



OZORA CHURCH ROAD

40.72± ACRES | GWINNETT COUNTY, GA

EXCLUSIVE OFFERING



OZORA ROAD

Ackerman & Co.



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **40.72 acres on Ozora Church 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 & 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 **Ozora Church Road**, a 40.72-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.

Ozora Church Road offers the following attributes:

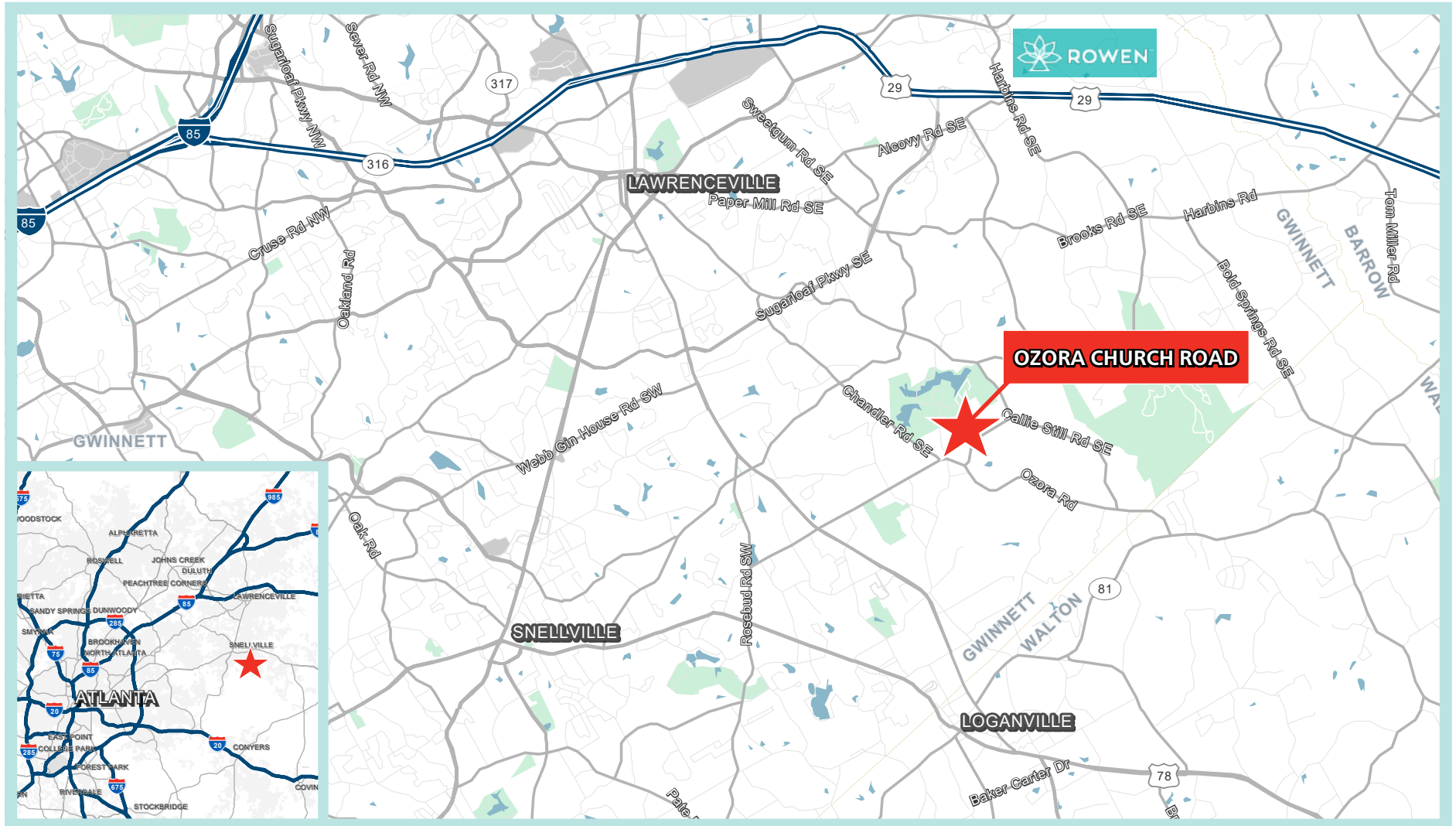
- Less than 6 miles from Downtown Lawrenceville, offering an array of dining, retail, and entertainment.
- Located next door to Tribble Mill Park, a 719-acre park offering hiking, fishing, boating, camping and more.
- Excellent opportunity for a builder to establish a presence in one of the top selling counties in the entire 23-county Metro Atlanta area.
- Just over 6 miles from Rowan, the recently announced 2,000-acre knowledge community at Hwy 316 and the Barrow/Gwinnett County line. Rowan is projected to generate 18,500 jobs by 2035 and up to 100,000 jobs at full build-out.
- Located in Gwinnett's rapidly growing Archer High School district where the average price of a newly constructed house sold through 3Q21 was \$381,000.
- There is currently a 13.0 months supply of vacant developed lots ("VDLs") in the Archer High School District.
- 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 2650 Ozora Church Road, Lawrenceville, GA 30045 in Gwinnett County, Georgia. Parcel ID numbers: 5-198-169, 5-198-007, and 5-198-008.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



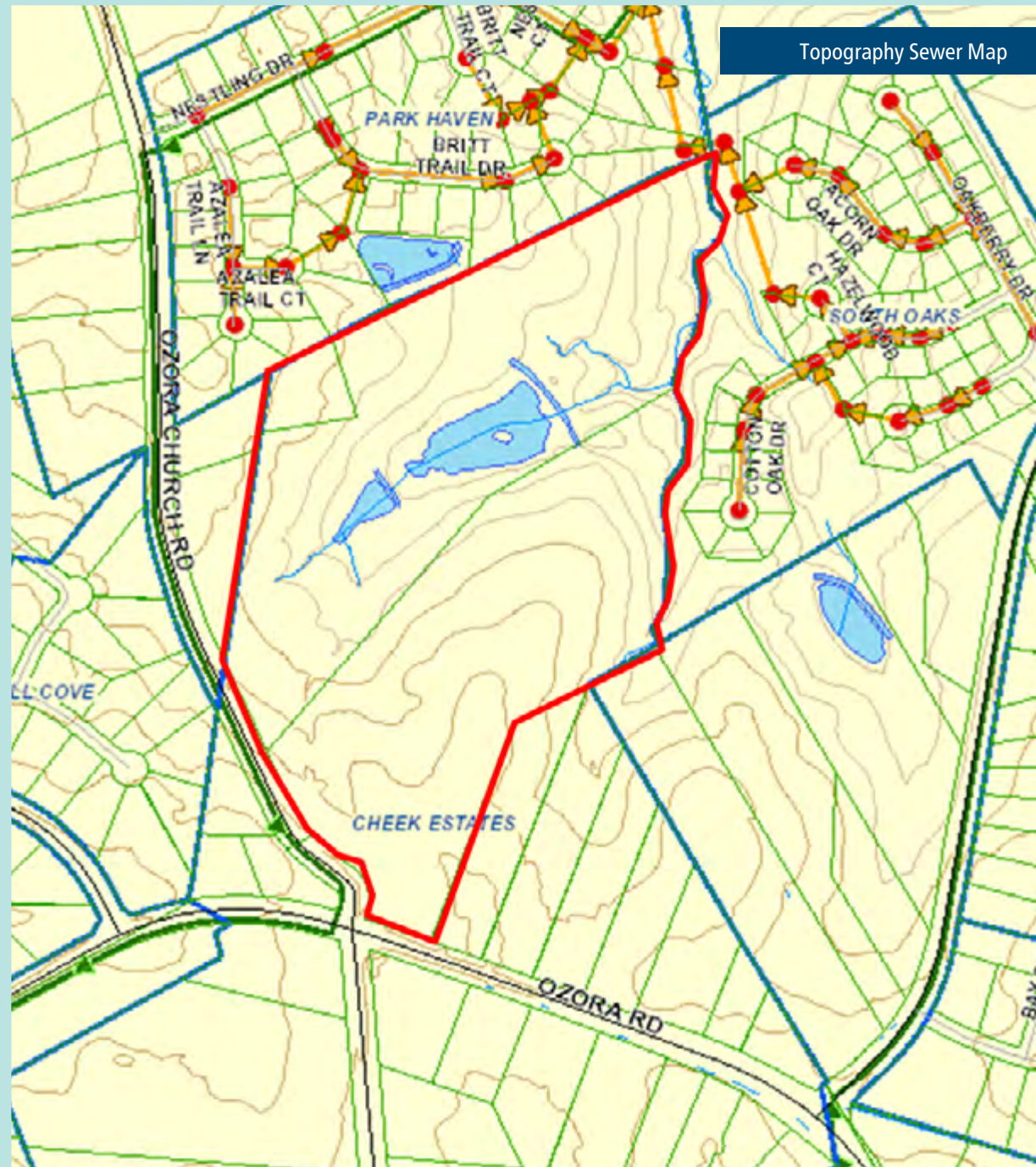
UTILITIES

SANITARY SEWER:

- Based off of the topography and location of sanitation sewer, it appears that the property should gravity flow to the manhole north 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

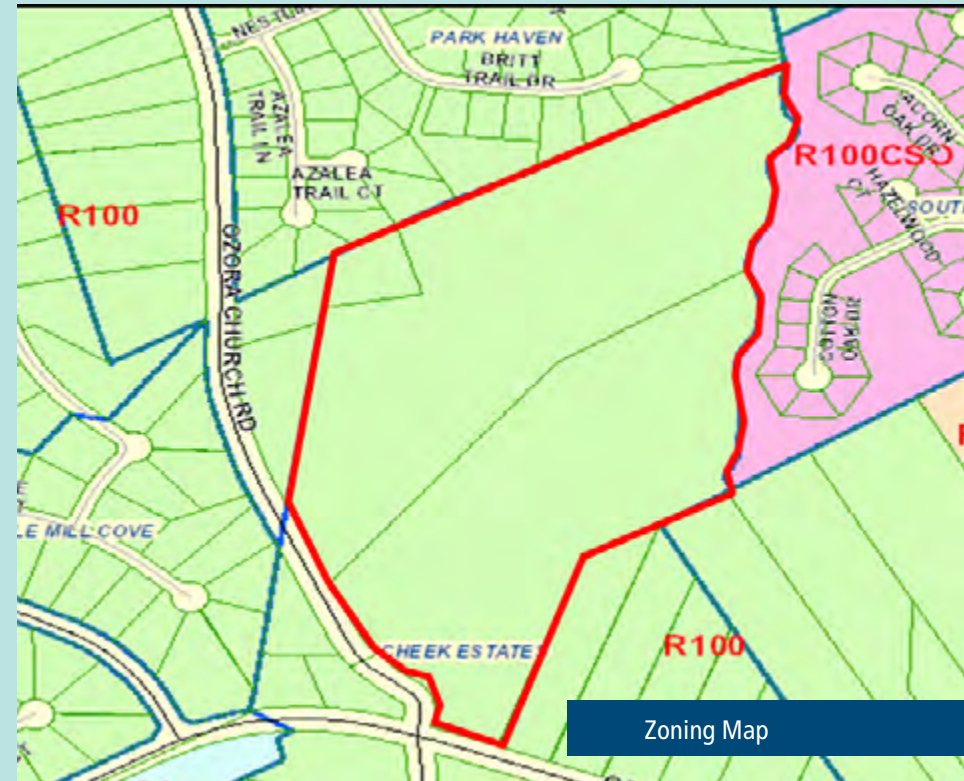
Ozora Church Road is currently zoned R100. With the surrounding zonings, we believe the property could be rezoned to an OSC zoning with the following development standards:

- 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

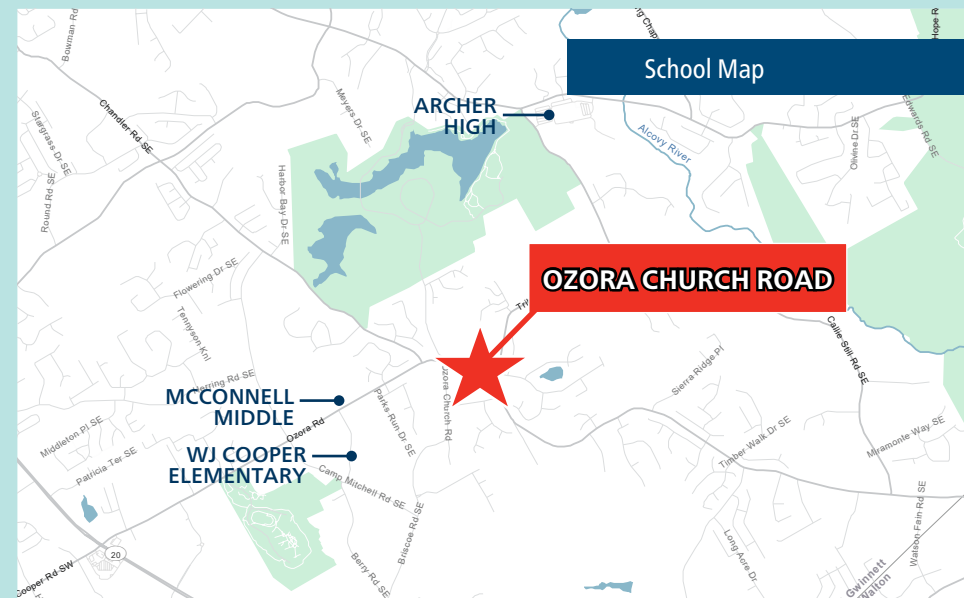
SCHOOL SYSTEM

Ozora Church Road is served by the schools shown below along with their respective state rankings:

SCHOOL	DISTANCE FROM SITE
WJ Cooper Elementary	1.2 miles
McConnell Middle	1.0 miles
Archer High	2.4 miles



Zoning Map



School Map

The Market

GWINNETT COUNTY DETACHED HOUSING AND LOT ANALYSIS

Gwinnett County is the best selling County in Metro Atlanta in 2021. The median SFD new home price in 2021 is \$361,200.

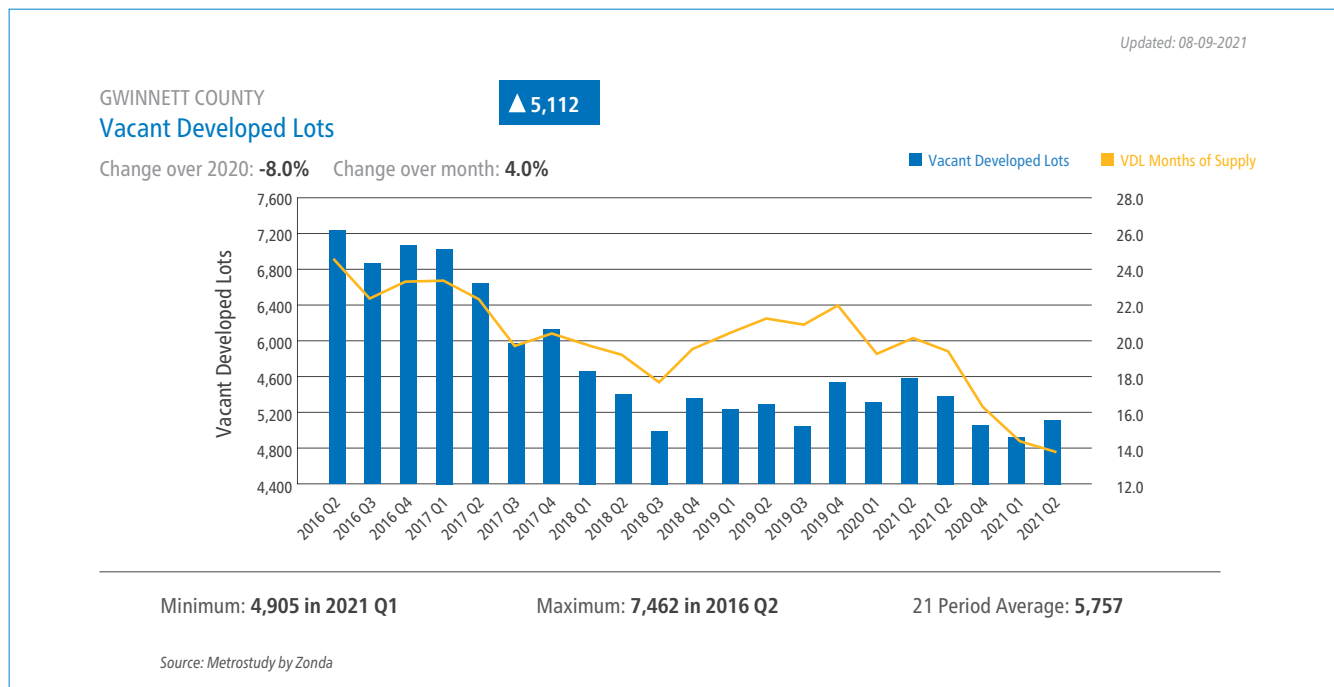


Below are some highlights of the detached housing market in Gwinnett County:

- The median new home sale price through August 2021 was \$361,000.
- Annual starts of 2,882, which is a 26% YOY increase from 3Q20.
- Annual closings of 2,857, which is a 10% increase from 3Q20.
- The average new SFD home listing price is \$432,757, a 20% increase from 2020.

GWINNETT COUNTY ATTACHED & DETACHED HOUSING AND LOT ANALYSIS

There are currently 5,112 VDLs in attached and detached communities in Gwinnett County. There is currently a 13.8 months supply of lots in Gwinnett County.



Below are some highlights of the detached housing market in Gwinnett County:

- Of the 5,112 VDLs, 3,151 are in detached communities. In these detached communities, there is only a 13.1 months supply of lots.
- Approximately 62% of all remaining detached VDLs are in communities with an active builder. Typically, these lots are under control to the builder in the community. These communities have an 8.2 months supply of VDLs.
- 82% of all detached VDLs have been developed in the last year to meet the growing housing demand in this market.

With the extended time of development to the construction of housing, new developments are needed to support the continued growth of new housing in Gwinnett County.

ARCHER HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Through 3Q21, Archer High continued to show signs of growth. Houses built in 2005 or later have an average resale price of \$398,000.

Below are the new house sales for the Archer High School district from 2018-3Q21:

YEAR	%TOTAL GWINNETT CO. SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% OF PRICE GROWTH
2018	14%	345	\$293,000	
2019	14%	294	\$314,000	+7.2%
2020	12%	255	\$332,000	+5.7%
3Q21	11%	229	\$381,000	+14.8%

Below are some highlights from this market through 3Q21:

- Annual starts were 313.
- Annual closings were 352.
- There are 338 remaining VDLs in this market. Based on the annual starts, there is a 13.0 months supply of lots in this market.
- 67% of th VDLs have been delivered in the last year.

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

Proposal Requirements

The owner has set an offering price for the 40.72 acres on **Ozora Church Road** at \$95,000 per acre or \$3,868,400.

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 **Ozora Church Road** 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.



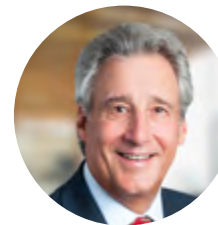
Existing House on Property

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.

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