



20 Lots in Club Cottages
HARBOR CLUB ON LAKE OCONEE
GREENSBORO, GREENE COUNTY | GA

EXCLUSIVE OFFERING

ACKERMAN PIONEER
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **20 Lots in Club Cottages at Harbor Club on Lake Oconee in Greensboro, Greene 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 **20 fully developed residential lots** within the prestigious Harbor Club community on Lake Oconee, located in Greene County, Georgia.

The Harbor Club on Lake Oconee is a master-planned, gated community offering unparalleled amenities including a championship golf course, direct access to Lake Oconee's boating and fishing opportunities, and a full-service clubhouse. The community is set among 1,100 lush wooded acres, and bordered by nine miles of Lake Oconee shoreline. Harbor Club is an award-winning golf and lake community located an hour east of Atlanta in prime Georgia lake country.



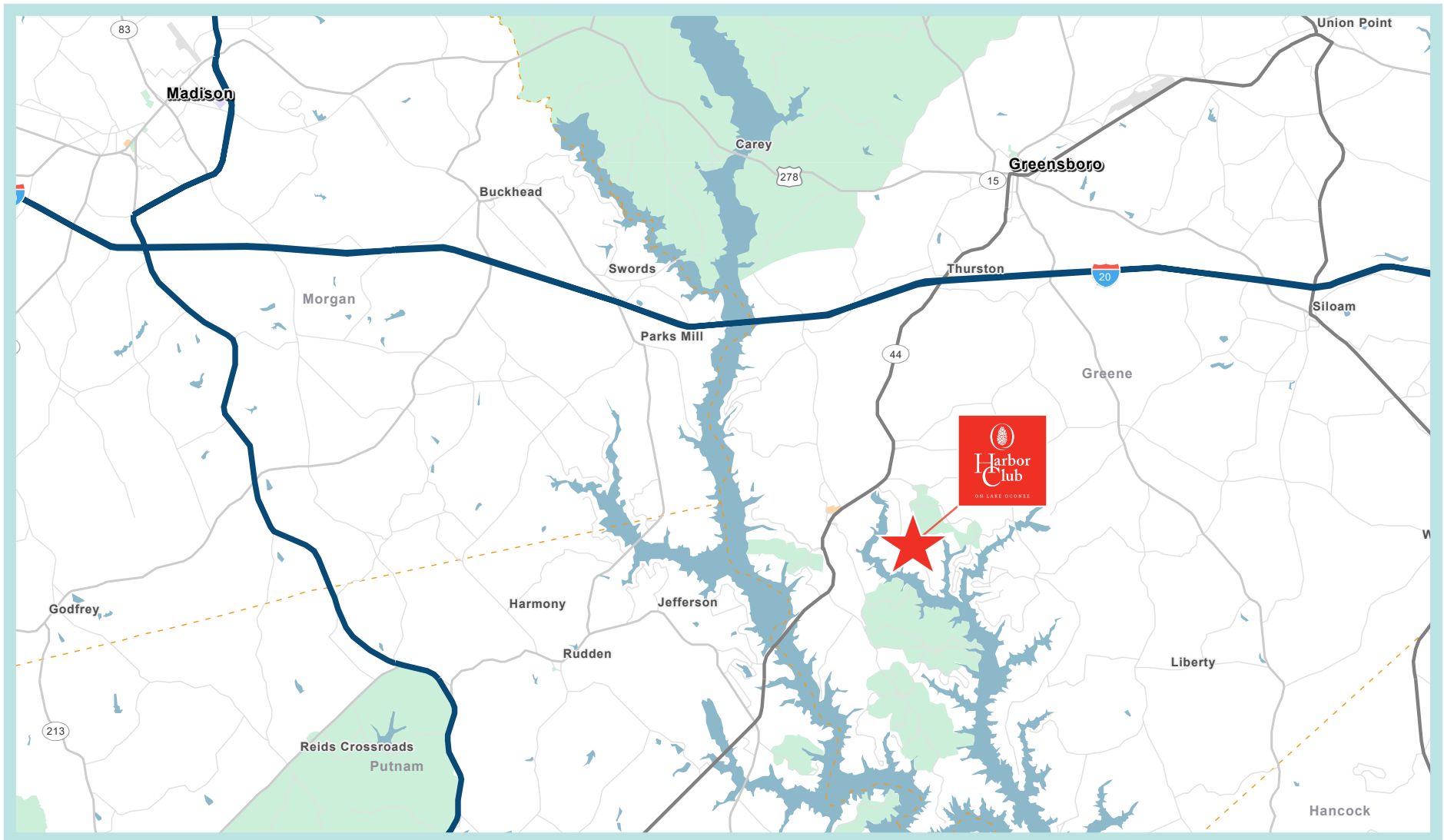
The property offers the following attributes:

- Positioned along **Lake Oconee**, these lots are part of a fast-growing county that enjoys both serene natural beauty and proximity to major roadways like **Interstate 20, offering quick access to Atlanta and Augusta.**
- Within **easy driving distance are major employers**, including the Reynolds Lake Oconee Resort, luxury hospitality venues, and boating businesses that thrive on Lake Oconee's recreation economy.
- Less than a **15-minute drive from downtown Greensboro** which offers boutique shopping, dining, and cultural attractions, ensuring a mix of rural charm and urban convenience for future residents.
- Homeowners will enjoy **direct access to Harbor Club's private golf course**, Lake Oconee's shoreline, tennis courts, walking trails, and a state-of-the-art fitness center.
- All 20 lots are **fully developed in the established Club Cottages section of Harbor Club**
- **6 lots are adjacent to lakes or the golf course.**
- The average price in Club Cottages in the last twelve months for new construction is \$670,000.



The Property

The Harbor Club on Lake Oconee is located 5 miles south of I-20 and Hwy 44. This gated community is located on Lake Oconee. The 20 developed Lots are located in the **Club Cottage** section of Harbor Club on Lake Oconee.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



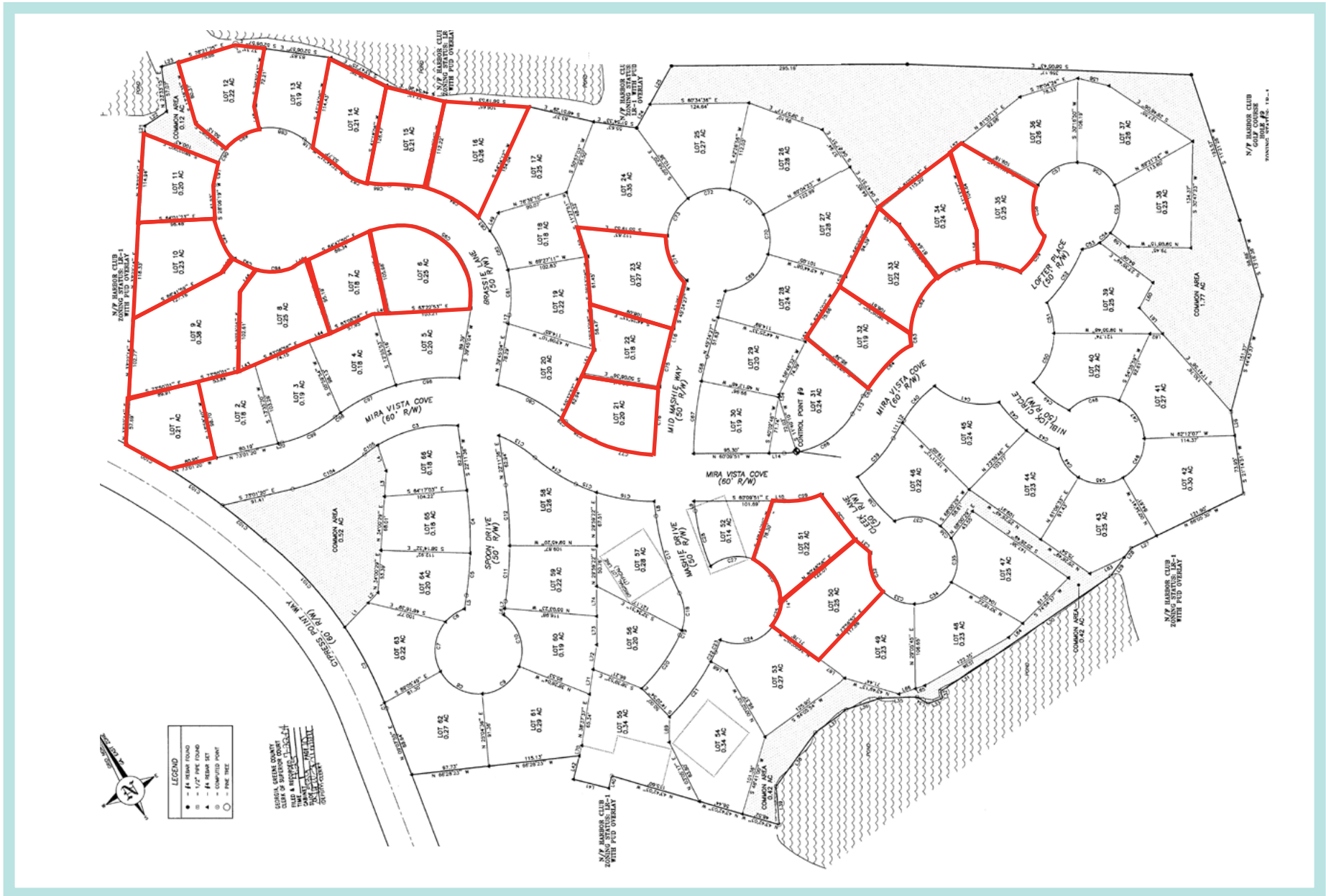
MID ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



LOT SURVEY



LOT LIST

HOME SITE	S/B	LOT PREMIUM
1	BSMT	
6	SLAB	
7	SLAB	
8	SLAB	
9	SLAB	
10	SLAB	
11	BSMT	
12	BSMT	Lake
14	BSMT	Lake
15	BSMT	Lake
16	BSMT	Lake
21	SLAB	
22	SLAB	
23	SLAB	
32	BSMT	
33	BSMT	
34	BSMT	Golf
35	BSMT	Golf
50	SLAB	
51	SLAB	
10 Basements Lots		
10 Slab Lots		



DESIGN STANDARDS

Minimum House Size: 2,000 SF

Houses on Slab

- Unless otherwise approved by the ACC, all slab houses should be on a “built-up” slab with a minimum of one step, preferably, two steps, up from the finished walkway to the interior floor elevation.

Garages

- A two-car garage is the minimum permitted.

Exterior Color and Material

- All exterior colors and materials of all Structures shall be specified in the Design Review Submittal and shall be subject to the color and material guidelines contained in Section 8 of these Design Standards.

Central Sewer Requirement

- All new construction shall be connected to the Harbor Club central sewage system.

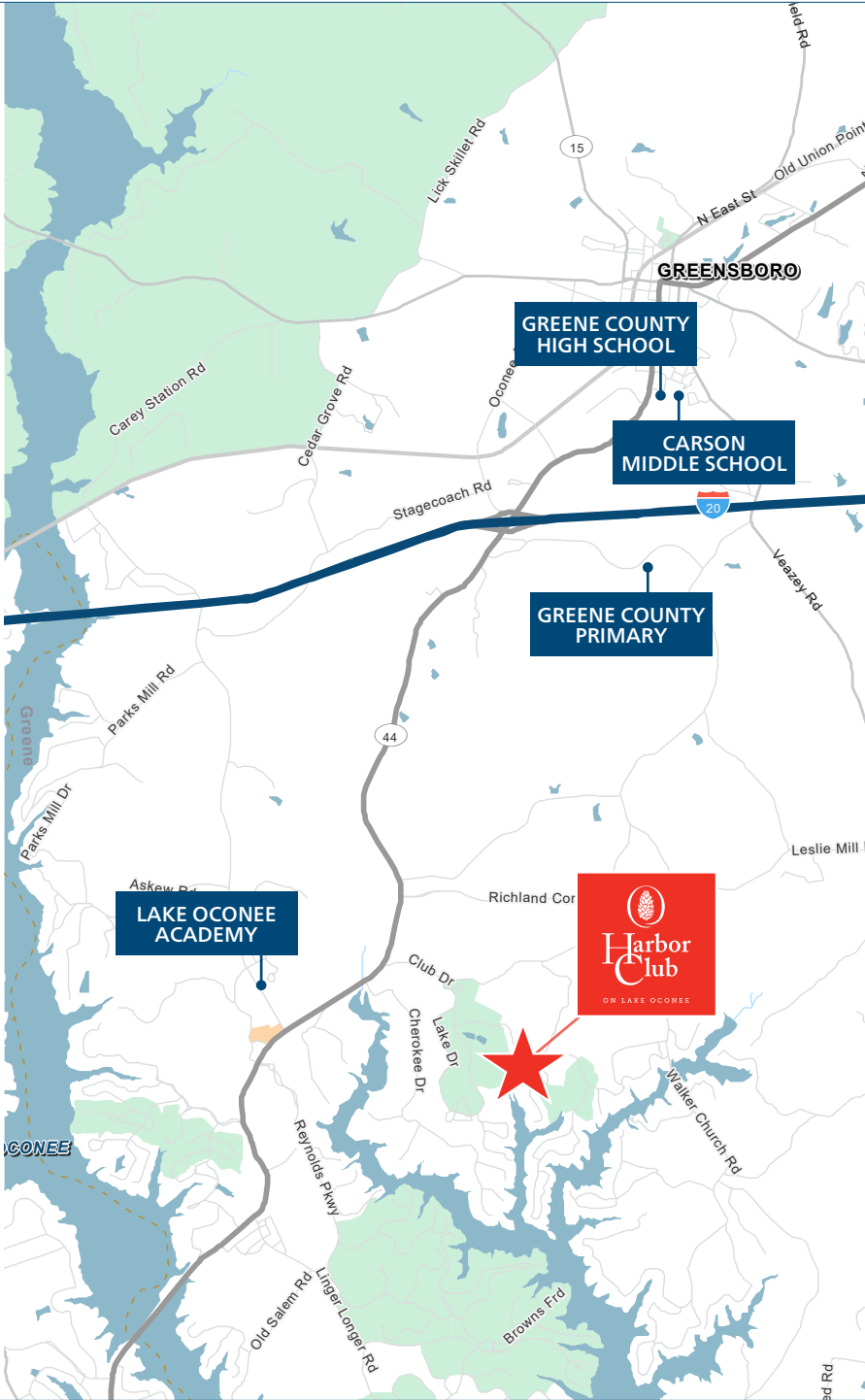
New Construction Fees

- ACC Submittal Fee: \$4,000 (\$1,000 refundable upon completion)
- Water Tap Fee: \$2,850, includes one meter (\$2,500 additional tap fee for irrigation system); one-time fee
- Sewer Tap Fee: \$13,000, includes trenching in 150’ sewer line, excavation and installation of holding tank, purchase and installation of grinder and ejection pump; one-time fee



AREA SCHOOLS

SCHOOL	DISTANCE IN MILES
Lake Oconee Academy (Charter- KG -12)	2.4 miles
Greene County Primary School	6.3 miles
Anita White Carson Middle	7.2 miles
Greene County High	7.0 miles



The Market

Atlanta boasts a robust economy, playing host to a staggering 17 Fortune 500 companies, including household names like **Coca-Cola, Delta Air Lines, and The Home Depot**. This concentration of industry giants fosters innovation and economic growth, creating a dynamic environment for businesses of all sizes. Furthermore, Atlanta consistently ranks among the top 10 cities for the lowest cost of doing business in the US, offering a significant competitive advantage for companies looking to establish or expand their operations.

The **fastest-growing metro area in the Southeast**, Atlanta attracts a diverse population with a thriving job market. The city offers a compelling value proposition with a relatively affordable cost of living, making it attractive for renters and homebuyers. Vibrant neighborhoods cater to diverse preferences, from bustling downtowns to charming suburbs.

Metro Atlanta is a haven for tourists. **World-class attractions**, a thriving arts and culture scene, and easy access to stunning natural beauty make Atlanta an unforgettable destination.

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FORTUNE 500/100
COMPANIES IN ATLANTA

200+

INC 5000 FASTEST GROWING
COMPANIES IN THE US

#1

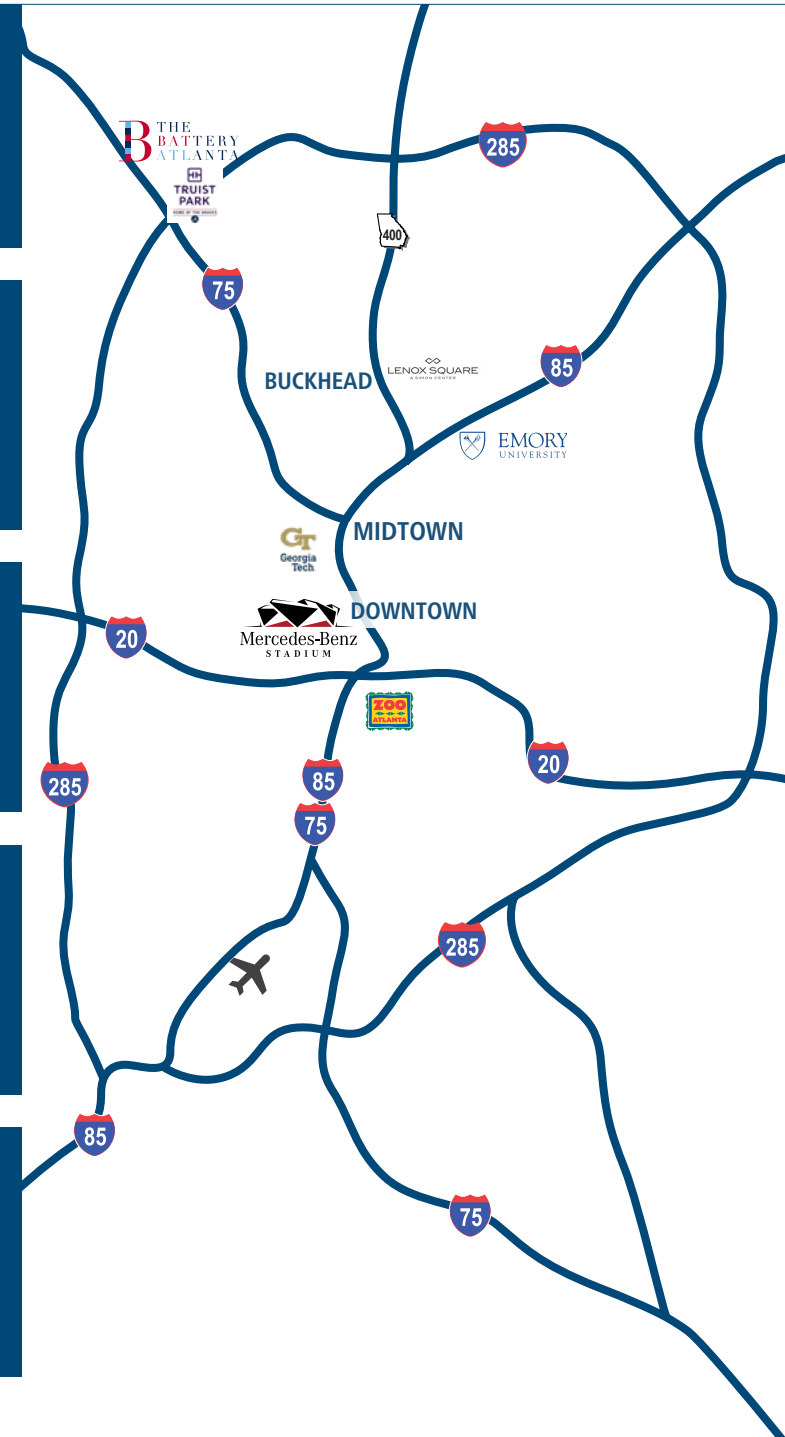
STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



Greene County is a rapidly developing region located east of Metro Atlanta. Incorporated in 1802, the city of Greensboro, along with Greene County, has experienced robust growth over the last decade due to its appeal as both a residential and vacation destination, especially around Lake Oconee.

Growth Statistics

- The population of Greene County has grown by 10% over the past five years, reflecting an influx of residents attracted to the natural beauty, recreational opportunities, and access to resort-style living.

Downtown Greensboro

- Historic Downtown Greensboro is a picturesque and vibrant area that features boutique retail shops, locally owned restaurants, and quaint cafes. The downtown district is known for its well-preserved architecture and frequent community events that attract both residents and visitors.

Retail and Commercial Expansion

- The Greene County area has seen significant retail growth, with the recent development of Lake Oconee Village, which offers a wide array of dining, shopping, and healthcare services. The area has also welcomed national chains and local specialty stores, making it a convenient hub for daily necessities and luxury shopping alike.

Recreational Opportunities

- Greene County is home to a variety of recreational amenities, most notably Lake Oconee, a premier destination for boating, fishing, and water sports. The lake's pristine shoreline features numerous marinas and parks, attracting outdoor enthusiasts year-round. In addition, the county's numerous golf courses, hiking trails, and equestrian facilities contribute to its reputation as a haven for leisure and sport.

Job Market and Economic Growth

- Greene County has seen steady job growth, largely driven by the tourism and hospitality industries centered around Lake Oconee. Major employers in the region include Reynolds Lake Oconee, The Ritz-Carlton Lodge, and various golf and outdoor recreation businesses. Additionally, the proximity to Atlanta's robust job market and the Augusta business hub makes Greene County an attractive place to live for professionals who enjoy resort living with an easy commute.



Proposal Requirements

The 20 lots in Club Cottages in Harbor Club on Lake Oconee in Greene County are offered in bulk at a price of \$75,000 per lot.

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 **20 Lots in Club Cottages** and may be downloaded.* Click the link to open the files.



*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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