



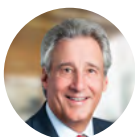
PEYTON PLACE
3.21 ACRES ON PEYTON PLACE SW
CITY OF ATLANTA | GEORGIA

EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **Peyton Place, 3.21 acres on Peyton Place in the City of Atlanta, 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

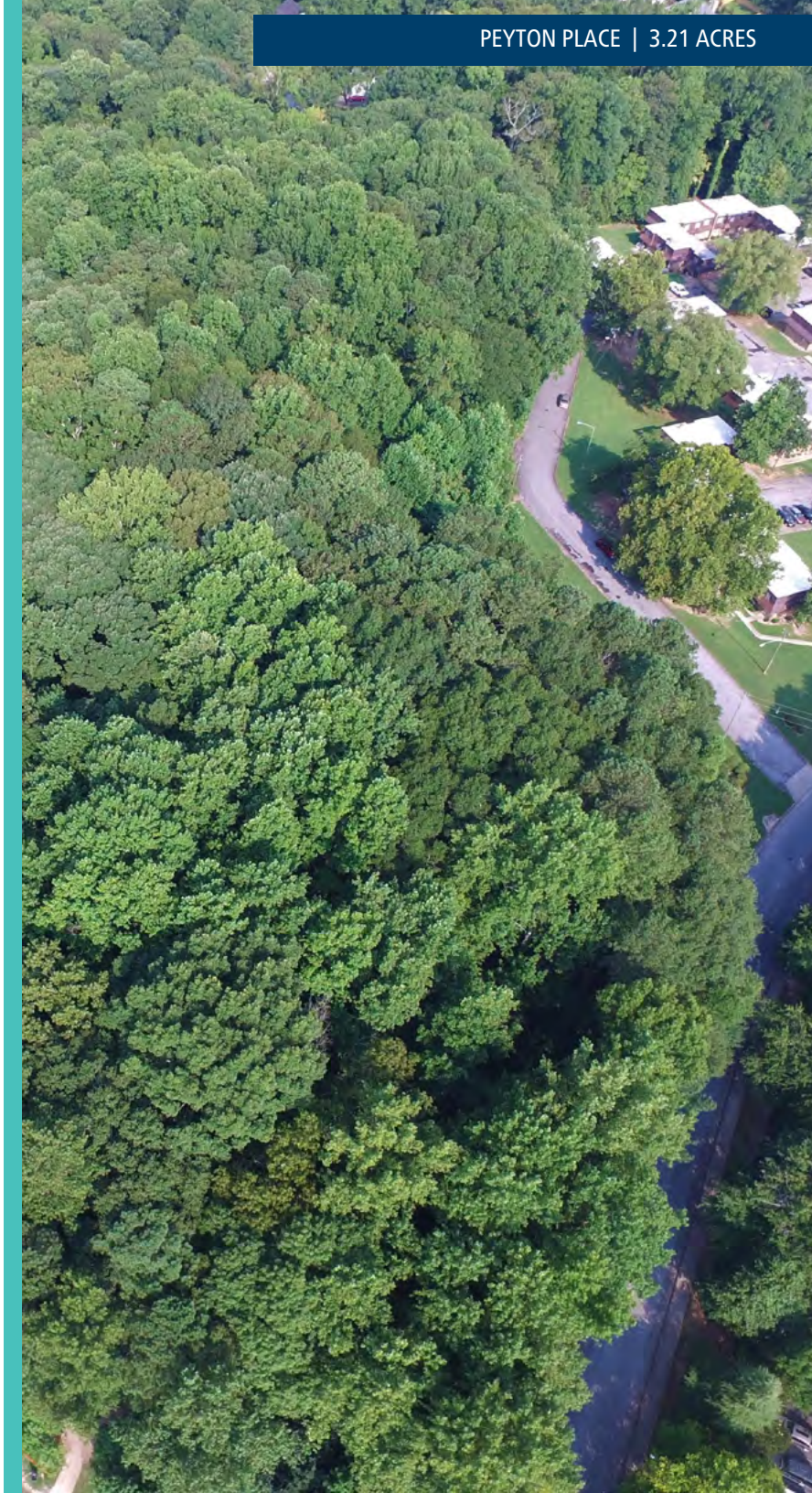




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- KMZ GOOGLE EARTH FILE

The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **Peyton Place**, 3.21 Acres located in Atlanta, GA.

Peyton Place offers the following attributes:

- Located approximately 7 miles from Hartsfield Jackson International Airport, home to more than 63,000 jobs.
- Located less than 5 miles from Downtown Atlanta which offers easy access to the job market as well as a vast array of amenities between all the retail, entertainment and dining.
- Located next door to Israel Gates Webster Park which includes areas for picnicking, tennis, baseball, walking, running and a playground.
- Lionel Hampton Park is located in close proximity to the Property and has trails that run through mature forest and parkland, and it eventually connects to the Southwest Connector Trail which is part of the growing Atlanta Beltline.
- Property has a favorable zoning allowing smaller lot sizes and more units per acre.
- Both the South Fulton market and the Benjamin E Mays markets have been showing signs of growth and continue to see a decline in the supply of vacant developed lots ("VDLs"), meaning land will need to be developed to keep up with demand.

Peyton Place is the perfect opportunity for a builder to enter into a strong residential 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

Peyton Place is located on Peyton Place SW in Atlanta, GA 30311. The parcel ID for the property is 14-0212-LL-098-0.



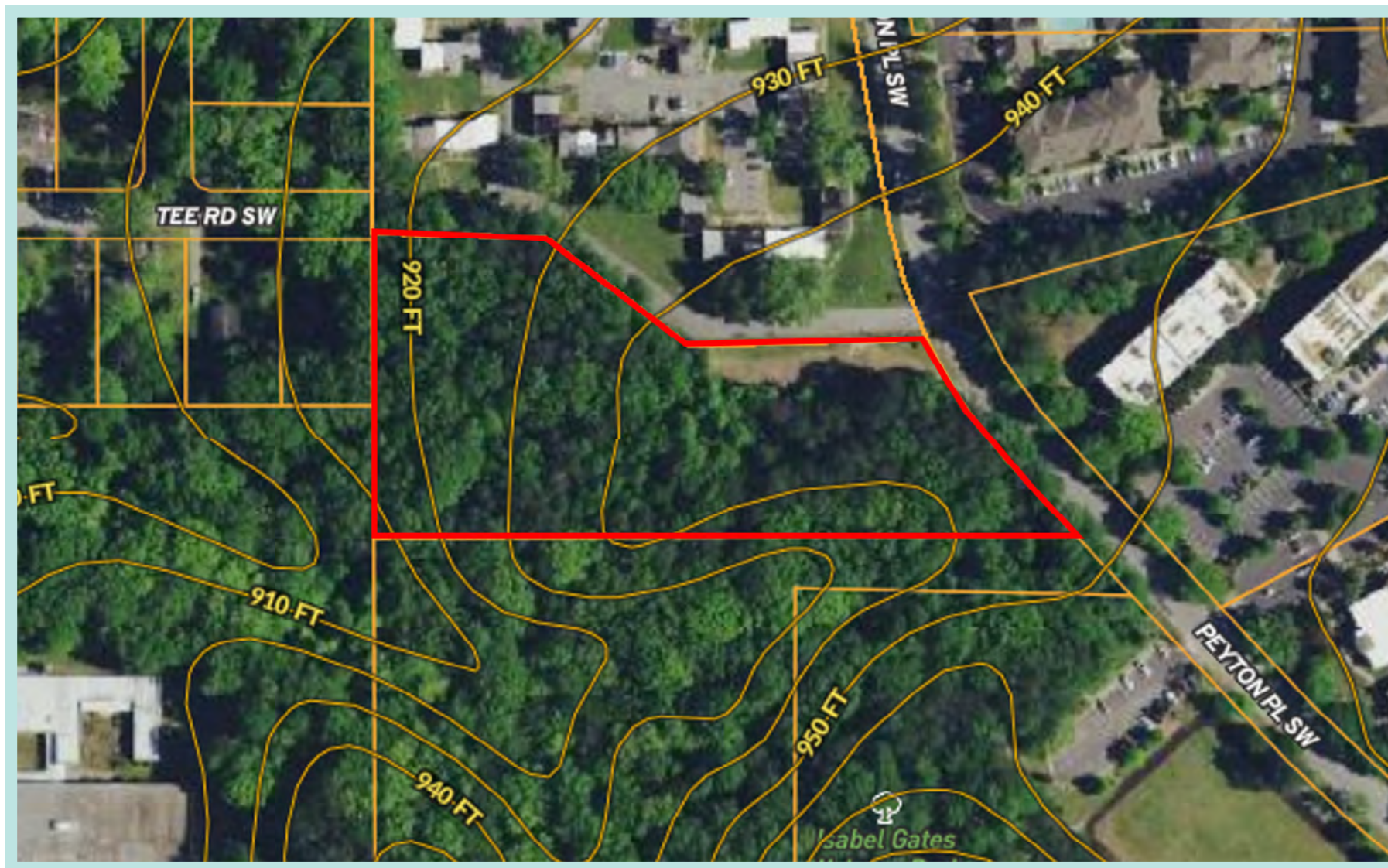
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP



ZONING

The Property is currently zoned RG-3 in the City of Atlanta.

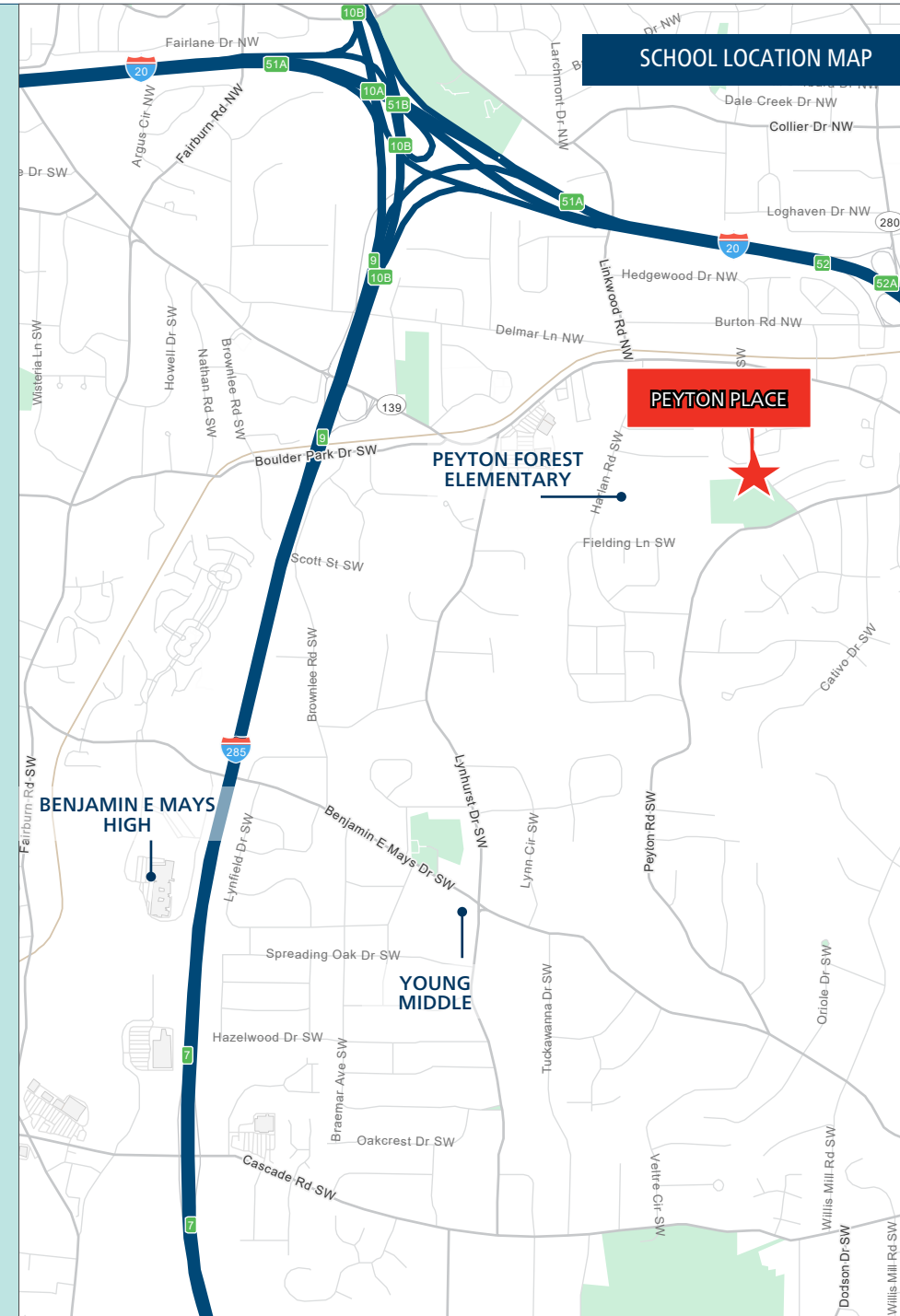
Below are the development standards for R-G in Atlanta

- Minimum Lot Requirements:
 - Single-family and two-family dwellings: Minimum lot width of 20 feet; minimum net lot area of 1,000 square feet, except zero-lot-line development
 - Single-family zero-lot-line development: Single-lot area: 800 square feet with a minimum combined area of 5,000 square feet; lot width: not less than 16 feet, with a minimum combined width of 50 feet.
- Front Yard Setback: 40'

The Future Land Use calls for "Medium Density Residential".

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Peyton Forest Elementary	0.4 Miles
MIDDLE SCHOOL	
Young Middle	2.6 Miles
HIGH SCHOOL	
Benjamin E Mays High	3.8 Miles



The Market

SOUTH FULTON COUNTY (SOUTH OF I-20) DETACHED HOUSING AND LOT ANALYSIS

From 2005-2008, at the height of the housing market, South Fulton captured between 9-11% of all SFD new houses in Metro Atlanta. Only Gwinnett County captured a higher % of closings during this time. The average resale price of a house built in 2005 or later was \$280,000. Below is the new house sales data for this market:

YEAR	TYPE	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE SALES PRICE
2015	New	762	\$226,000	-
2016	New	956	\$230,000	+1.8%
2017	New	1,081	\$233,000	+1.3%
2018	New	1,216	\$234,000	+0.4%
2019	New	1,163	\$262,000	+12.0%
2020	New	1,104	\$287,000	+9.5%

Below are the highlights for this market through 2Q21:

- There have been 509 lots delivered in the last four quarters, representing a 60% increase in the last four quarters.
- Currently, there are 3,198 VDLs in this market. Based on the 1,124 annual starts, there is a 34.1 months supply of lots.
- There is an inventory of 561 SFD houses. Based on the 1,088 annual closings, there is currently a 6.2 months supply of houses.

BENJAMIN E MAYS HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Through 2020, the Benjamin E Mays High School market captured 2% of all new house sales in South Fulton County. Through 2020, the average resale price of a house built in 2005 or later was \$268,000. Below is the new house sales data for this market:

YEAR	TYPE	# OF SALES	AVERAGE SALES PRICE
2015	New	2	\$335,000
2016	New	0	-
2017	New	1	\$662,000
2018	New	13	\$247,000
2019	New	19	\$300,000
2020	New	17	\$405,000

Below are the highlights for this market through 2Q21:

- Annual starts were 57, representing a 104% increase in the last four quarters.
- Annual closings were 49, representing a 133% increase in the last four quarters.
- There are currently 109 VDLs in this market. Based on the annual starts, there is a 22.9 months supply of lots in this market.

With the supply of lots and houses continuing to decrease at a steady pace in both South Fulton County and the Benjamin E Mays High School District, **Peyton Place** offers a great opportunity for a builder to establish a presence in these markets.

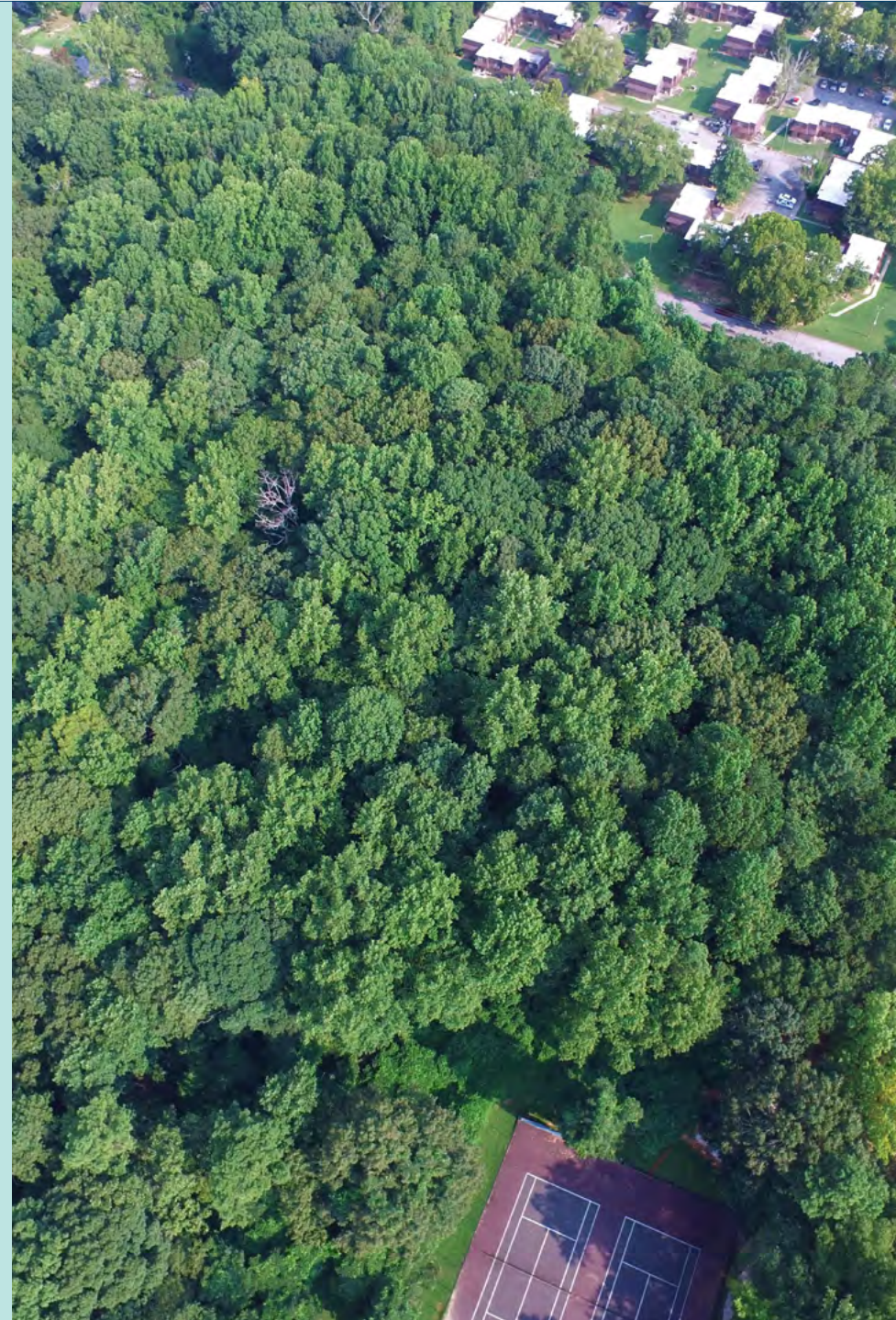
Proposal Requirements

The 3.21 acres in S. Fulton County are offered at a price of \$250,000 or \$77,882 per acre.

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.



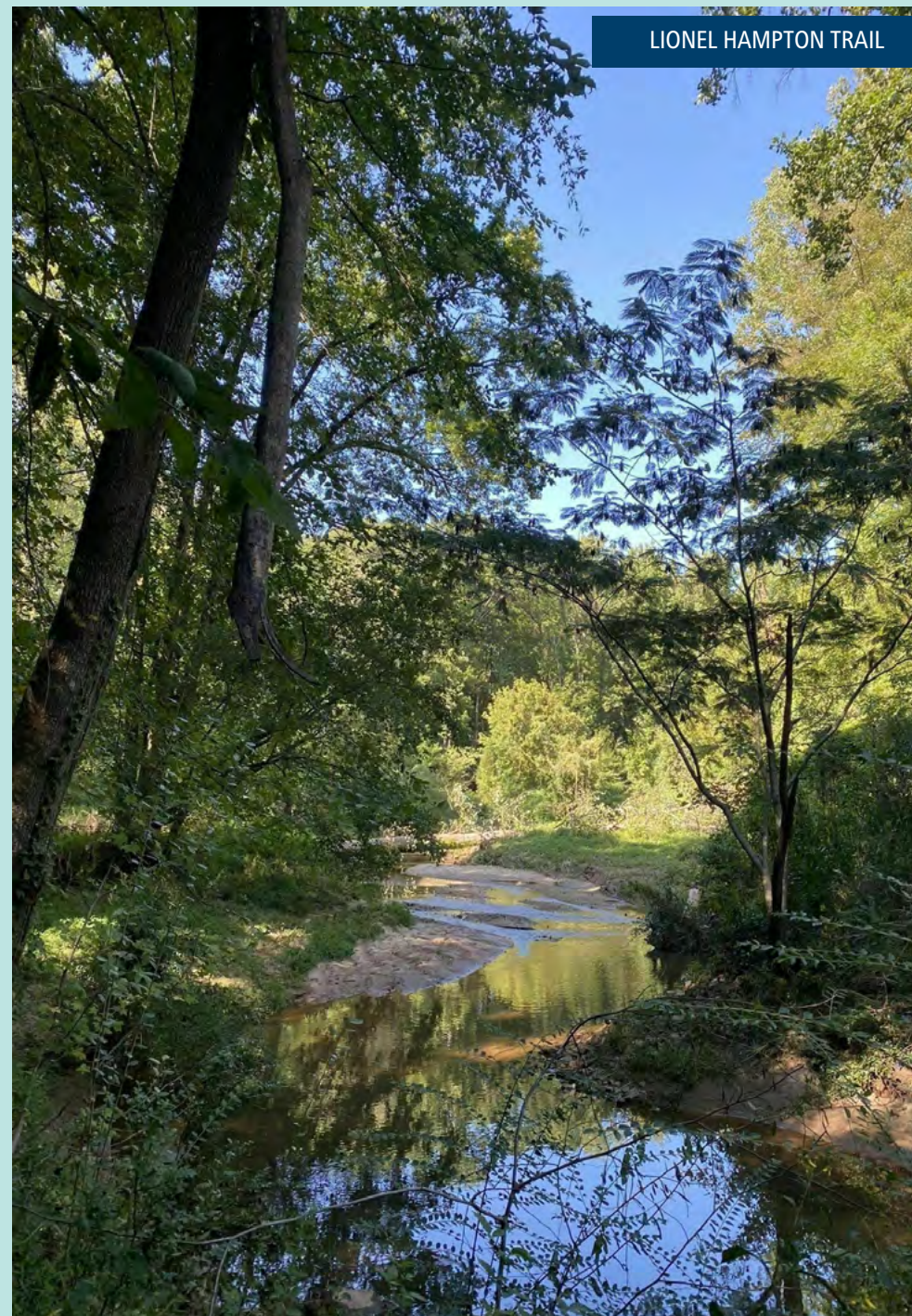
Support Information

Below are files that are related to **Peyton Place** 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.

LIONEL HAMPTON TRAIL





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:



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