



36.6 Acres Planned for 22 SFD Lots
ON MOUNTAIN ROAD
CHEROKEE COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN GABLE
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 **approximately 36.6 acres on Mountain Road in Cherokee 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 Gable Land Co. ("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 Gable Land Co. 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
Gable Land Co.

Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@gableland.com



J.T. SPEROS
Vice President
Ackerman & Co.

Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net

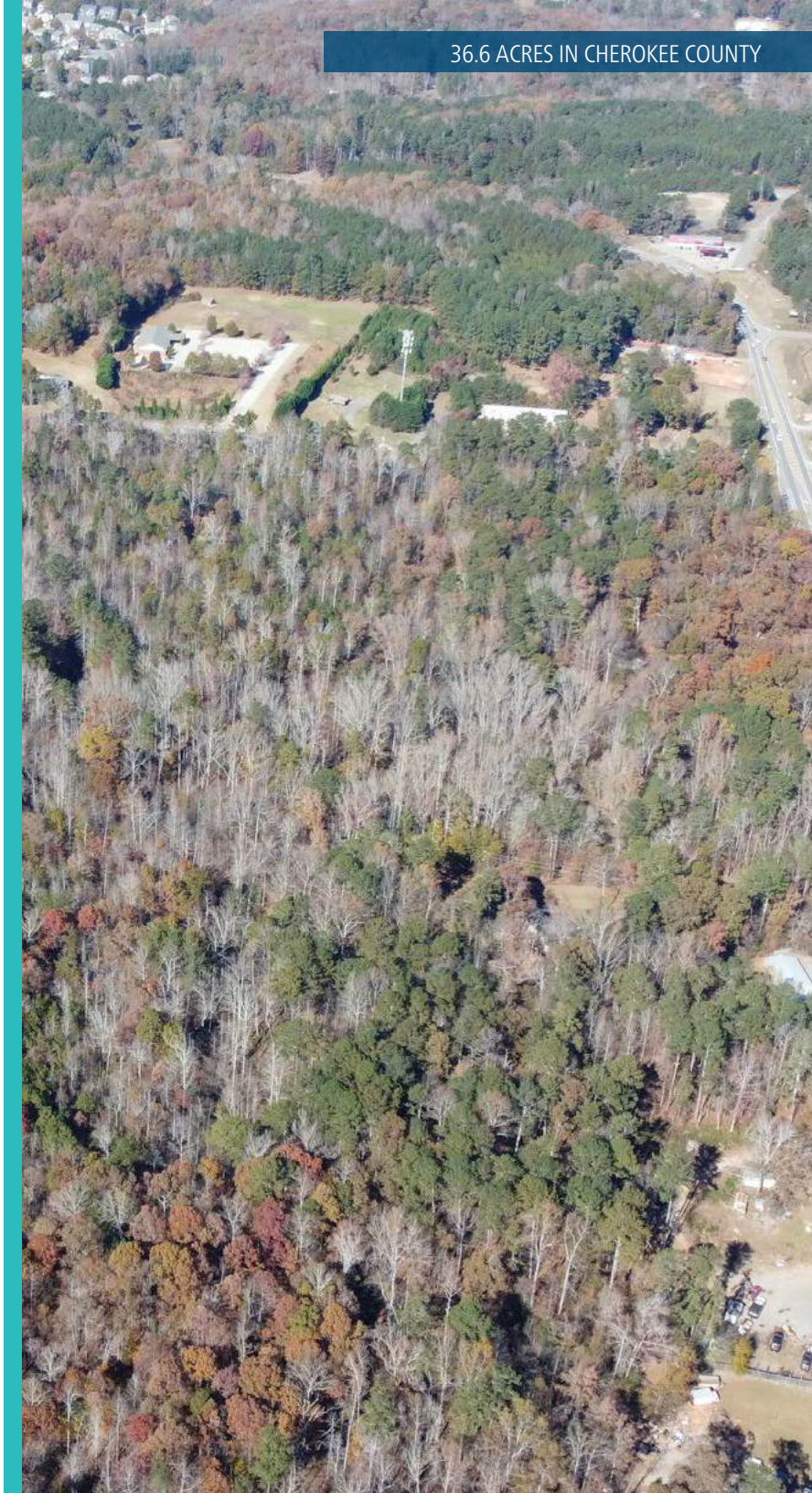




Table of Contents

- | | |
|---|--------------------------|
| 1 | THE OPPORTUNITY |
| 2 | THE PROPERTY |
| 3 | THE MARKET |
| 4 | PROPOSAL
REQUIREMENTS |
| 5 | SUPPORT INFORMATION |

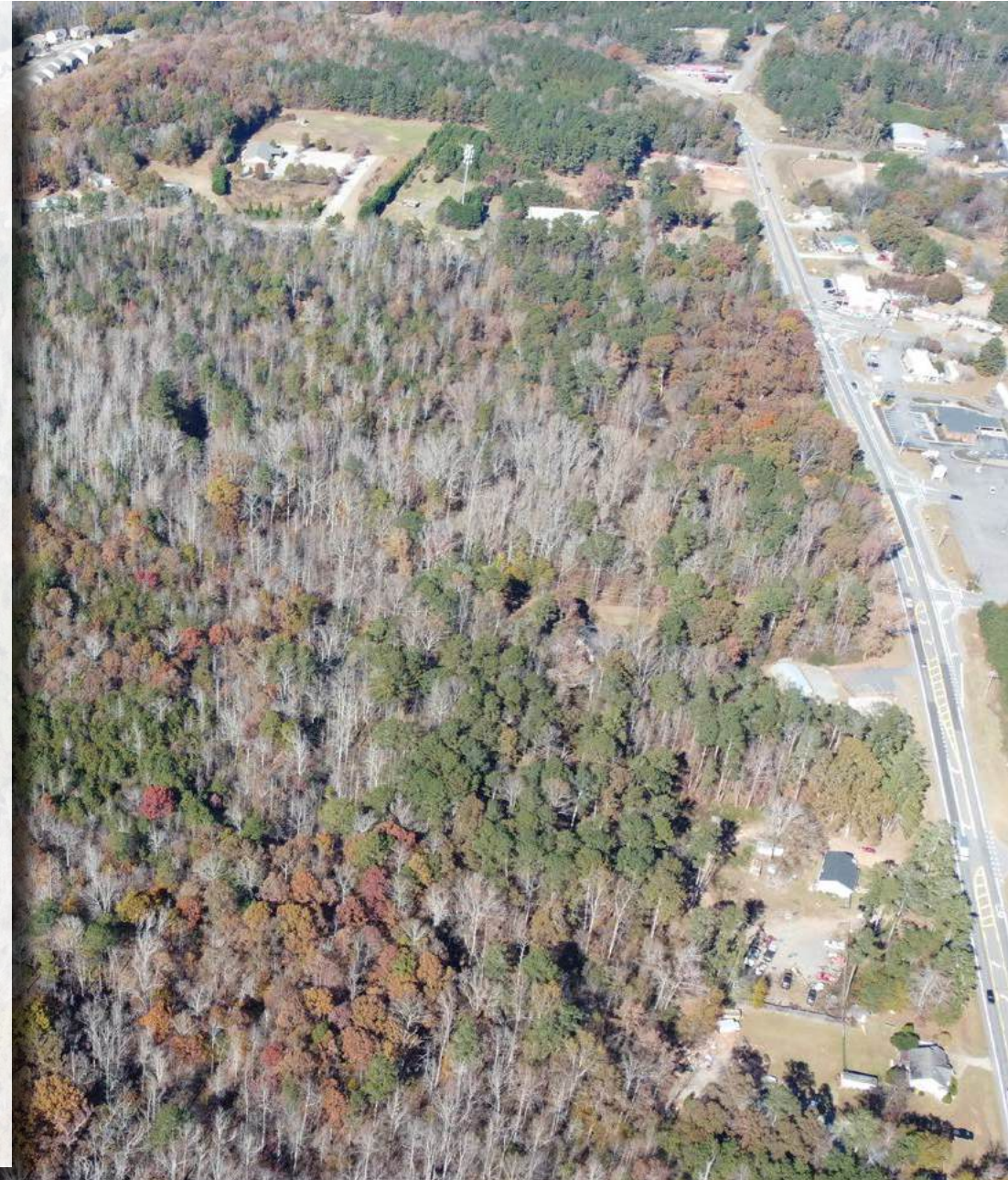
The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **36.6 acres on Mountain Road** in Cherokee County.

Mountain Rd offers the following attributes:

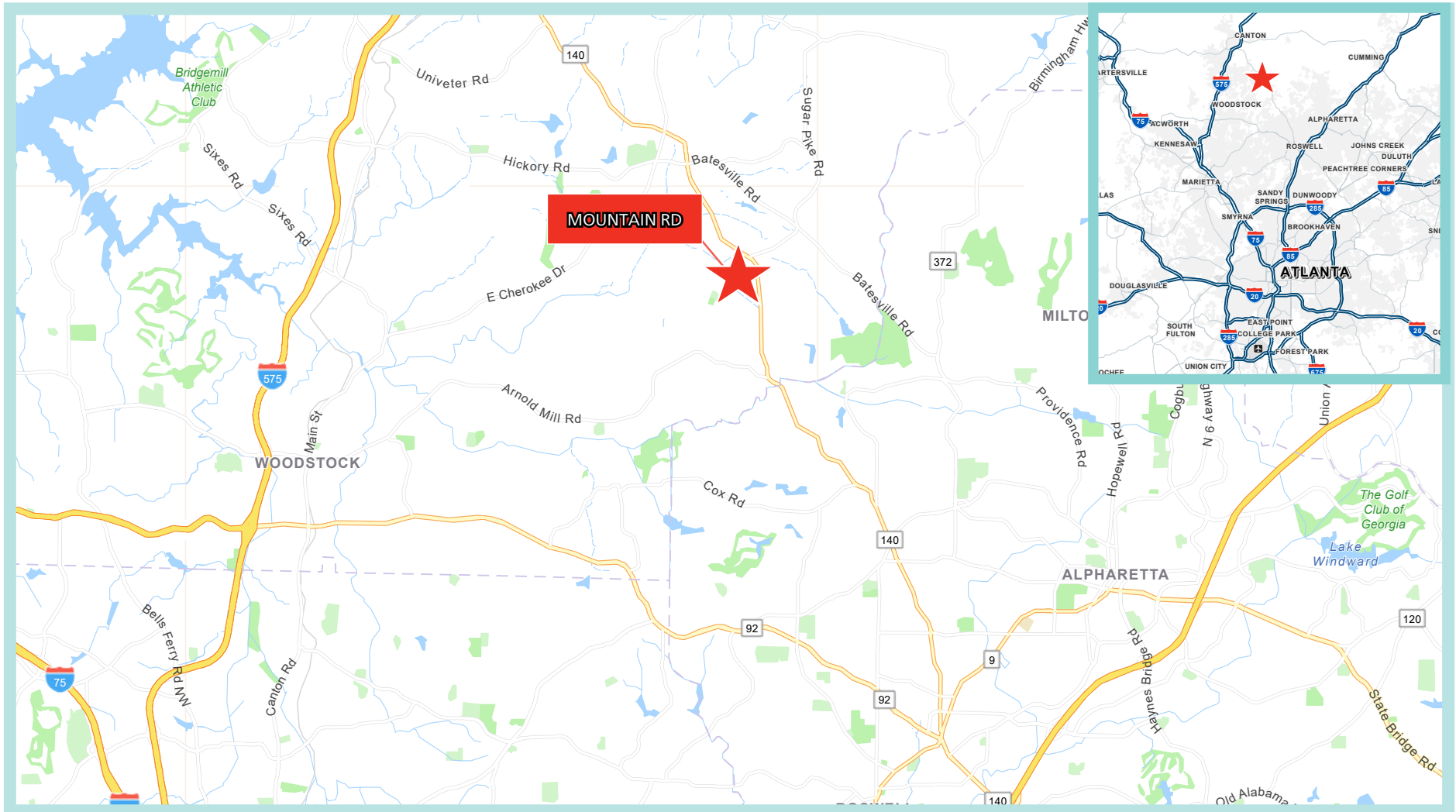
- Conveniently located in southeast Cherokee County, GA 400 and I-75 located nearby for access to surrounding areas.
- Hickory Flat is nearby, and Downtown Woodstock and Downtown Alpharetta are located about 7 miles away, offering an array of amenities, including dining, retail and entertainment.
- Avalon is located near the property which provides a walkable destination with hotels, restaurants, retail stores, movie theater and more.
- Located in Cherokee County, where the average price of a new detached home was \$667,000 through 3Q25.
- Located in the Sequoyah High School district which had 85 new detached home sales through 3Q25 with an average price of \$780,000.
- Currently zoned R-40 and designed for 22 SFD lots.

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

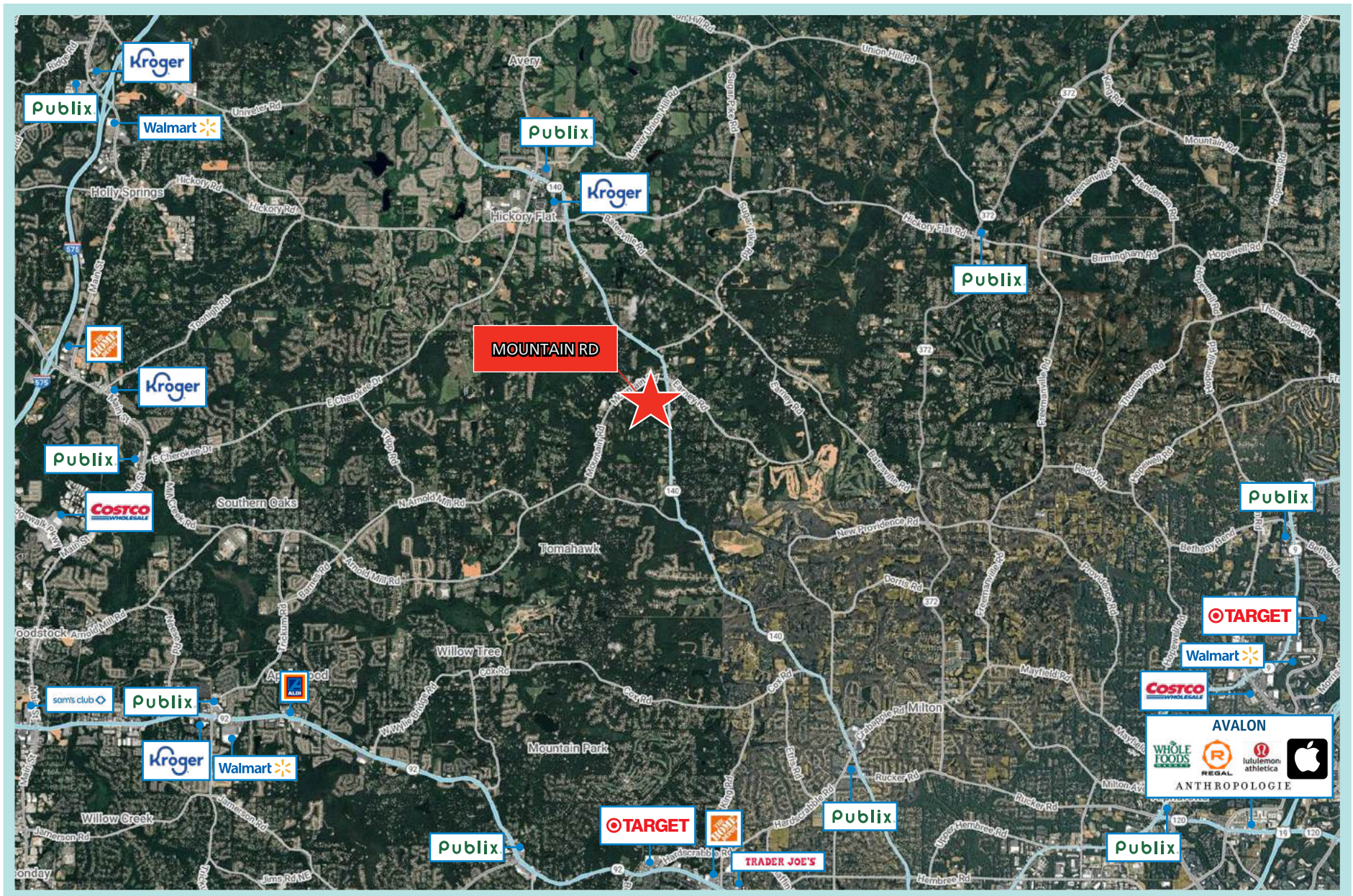


The Property

The Property is located at 670 Mountain Road in Woodstock, GA. Parcel ID is 02N03 166.



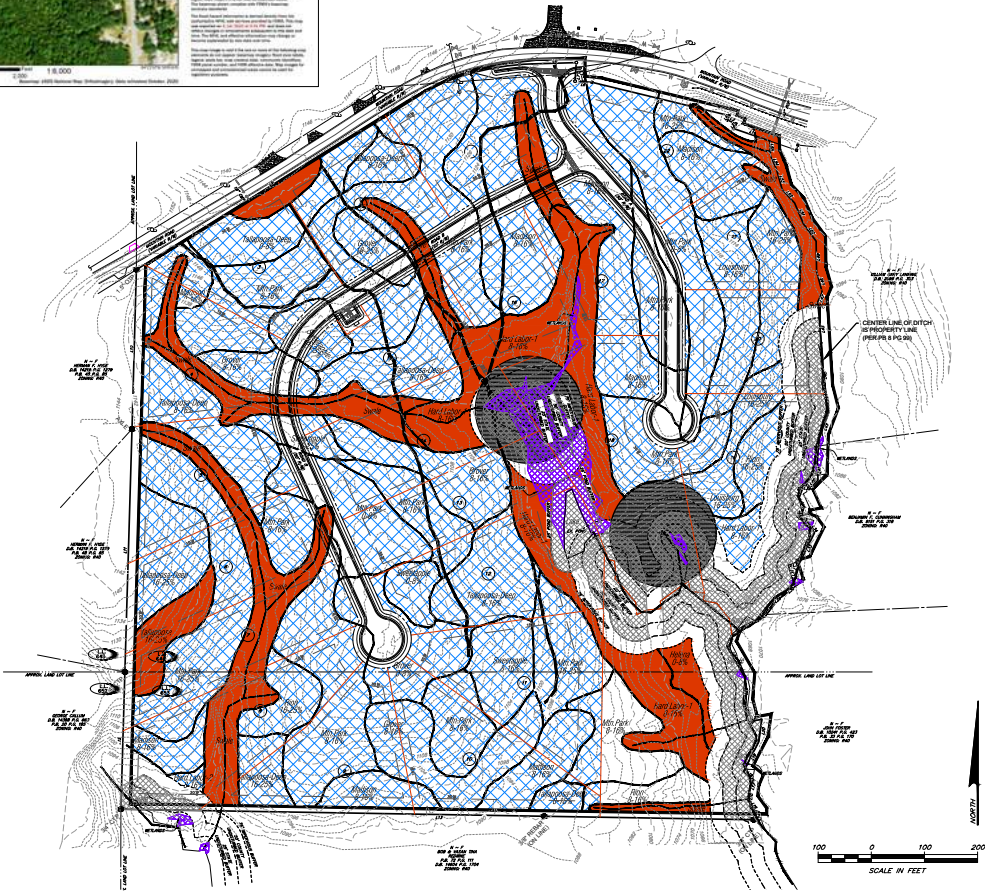
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY



PROPERTY SURVEY



Lot #	# of bedrooms	Gross Area (Sq. Ft.)	Usable Area (Sq. Ft.)
1	5	54621	48194
2	5	54542	46975
3	5	54519	48886
4	5	59971	40974
5	5	59506	45517
6	5	59585	38564
7	5	59543	38782
8	5	73461	44842
9	5	59917	54222
10	5	64237	60385
11	5	72427	59088
12	5	74238	60698
13	5	50692	38402
14	5	68708	34890
15	5	59200	44565
16	5	48048	31798
17	5	46621	30243
18	5	101184	30441
19	5	88992	41632
20	5	50012	36960
21	5	49884	41836
22	5	55123	50063

ADDITIONAL DETAILS:

ZONING

The property is zoned R-40 in Cherokee County with the following development standards:

Minimum Lot Area40,000 SF

Minimum Lot Width 100'

Minimum Front Setback35'

Minimum Side Setback 15'

Minimum Rear Setback.....30'

As shown on the previous page, the property is currently laid out for 22 SFD lots under the current R-40 zoning.

UTILITIES

There is a domestic water line in the right-of-way of Mountain Road. There is no sanitary sewer located on the property, nor does it appear to gravity flow to any nearby sewer lines.



SCHOOLS

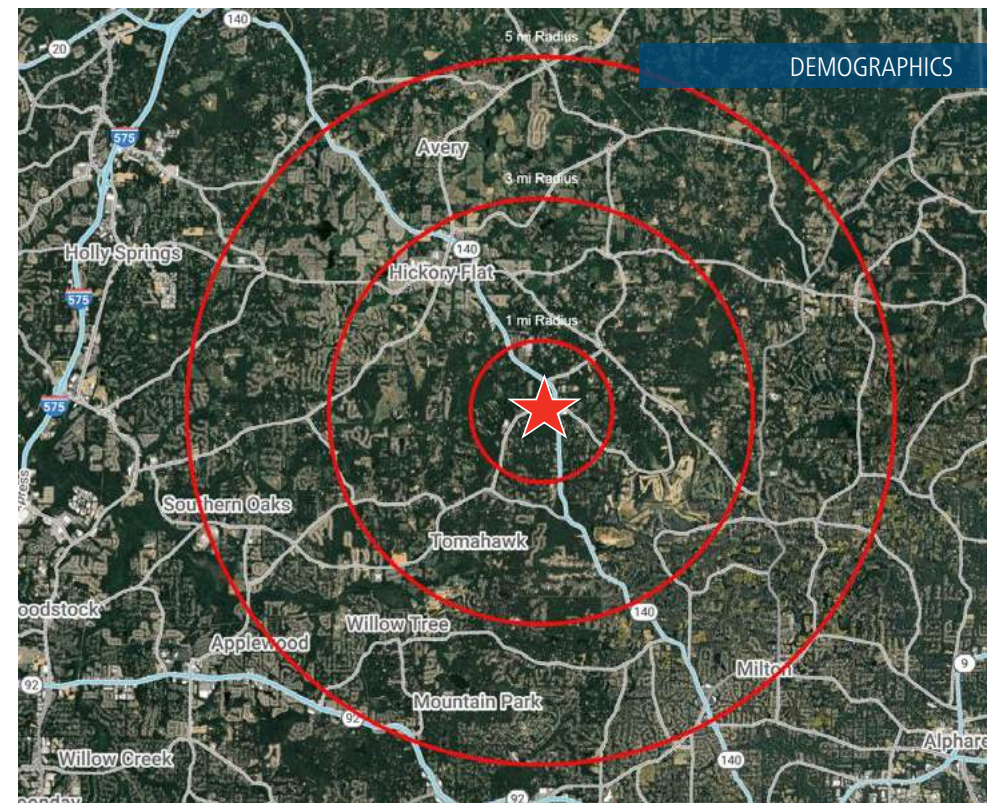
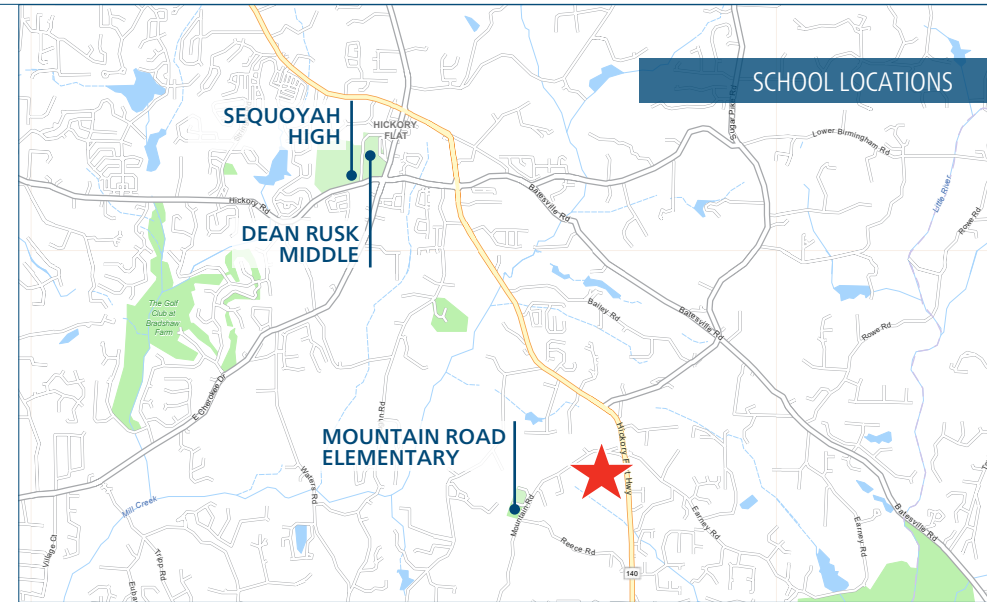
SCHOOL	DISTANCE FROM SITE
ELEMENTARY SCHOOL	
Mountain Road Elementary	0.6 Miles
MIDDLE SCHOOL	
Dean Rusk Middle	3.5 Miles
HIGH SCHOOL	
Sequoyah High	3.5 Miles

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	2,821	18,902	75,410
2025 Households	1,002	6,626	26,060
INCOME			
Average HH Income	\$162,305	\$192,867	\$207,826
Median HH Income	\$128,506	\$146,979	\$161,700
DAYTIME DEMOGRAPHICS			
Total Businesses	93	975	3,494
Total Employees	360	4,133	14,918

TRAFFIC COUNTS

	Vehicles Per Day
Hickory Flat Hwy south of Site	13,979
Hickory Flat Hwy north of Site	15,258
Sugar Pike Road northeast of Site	4,040
I-575 north of Town Lake Pkwy	97,900
I-575 south of Town Lake Pkwy	109,000



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.

31

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



Woodstock, Georgia has grown into one of Metro Atlanta's most sought-after suburban cities. Just 30 miles north of Downtown Atlanta, the city blends walkable, historic charm with strong economic fundamentals and abundant outdoor recreation — a combination that continues to draw new residents year after year.

Downtown Woodstock serves as the cultural and social heart of the city. Its revitalized streets are lined with boutiques, chef-driven restaurants, breweries, galleries, and locally owned shops that create a walkable, energetic setting day and night. Community events — from concerts at the amphitheater to farmers markets and seasonal festivals — keep the downtown core lively throughout the year. Beyond downtown, residents enjoy more than 400 acres of parks, miles of mountain biking and hiking trails, the natural beauty of the Little River, and easy access to **Lake Allatoona**, one of North Georgia's premier recreation areas.

Much of Woodstock's appeal is strengthened by its place within **Cherokee County**, one of Georgia's fastest-growing and most well-regarded counties. Known for excellent public schools, a business-friendly environment, and high quality of life, Cherokee County consistently ranks among the top counties in the state for education, safety, and family living. Its strong labor force, modern infrastructure, and commitment to intentional growth provide a stable foundation for Woodstock's own economic development.

The city's economy is anchored by education, healthcare, professional services, and retail — with major employers including the Cherokee County School District and regional medical providers. Woodstock has made deliberate investments in business retention, entrepreneurship, and mixed-use development, helping residents live, work, and shop locally rather than commuting into Atlanta.



CHEROKEE COUNTY DETACHED HOUSING AND LOT ANALYSIS

The Cherokee County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data for Cherokee County from 2021-3Q25 is as follows:

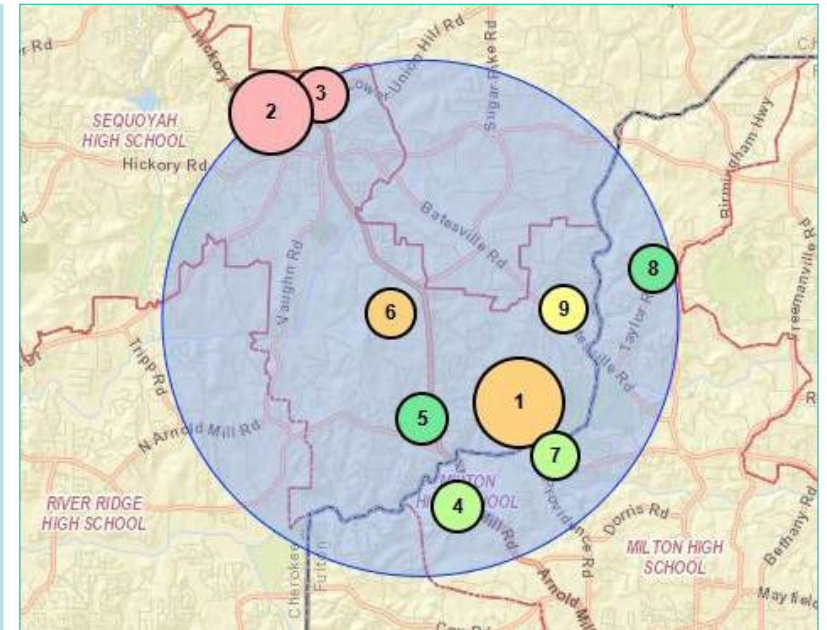
YEAR	# OF SALES	% OF ATLANTA MSA SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE SALES PRICE
2021	1,535	7%	\$444,000	-
2022	1,432	7%	\$531,000	+19.6%
2023	1,259	8%	\$577,000	+8.7%
2024	1,455	9%	\$657,000	+13.7%
3Q25	789	7%	\$667,000	+1.5%

Below are the highlights for this market through 3Q25:

- Annual starts of 915.
- Annual closings of 1,288.
- Based on the annual starts, there is only a 20.0 months supply of VDLs in this market.

3.0-MILE RADIUS NEW DETACHED CLOSINGS

	SUBDIVISION	CLOSINGS	MARKET SHARE	MEDIAN PRICE	MEDIAN SF
	AGGREGATE	99		\$838,900	3,297
1	Holly Farm	42	42.42%	\$947,092	3,577
2	Enclave at Edgewater	35	35.35%	\$510,000	2,506
3	Courtyards at Hickory Flat 55	7	7.07%	\$622,114	2,554
4	Grand Reserve at Litchfield	5	5.05%	\$1,406,005	4,675
5	Windsor Hills	5	5.05%	\$1,511,823	3,200
6	Liberty Springs	2	2.02%	\$832,872	2,810
7	Gates Mill	1	1.01%	\$1,500,000	3,837
8	Rivers Edge-Fulton	1	1.01%	\$9,000,000	0
9	Milton Overlook	1	1.01%	\$988,995	3,699



All lots in Mountain Road are greater than 1 acre.

SEQUOYAH HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Through 3Q25, Sequoyah High School district continued to show growth in the SFD market. Below is the new house sales data for this market for 2022-3Q25:

YEAR	# OF SALES	% OF CHEROKEE COUNTY SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE SALES PRICE
2022	274	19%	\$567,000	
2023	248	19%	\$606,000	+6.9%
2024	210	14%	\$738,000	+21.8%
3Q25	85	11%	\$780,000	+5.7



With the continued growth and desire for homebuilders to enter the Cherokee County and Sequoyah High School markets, Mountain Road is an excellent opportunity to fill the immediate housing needs.

Proposal Requirements

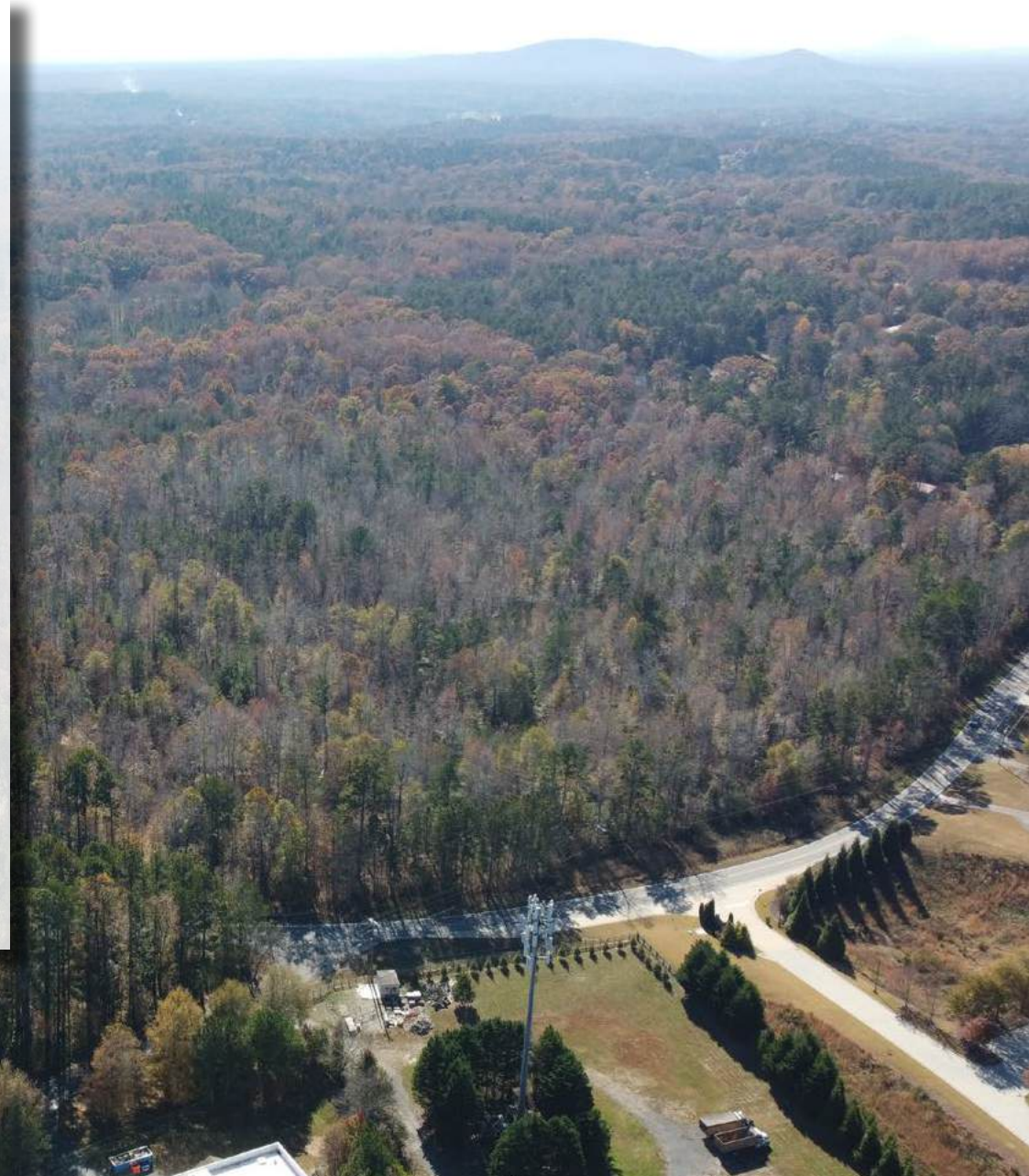
The **36.6 Acres** in Cherokee County are offered at a price of **\$3,300,000** or **\$150,000 per lot**.

Owner will sell the property contingent on rezoning.

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

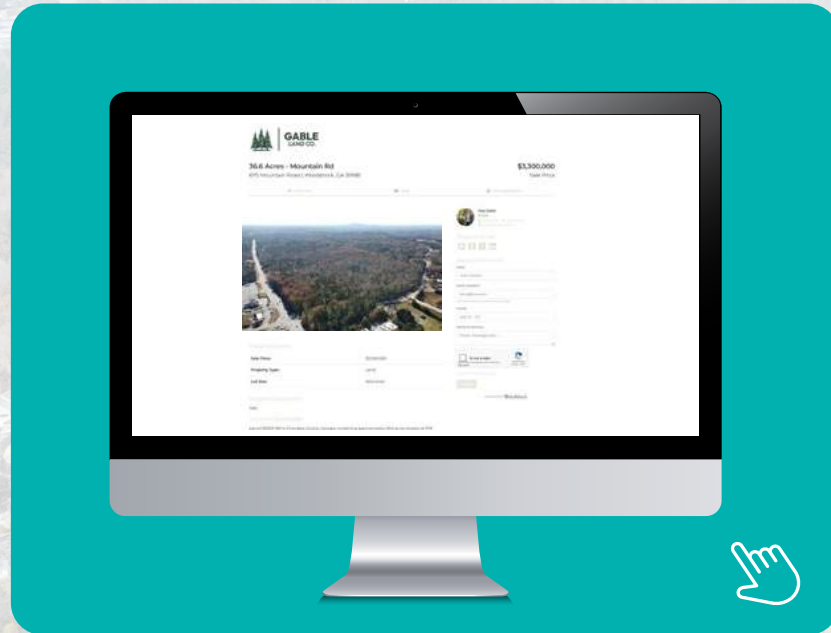
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience.

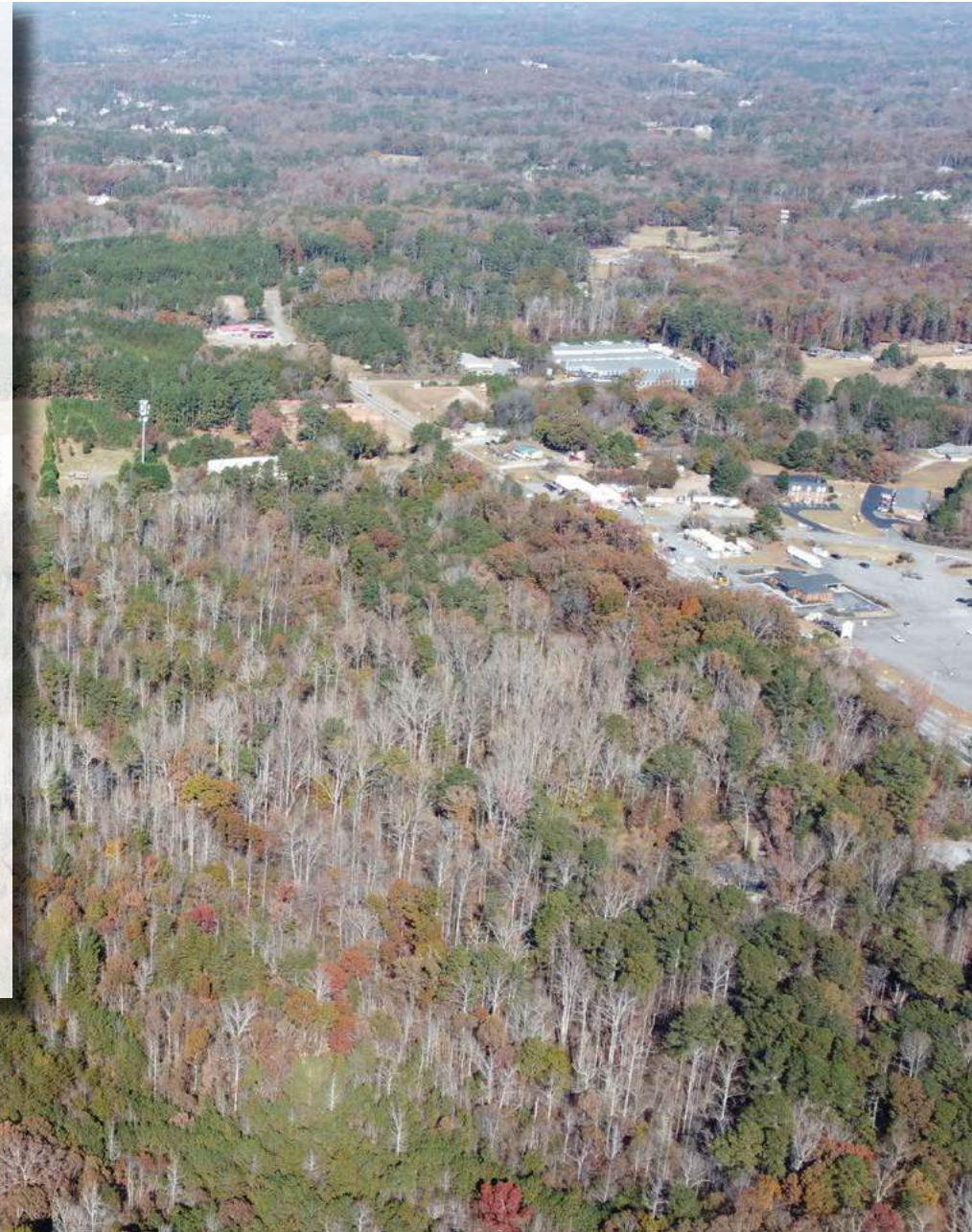


Support Information

Below are files that are related to **Mountain Road** 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 Gable Land Advisory Group (AGLAG)** 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:



JOHN SPEROS

Senior Vice President
Ackerman & Co.

Direct: 770.913.3910

Mobile: 404.578.7033

Email: jsperos@ackermanco.net



KYLE GABLE

Broker
Gable Land Co.

Direct: 770.225.0718

Mobile: 404.867.3332

Email: kgable@gableland.com



J.T. SPEROS

Vice President
Ackerman & Co.

Direct: 770.913.3949

Mobile: 404.775.3919

Email: jtsperos@ackermanco.net