

An aerial photograph showing a vast, dense forest of green trees. In the foreground, a paved road with yellow lane markings runs horizontally. To the left of the road, there is a small cluster of trees and a dirt area. The sky is clear and blue. A teal diagonal line runs from the top right corner towards the bottom right, separating the forest image from the white background on the right.

BUTNER
LAKE

70.52 ACRES

BUTNER ROAD / STONEWALL TELL ROAD
CITY OF SOUTH FULTON, FULTON 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 **70.52 acres on Butner Lake in Fulton 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 logo for Butner Lake, featuring the words "BUTNER" and "LAKE" in a white, serif font, separated by three white wavy lines representing water. The logo is overlaid on a photograph of a calm lake with a dense forest in the background under a clear blue sky.



BUTNER
LAKE

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The Opportunity

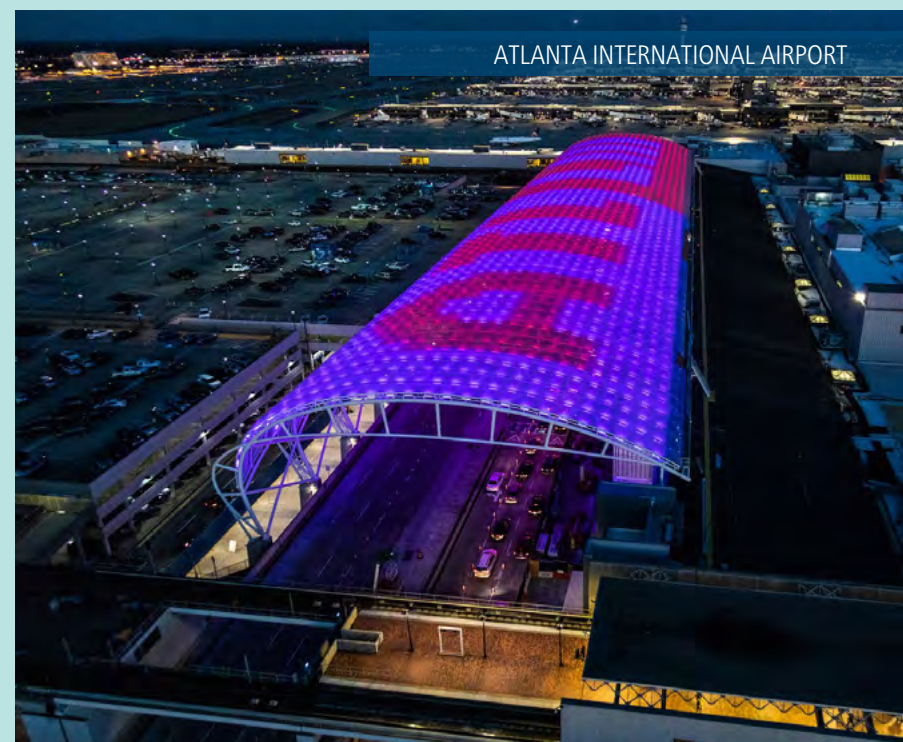
Ackerman & Co. and **Pioneer Land Group** are pleased to exclusively present **70.52 acres on Butner Lake**, in the city of South Fulton, Fulton County, Georgia.

Butner Lake offers the following attributes:

- Convenient access to surrounding amenities on Camp Creek Parkway and South Fulton Parkway.
- Located just over 7 miles from Hartsfield-Jackson International Airport, the world's busiest airport that employs more than 63,000 people.
- Located in South Fulton, the 3rd best-selling county in all of the Metro Atlanta MSA for new closings.
- There is currently a 32.6 months supply of vacant developed lots ("VDLs") in South Fulton County.
- Located in the Westlake High School district which had 185 new detached home sales through 2023 with an average price of \$472,000, the highest price per home in the South Fulton Market.
- There is a 2.5 acre lake located on the property near the rear.
- The majority of the property is zoned R2A, which is 27,000 SF lots.
- Road frontage on Butner Road and Stonewall Tell Road.
- Sewer is located north of the property and an easement is required through the Vineyard at Butner HOA.

Butner Lake is an opportunity to build a premium community to meet the immediate and growing housing needs for this market.

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



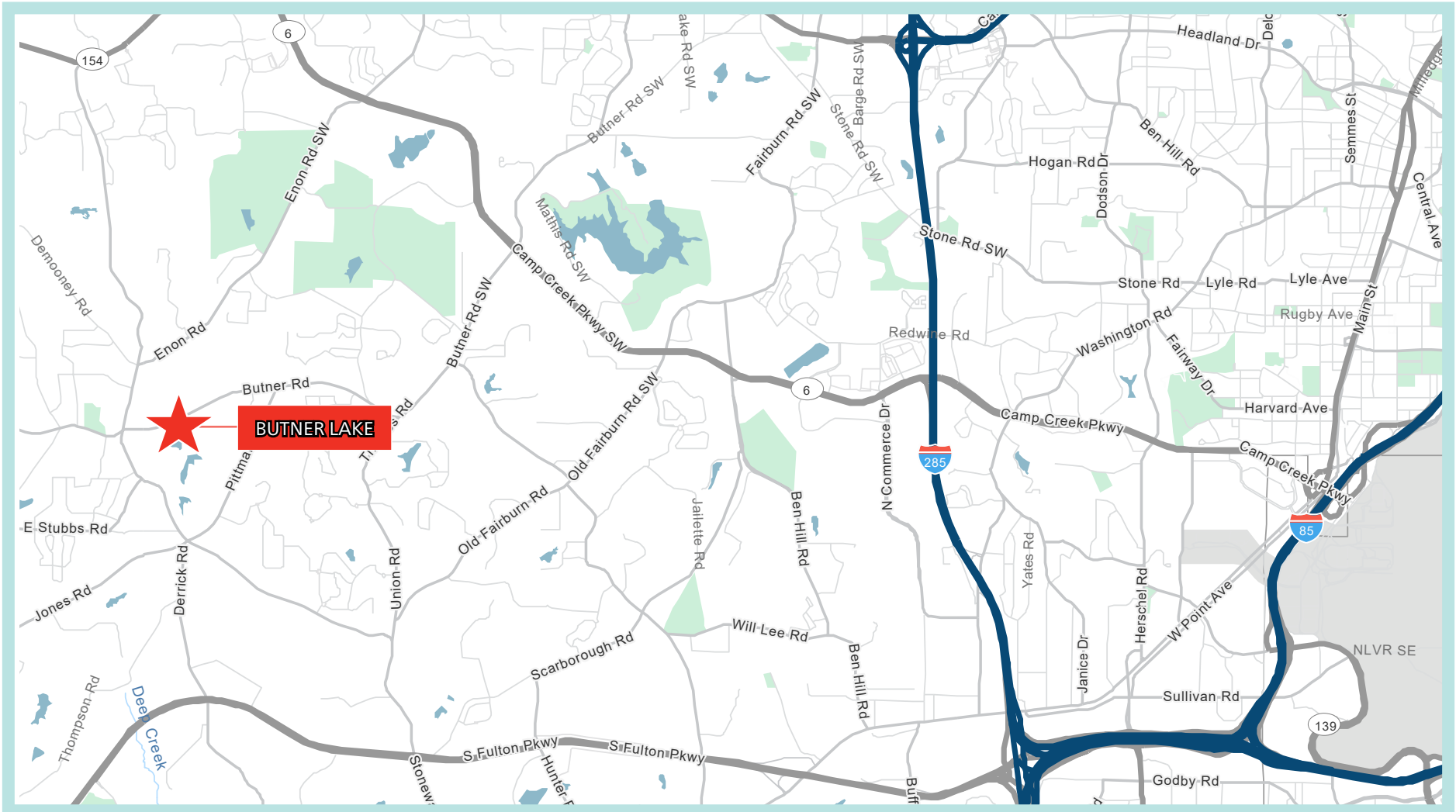
ATLANTA INTERNATIONAL AIRPORT



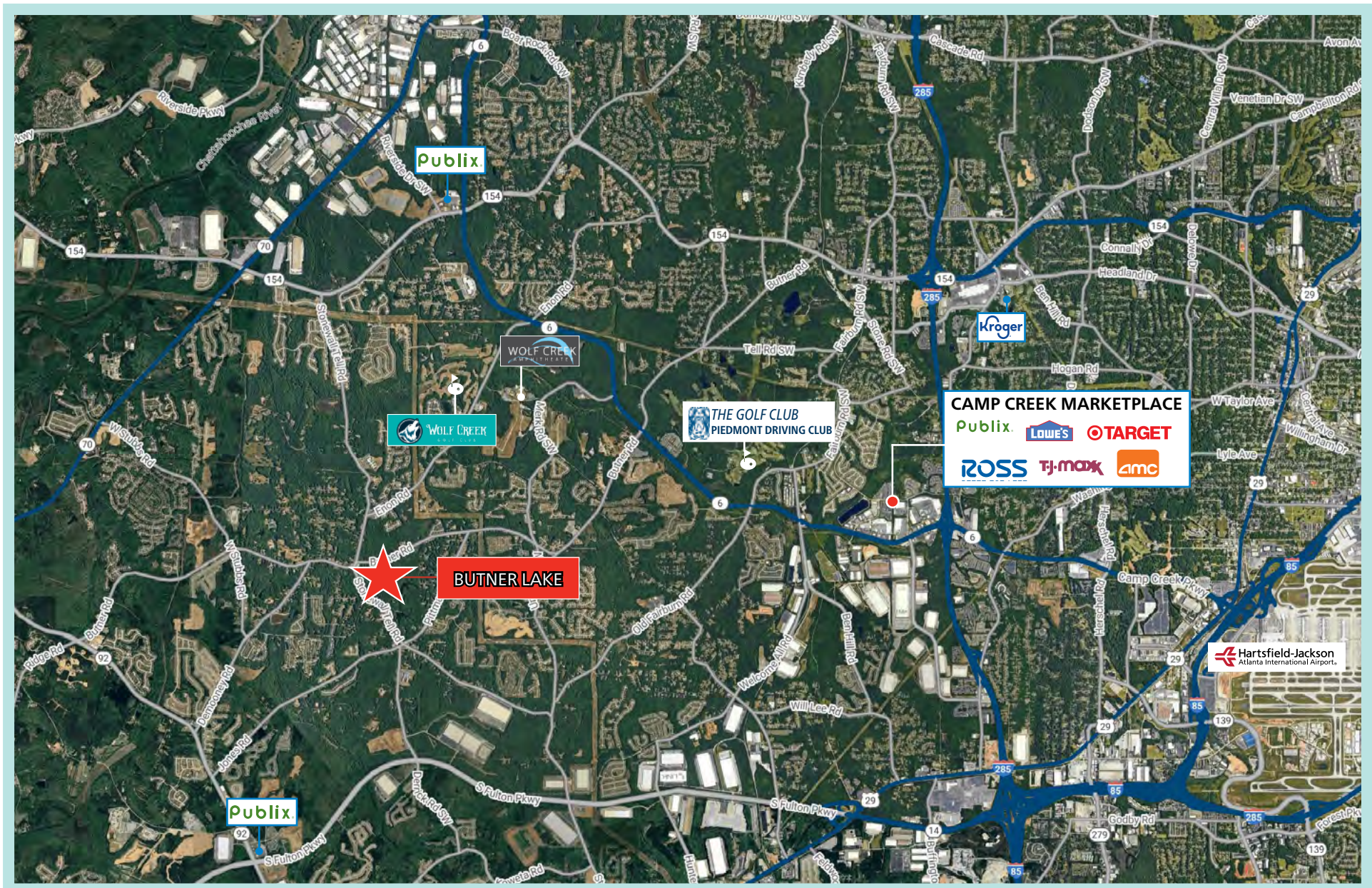
BUTNER LAKE

The Property

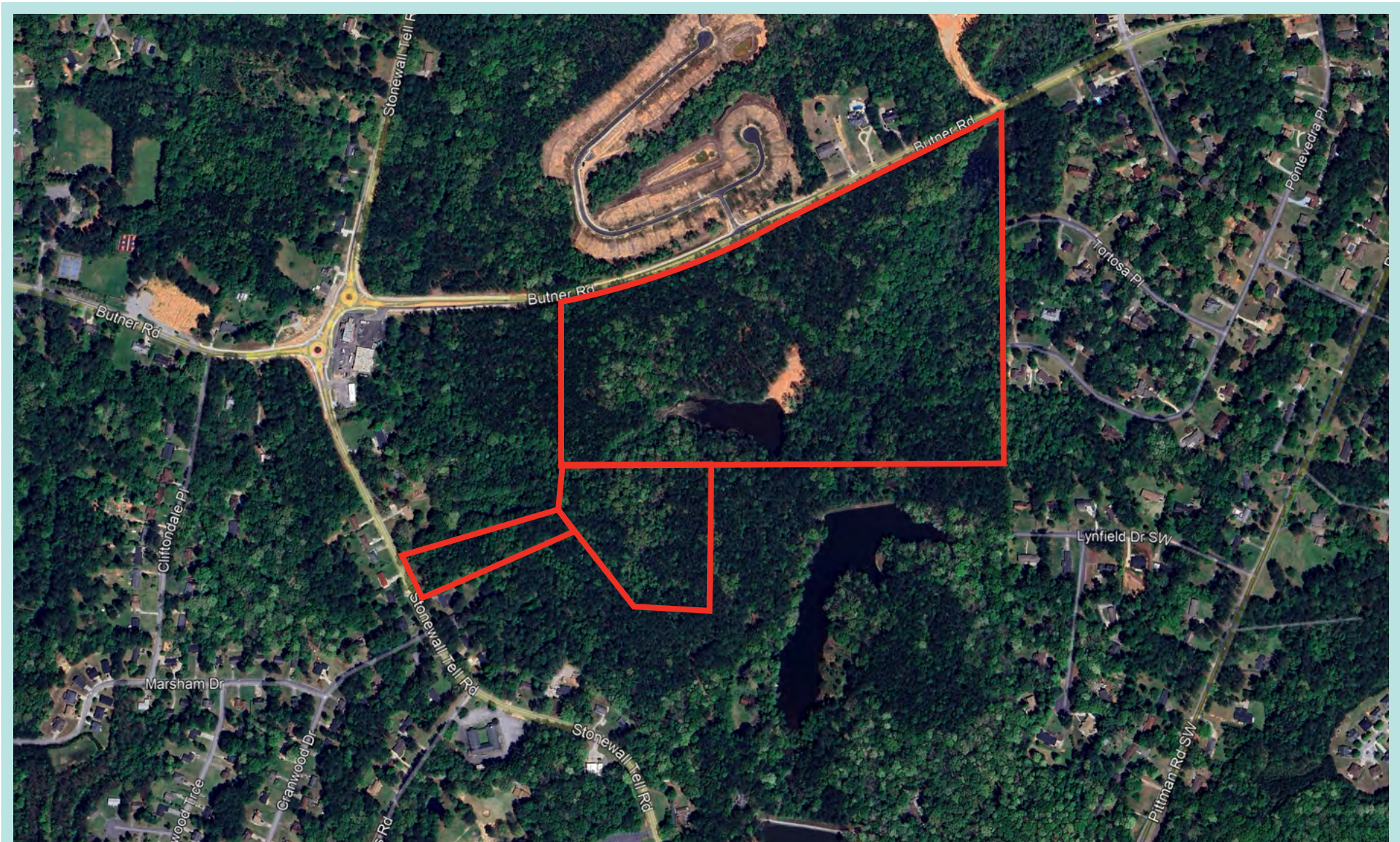
Butner Lake is located on Butner Road in South Fulton, Fulton County, GA. The parcel IDs are 14F-0125-LL-022-0, 09F-4101-0172-0031 & 09F-4101-0172-028-8.



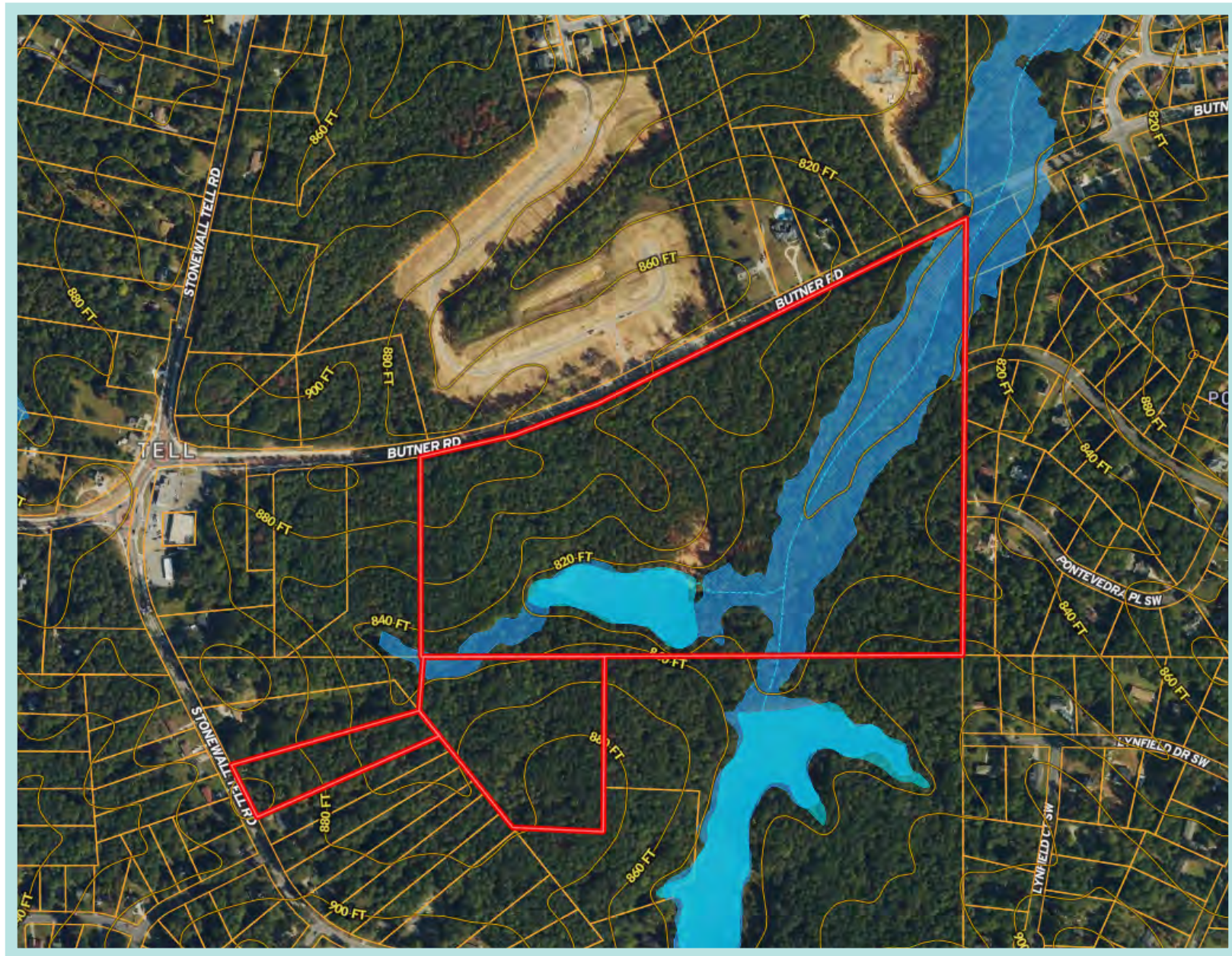
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP WITH HYDROLOGY



ZONING AND LAND USE

The majority of the property is currently zoned R-2A in the City of South Fulton with the following development standards:

- Minimum Lot Size:.....27,000 SF
- Minimum Lot Width:120'
- Minimum Front Setback:60'
- Minimum Rear Building Line:.....40'
- Minimum Side Building Line:15' or 30'
- Minimum Heated Floor Area:1,700 SF (< 2 stories)
1,800 SF (> 2 stories)

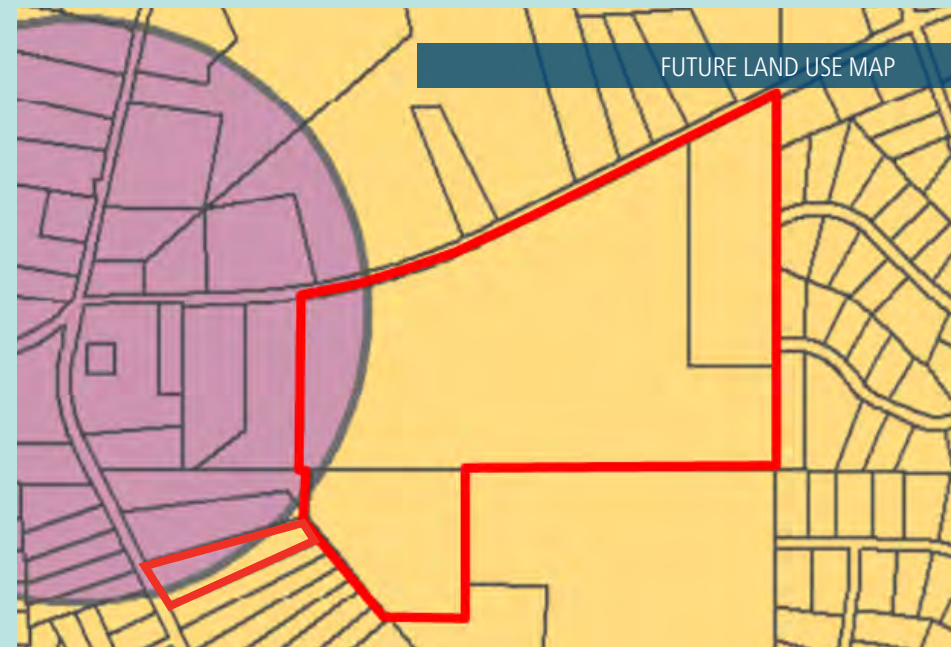
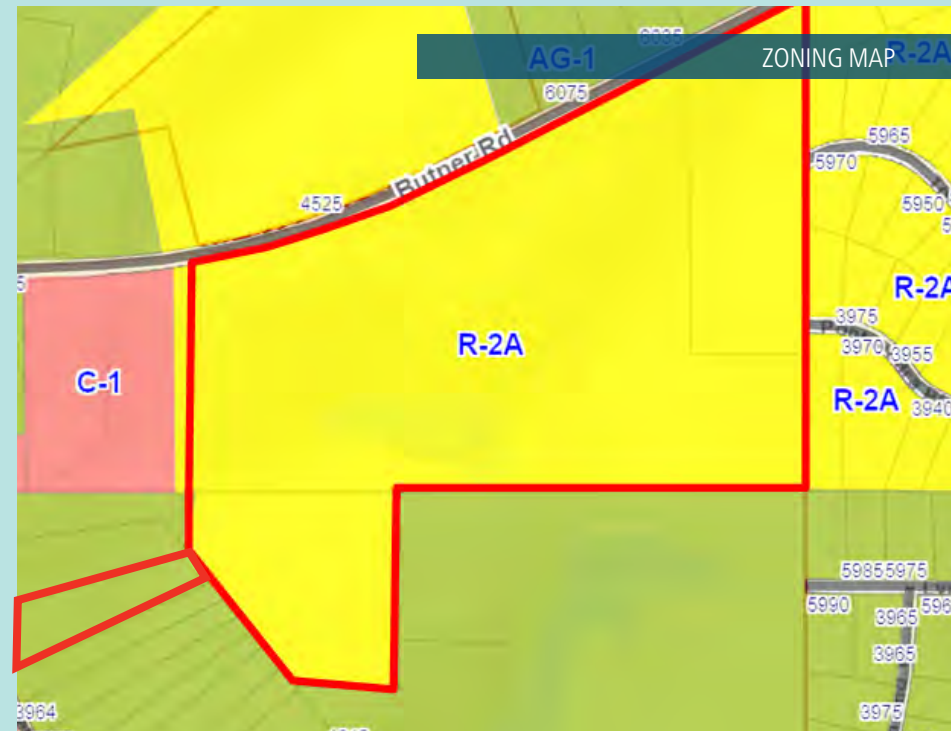
The 3.34-acre parcel is zoned AG-1

FUTURE LAND USE

The property is located in the Rural Neighborhood designation in the Future Land Use Map. Under this designation, the following zoning could be achieved. Residential 0 to 2 units with possible zoning classification of R2A, CUP, and NUP.

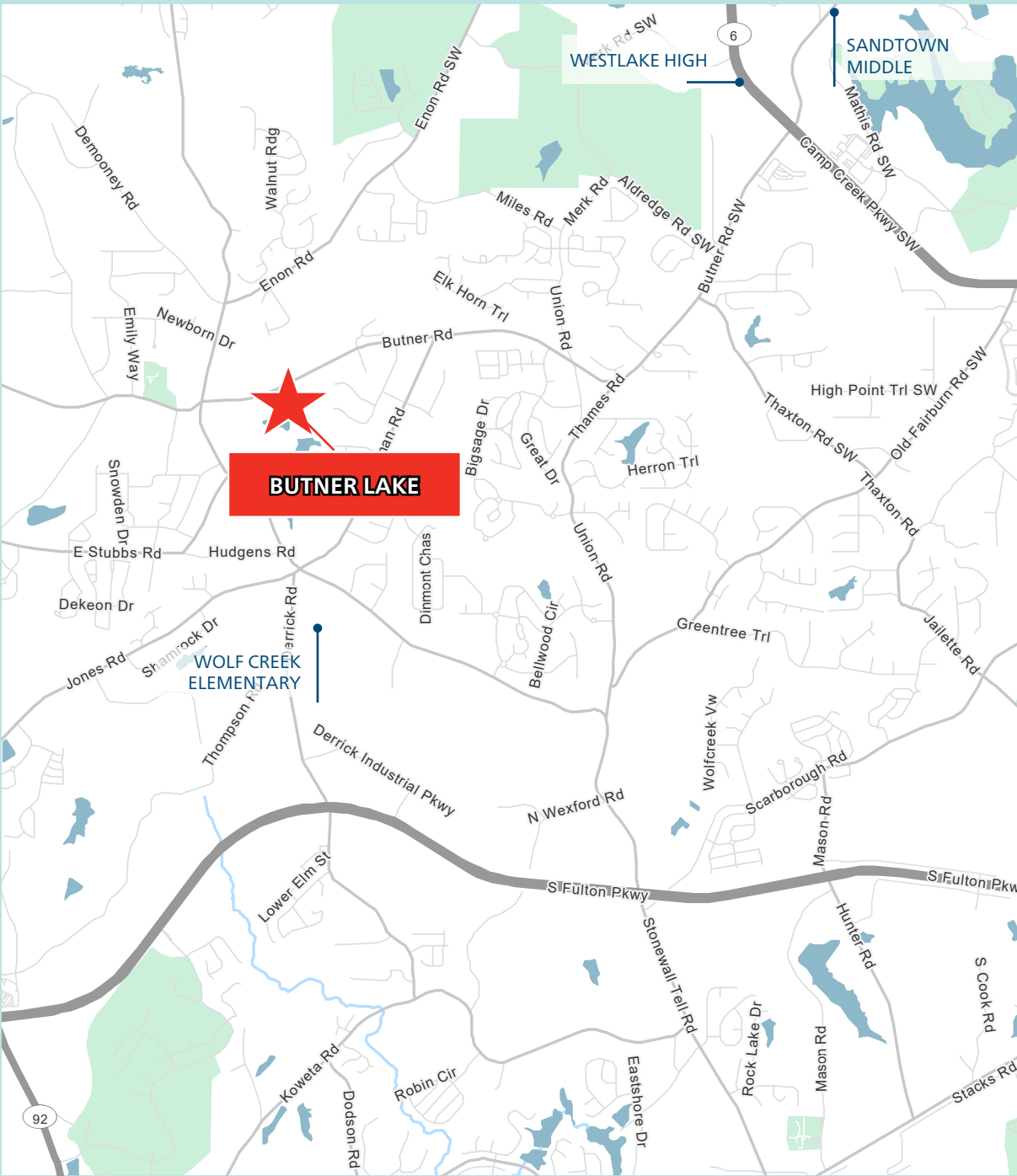
UTILITIES

The property is served by domestic water. Sanitary sewer is located across Butner Road at the Vineyards at Butner community and should gravity flow with easements (Sewer Map is available in Support Information). Prospective purchasers should verify utility availability and capacity during the due diligence.



SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Wolf Creek Elementary	1.6 Miles
MIDDLE SCHOOL	
Sandtown Middle	5.6 Miles
HIGH SCHOOL	
Westlake High	4.0 Miles



The Market

SOUTH FULTON COUNTY MARKET

The south Metro Atlanta area has seen tremendous residential and job growth in the last few years. This growth has been driven by the major arteries of Camp Creek Parkway and South Fulton Parkway. Camp Creek Parkway has been the “backbone” for the growth in the south Metro Atlanta area.

Below are some of the major developments that are under way or that have been completed in recent years in the area:

- **Hartsfield-Jackson International Airport** is home to more than 63,000 jobs. This airport is considered the world’s busiest airport in both passengers and number of flights. The 5th runway and the new Maynard Jackson International Terminal are both complete. With the growth of the airport, it will continue to be a large job contributor for this area of Metro Atlanta.
- Located at the south-west corner of Camp Creek Parkway and Interstate-285, **Camp Creek Business Center** is a 400-acre mixed-use business park developed by Duke Realty. It contains more than 2.6 million square feet and has the capacity to develop a total of more than 5.5 million square feet. It is 97.3 percent leased and has high quality corporate users such as:
 - Dick’s Sporting Goods - Clorox Corporation
 - Ford Motor Company - Bank of America
 - Royal Bank of Scotland - Federal Aviation Administration
- In 2015, **Porsche North America** opened their North American headquarters which included a new office building and test track. A 5-star luxury hotel opened in 2017 adjacent to Porsche Headquarters.

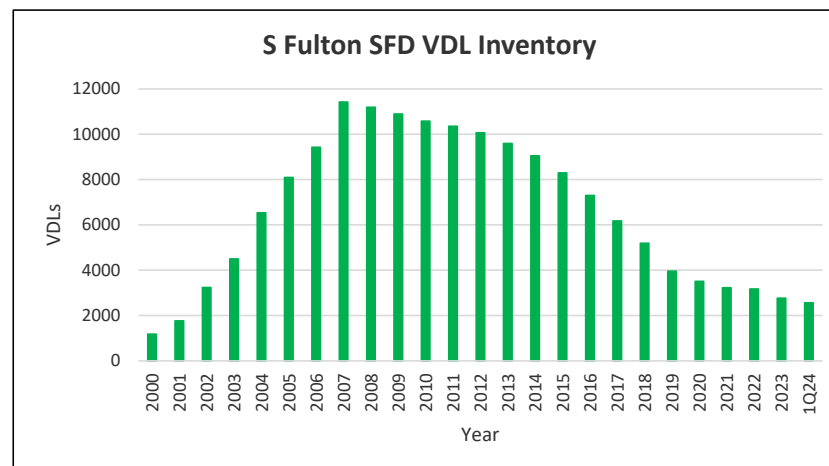
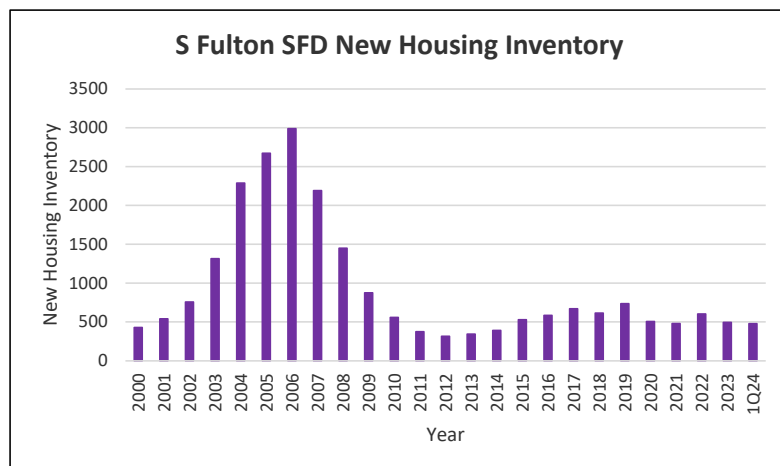
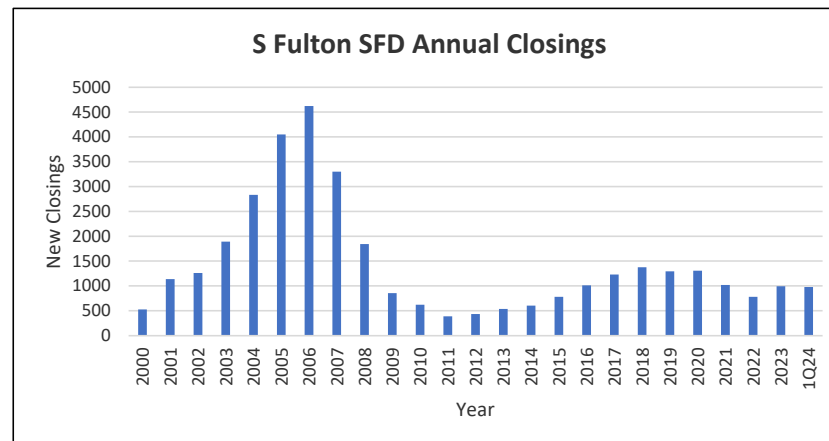
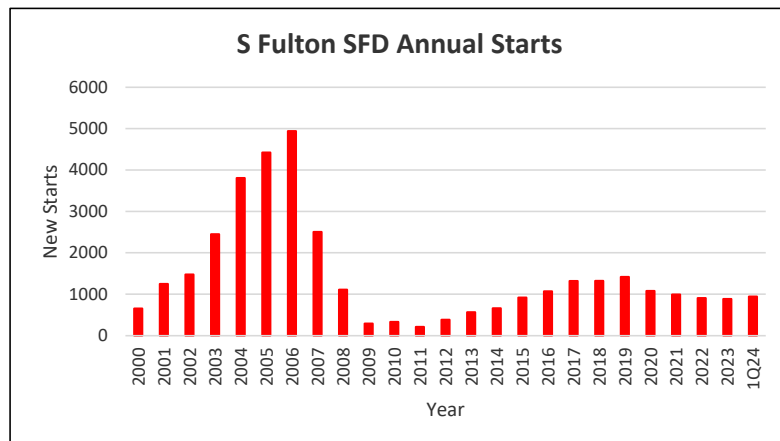
CAMP CREEK BUSINESS PARK



PORSCHE NORTH AMERICA



SOUTH FULTON COUNTY DETACHED 20 YEAR REVIEW (1Q24)



YEAR	ANNUAL STARTS	ANNUAL CLOSINGS	NEW HOUSING INVENTORY	VDL INVENTORY
20 Year Average (2005-1Q24)	1,312	1,401	892	7,339
10 Year Average (2015-1Q24)	1,085	1,077	569	4,611
5 Year Average (2020-1Q24)	960	1,016	512	3,043

SOUTH FULTON COUNTY DETACHED HOUSING AND LOT ANALYSIS

The South Fulton County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data for Fulton County from 2020-2023 is as follows:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2020	6%	1,163	\$288,000	-
2021	4%	835	\$333,000	+15.6%
2022	2%	607	\$422,000	+26.7%
2023	8%	803	\$422,000	+0.0%

Below are highlights for this market through 1Q24:

- Annual starts of 942, representing an 11% increase in the last four quarters.
- Annual closings of 977, representing a 14% increase in the last four quarters.
- Currently, there is a 32.6 months supply of VDLs.
- Of the remaining VDLs, 61% are in subdivisions with an active builder.

WESTLAKE HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

In 2023, Westlake continued to show growth in the SFD market. The 2023 average resale price of a house built in 2005 or later was \$431,000. Below is the new house sales data for this market:

YEAR	% TOTAL FULTON COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2020	19%	211	\$329,000	-
2021	16%	133	\$195,000	+20.1%
2022	16%	100	\$466,000	+18.0%
2023	23%	185	\$472,000	+1.3%

Below are some highlights of this market through 1Q24:

- Annual starts of 155.
- Annual closings of 210.
- There is currently a 32.3 months supply of VDLs.
- There is only a 2.3 months supply of homes in this market.

With the continued growth and desire for homebuilders to enter the South Fulton County and Westlake High School markets, **Butner Lake** is an excellent opportunity to fill the immediate housing needs.

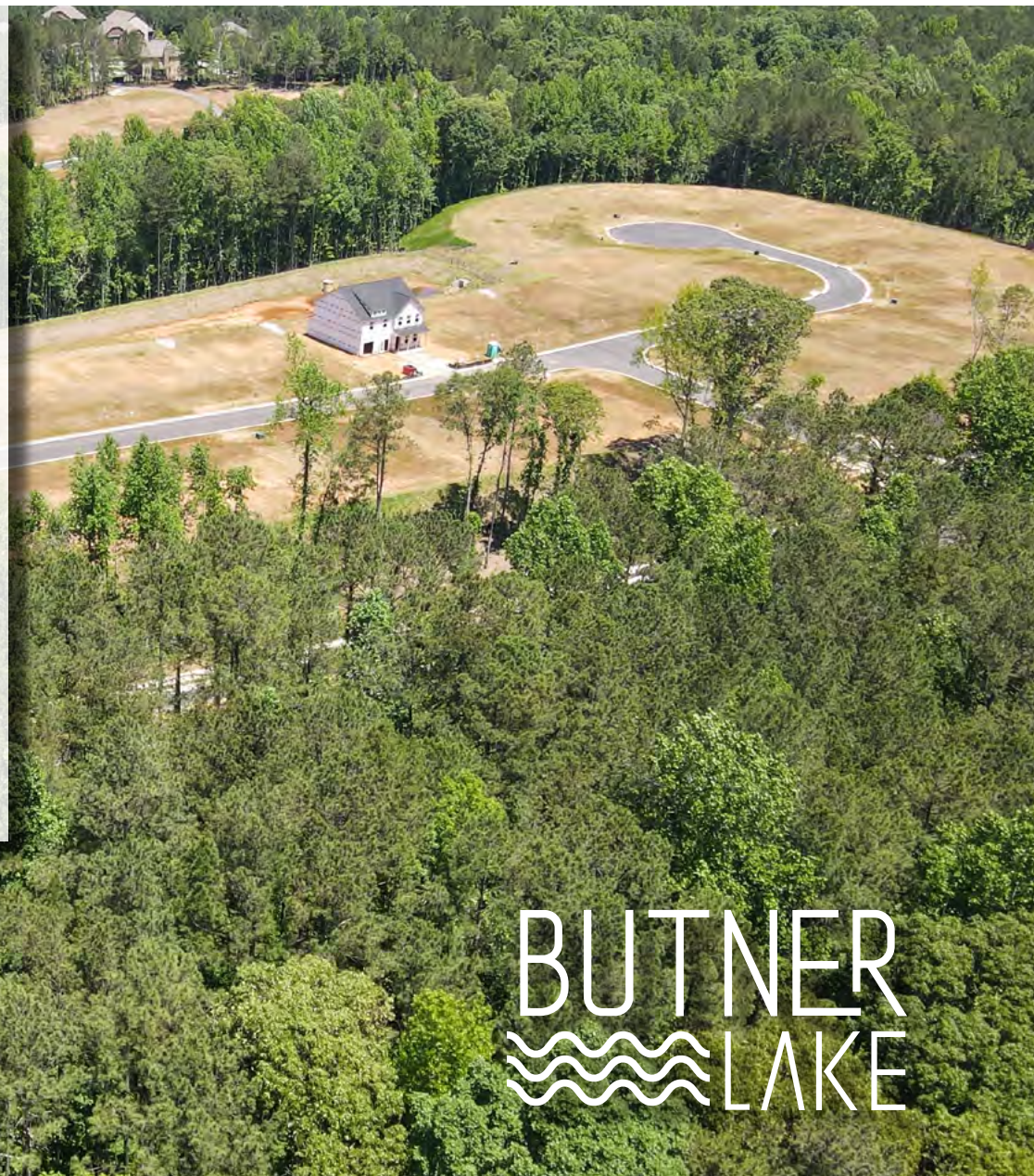
Proposal Requirements

The 70.52 acres in Fulton County are offered at a price of \$4,000,000 or \$56,722 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

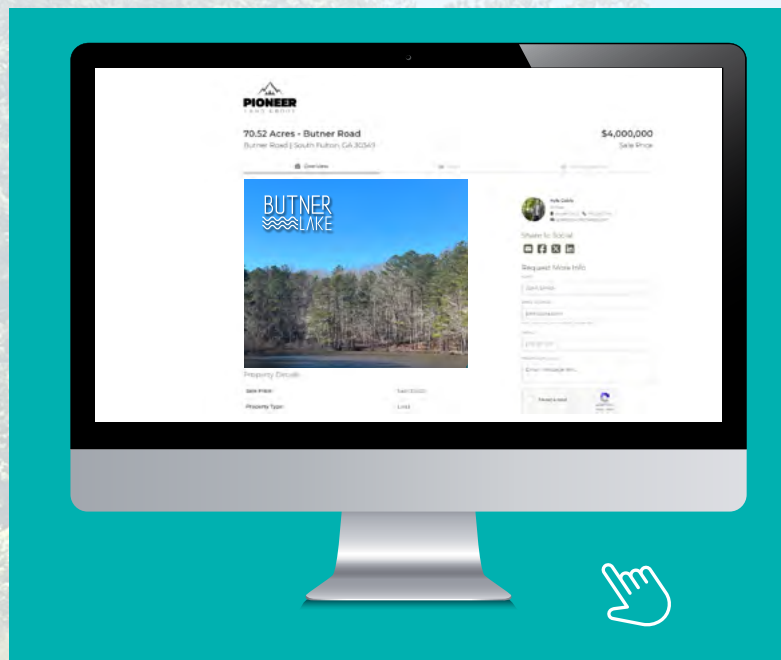
We are available to discuss the project and address any questions at your convenience.



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Support Information

Below are files that are related to **Butner Lake** and may be downloaded.* Click the links 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.

BUTNER LAKE

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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