



CASCADE PALMETTO HWY

70.49 ACRES | FULTON 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 **70.49 acres 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 and 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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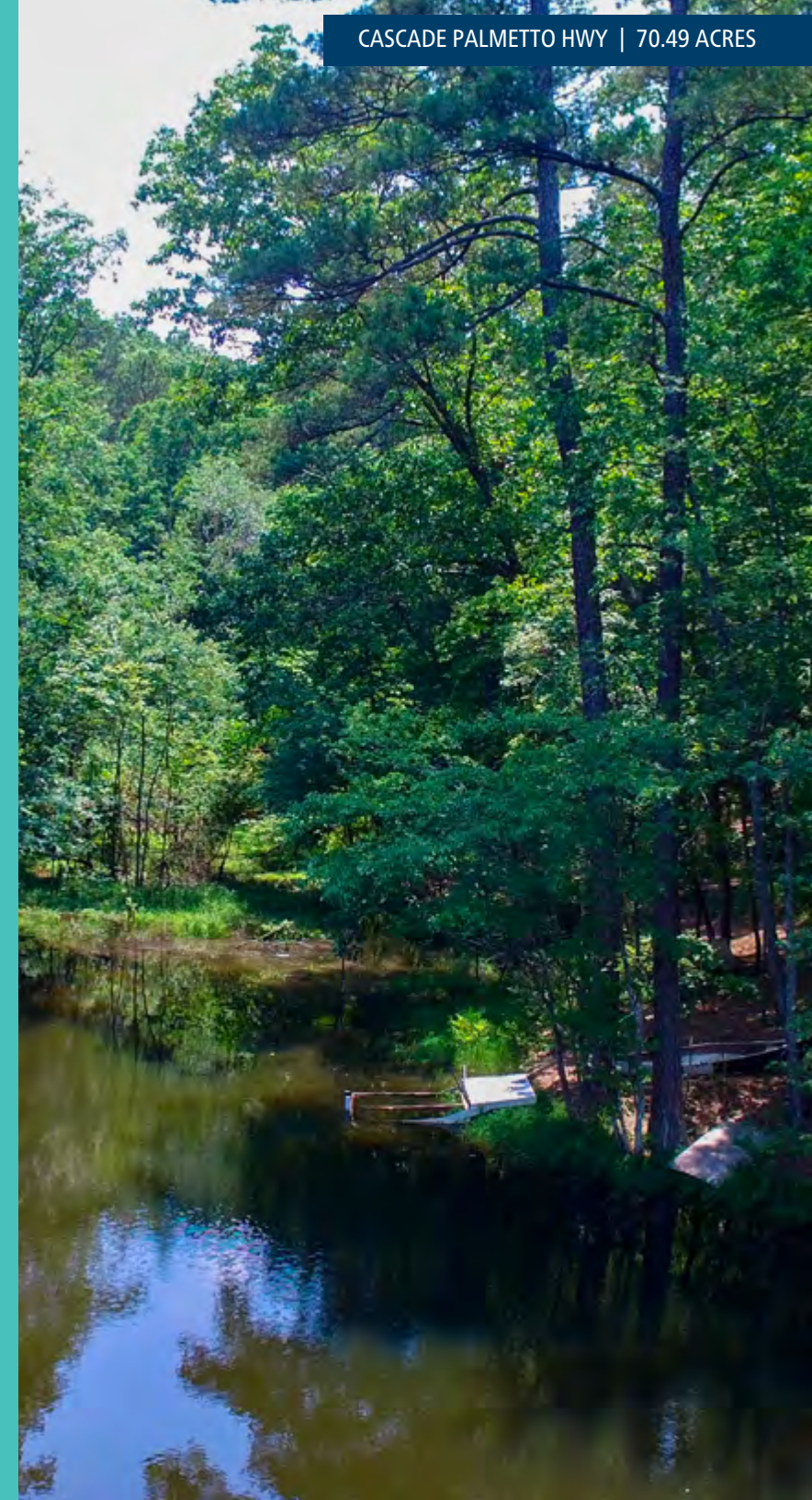




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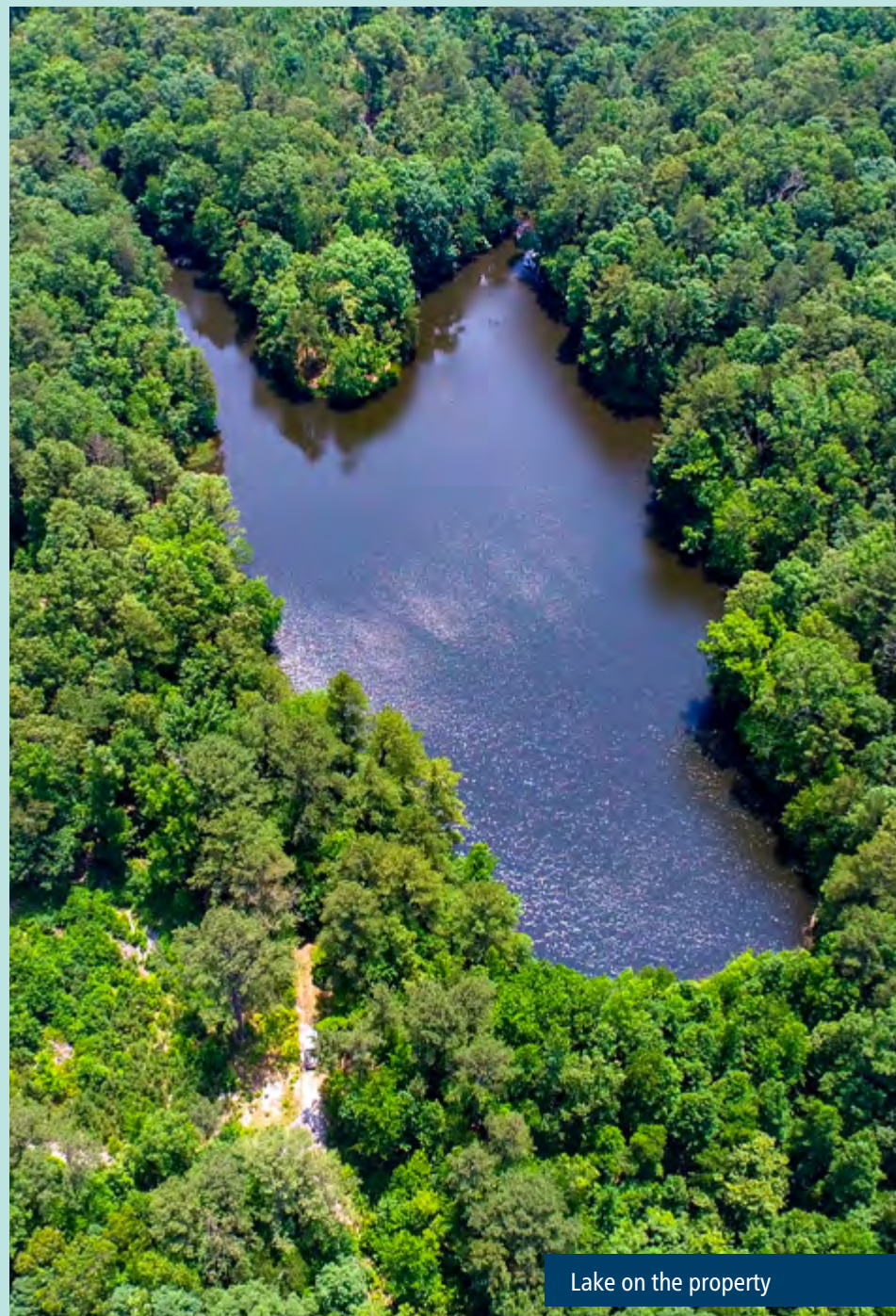
The Opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **70.49 acres on Cascade Palmetto Highway** ("The Property"), in Fulton County, Georgia.

The Property offers the following attributes:

- Located approximately 15 miles from Hartsfield-Jackson International Airport and 25 miles from Downtown Atlanta.
- The property is a wooded parcel with a mixture of pine and hardwoods.
- The property is served by county water.
- Potential to be used as an investment property or estate home parcel.
- There is a lake in the property that is approximately 5 acres in size with multiple home sites overlooking the lake.
- Proximity to Cochran Mill Park a 800-acre nature park consisting of woods, fields, and streams, stunning waterfalls, huge boulders, rock outcrops, and the ruins of 3 historic mills.

The balance of this Offering Memorandum provides detailed information on the Property, the market and a proposed development plan. Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.



Lake on the property

The Property

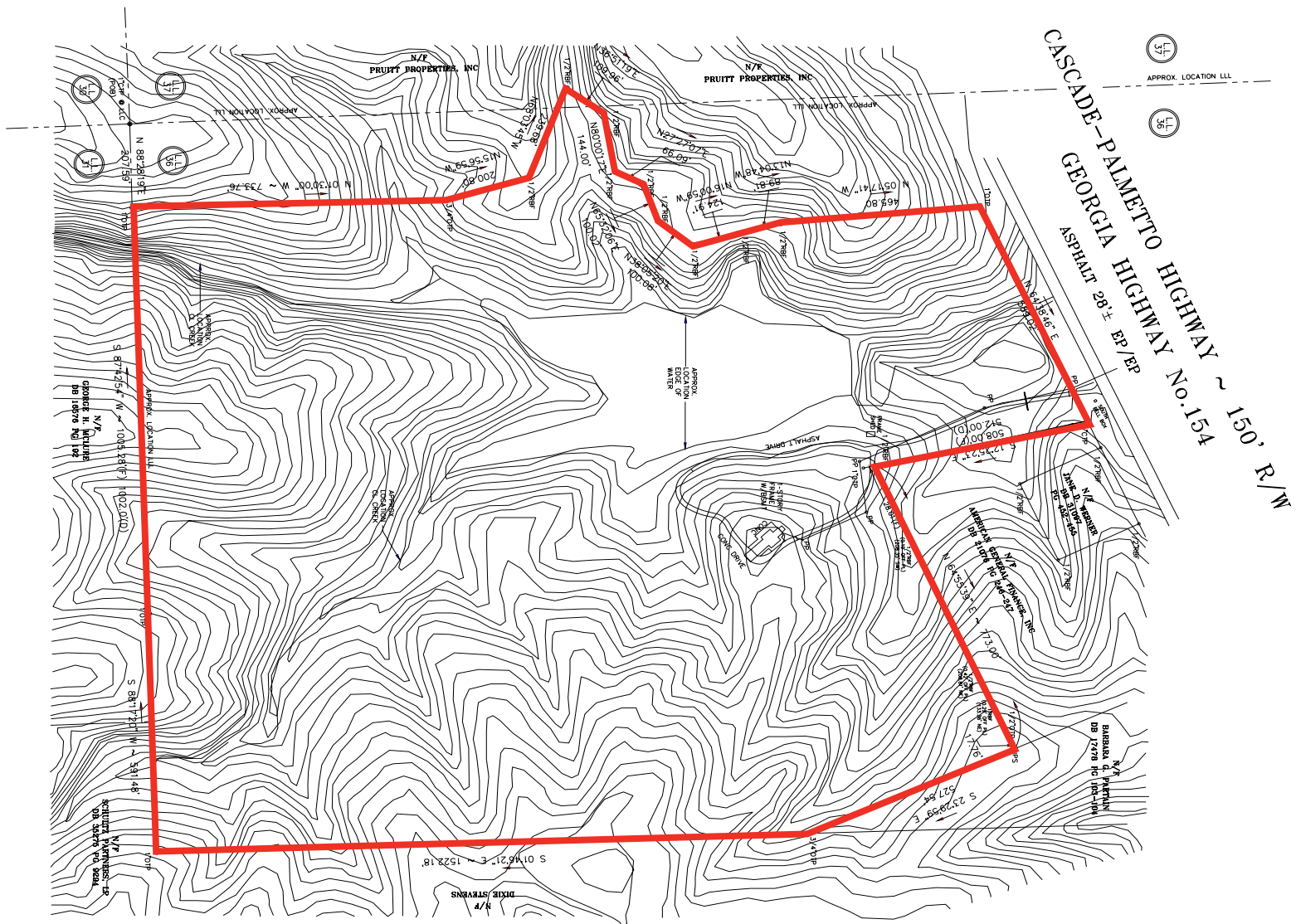
The Property is located approximately 1.5 mile east of the Cascade Palmetto Highway and Highway 92 intersection on the south side of the highway. Approximate address is 3668 Cascade Palmetto Hwy, Fairburn GA 30213.



LOW ALTITUDE AERIAL



SURVEY*



*2 FOOT CONTOUR INTERVALS TOPOGRAPHY SHOWN

ADDITIONAL DETAILS:

ROAD FRONTAGE

589 feet on Cascade Palmetto Hwy

DISTANCE TO KEY LANDMARKS

Downtown Atlanta	20 Miles	
Hartsfield-Jackson Airport	15 Miles	
Buckhead	29 Miles	
Sandy Springs	29 Miles	

Distances illustrated in the map to the right.

UTILITIES

The property is served by county water. Subject to independent verification.



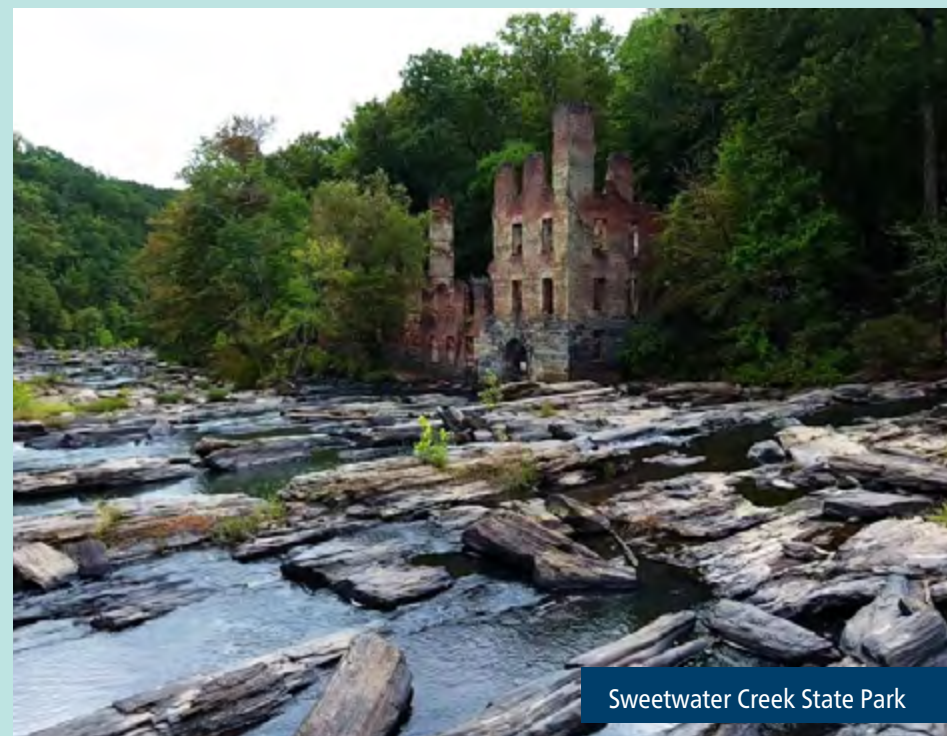
The Market

The Property is located in South Fulton County (South of Interstate 20), a submarket which continues to improve and now leads the intown Atlanta submarkets due to a bounty of dated, affordable stock. An affordable submarket with access to Hartsfield-Jackson Atlanta International Airport and downtown Atlanta, it is likely to be a major beneficiary of massive redevelopment plans in the area.

Below are some of the highlights of this submarket:

- **Camp Creek Marketplace II**, part of a large regional retail node that includes more than 800,000 SF of space with national retailers such as Target, Publix, Lowe's, Ross, Marshalls and TJ Maxx.
- **Cellairis Amphitheatre at Lakewood**, one of Atlanta's premier music venues spanning 75 beautiful, wooded acres.
- **Six Flags Over Georgia**, one of the largest regional theme parks in the Southeast, is located just off I-20 west of Atlanta and less than 5 miles from the property.
- **Hartsfield-Jackson Atlanta International Airport**, the busiest and most efficient airport in the world.
- **Sweetwater Creek State Park**, a 2,549-acre state park that features walking and hiking trails, a lake, a visitor center, a bait shop and the ruins of the New Manchester Manufacturing Company. Additionally, activities such as fishing, camping, boating, picnicking and sightseeing are all offered at Sweetwater.

With all of the established and pending projects in this submarket, the location is becoming an increasingly desirable destination.



SOUTH FULTON COUNTY (SOUTH OF INTERSTATE 20) HOUSING 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 from 2015-3Q20 is as shown below:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2015	5%	762	\$226,000	-
2016	6%	956	\$230,000	1.8%
2017	6%	1,081	\$233,000	1.3%
2018	7%	1,216	\$234,000	0.4%
2019	6%	1,163	\$262,000	12.0%
3Q20	6%	811	\$285,000	8.8%

Below are the highlights for this market through 3Q20:

- Annual starts of 1,117.
- Annual closings of 1,363, representing a 5% increase in the last four quarters.
- Currently, there is a 40.7 month supply of VDLs.
- Of the remaining VDLs, almost half of them are located in subdivisions with an active builder.

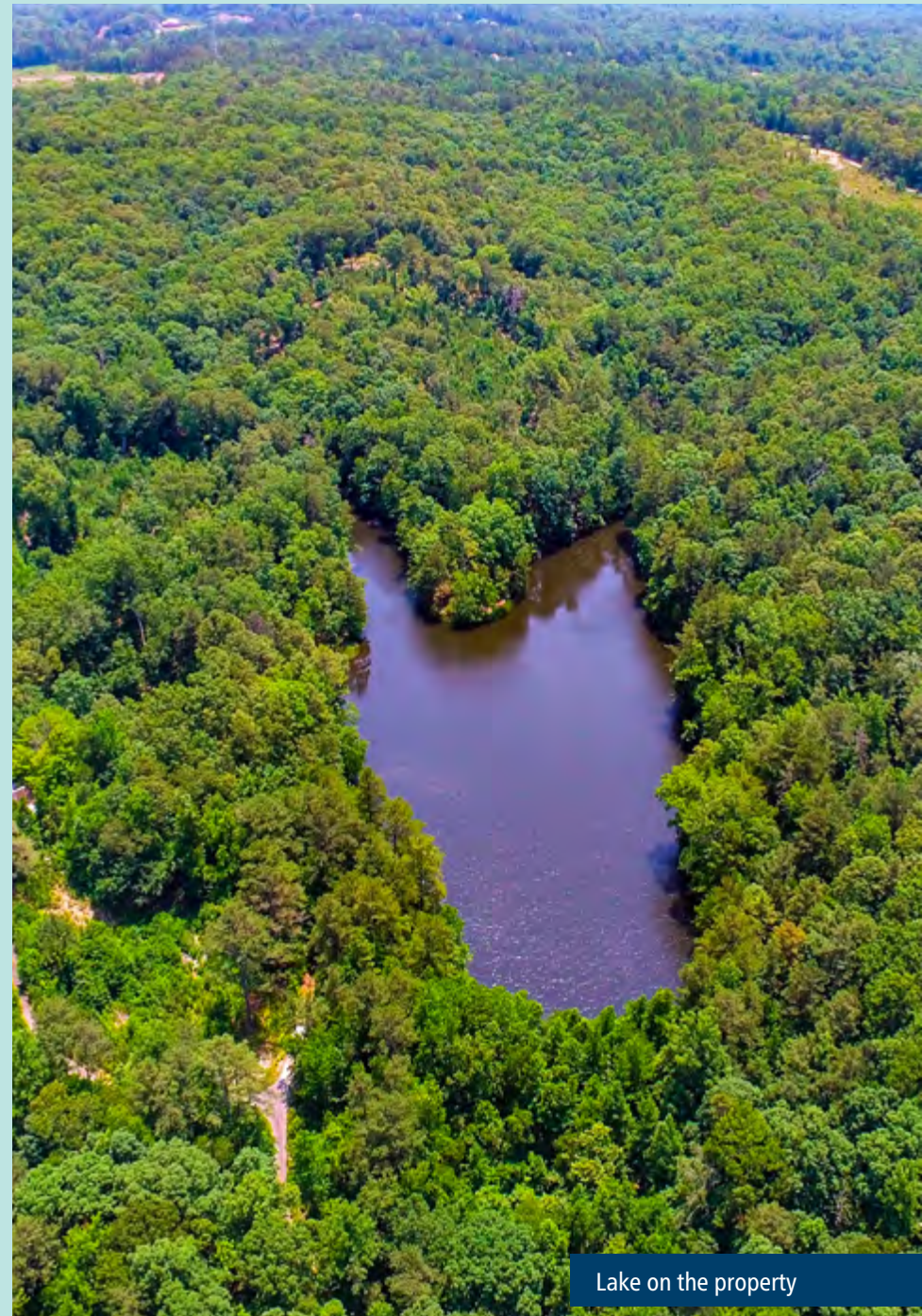
Proposal Requirements

The owner is offering the sale of **The Property** for a price of \$863,502 or \$12,250 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.



Lake on the property

Support Information

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



[VIEW ALL FILES](#)



[PROPOSED SITE PLANS](#)

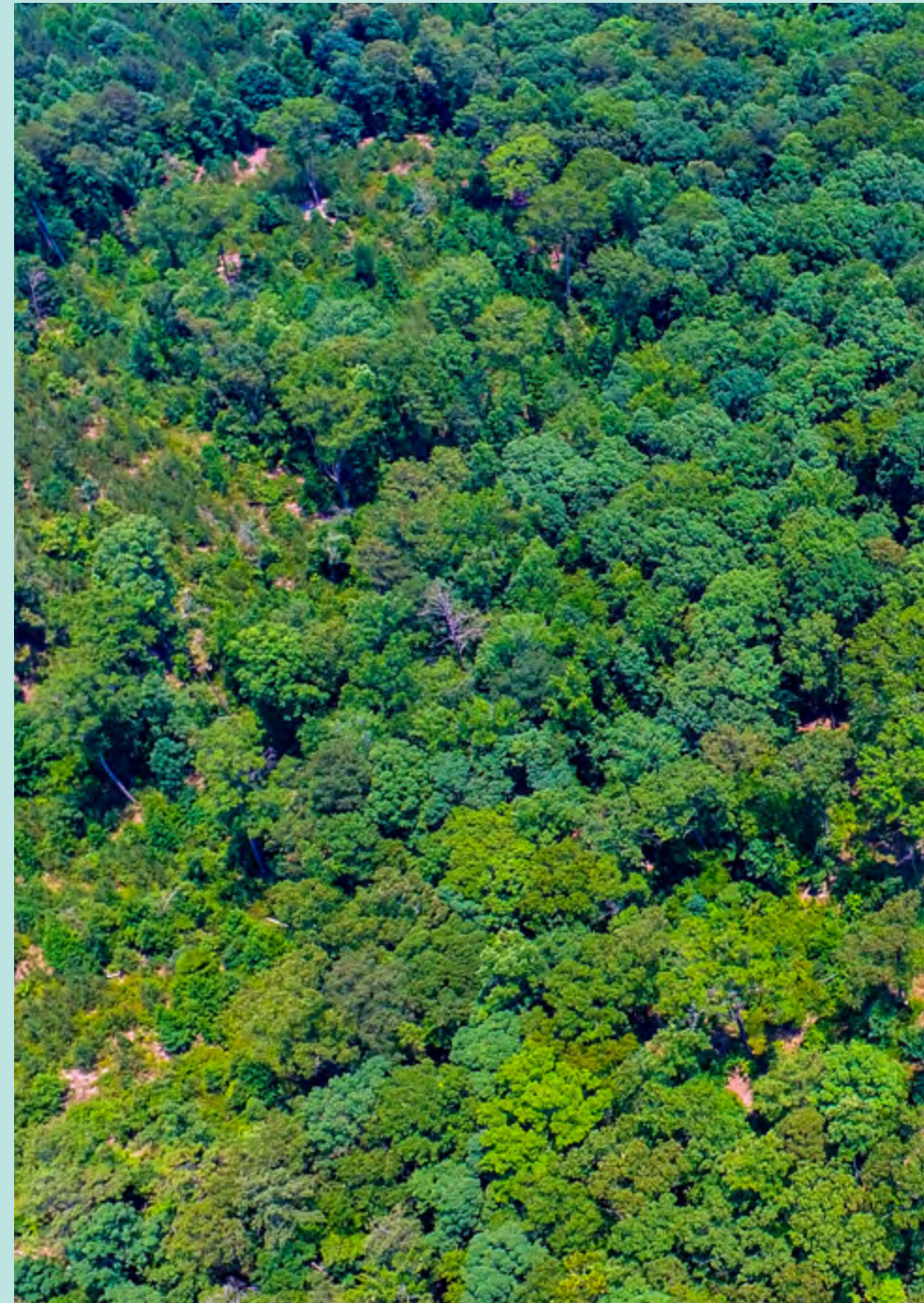


[SURVEY](#)



[PHASE I SITE ASSESSMENT](#)

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

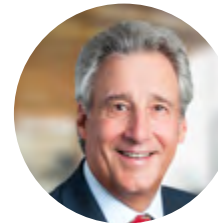


MEET OUR TEAM

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 **\$300+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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