



KNIGHTS CIRCLE

VIRGIL MOON ROAD



34 ACRES | GWINNETT 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 **34 acres on Virgil Moon Road 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 and 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 **Braswell Farms**, a 34 acre parcel in Gwinnett County, Georgia primed for single family detached (“SFD”) lots. Gwinnett County continues to capture more new SFD house sales than any other county in Metro Atlanta.

**Braswell Farms** offers the following attributes:

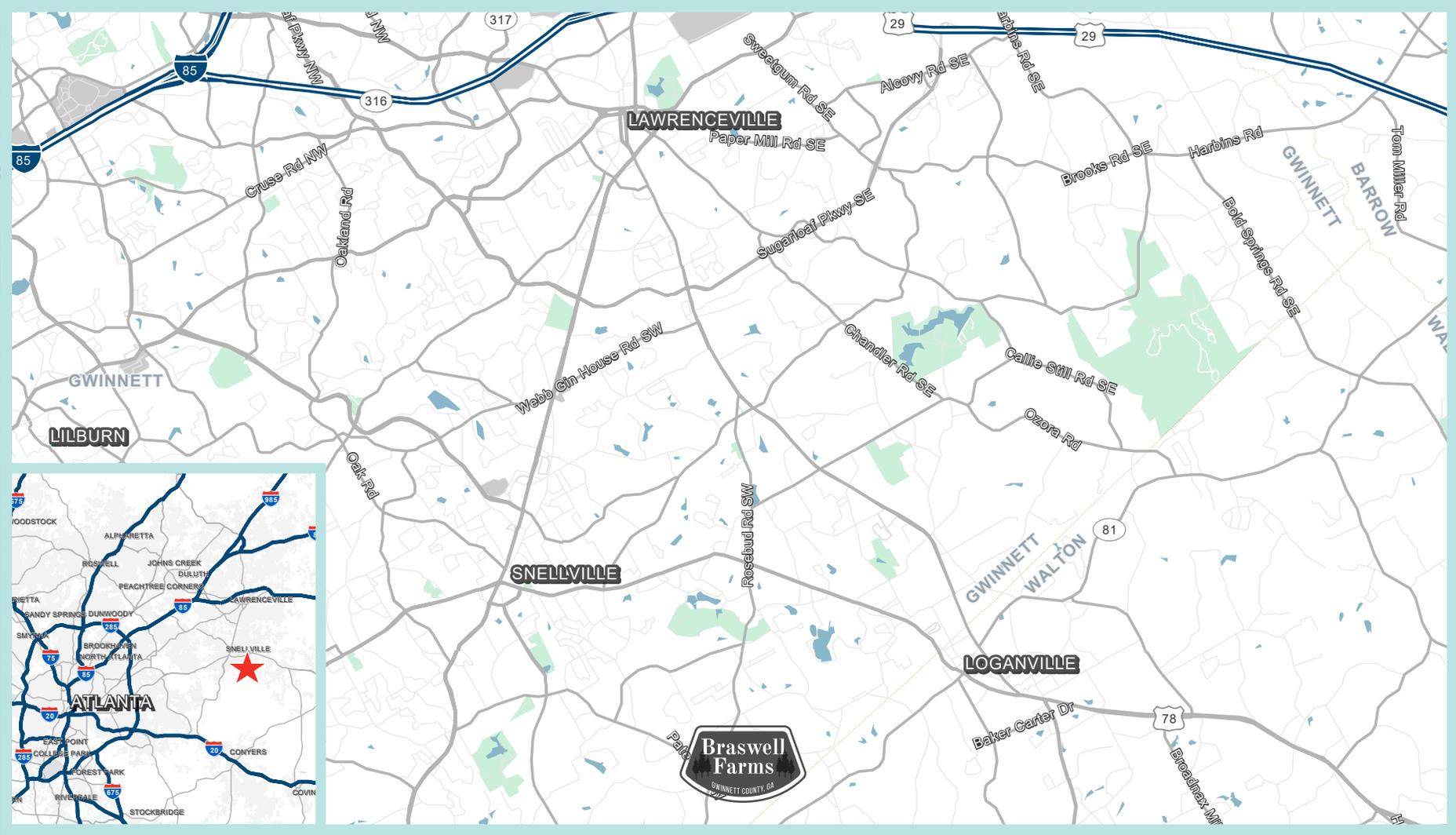
- Approximately 3.25 miles from Downtown Loganville, offering an array of dining, retail, and entertainment.
- Just over 3 miles to Highway 78, offering a convenient drive into Downtown Atlanta.
- Excellent opportunity for a builder to establish a presence in one of the top selling counties in the entire 23-county Metro Atlanta area.
- Gwinnett County is planning a nearby 2,000 acre research park in Dacula that could create as many as 10,000 new jobs.
- Located in Gwinnett’s rapidly growing South Gwinnett High School district where the average price of a newly constructed house sold in 2020 was \$289,000, higher than this district has ever seen.
- There is currently an 11.5-month supply of vacant developed lots (“VDLs”) in the South Gwinnett High School District, and 69% of the remaining VDLs are in subdivisions with an active builder.
- Surrounded by favorable zonings, allowing the potential to rezone the property to an OSC zoning for maximum density.



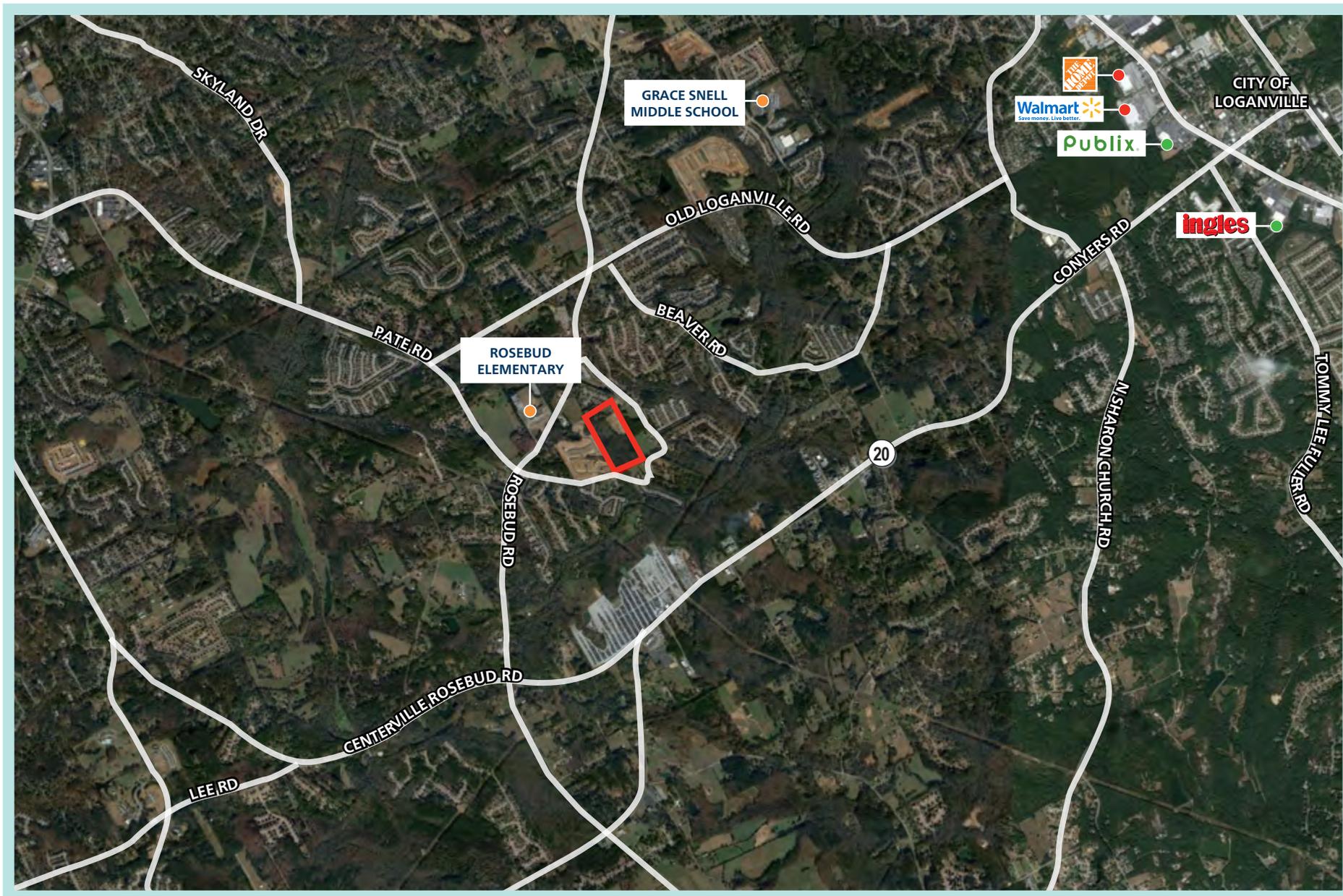
The balance of this Offering Memorandum provides detailed information on the Property, the market and a proposed development plan. Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.

# The Property

The Property is located at 1758 Virgil Moon Road, Loganville, GA 30052 in Gwinnett County, Georgia. Parcel ID number: 4-247-005.



### HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



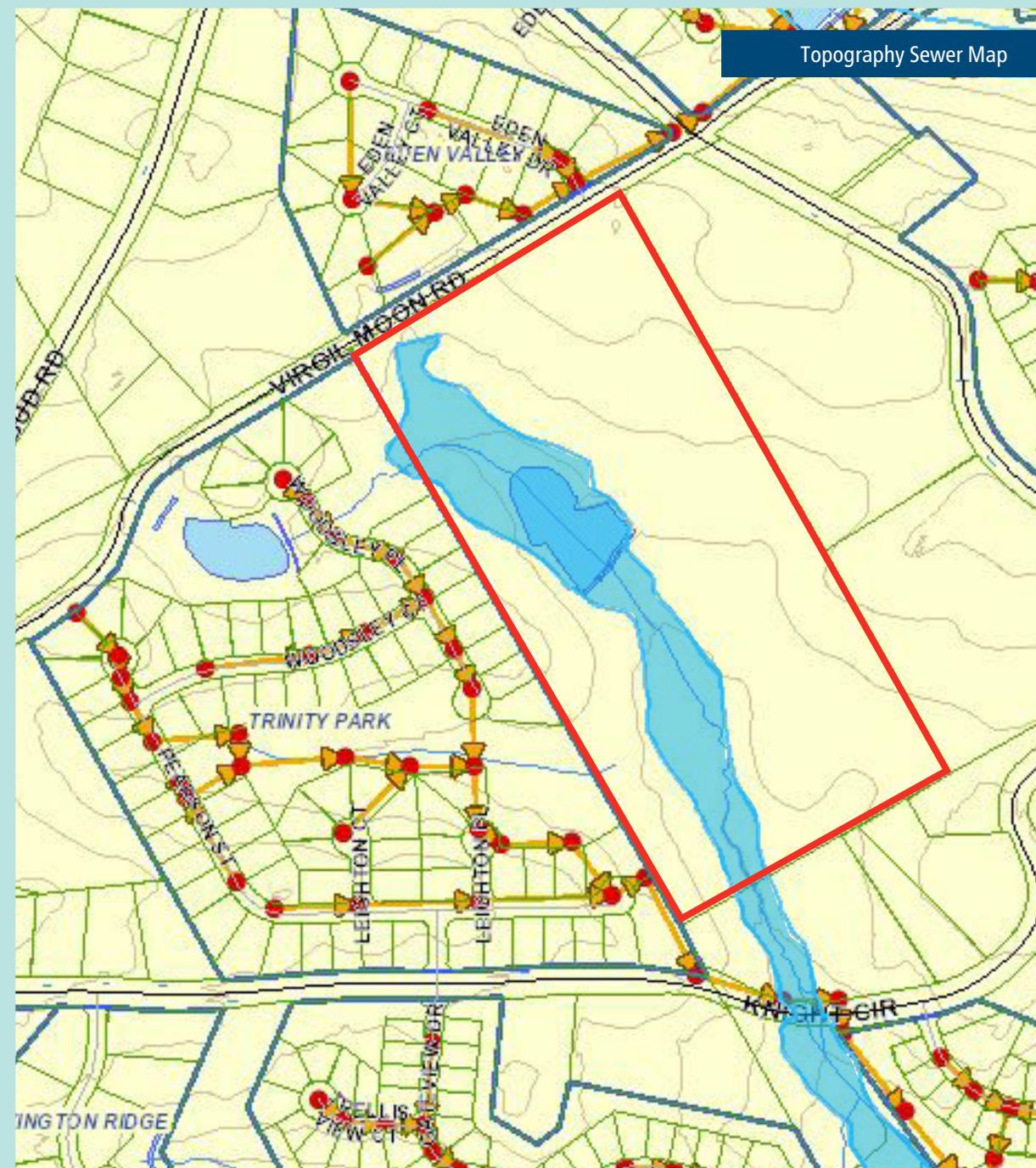
## UTILITIES

### SANITARY SEWER:

- Based off of the topography and location of sanitation sewer, it appears that the property should gravity flow to the manhole south of the property via an easement. The topography/sewer map to the right shows contour lines with 10' intervals. Capacity will need to be verified as well.

### DOMESTIC WATER:

- Domestic water is available to the Property.



Topography contour lines are 10' contours

## ZONING AND LAND USE

Braswell Farms is currently zoned RA200. With the surrounding zonings, we believe the property could be rezoned to an OSC zoning with the following development standards

- Minimum Lot Size: ..... 7,500 SF
- Maximum Net Density: ..... 2.5 Units/Acre
- Minimum Lot Width: ..... 60'
- Minimum Front Setback: ..... 25'
- Minimum Side Setback: ..... 7.5'
- Minimum Rear Setback: ..... 30'
- Minimum Heated Floor Area: 1,400 SF

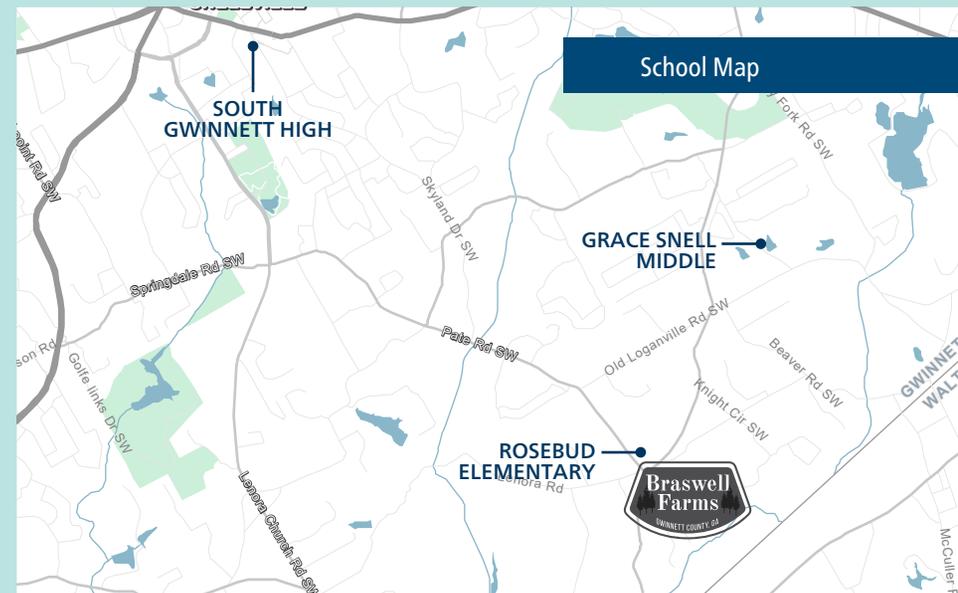


Zoning Map

## SCHOOL SYSTEM

Braswell Farms is served by the schools shown below along with their respective state rankings:

SCHOOL	DISTANCE FROM SITE
Rosebud Elementary	0.7 miles
Grace Snell Middle	2.6 miles
South Gwinnett High	4.5 miles



School Map

# The Market

## GWINNETT COUNTY DETACHED HOUSING AND LOT ANALYSIS

Through 2020, Gwinnett County continues to lead all the Metro Atlanta counties in new SFD sales with 11% of all sales. Resale houses built in 2005 or later have an average resale price of \$368,000.

Below are the new house sales for Gwinnett County from 2015 – 2020.

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF SALES GROWTH	AVERAGE SALES PRICE	% OF PRICE GROWTH
2015	16%	2,255	-	\$286,000	-
2016	17%	2,796	+24.0%	\$309,000	+8.0%
2017	13%	2,328	-16.7%	\$330,000	+6.8%
2018	14%	2,538	+9.0%	\$359,000	+6.8%
2019	12%	2,142	-15.6%	\$373,000	+3.9%
2020	10%	1,963	-8.4%	\$377,000	+1.1%

Below are the highlights for this market through 1Q21:

- Annual starts in this market are 2,813, representing a 16% increase in the last four quarters.
- Annual closings in this market are 2,750, representing a 13% increase in the last four quarters.
- There are currently 3,056 VDLs in this market. Based on the annual starts, there is a 13.0 month supply of lots in this market.
- Of the remaining VDLs in this market, 76% are located in subdivisions with an active builder.

## SOUTH GWINNETT HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Through 2020, South Gwinnett High continued to show signs of growth in both the average price of a new home as well as the number of new home sales. Houses built in 2005 or later have an average resale price of \$245,000.

Below are the new house sales for the South Gwinnett High School district from 2015-2020

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% OF PRICE GROWTH
2015	3%	78	\$212,000	-
2016	2%	51	\$241,000	+13.7%
2017	1%	17	\$258,000	+7.1%
2018	1%	24	\$217,000	-15.9%
2019	1%	32	\$279,000	+28.6%
2020	5%	123	\$287,000	+2.9%

Below are some highlights from this market through 1Q21:

- Annual starts were 275, representing a 137% increase in the last four quarters.
- Annual closings were 214, representing a 421% increase in the last four quarters.
- There are 264 remaining VDLs in this market. Based on the annual starts, there is an 11.5 month supply of lots in this market.
- Of the remaining VDLs, 69% are in subdivisions with an active builder.

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

# Proposal Requirements

The owner has set an offering price for the 34 acres at \$54,411 per acre or \$1,850,000.

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 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 **Braswell Farms** and may be downloaded.\* Click the links to open the files.

 [VIEW ALL FILES](#)

 [GOOGLE EARTH KMZ FILE](#)

 [SEWER MAP](#)

 [ZONING MAP](#)

\*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 **\$400+ million** in transactions.

### FOR MORE INFORMATION, CONTACT:



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