

The Arbors at Richland Creek
**16.89 ACRES PLANNED FOR A MINIMUM
OF 30 SINGLE FAMILY DETACHED LOTS
GWINNETT COUNTY | GEORGIA**

EXCLUSIVE OFFERING

Ackerman & Co.



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of ***The Arbors at Richland Creek 16.89 acres planned for a minimum of 30 SFD lots 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:



John Speros
Senior Vice President
Ackerman & Co.

Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



Kyle Gable
Broker
Pioneer Land Group

Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@pioneerlandga.com



J.T. Speros
Associate, Brokerage
Ackerman & Co.

Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net





Table of Contents

1 THE OPPORTUNITY

2 THE PROPERTY

3 THE MARKET

4 PROPOSAL REQUIREMENTS

5 SUPPORT INFORMATION

- MAPRIGHT LINK
- PROPOSED DEVELOPMENT
- SANITARY SEWER EASEMENT
- ZONING RESOLUTION

The Opportunity

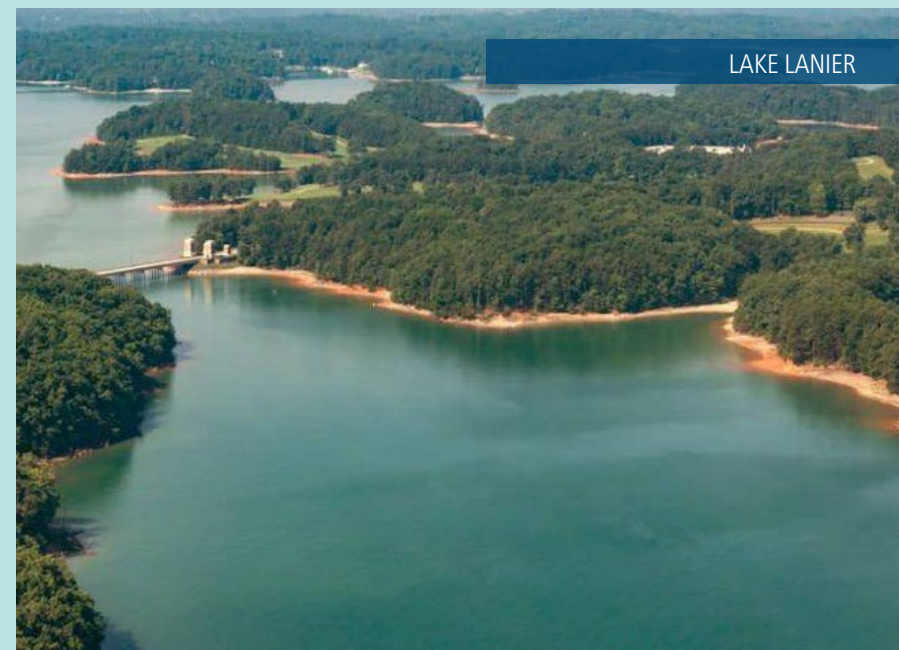
Ackerman & Co. and **Pioneer Land Group** are pleased to exclusively present for sale **The Arbors at Richland Creek**, 16.89 acres designed with a site plan for 30 single family detached (“SFD”) lots. Gwinnett County continues to capture more SFD house sales than any other county in Metro Atlanta.

The Arbors at Richland Creek offers the following attributes:

- The property is currently zoned for the intended use.
- Prime opportunity for a builder to establish a presence in the rapidly growing Gwinnett County market.
- **The Arbors at Richland Creek** is served by an excellent school system. The elementary, middle and high schools are all rated 4 out of 5 stars.
- Located in the Lanier High School district where the average price of a newly constructed house that sold through 1Q23 was \$507,000.
- Lake Lanier is conveniently located less than 1 mile from **The Arbors at Richland Creek**.
- There is a very limited supply of vacant developed lots (“VDLs”) in Gwinnett County and the Lanier High School market.
- The property was originally zoned for 42 lots, but due to new development regulations, that number has decreased. A site plan has been completed with 30 lots.

The balance of this Offering Memorandum provides detailed information on the Property, the market, and proposed development plan.

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 Arbors at Richland Creek is a 16.89-acre site located on Sycamore Road in Land Lot 350 of the 17th District of Gwinnett County, GA. Parcel ID Numbers: 7-350-018, 7-350-027, 7-350-019, 7-350-004, 7-350-01

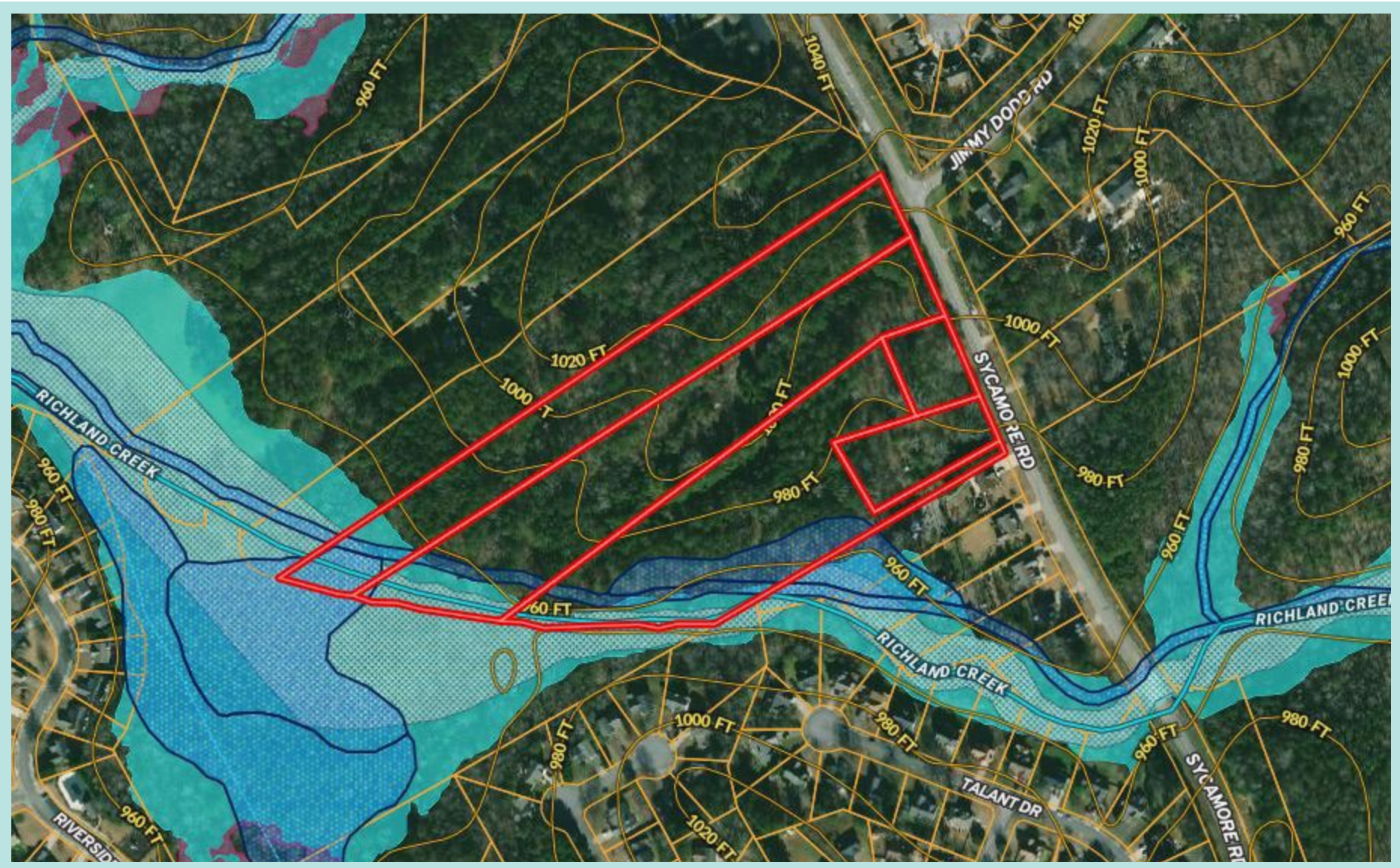


HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY

Below is a topography map with 20' contours



ZONING REQUIREMENTS

The Arbors at Richland Creek is currently zoned R100CSO in Gwinnett County with the following requirements. The development plan is based on the requirements of the zoning ordinance including:

Minimum Lot Area	40 feet (20 feet in cul-de-sac or turn-around)
Minimum Dwelling Size	2,000 SF Homes shall be constructed with accents of brick, stacked stone or stucco on front facades with the balance being wood or fiber-cement siding
Minimum Rear/Front Setback	20'
Minimum Side Setback	5'
Minimum Rear Setback	40'

At least 40 percent of the subdivision must be open space to obtain a density of 2.3 units per acre.

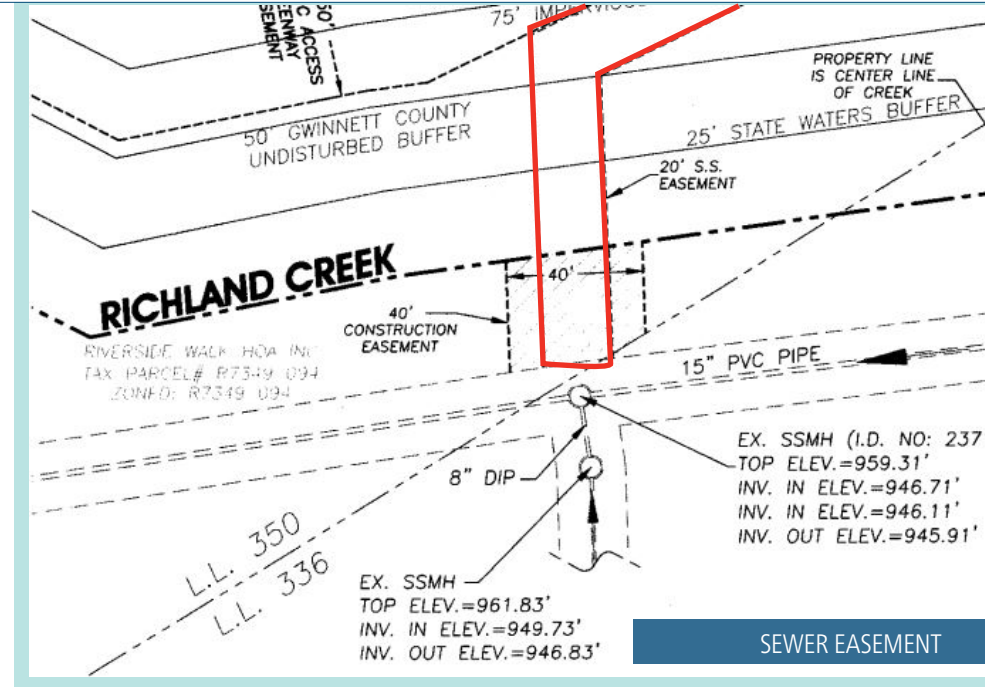
No rental conditions.

UTILITIES

Sanitary Sewer: There is a sanitary sewer manhole located just off the southern property line of **The Arbors at Richland Creek** as shown above. Access to this manhole was granted via an easement recorded on page 0275 in Deed Book 47923 in Gwinnett County.

Domestic Water: There is a domestic water line in the ROW of Sycamore Road.

All utilities should be independently verified by potential purchaser.



SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Sycamore Elementary	0.9 Miles
MIDDLE SCHOOL	
Lanier Middle	1.9 Miles
HIGH SCHOOL	
Lanier High	5.0 Miles

The Market

GWINNETT COUNTY DETACHED HOUSING AND LOT ANALYSIS

Through 1Q23, Gwinnett County continues to be one of the strongest residential markets in all of the Metro Atlanta MSA. Below are the new house sales for Gwinnett County from 2020 - 1Q23

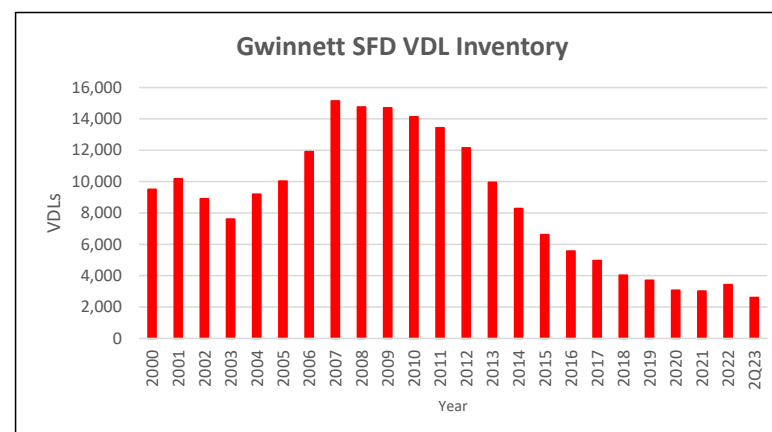
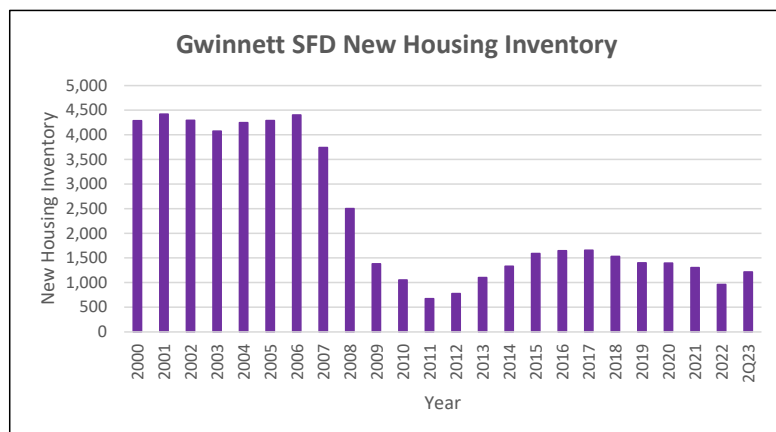
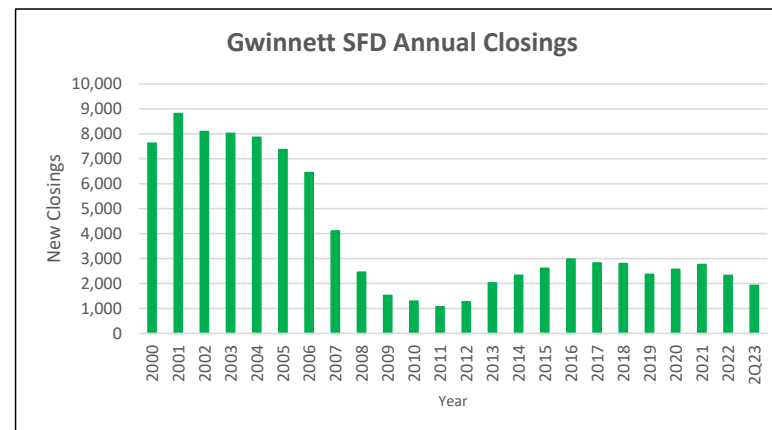
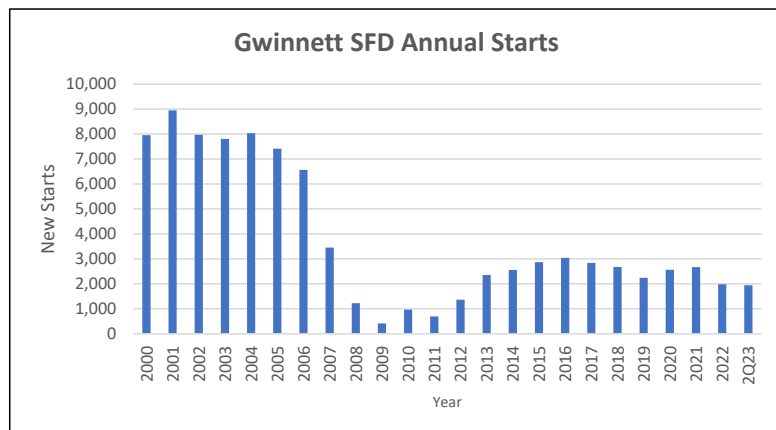
YEAR	% TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% OF PRICE GROWTH
2020	10%	2,108	\$376,000	-
2021	14%	2,295	\$411,000	+9.3%
2022	13%	1,936	\$501,000	+21.9%
1Q23	10%	446	\$521,000	+4.0%

Below are some highlights of the market through 2Q23:

- Annual starts in this market were 1,942.
- Annual closings in this market were 1,923.
- Based on the annual starts, there is a 16.2 months supply of VDLs.

With the continued need for new lots to be delivered in Gwinnett County, The Arbors at Richland Creek use a prime piece of raw land to help fill the need.

GWINNETT DETACHED 20 YEAR REVIEW



Year	Annual Starts	Annual Closings	New Housing Inventory	VDL Inventory
20 Year Average (2004-2Q23)	2,892	3,045	1,910	8,538
10 Year Average (2014-2Q23)	2,537	2,549	1,403	4,533
5 Year Average (2019-2Q23)	2,278	2,388	1,255	3,171

LANIER HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Through 1Q23, Lanier High was one of the highest-priced school districts in Gwinnett County. Below are the new house sales for the Lanier High School District from 2020-1Q23

YEAR	% TOTAL GWINNETT COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE
2020	6%	135	\$360,000
2021	5%	117	\$464,000
2022	5%	98	\$608,000
1Q23	5%	21	\$507,000

Below are some highlights of the market through 2Q23:

- Annual starts of 68.
- Annual closings of 96.
- Currently, there are 138 VDLs in this market. Based on the annual starts, there is a 24.4 months supply of VDLs.

With a limited supply of VDLs located in the Lanier High market, we believe The Arbors at Richland Creek can fill the immediate need for housing in this market.

Proposal Requirements

The owner has set a minimum offering price for **The Arbors at Richland Creek** as \$1,950,000 (\$115,453 per acre or \$65,000 per lot) based on 30 future lots.

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 financial capabilities

We are available to discuss the project and address any questions at your convenience.

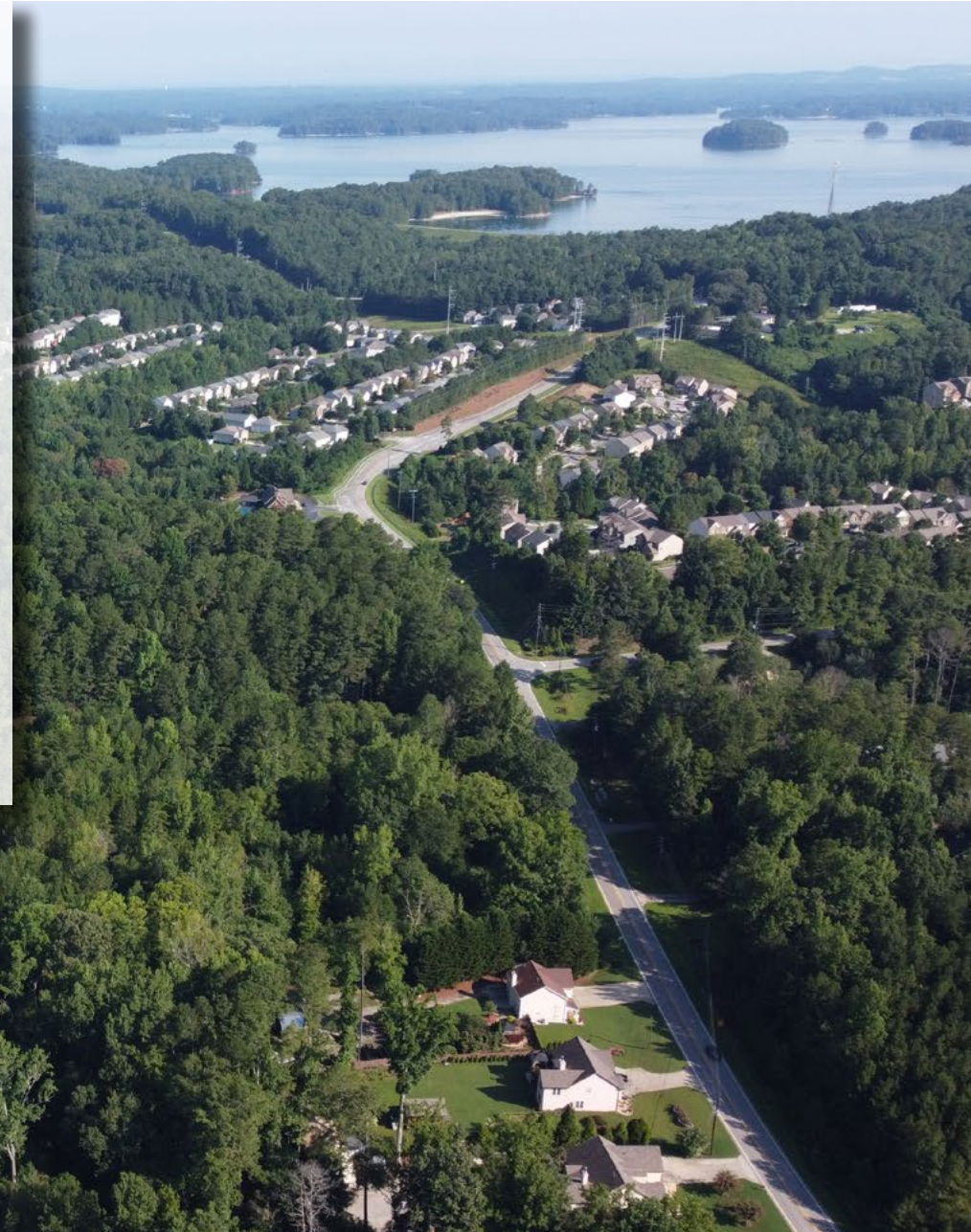


Support Information

Below are files that are related to **The Arbors at Richland Creek** and may be downloaded.* Click the links to open the files.

[VIEW ALL FILES](#)[MAPRIGHT LINK](#)[PROPOSED DEVELOPMENT](#)[SANITARY SEWER EASEMENT](#)[ZONING RESOLUTION](#)

*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:



John Speros
Senior Vice President
Ackerman & Co.
Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



Kyle Gable
Broker
Pioneer Land Group
Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@pioneerlandga.com



J.T. Speros
Associate, Brokerage
Ackerman & Co.
Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net