



FONTAINBLEAU

16 DEVELOPED SFD LOTS
ROCKDALE 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 **16 Developed SFD Lots in Fontainebleau in Rockdale 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 present for sale **16 Developed Single Family Detached (SFD) Lots**, in **Fontainbleau**, a subdivision in Rockdale County.

Fontainbleau offers the following attributes:

- 16 fully developed SFD lots with water and electrical installed on each lot.
- Large lots with an average lot size of 2.01 acres.
- 14 lots with frontage on South River.
- There has been two new home sales in 2023 at \$840,000 and \$1,050,000 in the community. There are currently five new homes for sale from \$775,000 to \$1,200,000.
- Owner is the Declarant of the subdivision. The declarant is willing to include assignment of declarant rights (providing architectural design flexibility) with a bulk sale.
- Of the remaining vacant developed lots ("VDLs"), 76% have been delivered in the last four quarters.
- Located on the county line almost directly between downtown Conyers and downtown McDonough, offering nearby retail, dining and entertainment.

The owner is flexible in the fact that he will sell the lots in bulk or sell the lots individually.

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

EXISTING HOMES



The Property

Fontainbleau has a beautifully landscaped boulevard entrance leading into an established community that is adjacent to the South River. The owner owns 16 vacant developed lots that range in lot size of .93 acres to 4.69 acres with an average lot size of 2.01 acres. The owner is the declarant of the community. The declarant is willing to include assignment of declarant rights (providing architectural design flexibility) with a bulk sale.



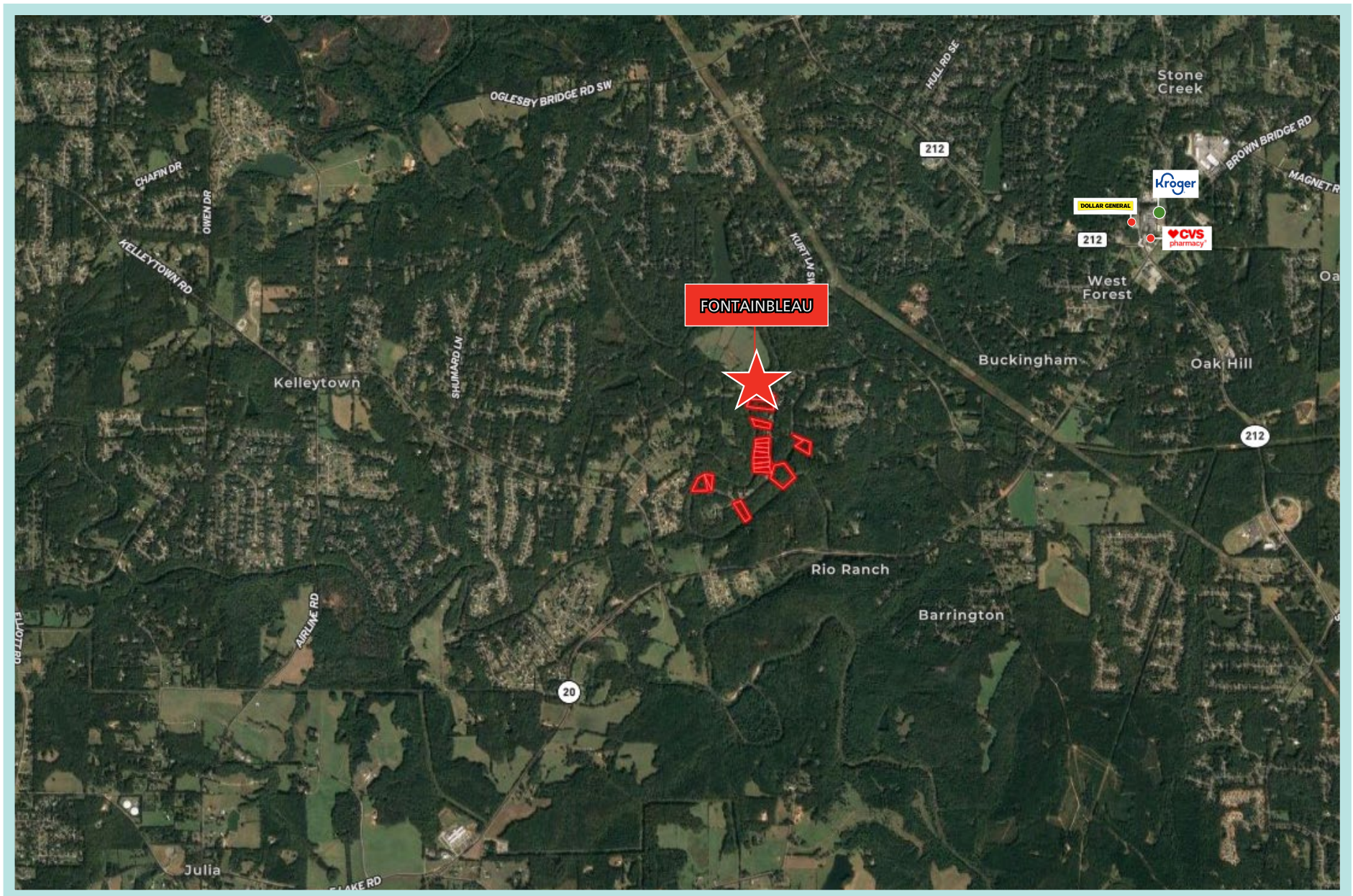
LOCATION MAP

Fontainbleau is located in the south corner of Rockdale County, GA.

The address for the first lot in the subdivision is 2001 **Fontainbleau** Dr., Conyers, GA 30094



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES

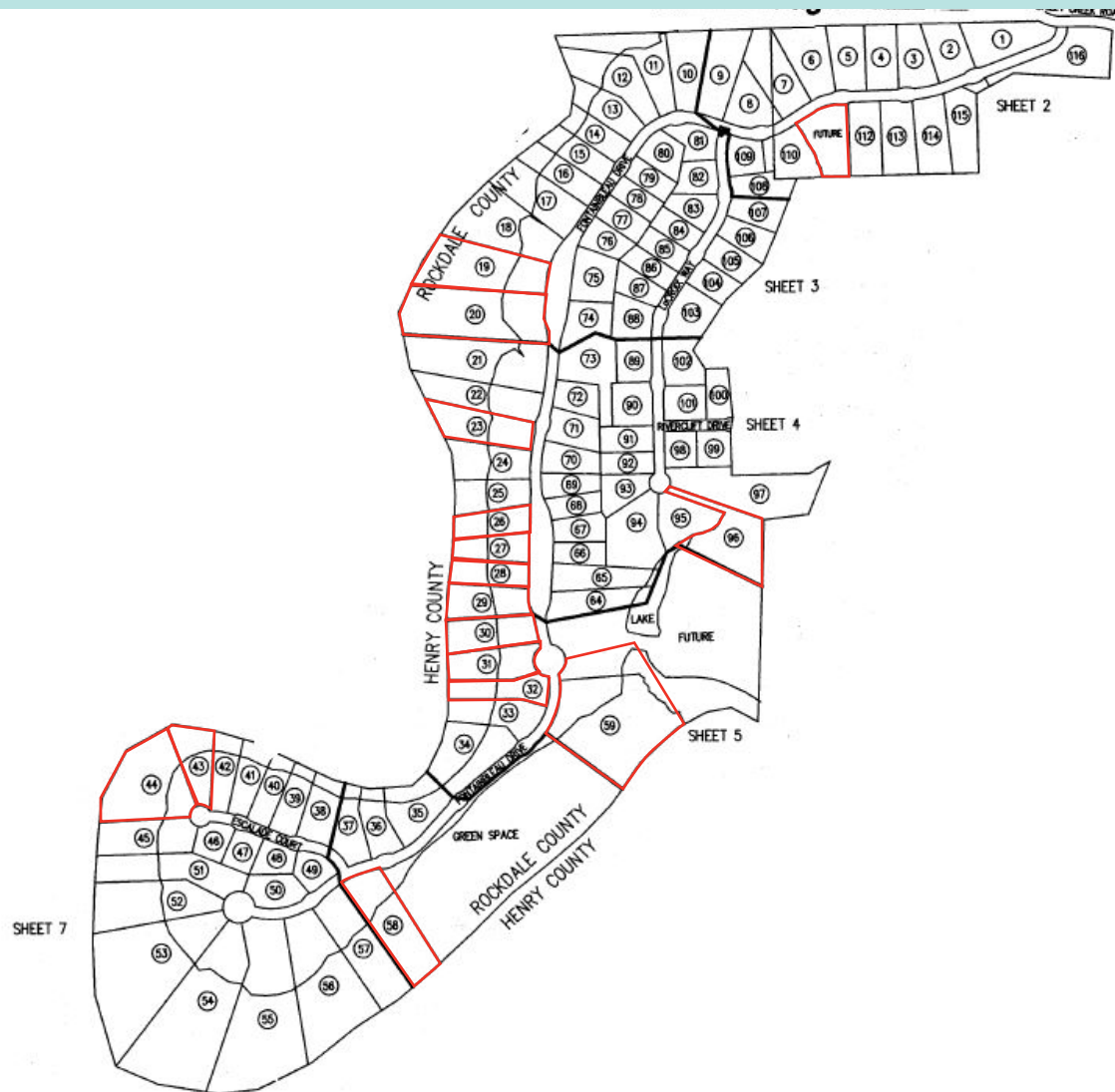


LOW ALTITUDE AERIAL



SITE PLAN

Below is the site plan of the overall development. The list of available lots can be found in the Support Information section of the Offering Memorandum.



ADDITIONAL DETAILS:

ZONING

The majority of the lots are zoned R-1 with the remaining lots zoned A-R in Rockdale County with the following requirements:

Zoning	A-R	R-1
Minimum Lot Size	1 Acre	30,000 SF
Minimum Lot Width	120'	100'
Minimum Front Setback	40'	35'
Minimum Side Setback	15'	10'
Minimum Rear Setback	35'	35'

Approved exterior construction materials:	Brick, Stucco, Hardi-Plank, and Stone
Minimum Square Footage:	One Story- 2,400 SF, Two Story- 2,600 SF, with minimum of 1,200 SF on main level

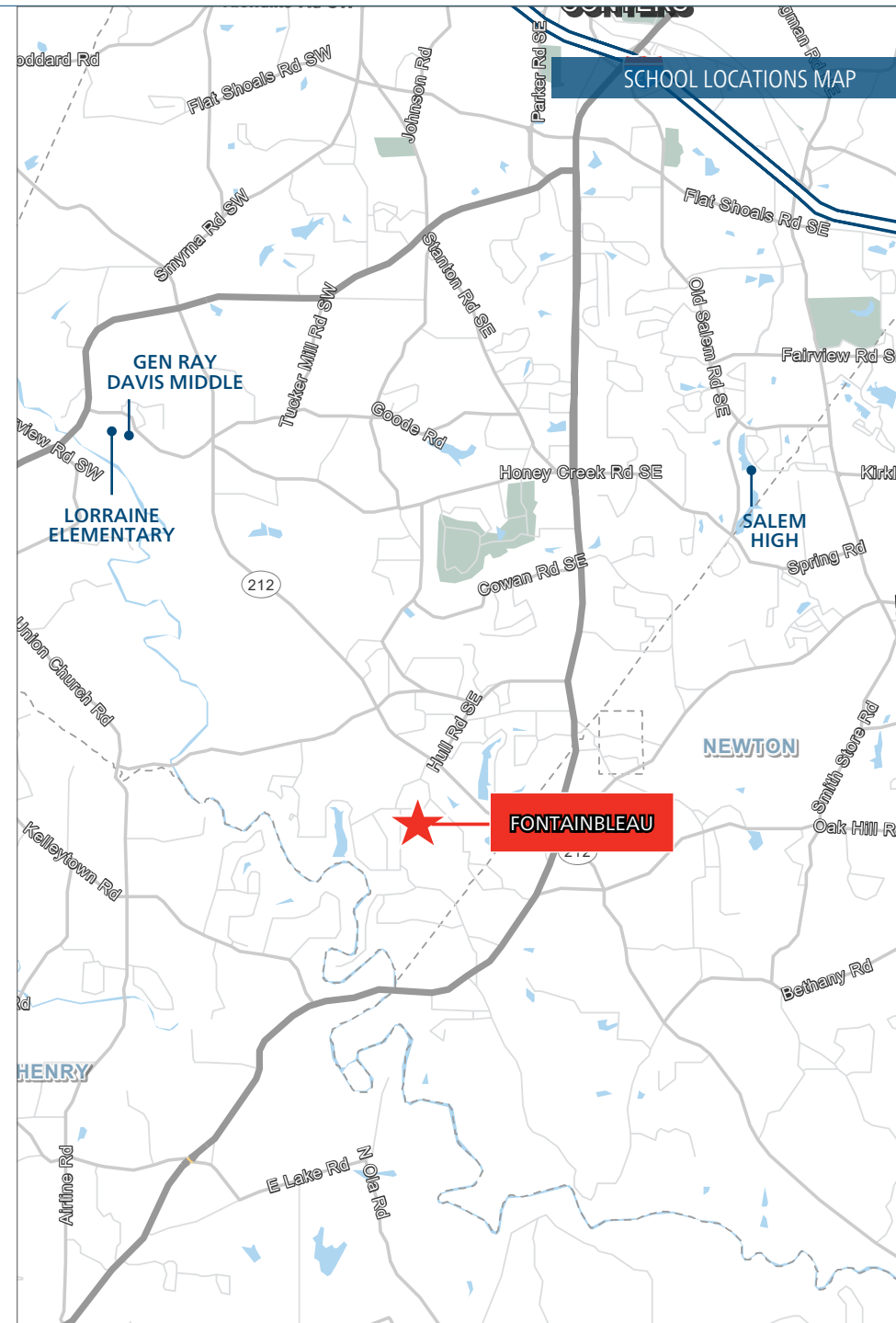
Design Standards are available for download in the Support Information section.

UTILITIES

The community is served by domestic water. Each lot will need an individual septic tank.

SCHOOLS

SCHOOL	DISTANCE IN MILES
Lorraine Elementary	9.0 Miles
General Ray Davis Middle	9.2 Miles
Salem High	8.3 Miles



The Market

Fontainbleau is located in Rockdale County, Georgia with a population of approximately 91,000 people. The city of Conyers is the county seat. Over the recent years, Rockdale County has continued to grow and become a desired place for families to live. Below are some highlights from the growing Rockdale County and City of Conyers:

- **The Georgia International Horse Park**, founded in 1995, has hosted some of the largest equestrian events in the world, including the 1996 Olympics. Currently, it serves as a venue for many different services and events, including weddings, festivals, family reunions, equestrian events, sports competitions and more. In 2019, it was voted "Official Best Outdoor Venue in Georgia".
- In 1944, monks from Kentucky embarked on a journey to Georgia and founded **The Monastery of the Holy Spirit**. Today, the Monastery has become a great destination for the entire family. There are shops, places to sample gourmet food and walks with nature throughout the 2,300-acre site.
- Rockdale County also has a handful of parks that offer hiking, fishing, boating, playgrounds and walking trails. Black Shoals Park, Johnson Park and Costley Mill Park are a few of those.

With all of the amenities and attractions in Rockdale County and the City of Conyers, there will continue to be desired growth. **Fontainbleau** offers an excellent opportunity for a builder to establish a presence in this market.



GEORGIA INTERNATIONAL HORSE PARK



MONASTERY OF THE HOLY SPIRIT

ROCKDALE COUNTY DETACHED HOUSING AND LOT ANALYSIS

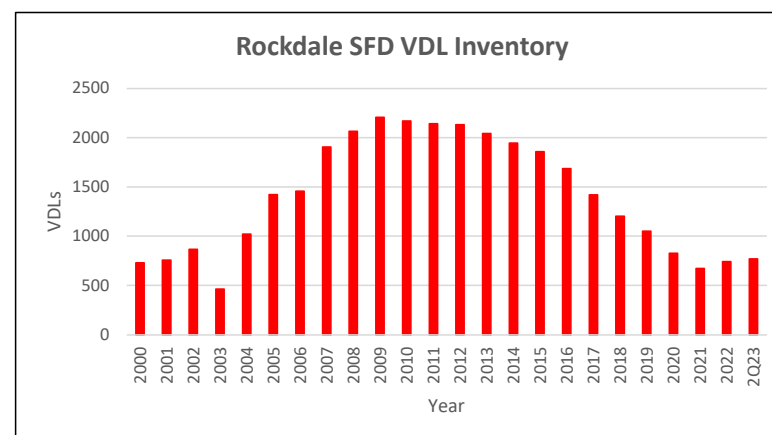
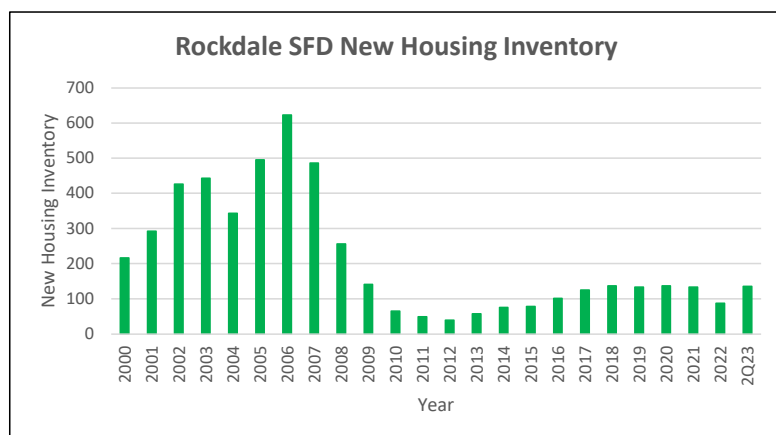
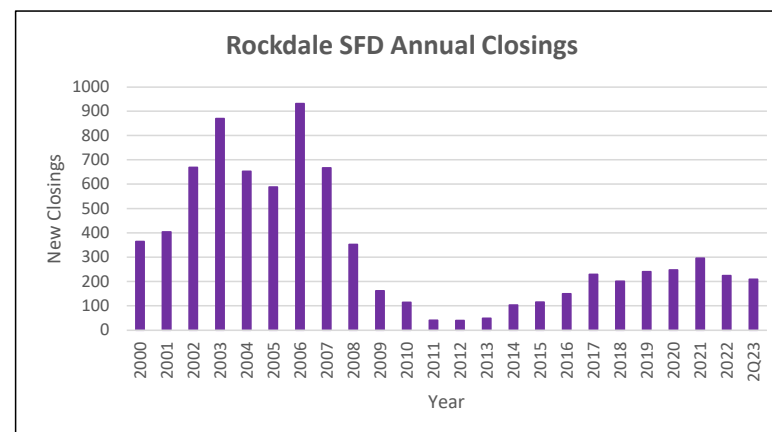
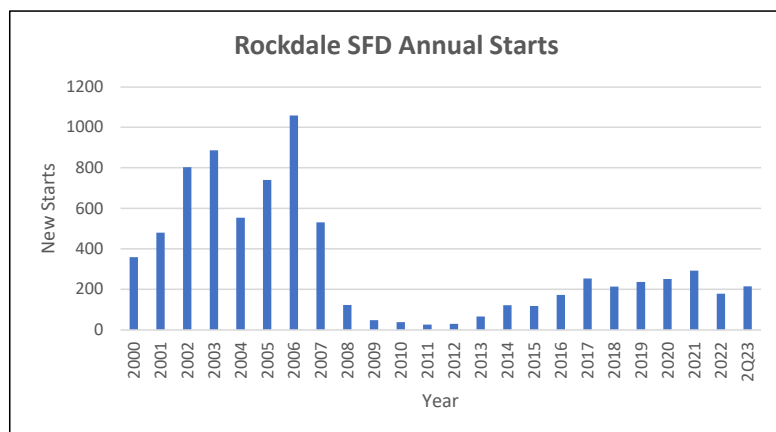
Rockdale County continues to trend in a positive direction in regards to both new and resale homes. Through 1Q23, the average price of a resale home built in 2005 or later was \$383,000. Below is the new SFD house sale data from 2020-1Q23:

YEAR	# OF SALES	AVERAGE PRICE PER SALE	% GROWTH IN AVERAGE PRICE
2020	213	\$258,000	
2021	260	\$403,000	+12.6%
2022	130	\$422,000	+4.7%
1Q23	24	\$453,000	+7.4%

Below are some highlights for the market through 2Q23:

- Annual starts of 214.
- Annual closings of 209.
- Of the remaining 769 VDLs, 53% were delivered in the last four quarters.
- There is currently a 7.8 month supply of new houses in all of Rockdale County

ROCKDALE SFD 20 YEAR REVIEW



Year	Annual Starts	Annual Closings	New Housing Inventory	VDL Inventory
20 Year Average (2004-2023)	263	280	185	1,537
10 Year Average (2014-2023)	205	201	114	1,217
5 Year Average (2019-2023)	234	243	125	813

SALEM HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Salem High School continues to trend in a positive direction in regards to housing as well. Through 1Q23, the average price of a resale home built in 2005 or later was \$455,000. Below is the new SFD house sale data from 2020-1Q23:

YEAR	# OF SALES	AVERAGE SALES PRICE	% OF PRICE GROWTH
2020	74	\$375,000	-
2021	55	\$441,000	+17.6%
2022	27	\$487,000	+10.4%
1Q23	8	\$491,000	0.8%

Below are the highlights for this market through 2Q23:

- Annual starts of 66, representing a 57% increase in the last four quarters.
- Annual closings of 47.
- Of the remaining 372 VDLs, 76% were delivered in the last four quarters.

With the continued decreasing supply of VDLs located in Rockdale County and the Salem High School market, we believe **Fontainbleau** can fill the immediate need for housing in this market.

Proposal Requirements

The Owner is flexible in the sale of the lots and will entertain a bulk sale, a takedown, or selling individual lots. The list price for the individual lots are listed below:

LOT	STREET ADDRESS	ACREAGE	LIST PRICE
19	2037 Fontainbleau Dr	2.7	\$84,960
20	2039 Fontainbleau Dr	3.5	\$84,960
23	2045 Fontainbleau Dr	1.6	\$92,160
26	2051 Fontainbleau Dr	0.99	\$90,720
27	2053 Fontainbleau Dr	0.93	\$90,720
28	2055 Fontainbleau Dr	1.01	\$90,720
29	2057 Fontainbleau Dr	1.28	\$90,720
30	2059 Fontainbleau Dr	1.41	\$97,920
31	2063 Fontainbleau Dr	1.28	\$97,920
32	2067 Fontainbleau Dr	1.17	\$96,480
43	2212 Escalade Ct	1.21	\$106,560
44	2214 Escalade Ct	2.96	\$106,560
58	2082 Fontainbleau Dr	2.36	\$99,360
59	2070 Fontainbleau Dr	4.69	\$113,760
96	2126 Lacroix Way	1.97	\$93,600
111	Fontainbleau Rd	3.09	\$62,640
Total			\$1,499,760

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



[VIEW ALL FILES](#)



[SUBDIVISION PLAT](#)



[LOT LIST](#)



[DESIGN STANDARDS](#)



[RECORDED COVENANTS](#)



[COMMUNITY VIDEO](#)

*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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