



Calvinstone Farms

2,246 SF HOUSE ON 47.45 ACRES
DALLAS, PAULDING 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 **Calvinstone Farms, a 2,246 SF House on 47.45 acres in Dallas (Paulding 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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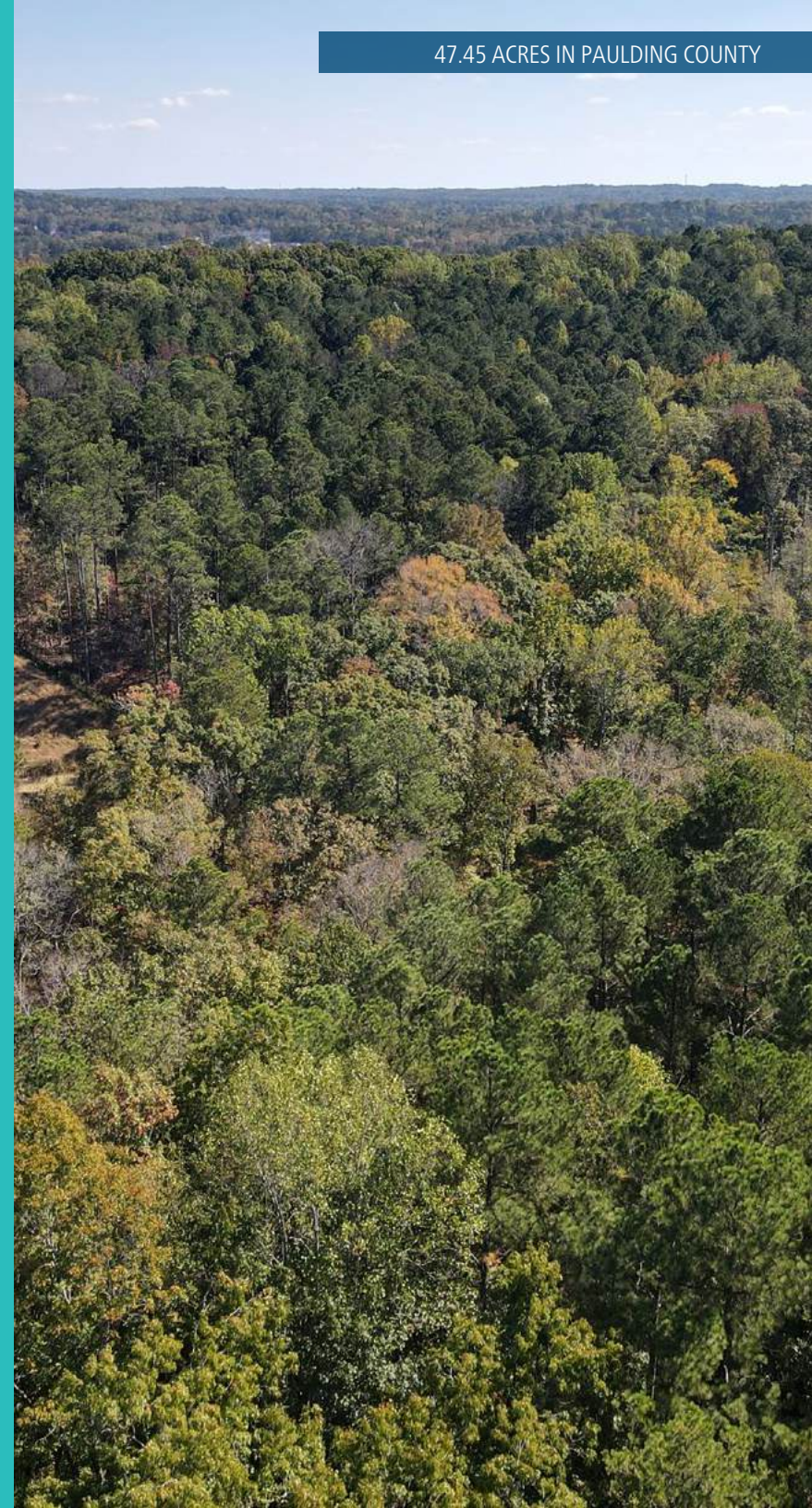




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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale a 2,246 SF house on 47.45 acres on Gulledge Road in Dallas, Paulding County, Georgia.

Calvinstone Farms offers the following attributes:

- Convenient access to surrounding amenities on Cedarcrest Road, Dallas Acworth Highway, and Highway 41.
- Located in Paulding County, the 5th best-selling county in Metro Atlanta for new Single Family Detached (SFD) house sales.
- Located in the North Paulding High district which was the 9th best selling district for new detached homes in Metro Atlanta.
- Sewer is located on the adjacent property, but there is currently no capacity in the basin. Infrastructure work to increase capacity is estimated to be complete within the next 24 months.
- A 2,246 SF four-side brick home built in 1984 with 4 bedrooms, and 2 full-baths and 2 half-baths.
- Basement with approximately 50% finished.
- Over 20 acres of pasture with fencing.
- Two ponds that are a total of over 1 acre.
- Large barn, shop, and pavilion on property.

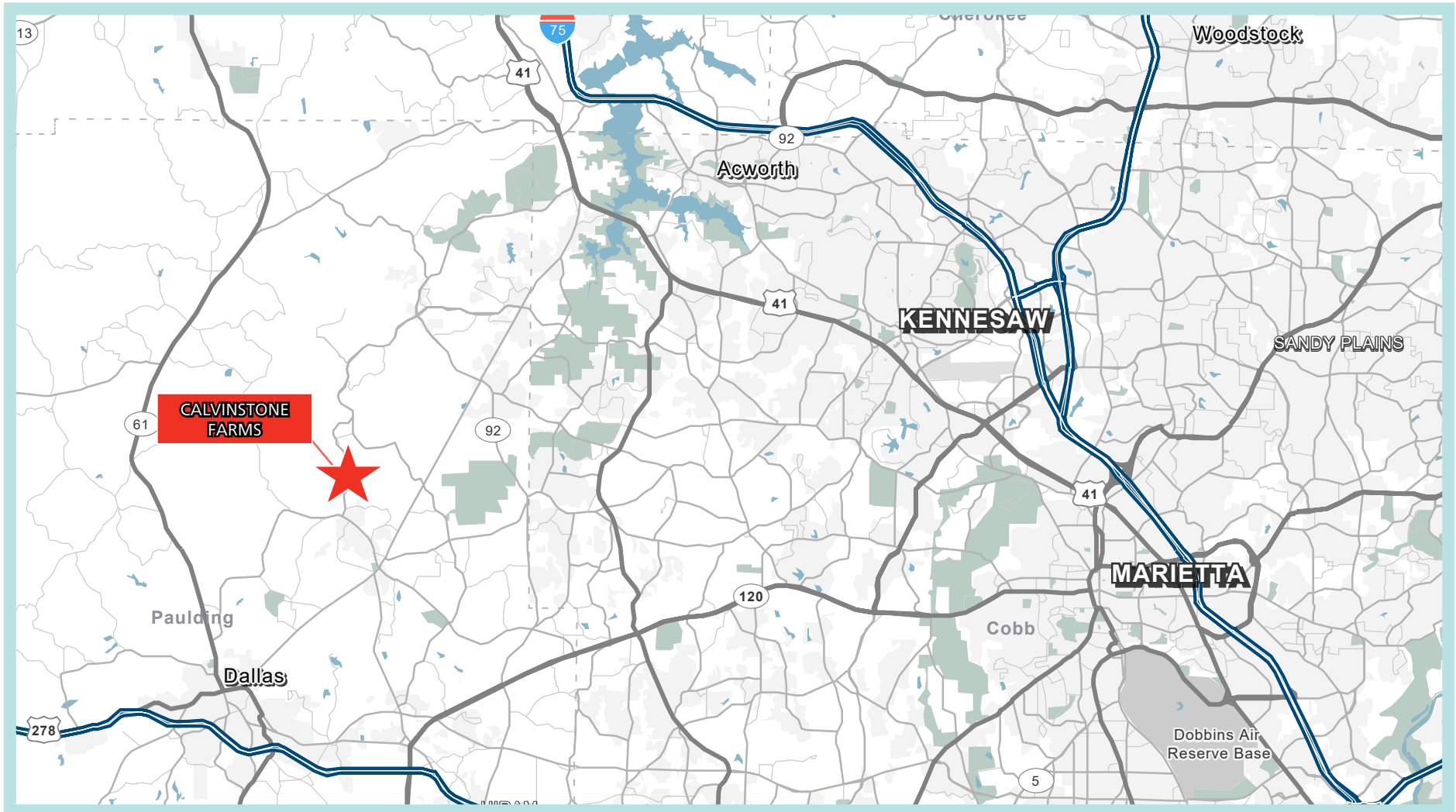
Calvinstone Farms is an opportunity to purchase a family farm for future development, investment, or estate home.

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

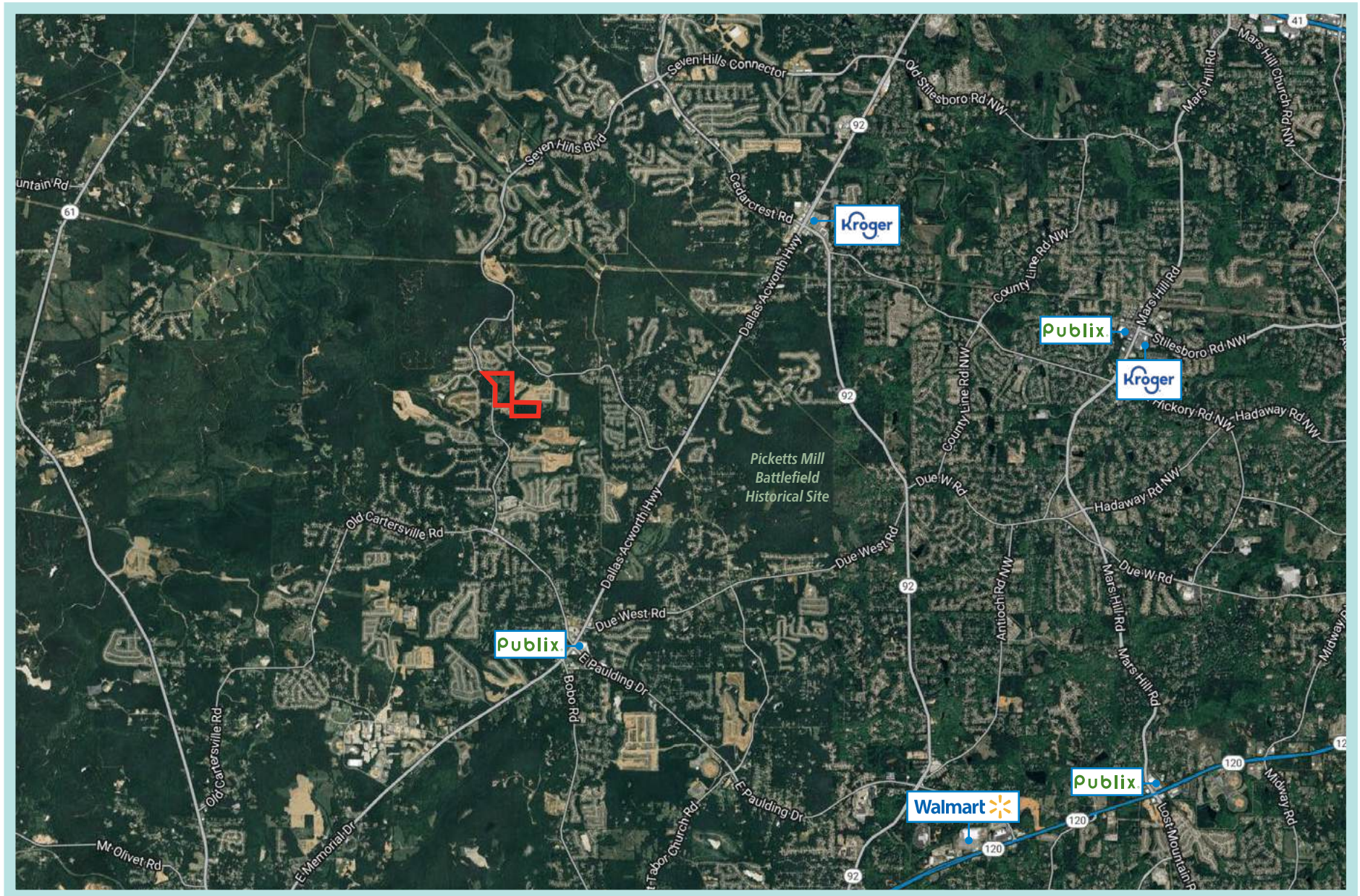


The Property

Calvinstone Farms is located at 1278 Gulledge Road in Dallas, Paulding County, Georgia. The parcel ID is 076.2.2.003.0000.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY



EXISTING HOUSE, GARAGE & BARN

Built in 1984, the 2,246 SF house features 4 bedrooms, 2 full-baths, 2 half-baths, and a partially finished basement. The property includes a large barn, shop, and pavilion.



ADDITIONAL DETAILS:

ZONING

The Property is currently zoned R2 (Suburban Residential) which allows minimum lot size of 20,000 SF and lot width of 100'.

UTILITIES

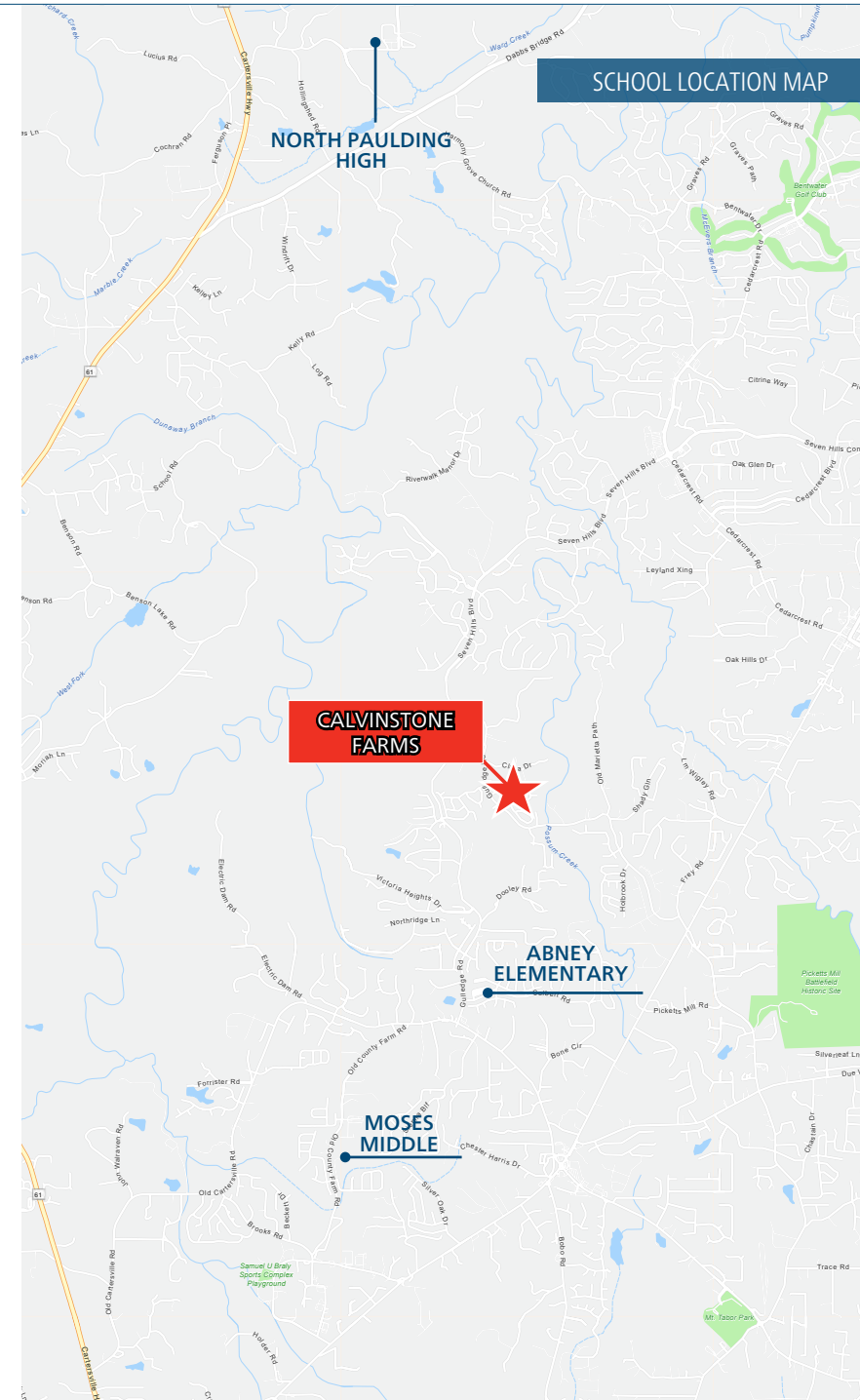
The Property is served by domestic water. Sanitary sewer is on adjacent property, but there is no capacity in the basin (Sewer Map is available in Support Information). Infrastructure work to increase capacity is estimated to be complete within the next 24 months. Prospective purchasers should verify utility availability and capacity during the due diligence.

SCHOOLS

SCHOOL	DISTANCE FROM SITE
Abney Elementary	1.3 Miles
Moses Middle	2.6 Miles
North Paulding High	9.5 Miles



North Paulding High School is a 5-star high school, ranked 95th among Georgia's 458 high schools



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

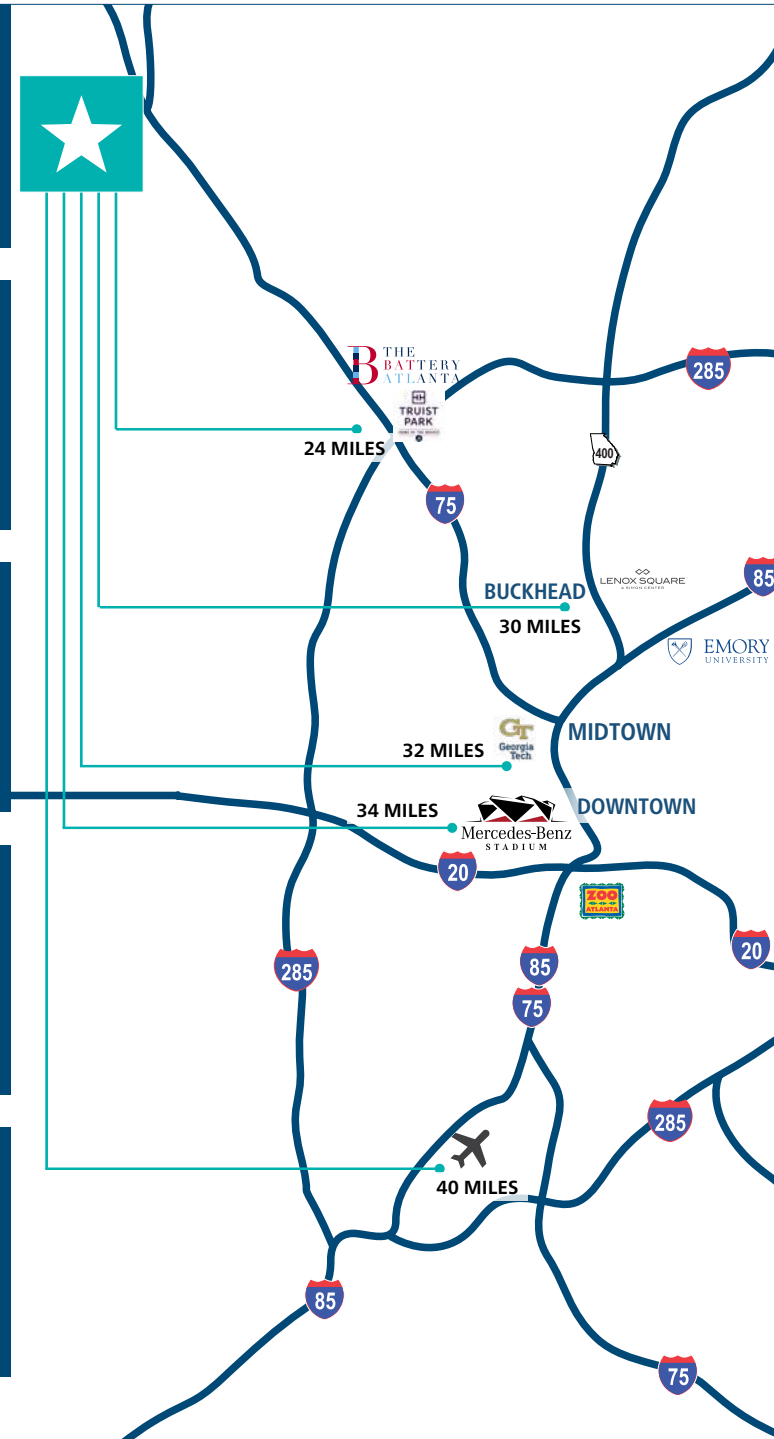
STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



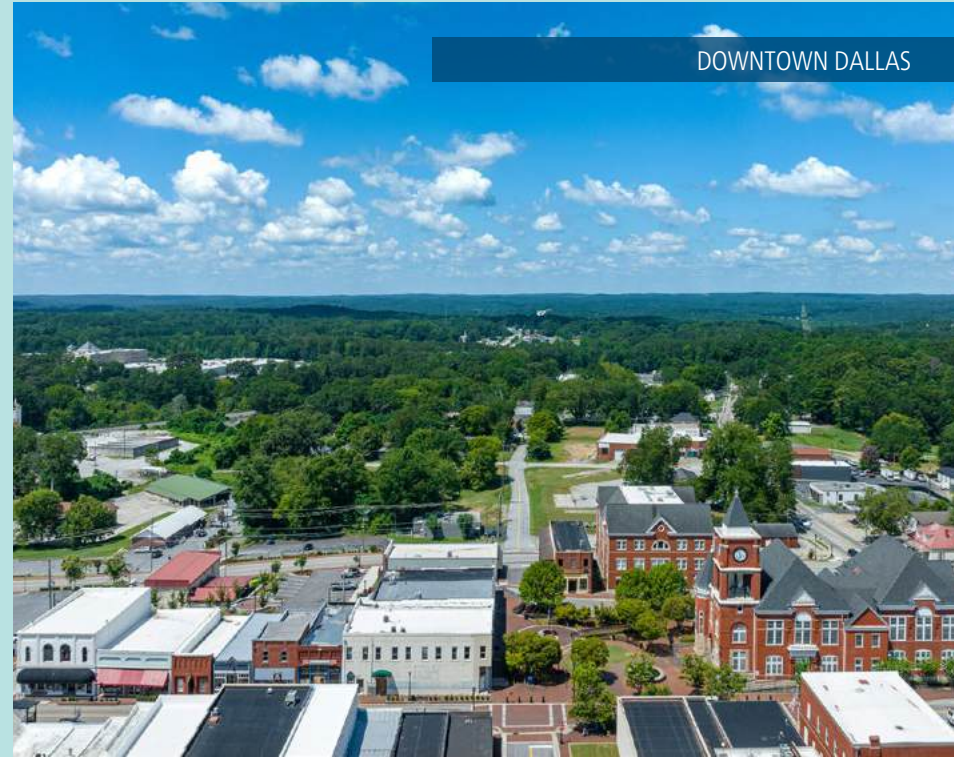
The Property is located in Paulding County, Georgia, and is served by the city of Dallas' thriving amenities. As the metro Atlanta housing market continues to grow, the metro counties, including Paulding County, will continue to grow with it.

Below are just some of the highlights for the area:

- **Downtown Dallas** is located just north of Highway 278 and has thriving retail with an old-town feel and a plaza centered around the Historic Town Square.
- **The Silver Comet Trail** bisects Paulding County. This trail is 61.5 miles long and has a 12-foot, concrete, multi-use, car-free trail that extends from Cobb County (I-285) to Polk County (Georgia/Alabama state line). Counting its continuation with the Chief Ladiga Trail in Alabama to the west, the Silver Comet Trail is now the longest paved trail in the United States. The Silver Comet and Chief Ladiga connect from Smyrna, Georgia to Anniston, Alabama.
- **Paulding Forest** is located in western Paulding County. The WMA is 25,707 acres and is available for seasonal hunting, camping, hiking, picnicking, canoing, and other recreational uses.

With all of the surrounding amenities, convenient access to the interstate, and a growing job market, **Calvinstone Farms** is an excellent opportunity for a builder to take advantage of this exciting market.

DOWNTOWN DALLAS



SILVER COMET TRAIL



PAULDING COUNTY DETACHED HOUSING AND LOT ANALYSIS

The Paulding County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2021-3Q24 is as shown below::

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALE PRICE	% GROWTH IN AVERAGE PRICE
2021	7%	1,558	\$325,000	-
2022	7%	1,339	\$415,000	+28.6%
2023	7%	1,873	\$426,000	+2.7%
3Q24	7%	838	\$421,000	-1.2%

Below are the highlights for this market through 4Q24:

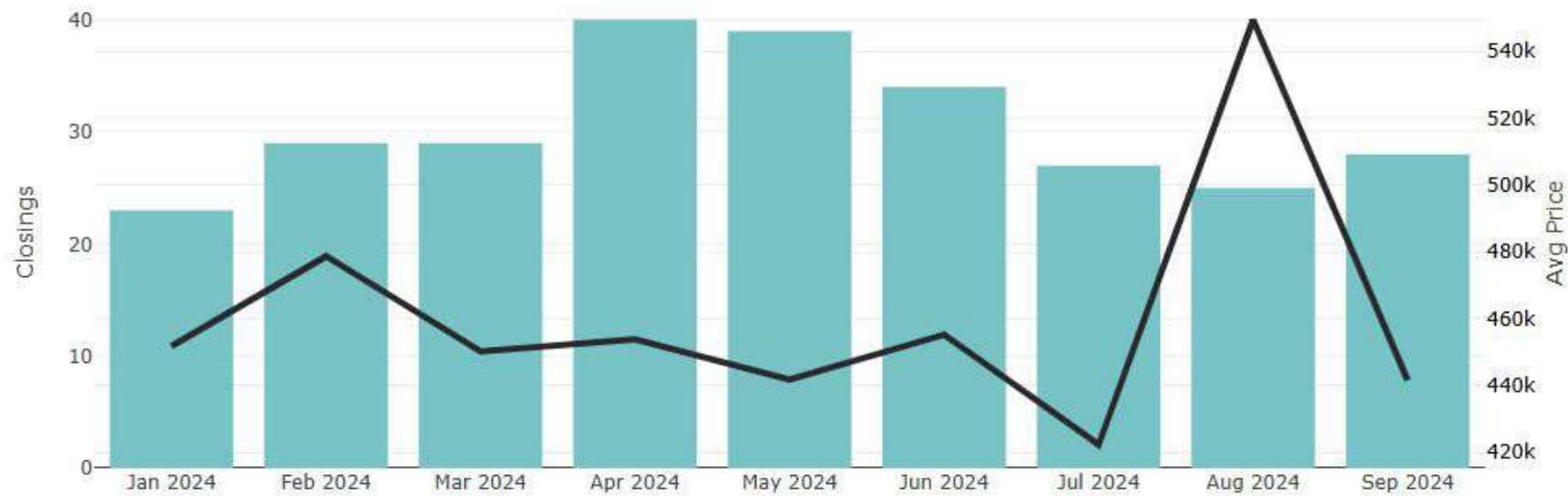
- Annual starts of 991.
- Annual closings of 1,071.
- Currently, there is a 37.4 month supply of VDLs.

Source: GroundWork and Enterprise

NORTH PAULDING HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The North Paulding High School housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2021 - 3Q24 is as shown below:

YEAR	%TOTAL PAULDING COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALE PRICE	% GROWTH IN AVERAGE PRICE
2021	42%	647	\$359,000	-
2022	35%	466	\$455,000	+26.7%
2023	31%	331	\$487,000	+7.0%
3Q24	33%	274	\$458,000	-6.0%



Proposal Requirements

The 2,246 SF House on 47.45 Acres in Paulding County is offered at a price of **\$2,750,000 or \$57,956 per acre.**

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

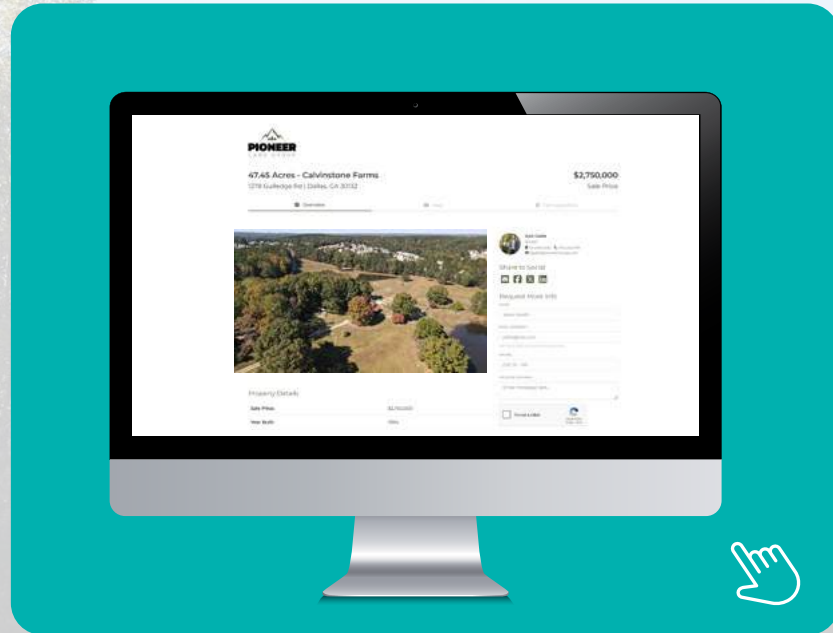
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

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



Support Information

Below are files that are related to **Calvinstone Farms** 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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