



SHANNON RD

SARA MEADOW RD

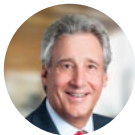
13 ACRES ON SHANNON ROAD
GWINNETT COUNTY | GEORGIA

EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **Shannon Road, 13 Acres in Gwinnett 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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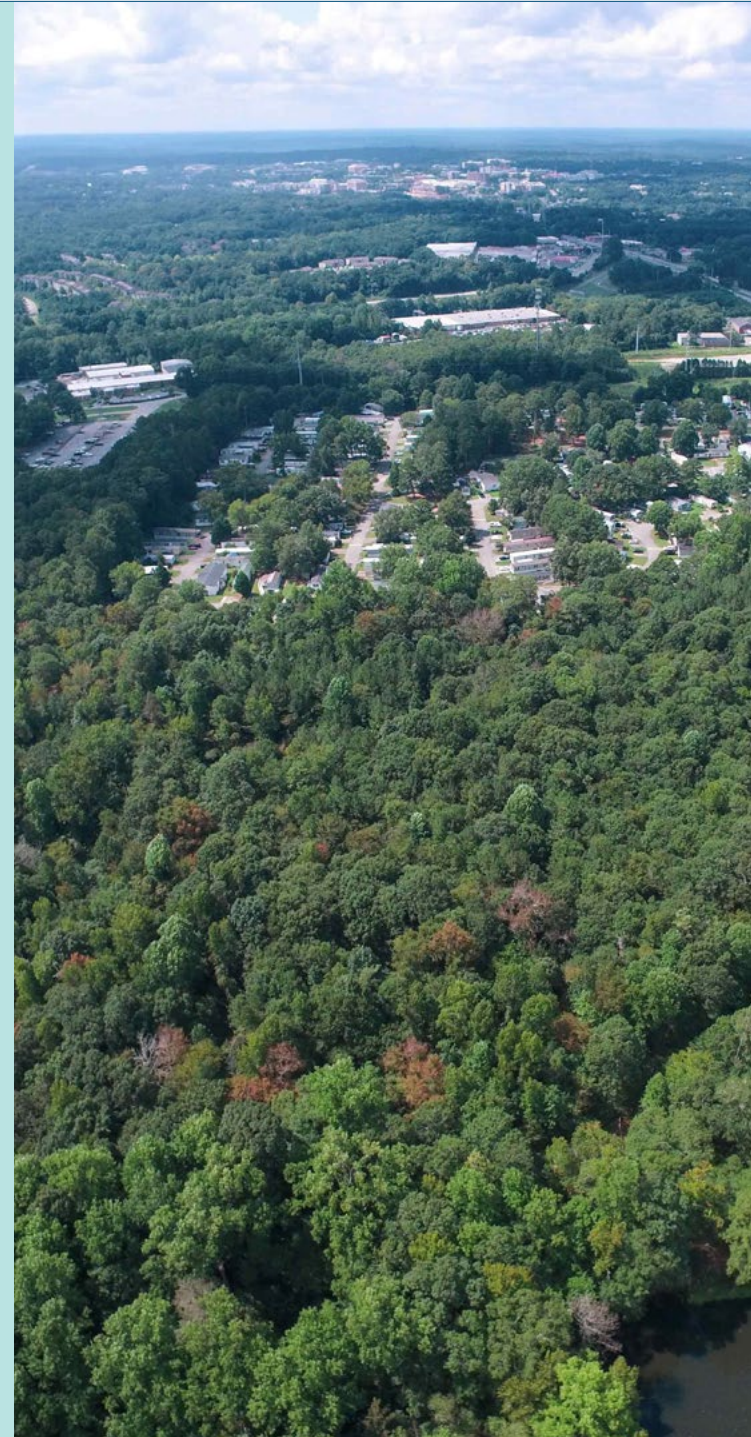
The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to exclusively present **Shannon Road**, a 13-acre parcel in Gwinnett, Georgia, and offers the following attributes:

- Convenient access to surrounding amenities including downtown Loganville and Grayson.
- Approximately 8 miles from Rowan, the recently announced 2,000-acre knowledge community at Hwy 316. Rowan is projected to generate 18,500 jobs by 2035 and up to 100,000 jobs at full buildout.
- Situated approximately 3.5 miles from Harbins Park, a 1,960 acre park loaded with amenities such as a playground, pavilions, dog park area, a lake, a 1.5 mile paved trail, baseball and football fields, and much more. Also, Tribble Mill County Park is a 713 acre park approximately the same distance away which offers many of the same amenities as Harbins Park.
- Located in Gwinnett County, the best-selling county for new construction in the Atlanta MSA. The new construction average price is \$474,000 through the first two quarters of 2022.
- There is currently a 17.0 months supply of vacant developed lots (“VDLs”) in Gwinnett County.
- Located in the Archer High District that has a new detached average sales price of \$454,000 through 2Q2022.
- The property has 1,125 feet of frontage on Shannon Road.
- Across the road from the new subdivision development, Meadows at Bay Creek, which has sold 80 of the 152 available homes at an average listing price of \$447,000. Average monthly sales rate in August 2022 was 10.95 homes per month.

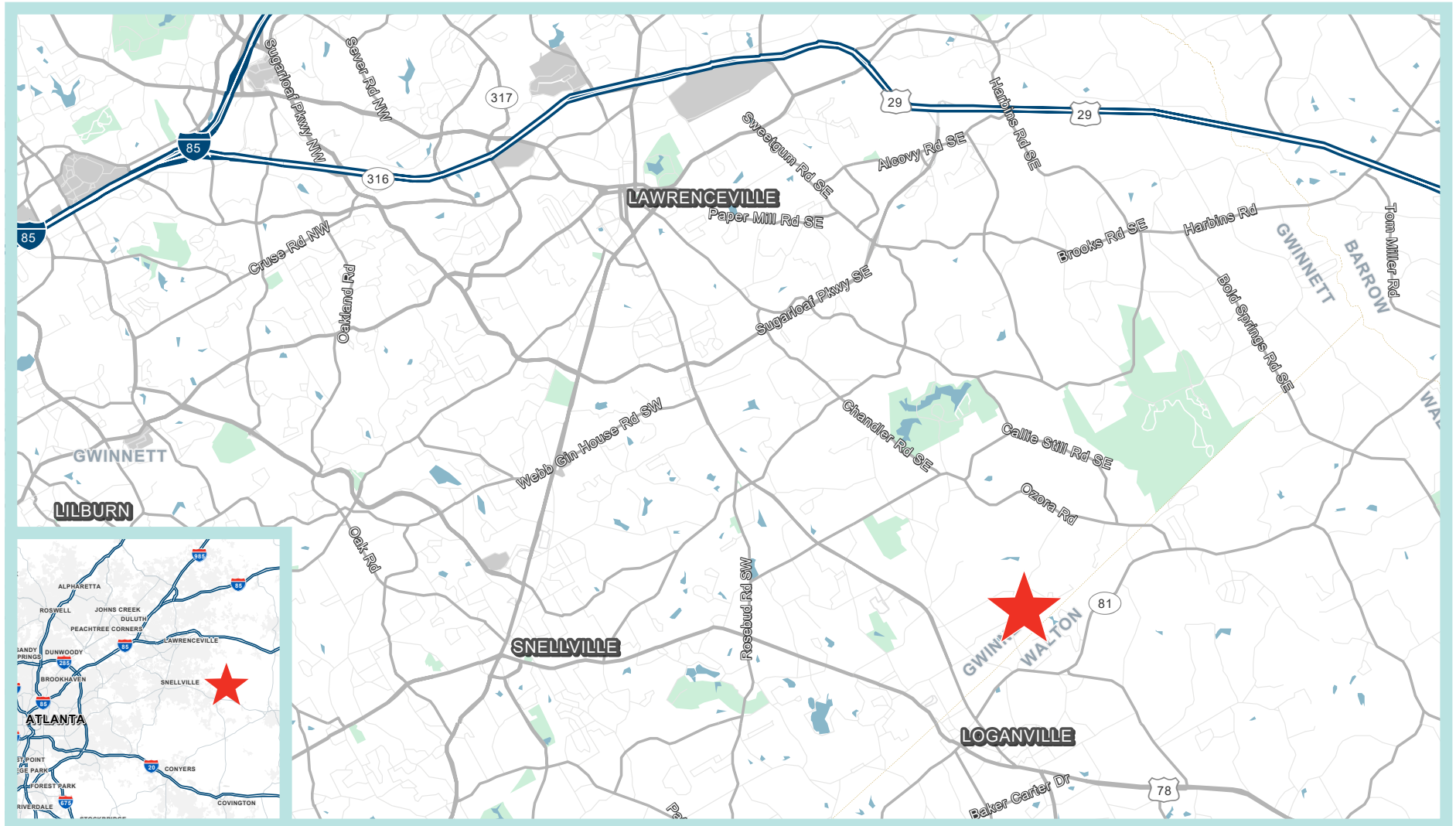
Shannon Road is an opportunity to build a premium community to meet the immediate and growing housing needs for this market.

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

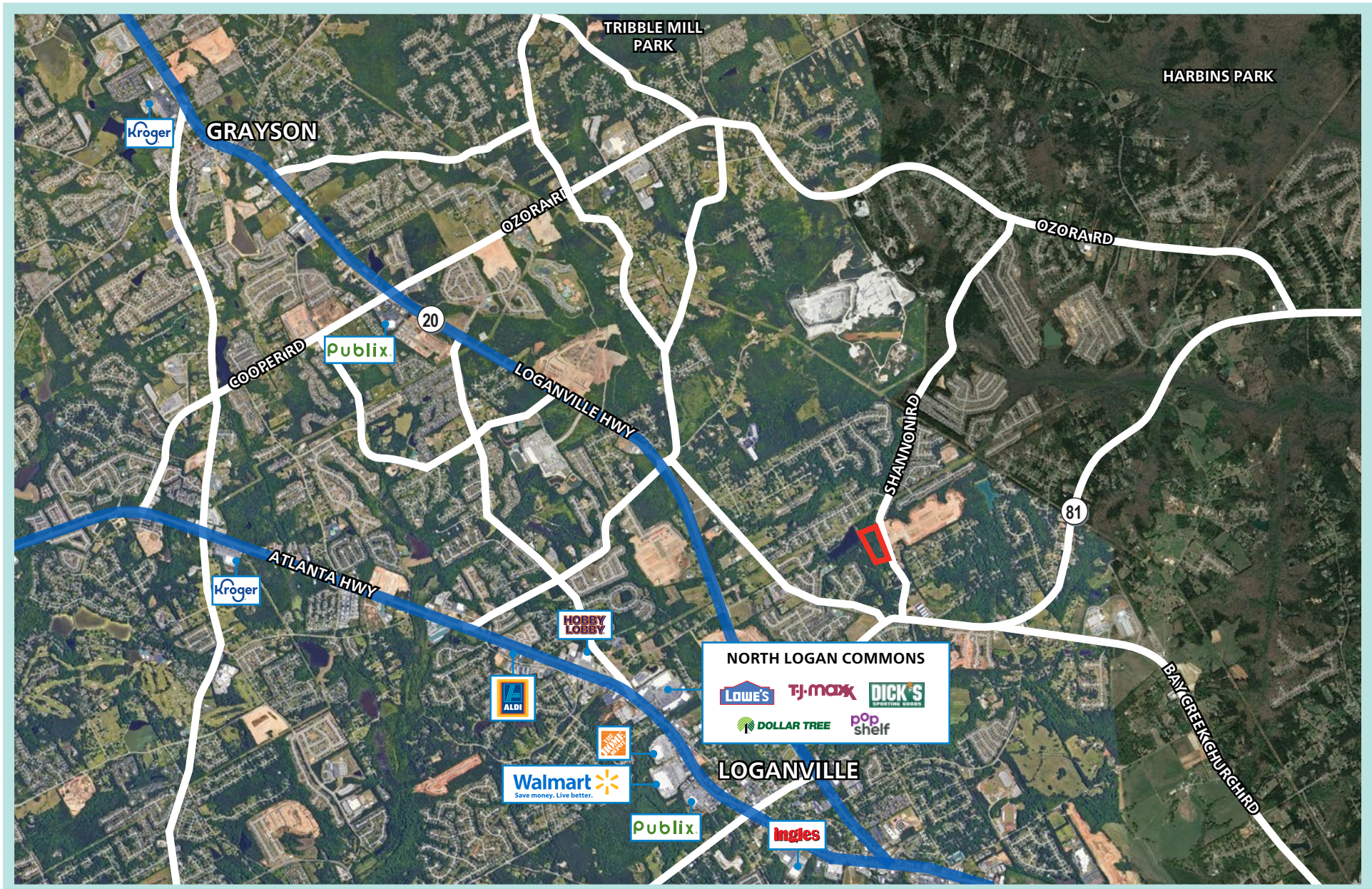


The Property

The Property is located at 675 Shannon Road across from Sara Meadow Road in Loganville, GA in Gwinnett County.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



ZONING

Shannon Road is currently zoned R100 in Gwinnett County.

Minimum Lot Size: 15,00 SF on sewer
25,500 SF on septic

Minimum Lot Width: 100'

Minimum Home Size: 1,400 SF

Front Yard Setback: 35'

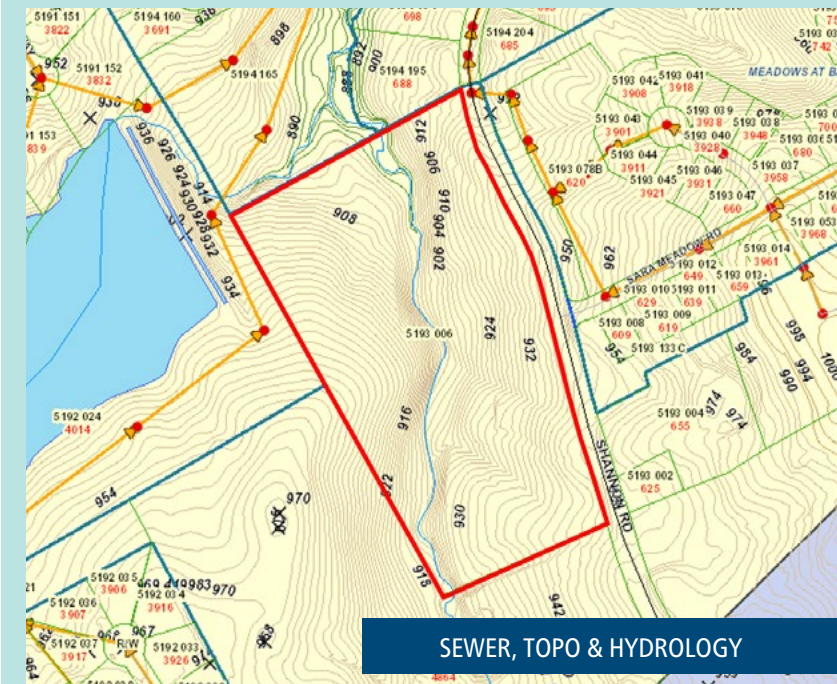
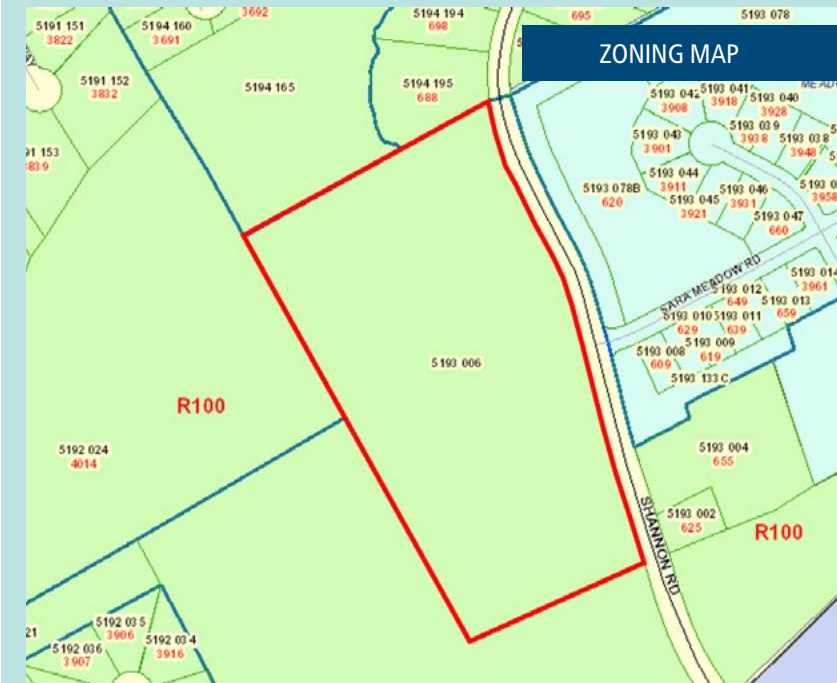
Rear Yard Setback: 40'

Side Yard Setback: 10' (one yard)
25' (two yards)

There are no rental restrictions in this community.

UTILITIES

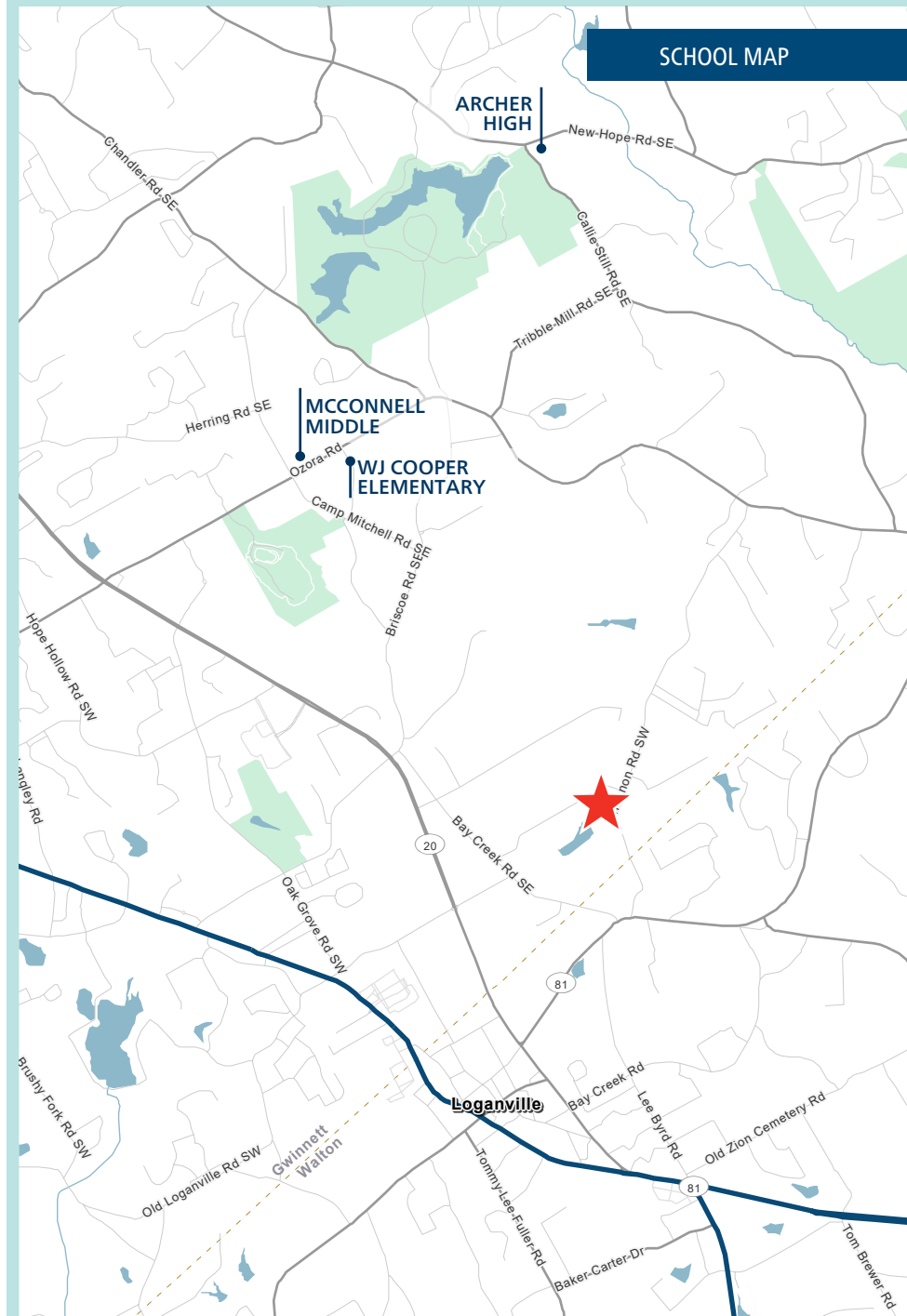
The Property is served by domestic water. There is sanitary sewer nearby, but it will not gravity flow. This will likely be developed as a septic deal. Prospective purchasers should verify utility availability during the due diligence.



SCHOOL SYSTEM

Shannon Road is served by the schools shown below:

SCHOOL	DISTANCE FROM SITE
W.J. Cooper Elementary	5.2 miles
McConnell Middle	5.0 miles
Archer High	6.8 miles



The Market

Gwinnett County is the second most populous county in Georgia. It has captured 26% of the growth for the Atlanta MSA since 2002. This growth is fueled primarily by an excellent road network throughout the county. The County is served by two interstates, I-985 and I-85, providing access to the employment bases along the I-85 corridor, Perimeter, Midtown, and Buckhead while major surface arteries like Highway 316, Highway 78, Peachtree Industrial, Sugarloaf Pkwy, Ronald Reagan Pkwy, Scenic Highway, Lawrenceville Hwy, and Buford Hwy provide additional cross county access. Below are just some of the highlights for the area:

- **City of Loganville** is a unique city that is located in both Gwinnett and Walton counties. This beautiful, suburban to rural city is home to over 10,000 people, and home to major and locally-owned restaurants and businesses.
- **Vines Botanical Gardens**, is located less than 5 miles from Shannon Road. The botanical gardens contain a variety of sites, including, perennials, annuals, a display garden, water garden, garden railroad, and a rose garden, as well as an arboretum, Swan Lake (3.5 acres), fountains, Koi pond, and the Manor House.
- **Harbins Park** is a 1,290 acre park which include fields, a 4.3 mile multi-purpose trail, a 7 mile equestrian trail, a 13 mile mountain bike trail, and a 4.5 mile hiking trail. **Tribble Mill Park** is a 718 acre park with two lakes that total over 100 acres. The park also contains 3.4 miles of paved multi-purpose trails. Both of these parks are within 10 miles of **Shannon Road**.

With all of the surrounding amenities, convenient access to the interstate, and a growing job market, **Shannon Road** is an excellent opportunity for a builder to take advantage of this exciting market.



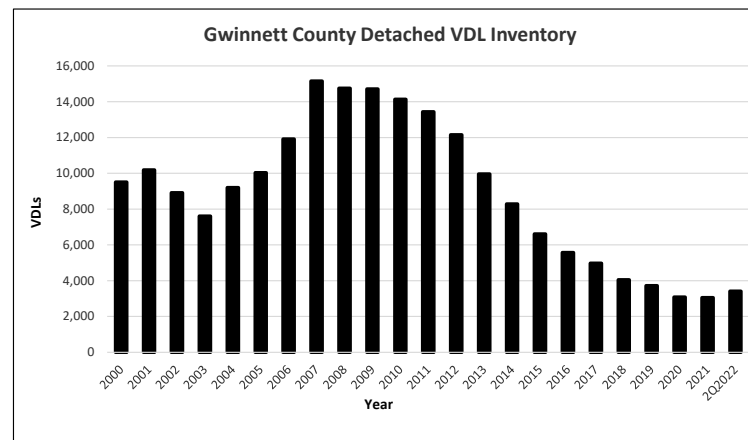
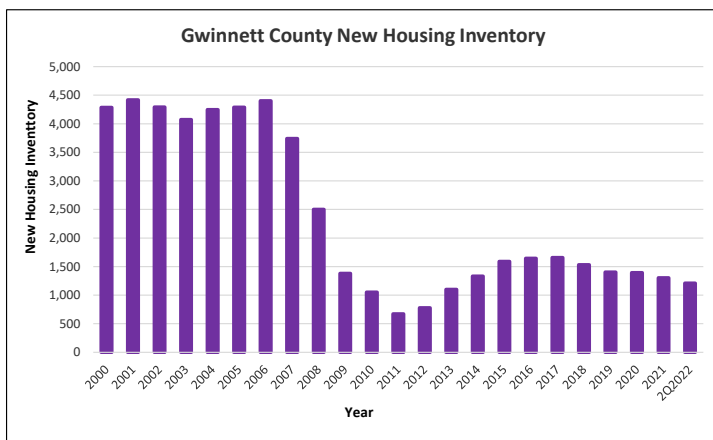
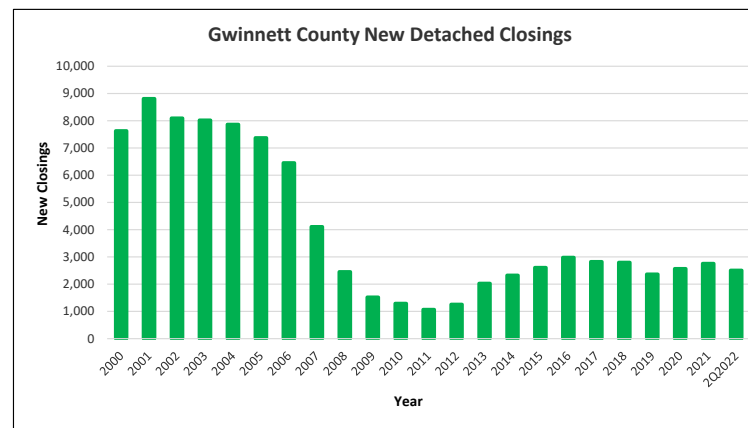
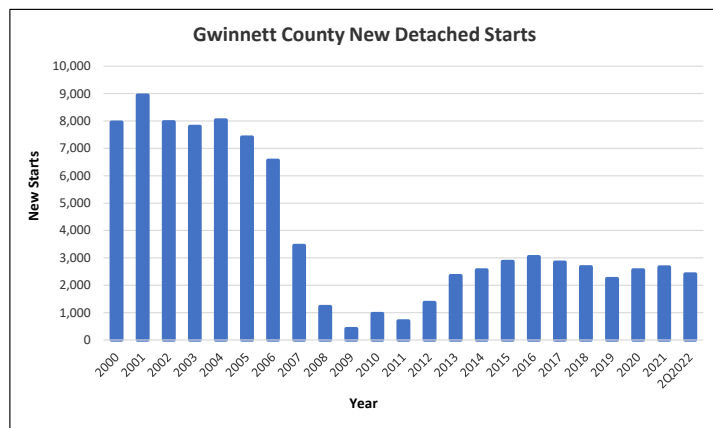
LOGANVILLE, GA



HARBINS PARK

GWINNETT COUNTY HOUSING MARKET OVERVIEW

Gwinnett County is the best-selling county for new construction in the Atlanta MSA in the last 20 years. The new construction average price is \$474,000 through the first two quarters of 2022. Below is the historical detached housing for this market since 2000s.



	ANNUAL STARTS	ANNUAL CLOSINGS	NEW HOUSING INVENTORY	VDL INVENTORY
20 Year Average (2002-2021)	3,484	3,639	2,219	9,065
10 Year Average (2012-2021)	2,516	2,453	1,373	6,147
5 Year Average (2017-2021)	2,596	2,664	1,458	3,776

ARCHER HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Below are the new house sales for the Archer High School district from 2019-1Q22:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% OF PRICE GROWTH
2019	14%	294	\$314,000	-
2020	12%	255	\$332,000	+5.7%
2021	13%	339	\$390,000	+17.5%
1Q22	7%	45	\$454,000	+16.4%

Below are some highlights from this market through 2Q22:

- Annual starts were 158.
- Annual closings were 226.
- There are 310 remaining VDLs in this market. Based on the annual starts, there is a 31.3 months supply of lots in this market.
- Of the remaining VDLs, 78% (323 VDLs) were delivered in the last four quarters.

With a limited supply of VDLs located in both Gwinnett County and in the Archer High market, we believe **Shannon Road** can fill the immediate need for housing in this market.

Proposal Requirements

The owner is offering for sale the **13 acres at a price of \$500,000 or \$38,462 per acre.**

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 **Shannon Road** and may be downloaded.* Click the links to open the files.

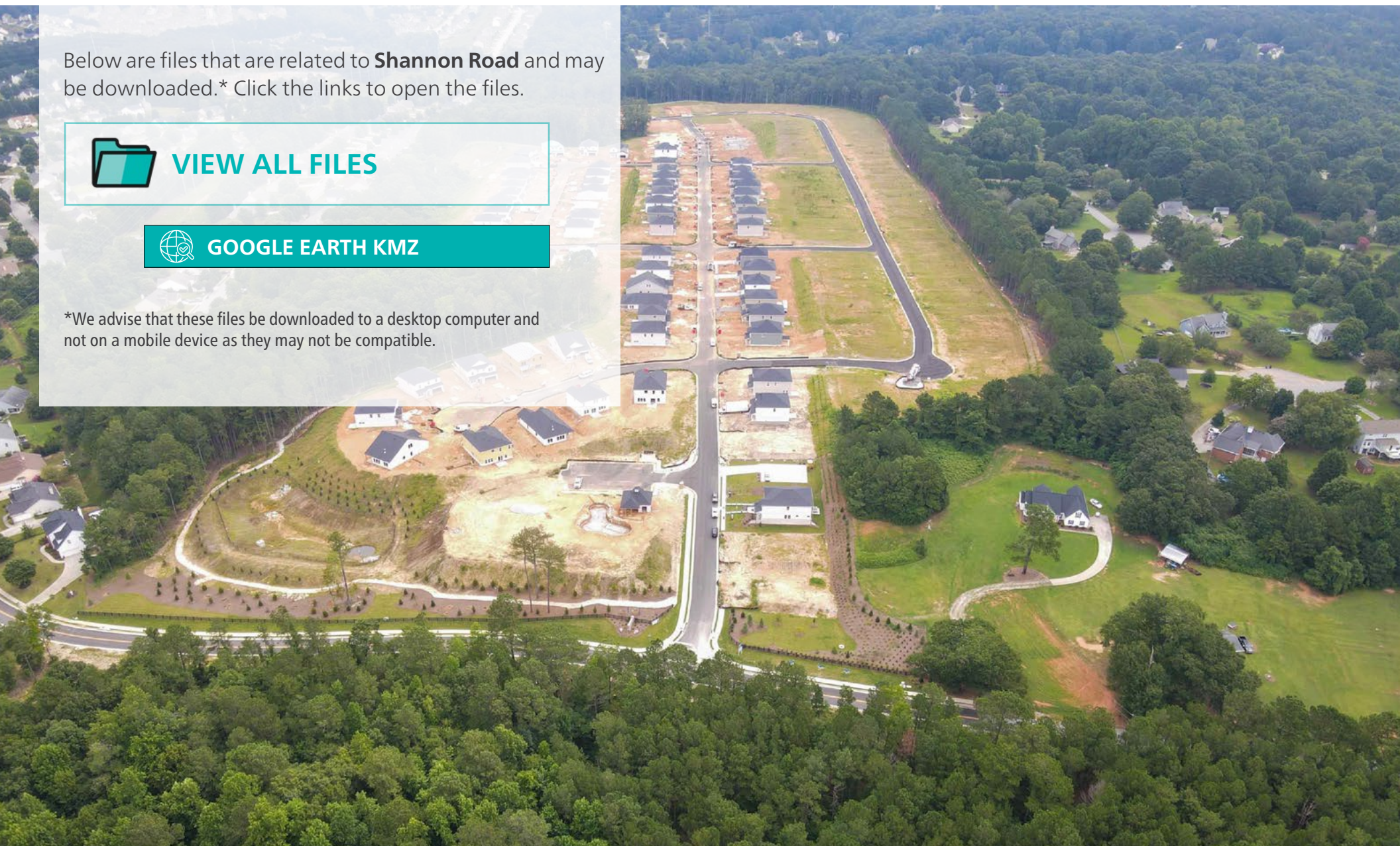


[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ](#)

*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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