



**39.4± ACRES ON BOULDER PARK DRIVE
FULTON COUNTY | GEORGIA**

EXCLUSIVE OFFERING

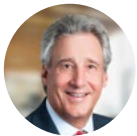
Ackerman & Co.



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **39.4 acres on Boulder Park Drive 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 Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **39.4 acres located on Boulder Park Drive** in Fulton County.

The Property offers the following attributes:

- Excellent location with convenient access to I-285, I-85 and Downtown Atlanta.
- Located approximately 15 miles from Hartsfield-Jackson International Airport, the world's busiest airport that employs more than 63,000 people.
- Herbert Green Nature Preserve is located across the street from the Property. The nature preserve is 56 acres with nature trails and the Utoy Creek.
- 523 feet of paved road frontage on Boulder Park Road and 367 feet on Bakers Ferry Road.
- Served by county water and sewer. Subject to independent verification.
- Creek on the property with a possible lake site.

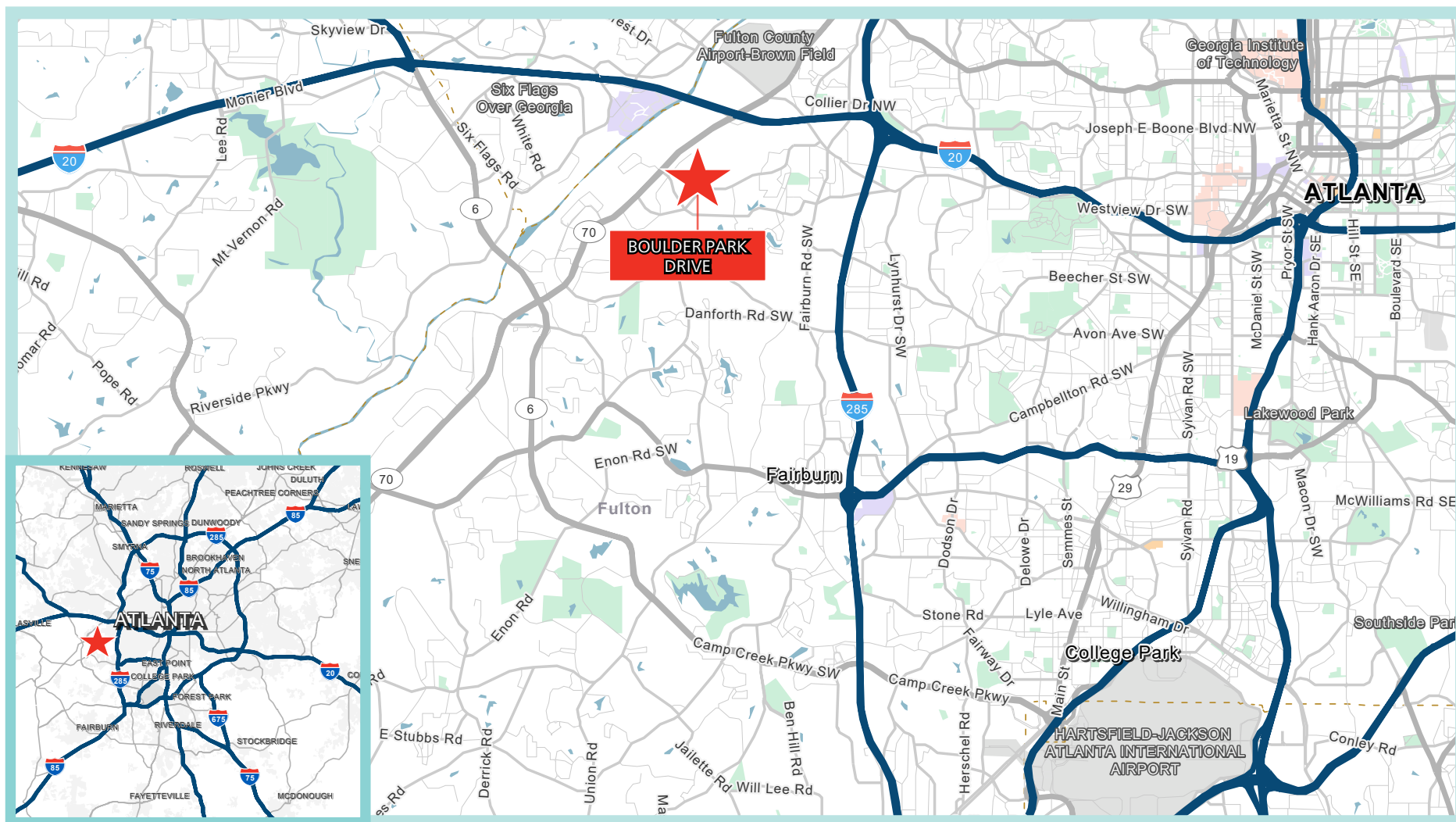
The balance of this Offering Memorandum provides detailed information on the Property, the market and a proposed development plan. Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.

HERBERT GREENE NATURE PRESERVE



The Property

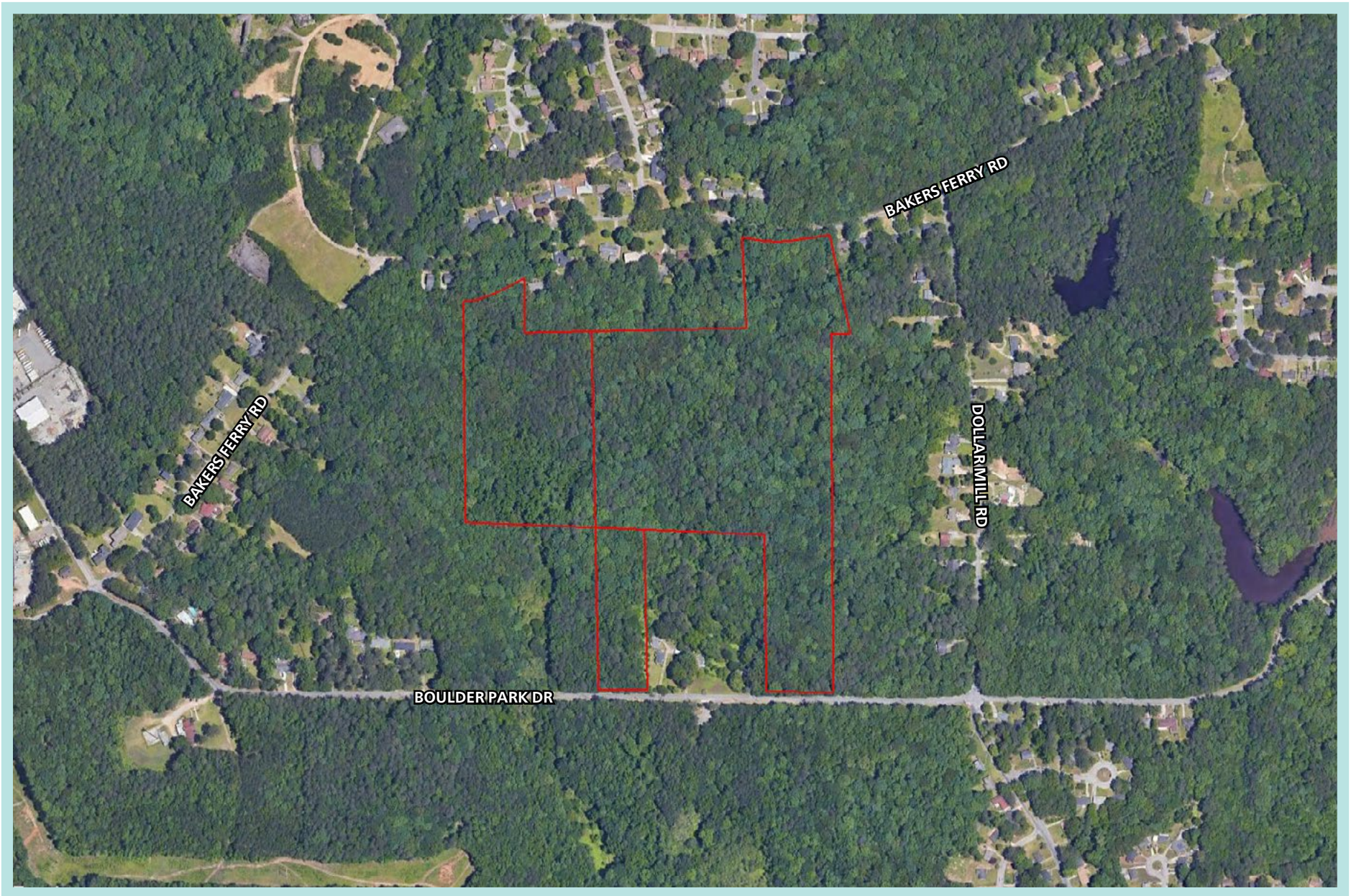
The Property is located approximately 1/4 mile west of the Dollar Mill Road and Boulder Park Drive intersection on the north side of Highway 70 with additional frontage on Bakers Ferry Road. Approximate address is 4399 Boulder Park Drive, Atlanta GA 30331.



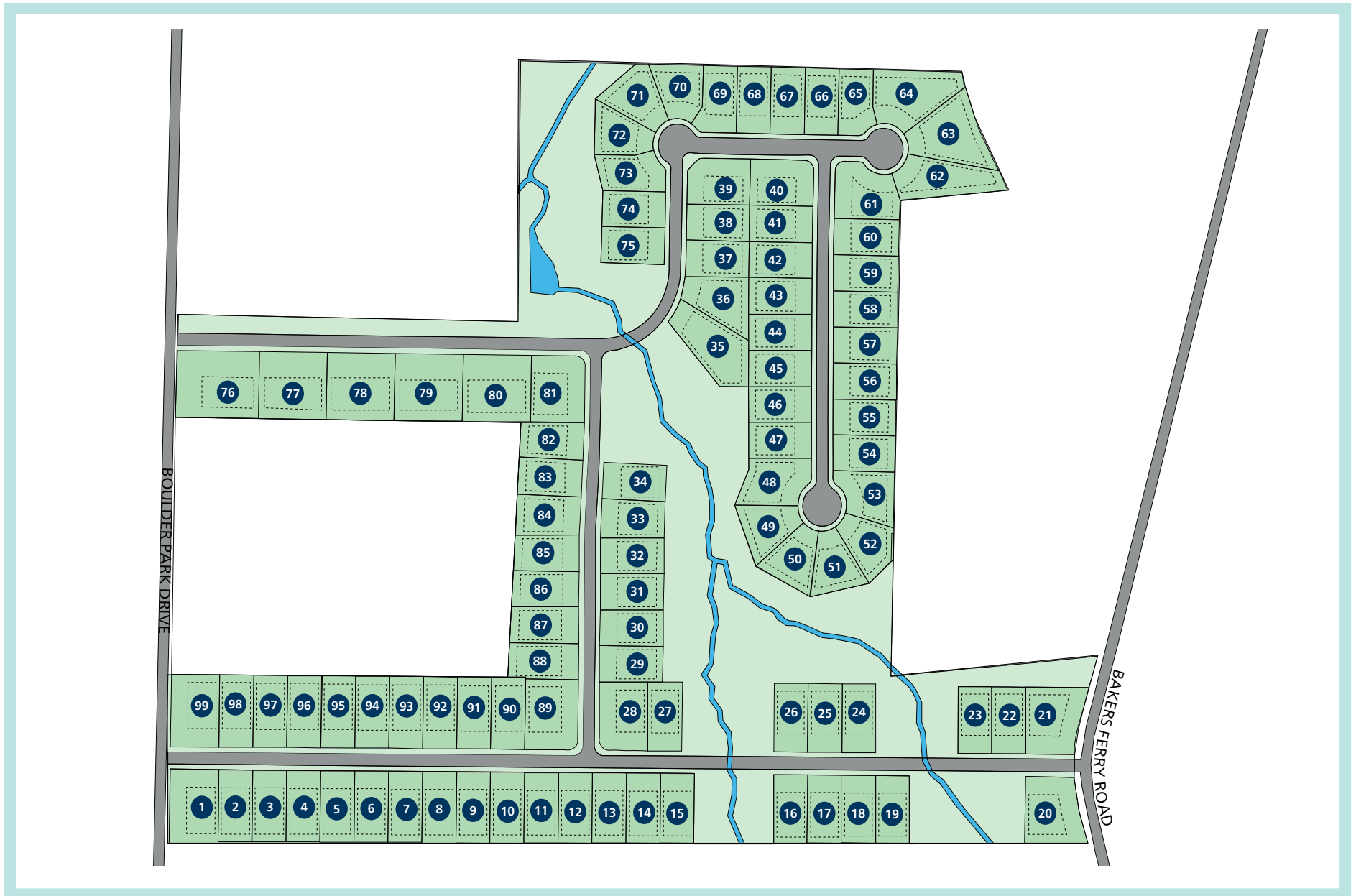
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL

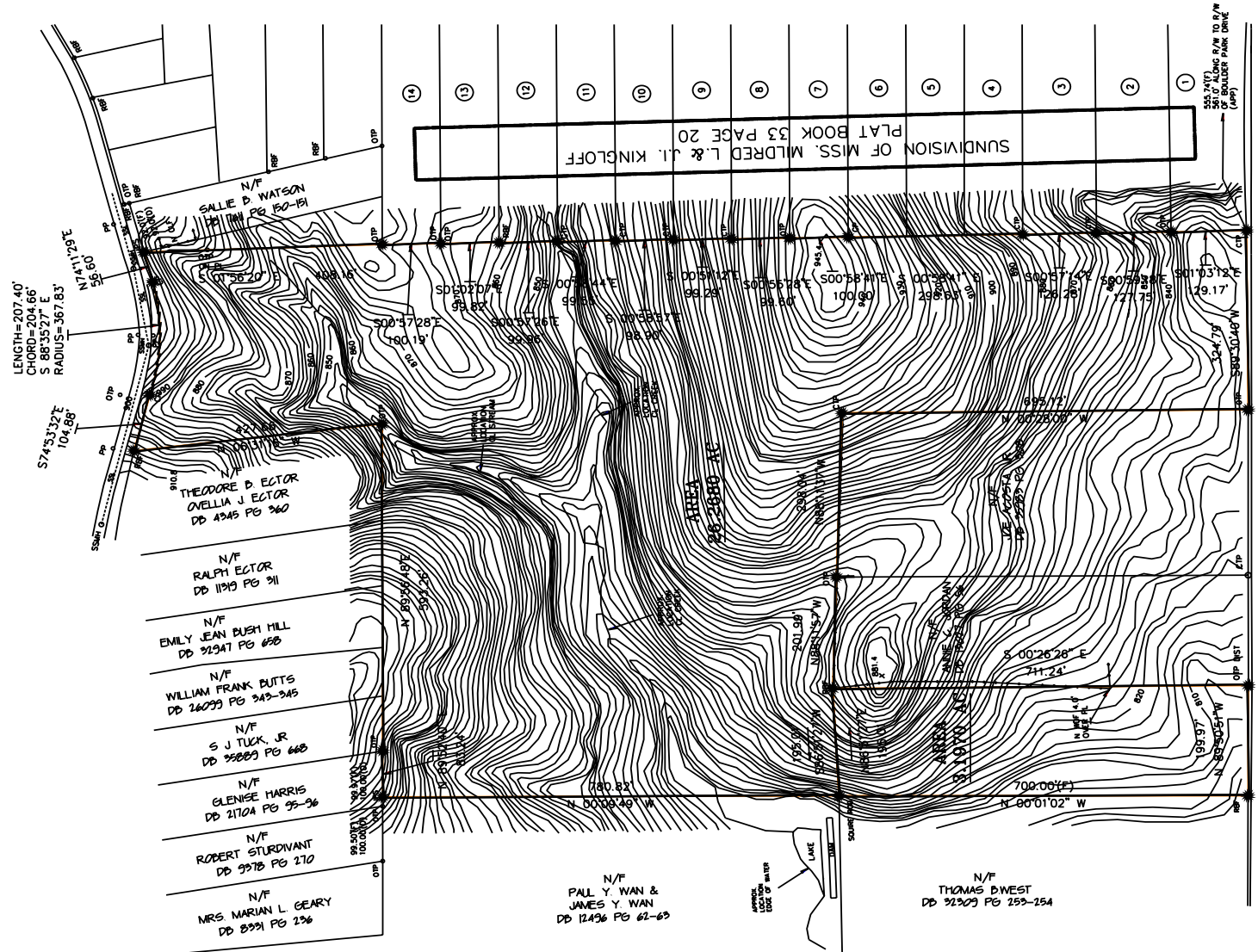


PROPOSED SITE PLAN



SURVEY - 29.465 ACRES

BAKERS FERRY ROAD
R/W VARIES 20'± EP/EP

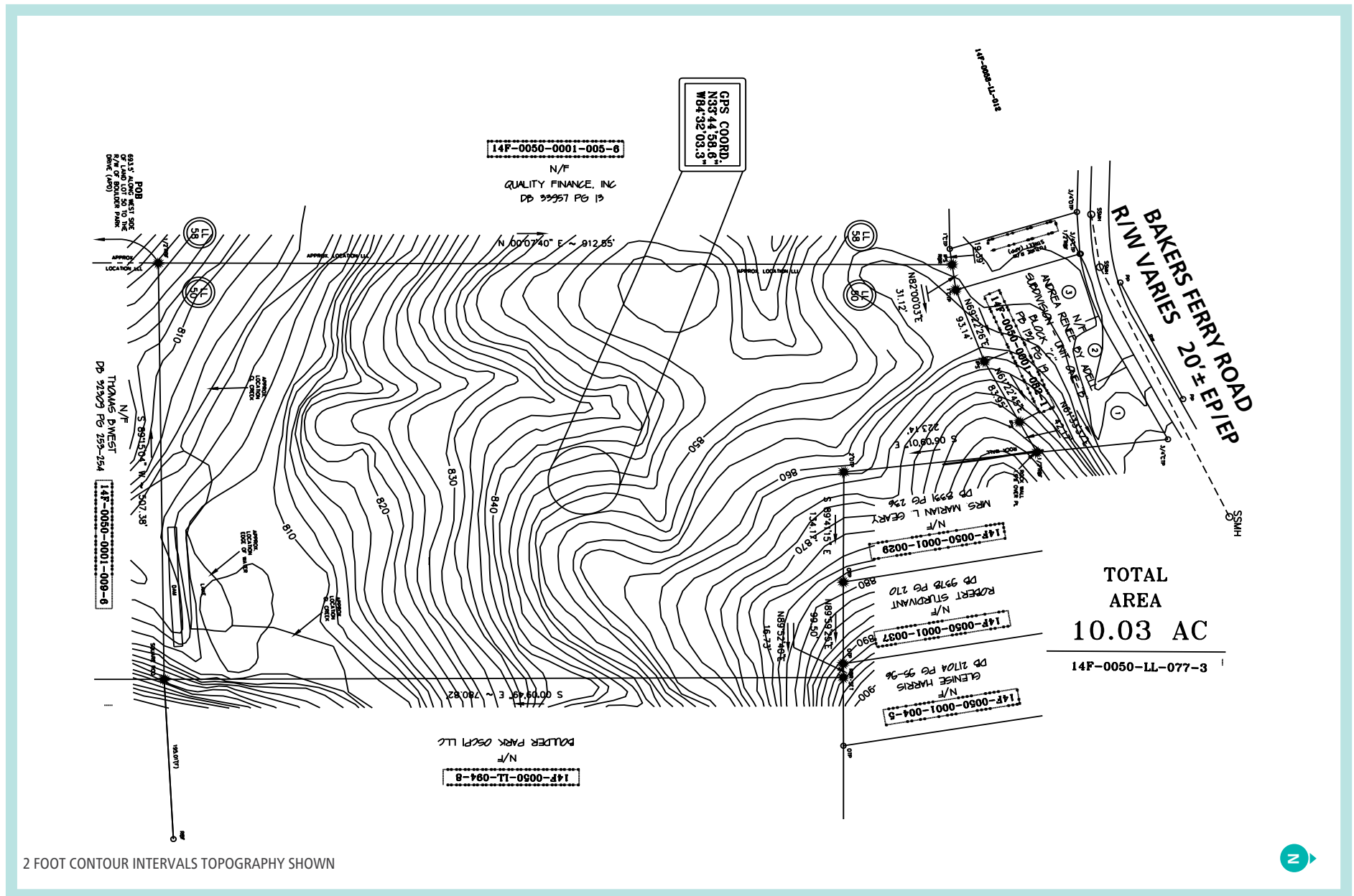


BOULDER PARK DRIVE - R/W VARIES
(FKA DOLLAR ROAD) 24'± EP/EP

2 FOOT CONTOUR INTERVALS TOPOGRAPHY SHOWN



SURVEY - 10.03 ACRES



ADDITIONAL DETAILS:

ROAD FRONTAGE

BAKERS FERRY ROAD	367'
BOULDER PARK DRIVE	523'

DISTANCE TO KEY LANDMARKS

DOWNTOWN ATLANTA	10 Miles	
HARTSFIELD-JACKSON AIRPORT	15 Miles	
BUCKHEAD	19 Miles	
SANDY SPRINGS	21 Miles	

UTILITIES

The property is served by water and sewer. 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.

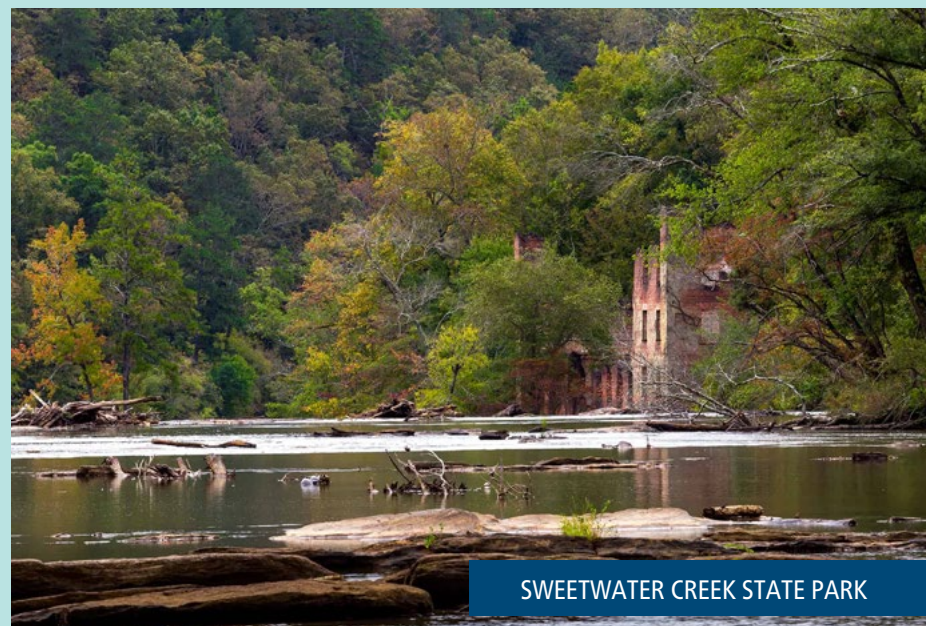
Below are some of the highlights of this submarket:

- **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.



SIX FLAGS OVER GEORGIA



SWEETWATER CREEK STATE PARK

SOUTH FULTON COUNTY (SOUTH OF INTERSTATE 20) 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 from 2019-2022 is as shown below:

YEAR	% TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2019	6%	1,163	\$262,000	12.0%
2020	6%	1,104	\$287,000	9.5%
2021	4%	859	\$324,000	12.9%
2022	2%	301	\$433,000	33.6%

Below are the highlights for the market through 4Q22:

- Annual starts of 996.
- Annual closings of 789.
- Currently, there is a 44.6 month supply of VDLs.
- Of the remaining VDLs, exactly 50% are located in subdivisions with an active builder.

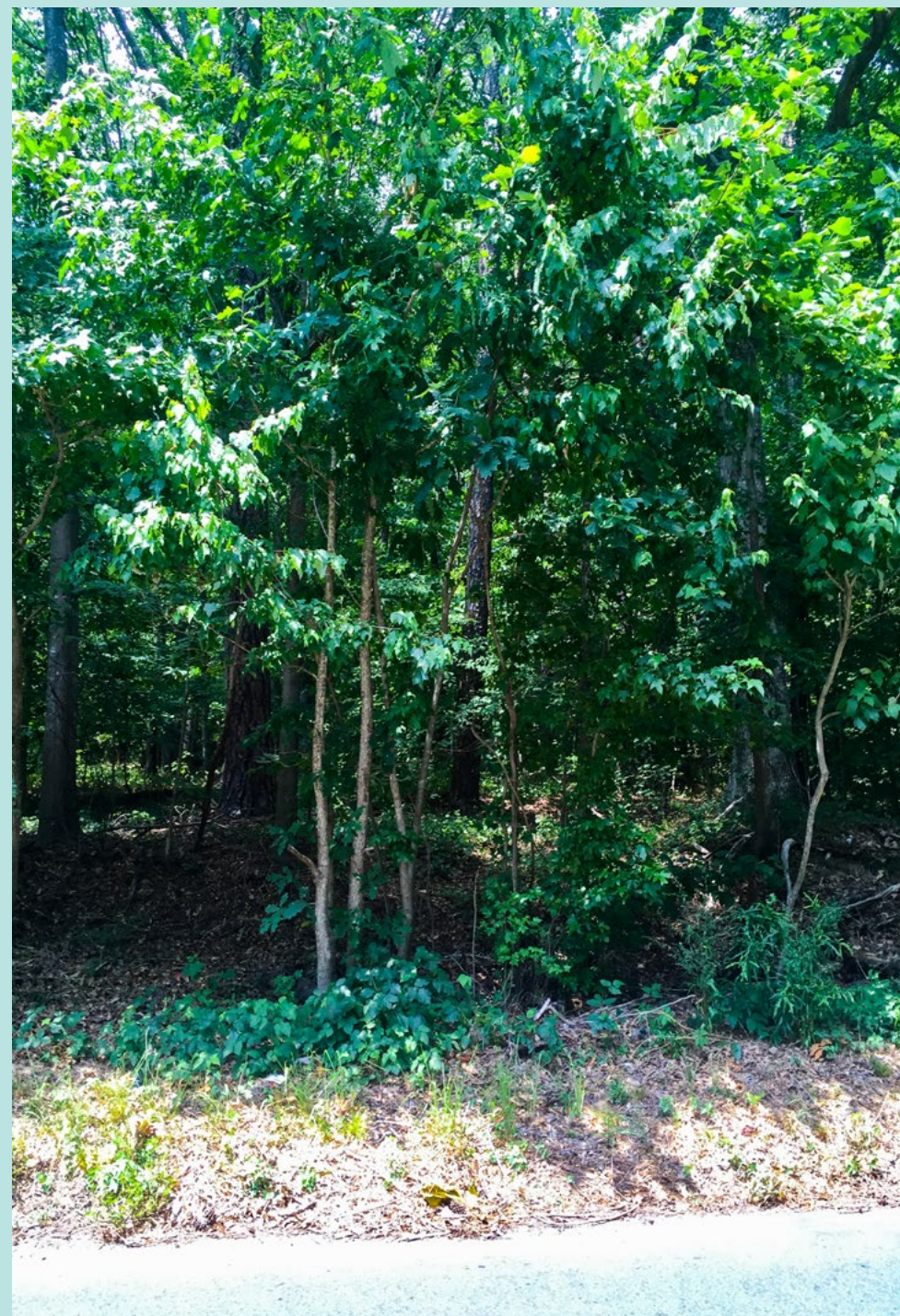
Proposal Requirements

The **39.4± acres in Fulton County** are offered at a price of \$453,100 or \$11,500 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 **Boulder Park Drive** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[PROPOSED SITE PLAN](#)



[SURVEY - 29.465 ACRES](#)



[SURVEY - 10.03 ACRES](#)

*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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