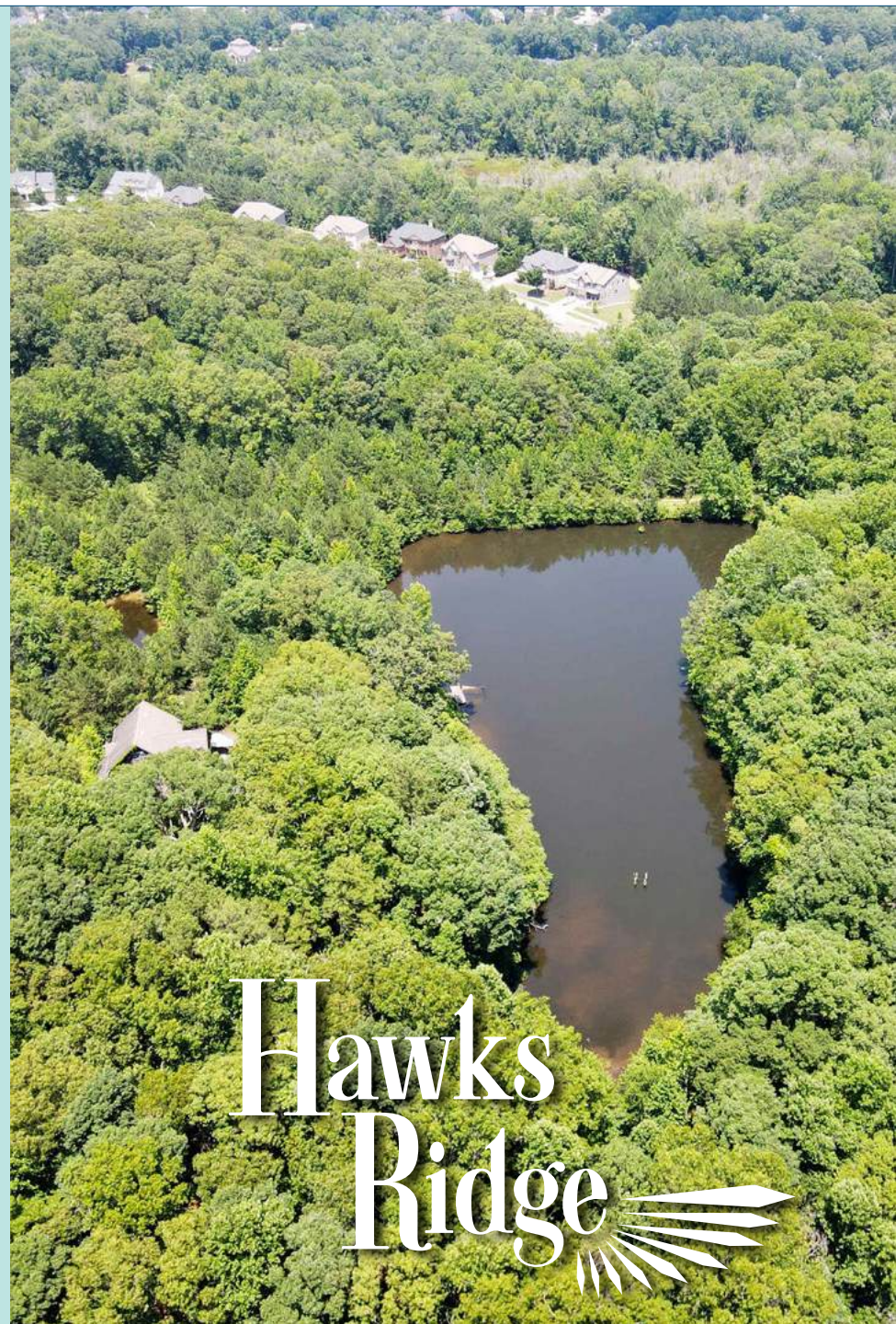
The owner is in the process of securing the LDP on Phase I which will be 119 lots of the overall development.

The owner is offering for sale the 357 acres entitled for 522 SFD lots with an LDP on Phase 1. **The minimum pricing is \$25,000 per the future lots for a total price of \$13,050,000.** Owner may entertain a two-phased sale also.

Interested parties should submit a letter of intent to both individual owners 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 **Hawks Ridge** and may be downloaded.* Click the link to open the files.



*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 **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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Hawks Ridge