



HIGHWAY 369
24.22 ACRES
FORSYTH 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 **24.22 acres on Highway 369 in Forsyth 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 **Highway 369**, 24.22 acres of land in Forsyth County, Georgia.

Highway 369 offers the following attributes:

- Lake Lanier, a 38,000 acre reservoir, offers water sports, boating, fishing, hiking and camping.
- About 10 miles away, Sawnee Mountain Preserve is set on 963 acres which provides passive greenspace with picnic shelters, a playground, an outdoor theater, visitor center, and numerous foot trails along the slopes of Sawnee Mountain.
- Located in Forsyth County, one of the top selling counties for new single family detached ("SFD") houses in all of the 23 county Metro Atlanta area.
- Highway 369 is served by an excellent school system. The elementary, middle and high schools are all rated at least 4 out of 5 stars.
- Located in the newly constructed East Forsyth High School district.
- Of the remaining VDLs in Forsyth County, 63% are located in an active subdivision controlled by a builder.
- Currently zoned both R1R (residential) and CBD (commercial).

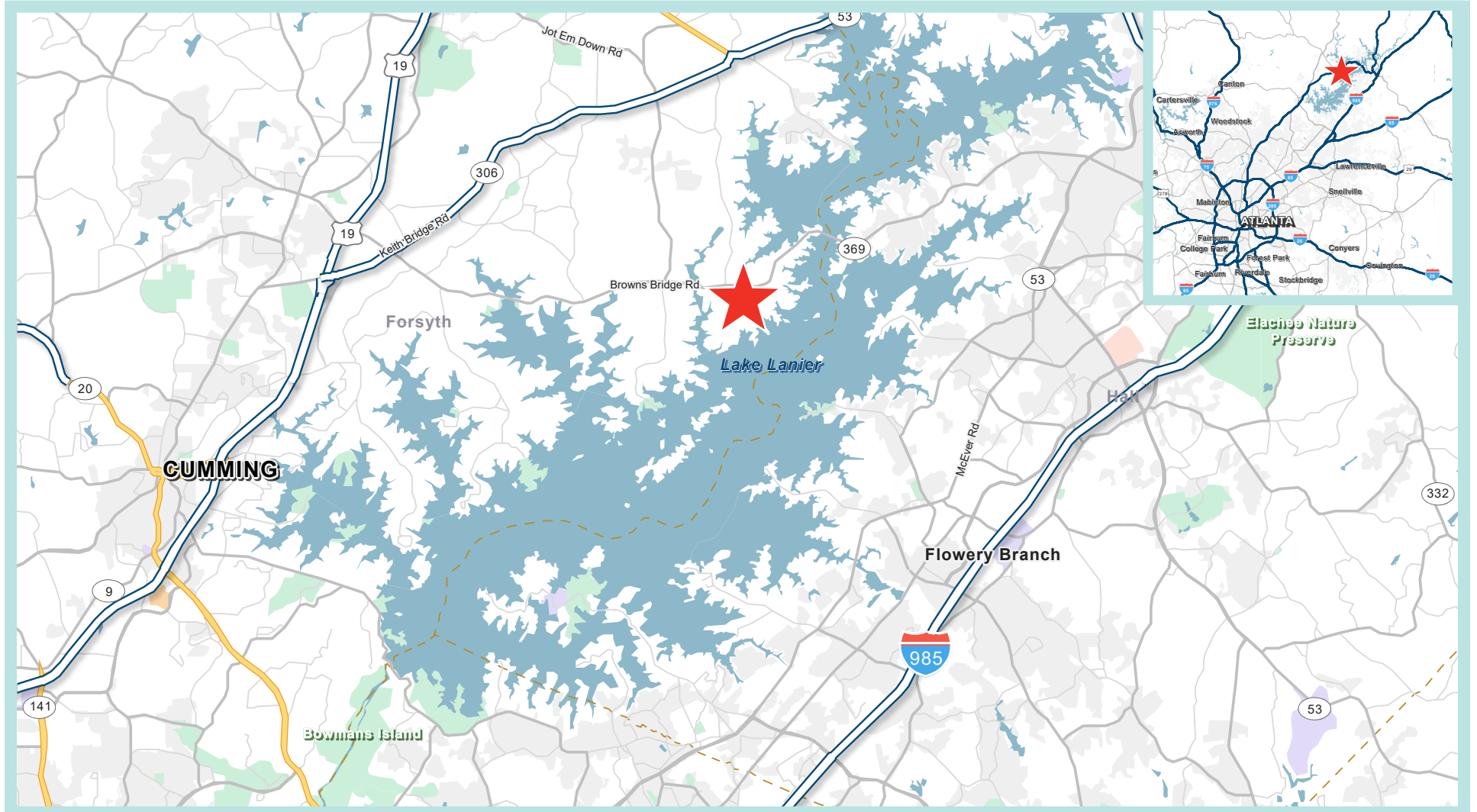
Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the "Proposal Requirements" section of this Offering Memorandum.

LAKE LANIER

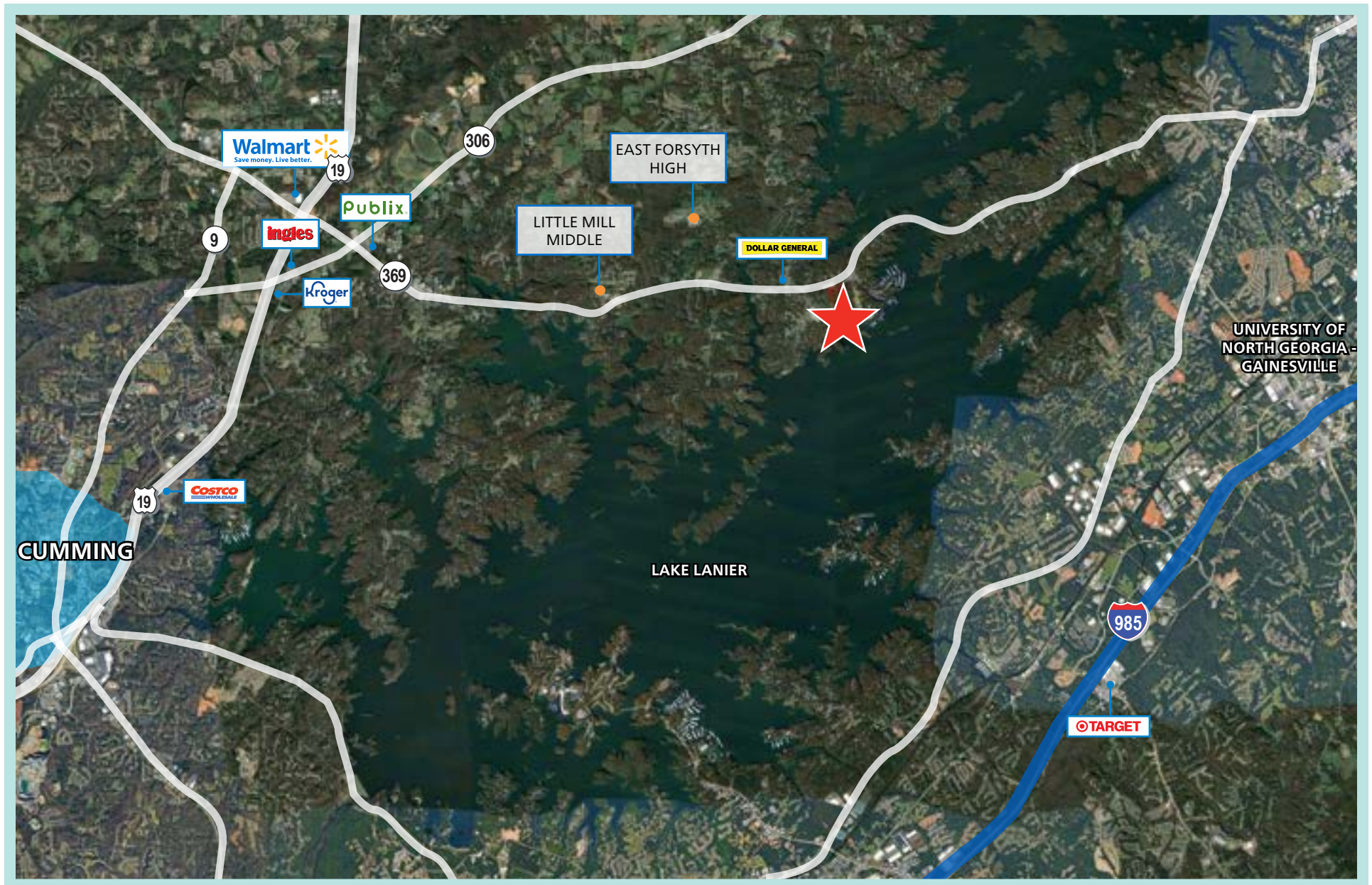


The Property

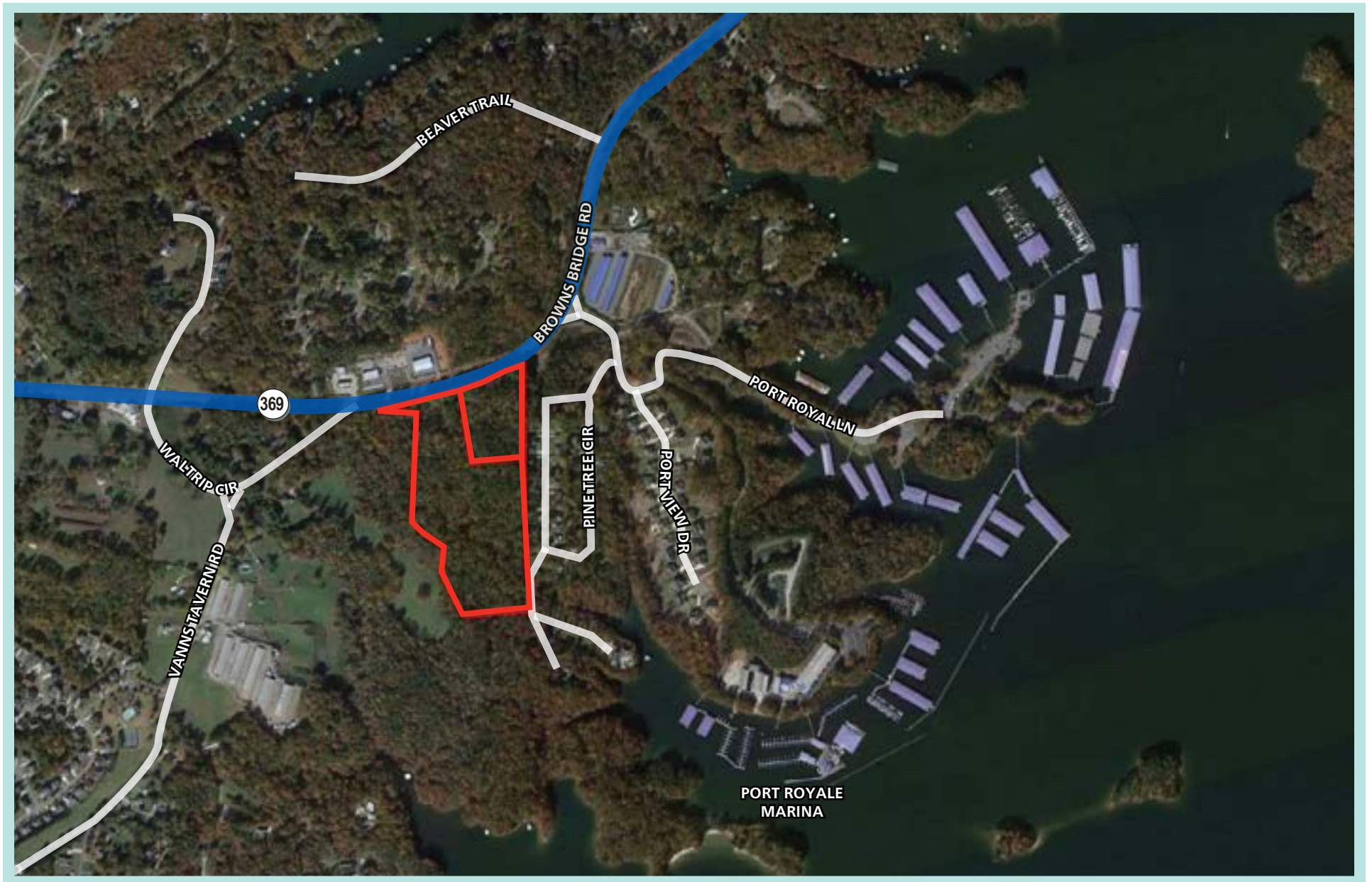
The 24.22 acres is located on Browns Bridge Road in Forsyth County, Georgia. The parcel numbers are 319-128 and 319-127.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP WITH HYDROLOGY

Below is a map of the topography with 20' contours:



ZONING

Highway 369 is currently zoned CBD and R1R in Forsyth County.

R1R

- Minimum Lot Size: 30,000 SF
- Maximum Density: 1.45 units/acre
- Minimum Lot Width: 100'
- Minimum Front Setback: 35'
- Minimum Side Setback: 10'
- Minimum Rear Setback: 25'
- Minimum Heated Floor Area: 700 SF

CBD (Commercial Business District)

- See Link for details

UTILITIES

Sanitary Sewer: There is no sanitary sewer located near the property.

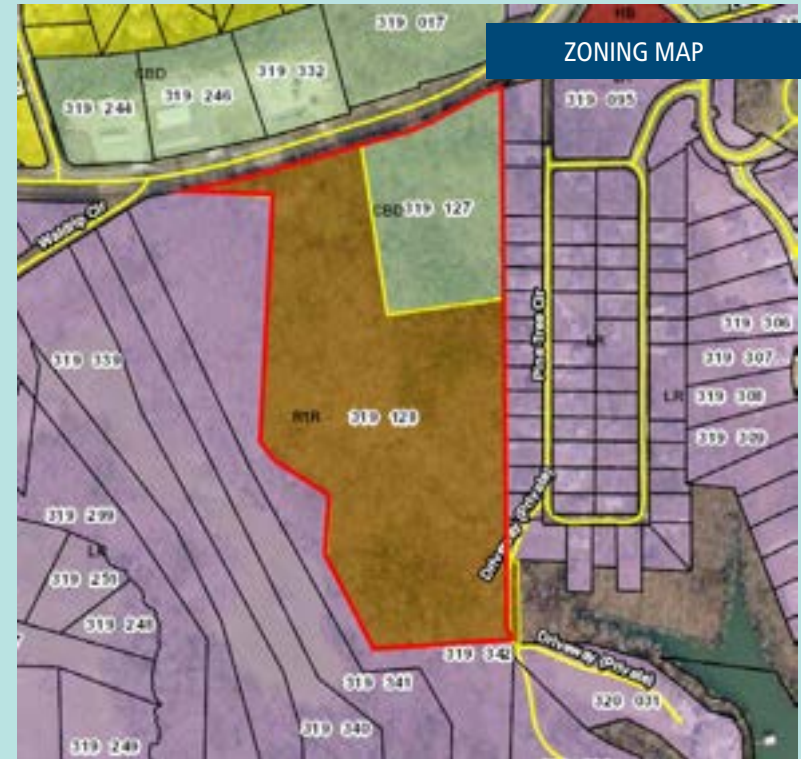
Domestic Water: There is an 8" domestic water line serving the property via the right of way on Highway 369.

All utilities should be independently verified by potential purchaser.

TRAFFIC COUNTS

Approximately 2 miles to the west of the property, the traffic count is 15,500 Vehicles Per Day ("VPD"). About 2 miles to the east of the property, the traffic count is 12,300 VPD.

ZONING MAP

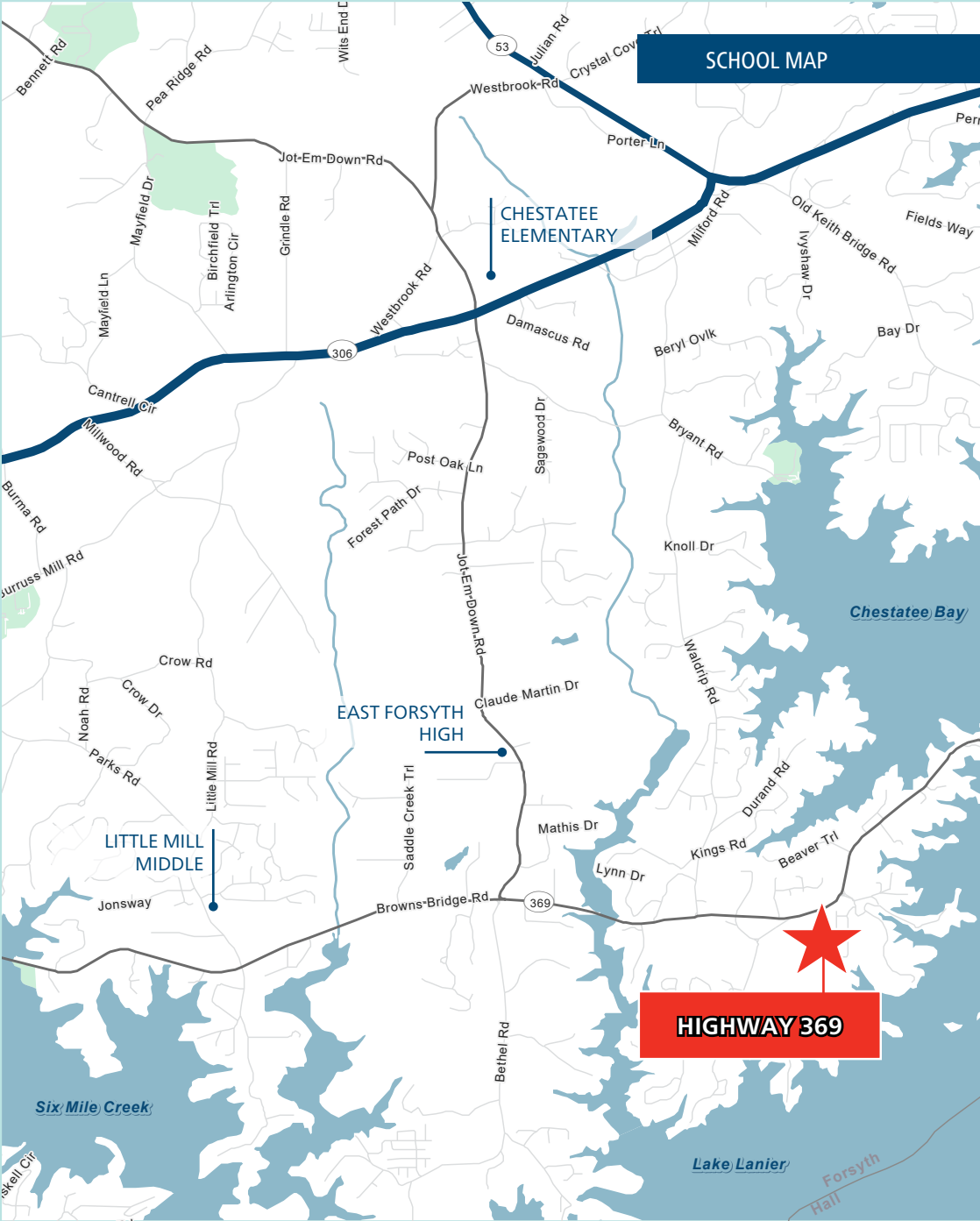


WATER - SEWER



SCHOOL SYSTEM

SCHOOL	DISTANCE FROM SITE	SCHOOL RATINGS
Chestatee Elementary	6.4 miles	★★★★☆
Little Mill Middle	5.9 miles	★★★★☆
East Forsyth High	4.1 miles	★★★★☆



The Market

FORSYTH COUNTY DETACHED HOUSING AND LOT ANALYSIS

Forsyth County was one of the best selling counties in Metro Atlanta in 2021. The median SFD new home price through June 2022 is \$514,690.

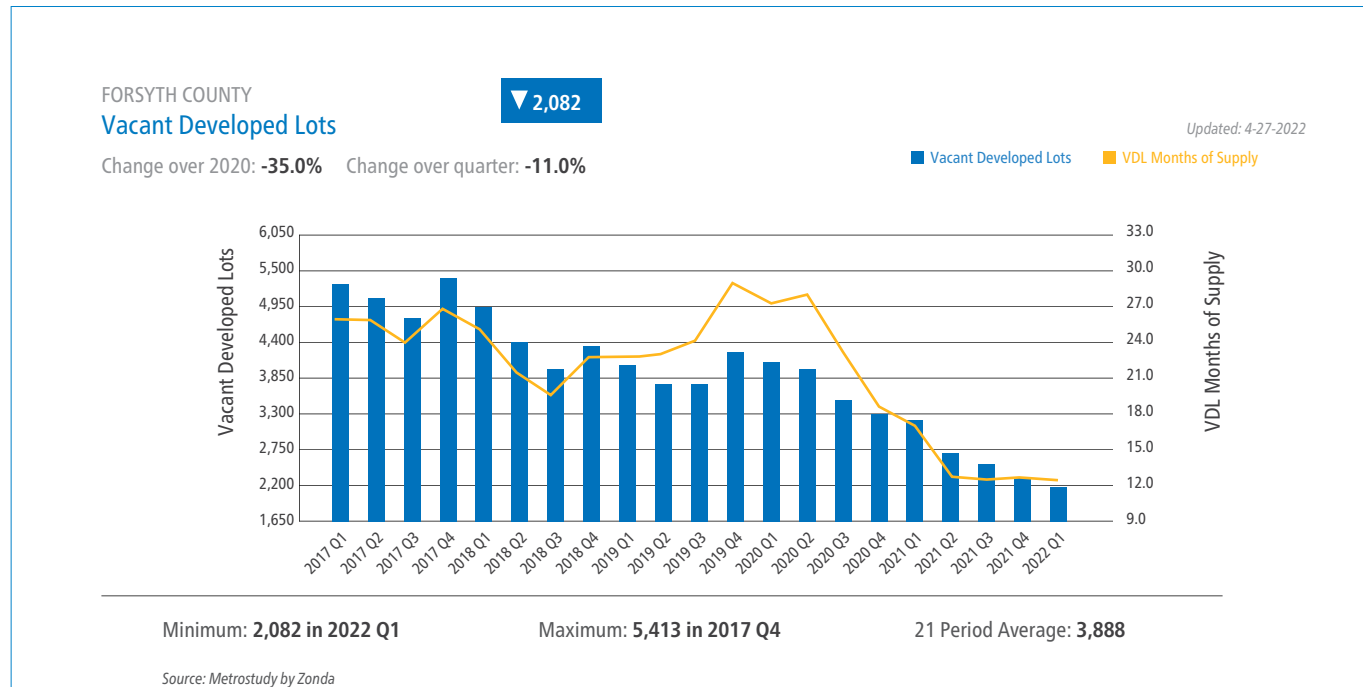


Below are some highlights of the detached housing market in Forsyth County:

- The average new home sale price through June 2022 is \$514,000.
- Annual starts of 1,606.
- Annual closings of 1,597.

FORSYTH COUNTY ATTACHED & DETACHED HOUSING AND LOT ANALYSIS

There are currently 2,082 VDLs in attached and detached communities in Forsyth County. There is currently a 12.3 months supply of lots in Forsyth County.



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

- Of the 2,082 VDLs, 1,731 are in detached communities. In these detached communities, there is only a 12.9 months supply of lots.
- Approximately 63% of all remaining VDLs are in communities with an active builder. Typically these lots are under control to the builder in the community. These communities have 8.1 months supply of VDLs.
- 53% of all VDLs have been delivered 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 Forsyth County.

Proposal Requirements

This property is offered at an asking price of **\$50,000 per acre for a total of \$1,211,000.**

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 local history and financial capabilities

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

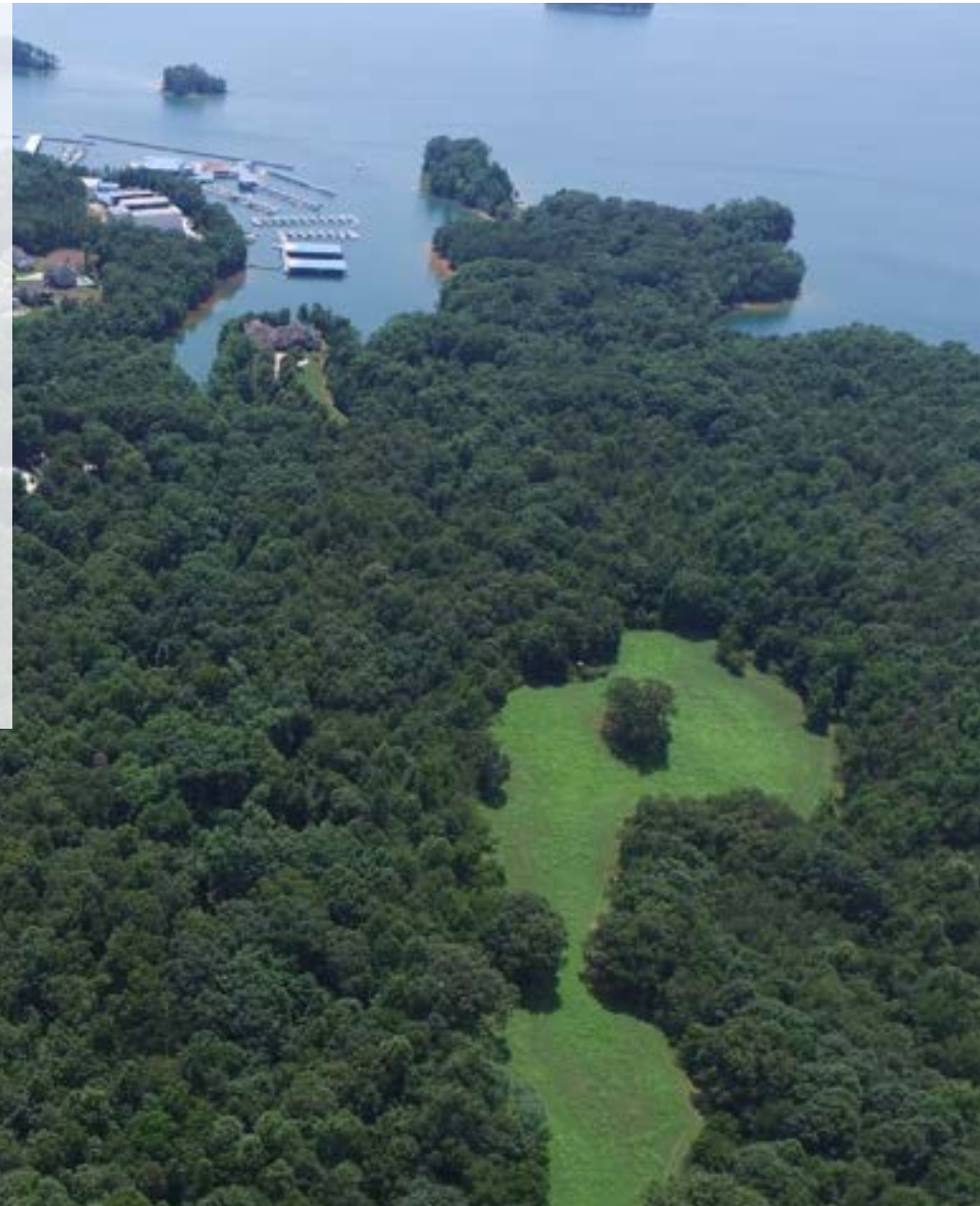


Support Information

Below are files that are related to **Highway 369** and may be downloaded.* Click the links to open the files.

[VIEW ALL FILES](#)[GOOGLE EARTH KMZ FILE](#)[SURVEY](#)[COMMERCIAL ZONING DOCUMENTS](#)

*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.

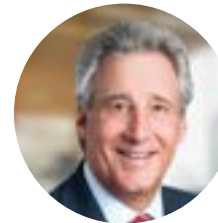


MEET OUR TEAM

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 **\$500+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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