



# Kellogg Creek ESTATES

20.24 Acres  
ON KELLOGG CREEK RD  
CHEROKEE COUNTY | GEORGIA

**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 **Kellogg Creek Estates, 20.24 acres on Kellogg Creek 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 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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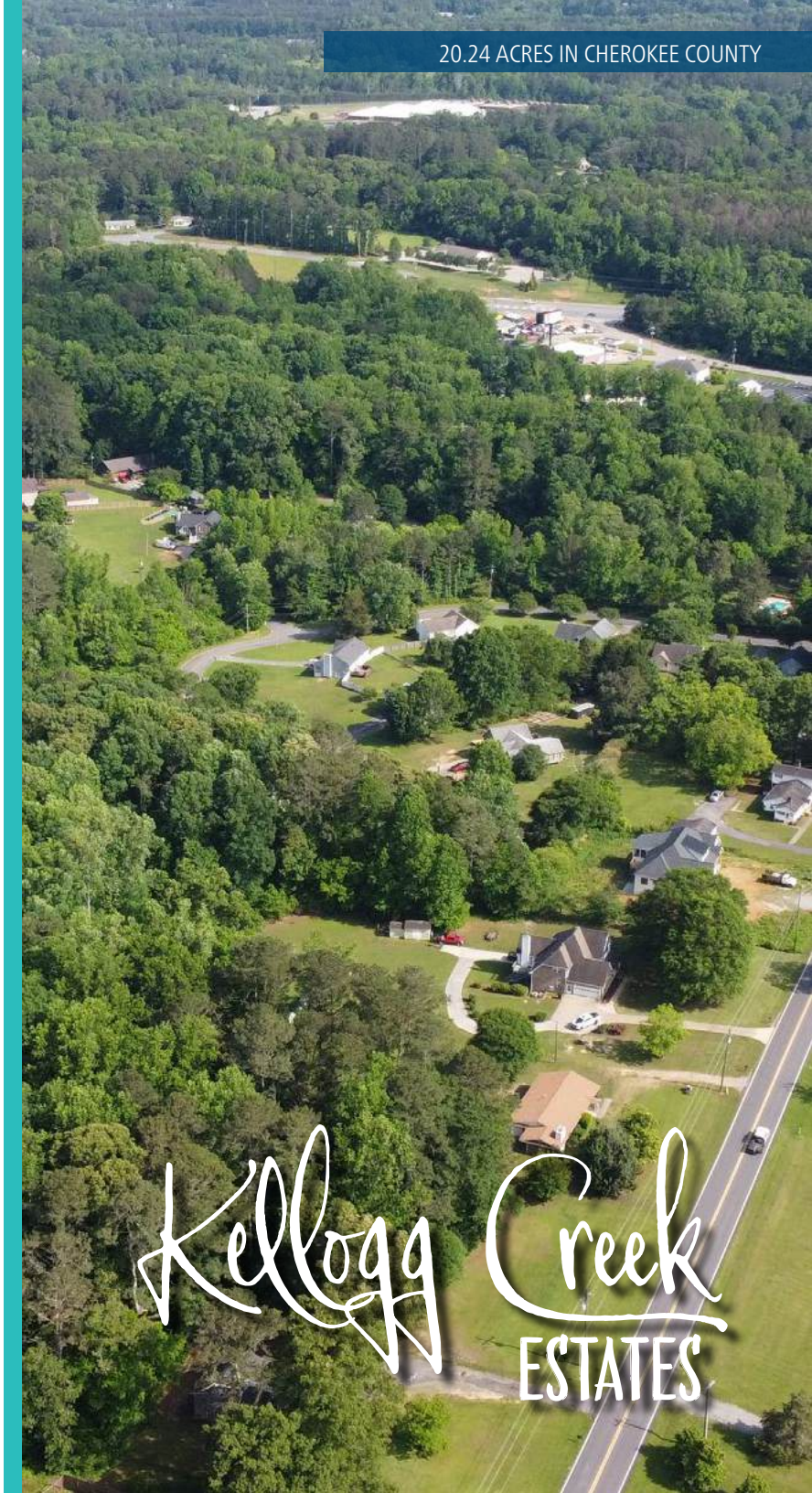
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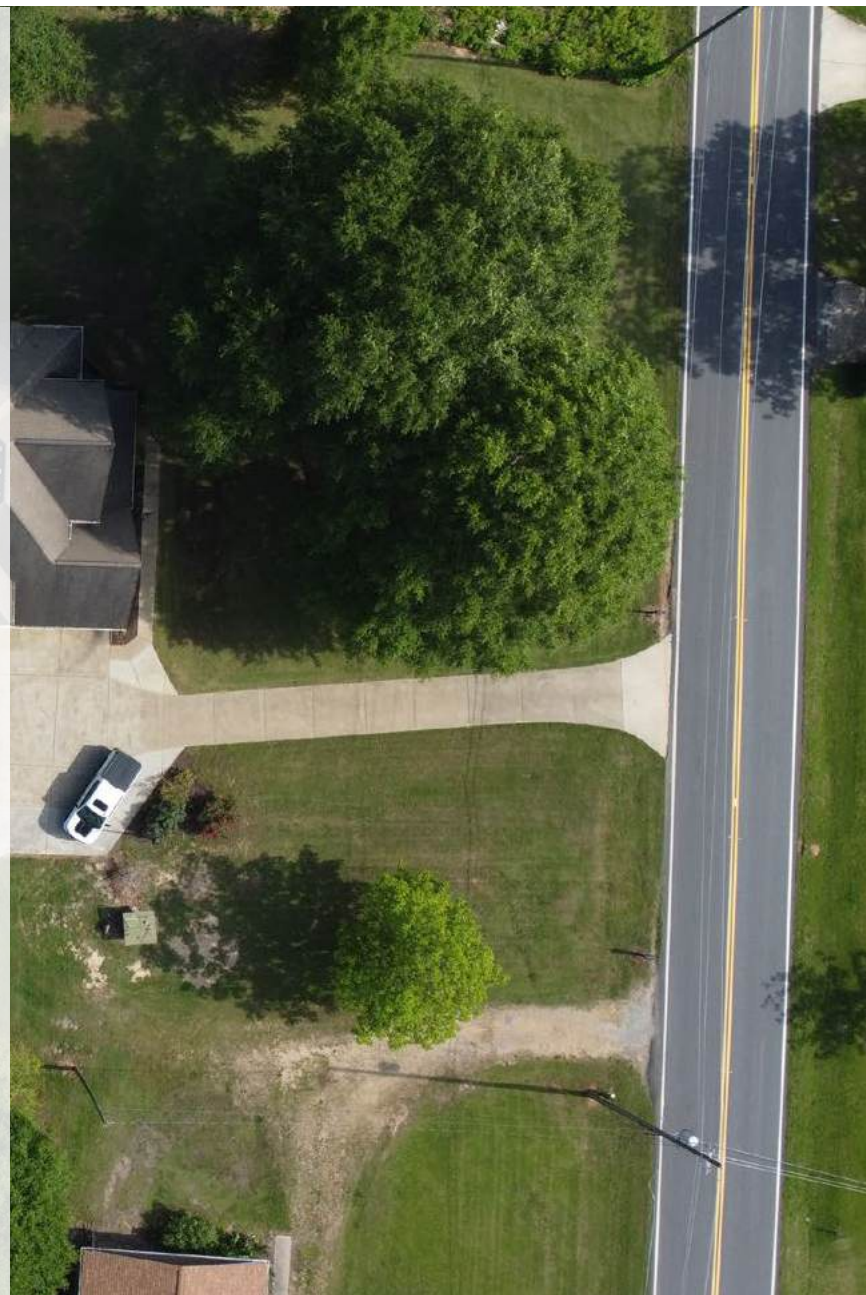
# The Opportunity

**Ackerman & Co.** and **Pioneer Land Group** are pleased to present for sale **Kellogg Creek Estates**, 20.24 acres located on Kellogg Creek Road in Cherokee County.

**Kellogg Creek Estates** offers the following attributes:

- Located approximately 1.5 miles from the I-75 and Hwy 92 Interchange allowing easy access to Atlanta.
- Less than 2 miles from Allatoona Lake, offering boating, fishing, camping, hiking and many more outdoor activities.
- Downtown Acworth is approximately 3 miles from the property, offering an array of dining, retail and entertainment, including Acworth Beach.
- Just over 7 miles away, Downtown Woodstock offers a vibrant community scene. Encompassing over 12 square miles and boasting a population of over 30,000, Woodstock thrives with hundreds of small businesses, regional shopping destinations, and tourism attractions. The city even features the Northside Hospital- Cherokee Amphitheater, where you can enjoy free concerts.
- Located in Cherokee County, the fifth best county for new closings through 1Q25 in all of metro Atlanta.
- The average price of all new detached homes in Cherokee was \$655,000 through 1Q25.
- **Kellogg Creek Estates** is served by an excellent school system with Etowah High being the 50th best High School out of 446 high schools in Georgia.
- There is only a 17.8 months supply of Vacant Developed Lots ("VDLs") in the Etowah High School district.

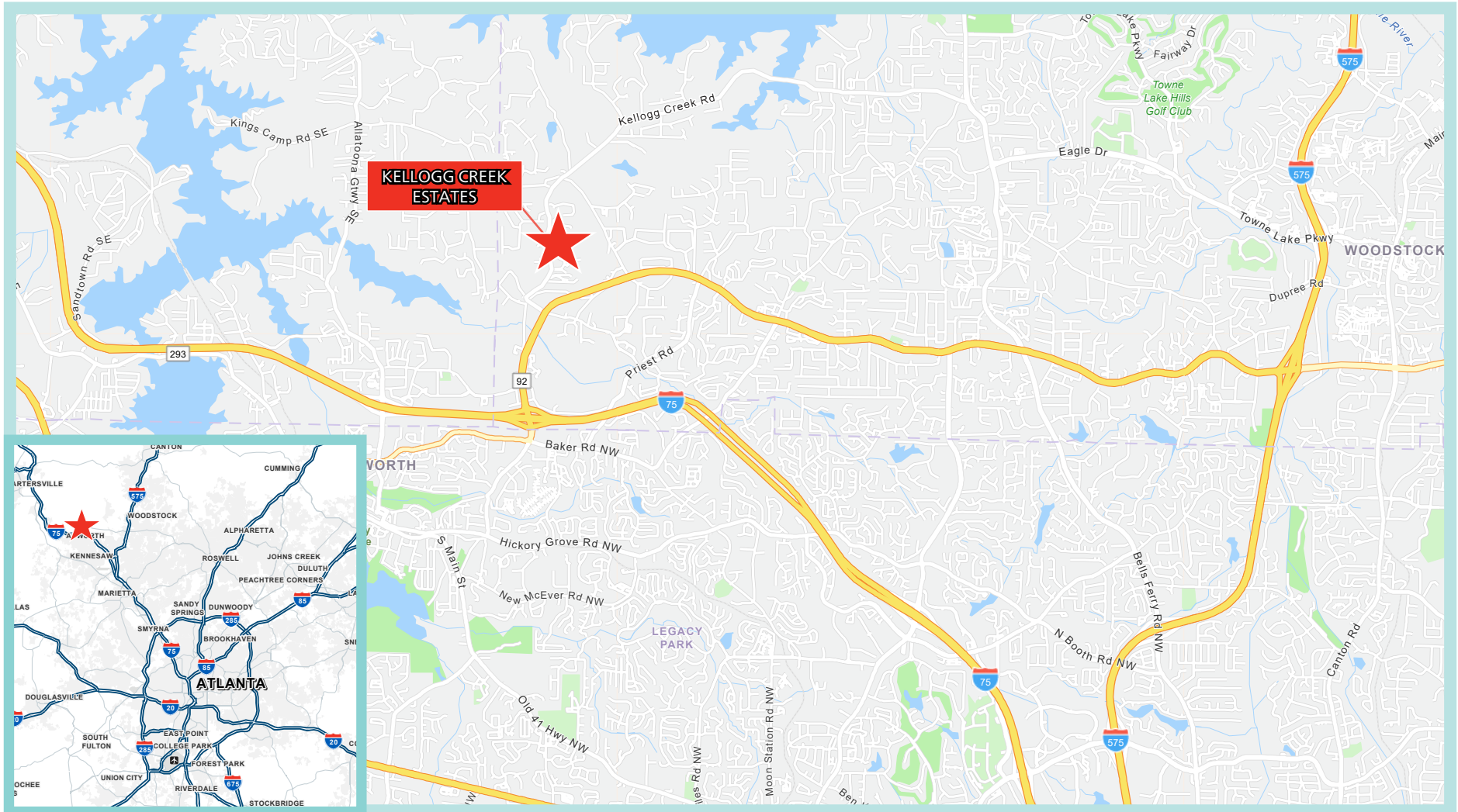
Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.





# The Property

**Kellogg Creek Estates** is located at 3487 Kellogg Creek Road, Acworth, GA 30102. The Parcel ID is 21N05 149.



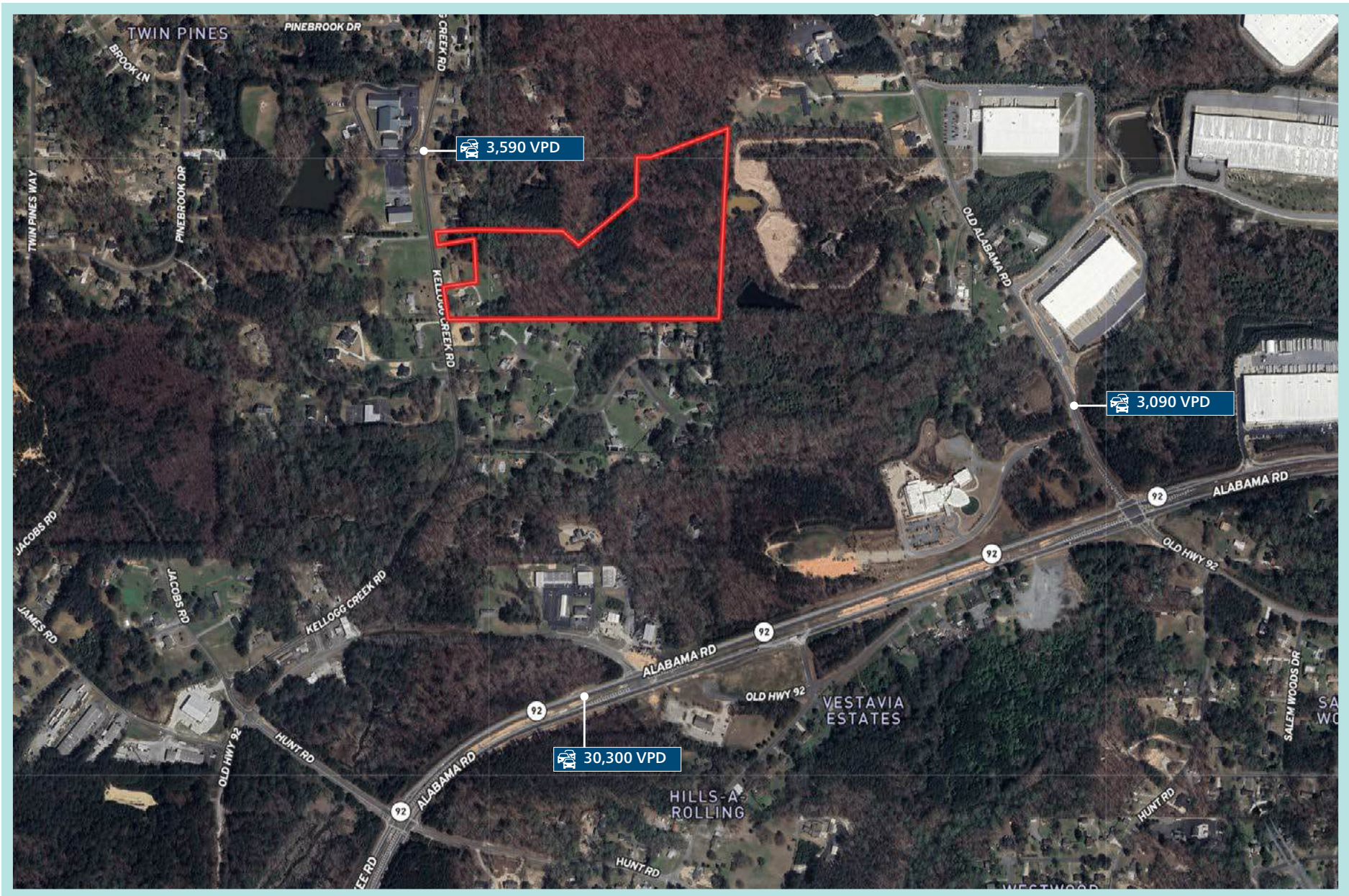


## HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



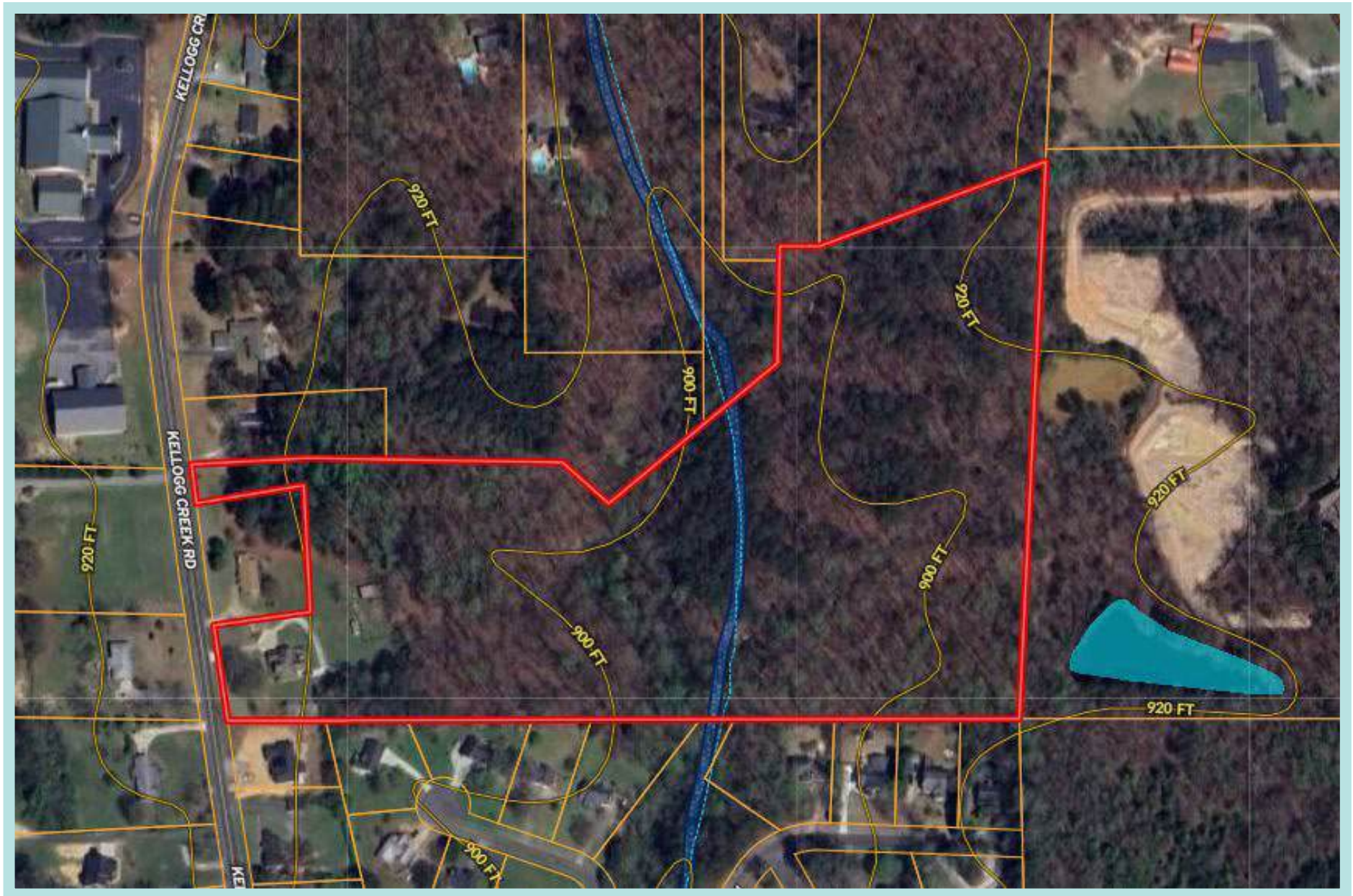


## LOW ALTITUDE AERIAL





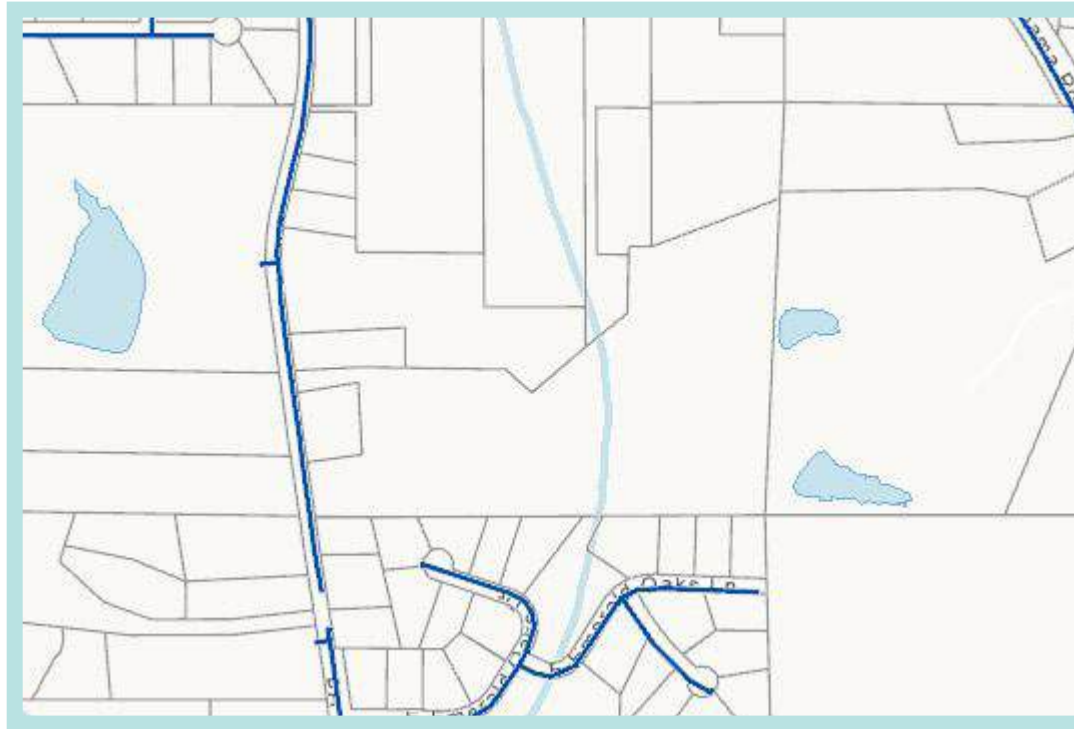
## TOPOGRAPHY WITH HYDROLOGY





## UTILITIES

**Kellogg Creek Estates** will be served by public water. Sewer is not located near the property, and the property will not gravity flow to the closest sewer line. This deal will be served by septic.



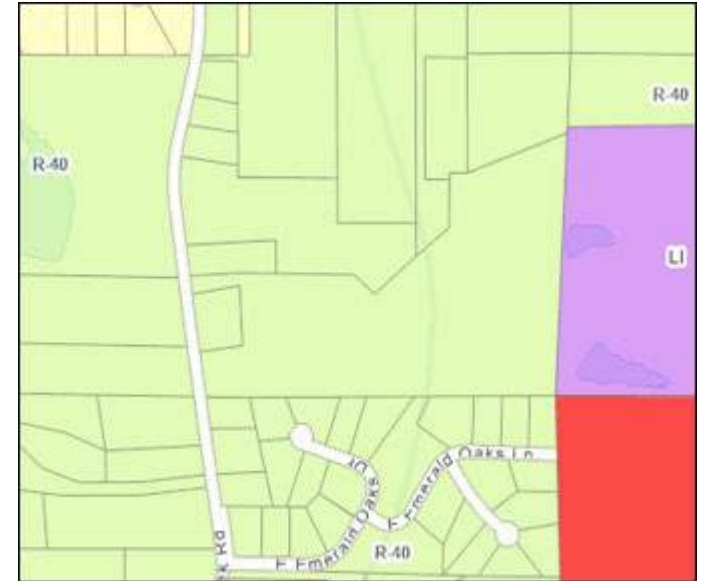


## ZONING

**The Property** is currently zoned R-40 in Cherokee County with the following development standards:

<b>Minimum Lot Area</b> .....	40,000 SF
<b>Minimum Lot Width</b> .....	100'
<b>Minimum Front Setback</b> .....	35'
<b>Minimum Side Setback</b> .....	15'
<b>Minimum Rear Setback</b> .....	30'

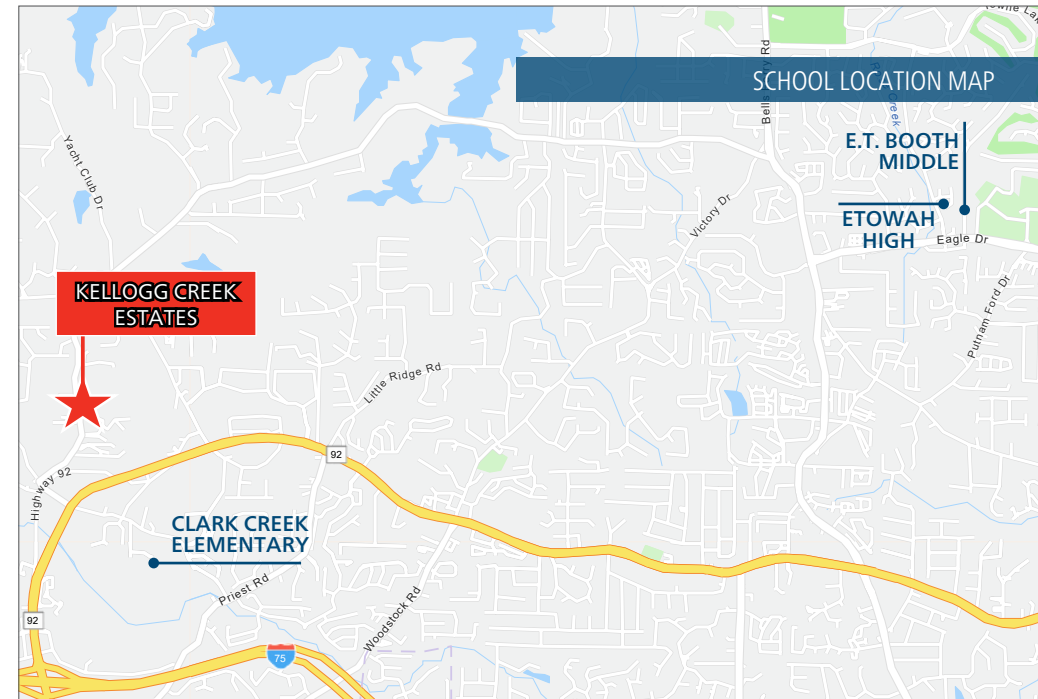
ZONING MAP



## SCHOOLS

SCHOOL	DISTANCE IN MILES
<b>ELEMENTARY SCHOOL</b>	
Clark Creek Elementary	1.5 Miles
<b>MIDDLE SCHOOL</b>	
E.T. Booth Middle	6.8 Miles
<b>HIGH SCHOOL</b>	
Etowah High	6.8 Miles

SCHOOL LOCATION MAP





# 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

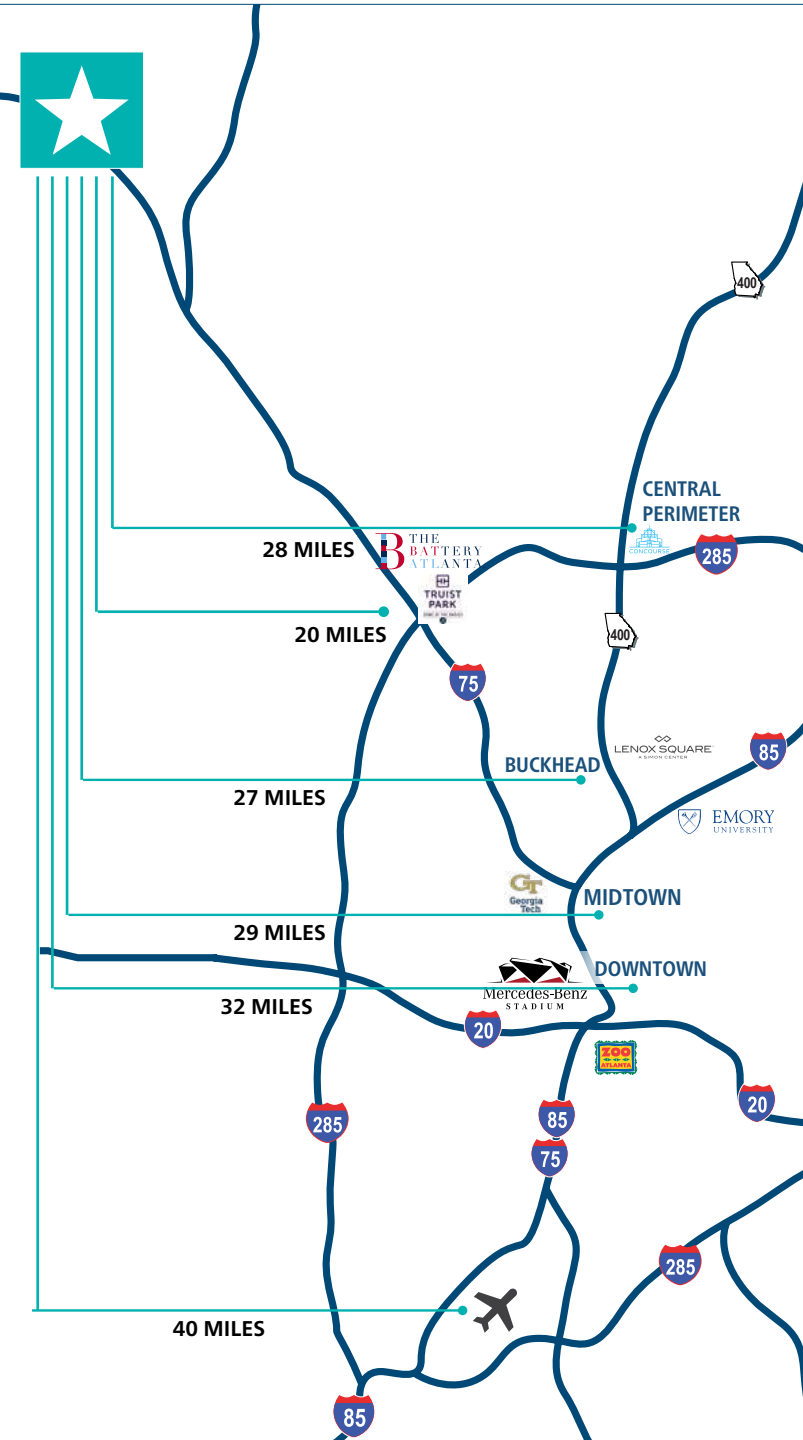
STATE FOR DOING BUSINESS  
10 YEARS IN A ROW

## #3

METRO IN THE US FOR  
POPULATION GROWTH

## #5

MOVE-IN DESTINATION  
IN THE COUNTRY





## CHEROKEE COUNTY DETACHED HOUSING AND LOT ANALYSIS

Cherokee County was the fifth best selling county in Metro Atlanta through 1Q25. Below is the new SFD sales data for 2022 - 1Q25:

YEAR	%TOTAL METRO ATLANTA MSA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2022	7%	1,432	\$531,000	
2023	8%	1,259	\$577,000	+8.7%
2024	9%	1,455	\$658,000	+13.7%
1Q25	7%	239	\$660,000	+0.5%

Below are the highlights for this market through 1Q25:

- Annual starts in the market were 1,226.
- Annual closings in the market were 1,399, representing a 4% increase in the last four quarters.
- Based on the annual starts, there is currently only a 17.8 months supply of lots.
- Based on the annual closings, there is currently only a 5.3 months supply of houses.



## ETOWAH HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Etowah High School district continues to grow in demand as there are limited new housing developments in this market. Below is the new SFD sales data for 2022 - 1Q25 for Etowah High School:

YEAR	%TOTAL CHEROKEE COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2022	9%	131	\$468,000	
2023	7%	88	\$447,000	4.5%
2024	10%	151	\$488,000	6.7%
1Q25	11%	26	\$498,000	4.4%



With the continued decreasing supply of VDLs and houses located in Henry County and the Etowah High School market, we believe the property can fill the immediate and future needs for housing in this market.



# Proposal Requirements

**Kellogg Creek Estates, 20.24 acres in Cherokee County, GA** is offered at a price of **\$1,750,000 or \$86,463 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.**

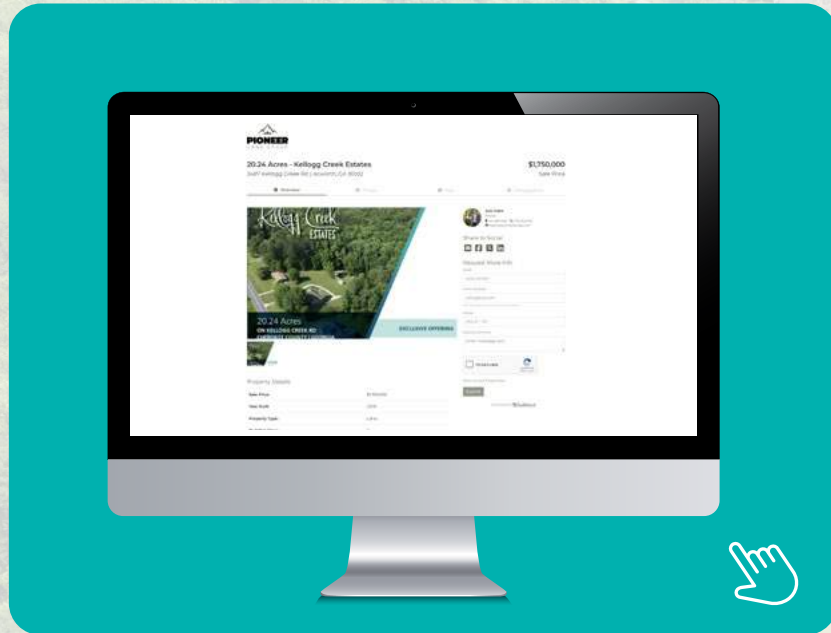


*Kellogg Creek*  
ESTATES

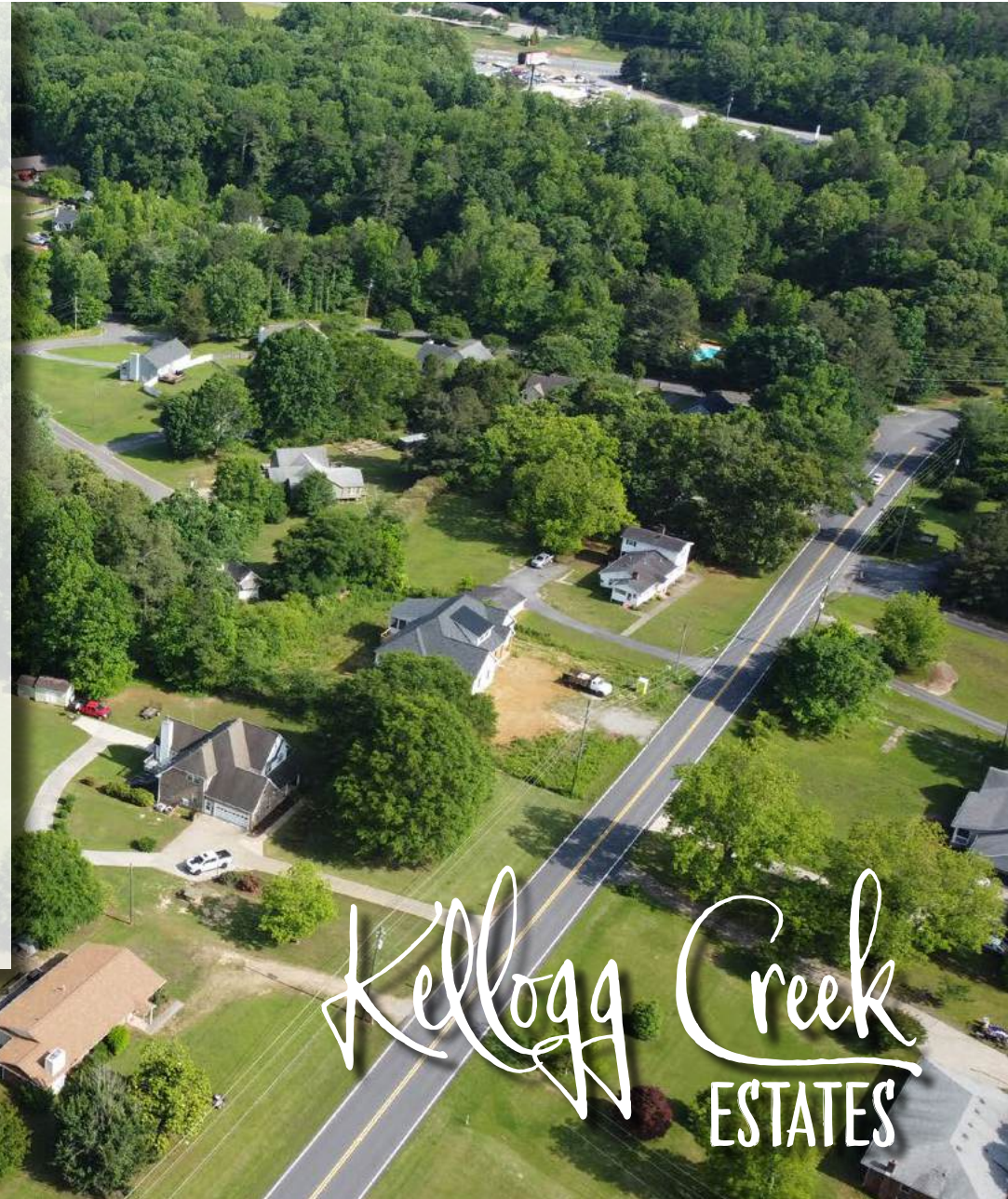


# Support Information

Below are files that are related to **Kellogg Creek Estates** 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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