

EXCLUSIVE OFFERING



NORRIS LAKE

56.2 ACRES OF RAW LAND

DEKALB COUNTY | GEORGIA



Ackerman & Co.

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 56.2 Acres on Norris Lake Drive in Dekalb 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. 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 represents 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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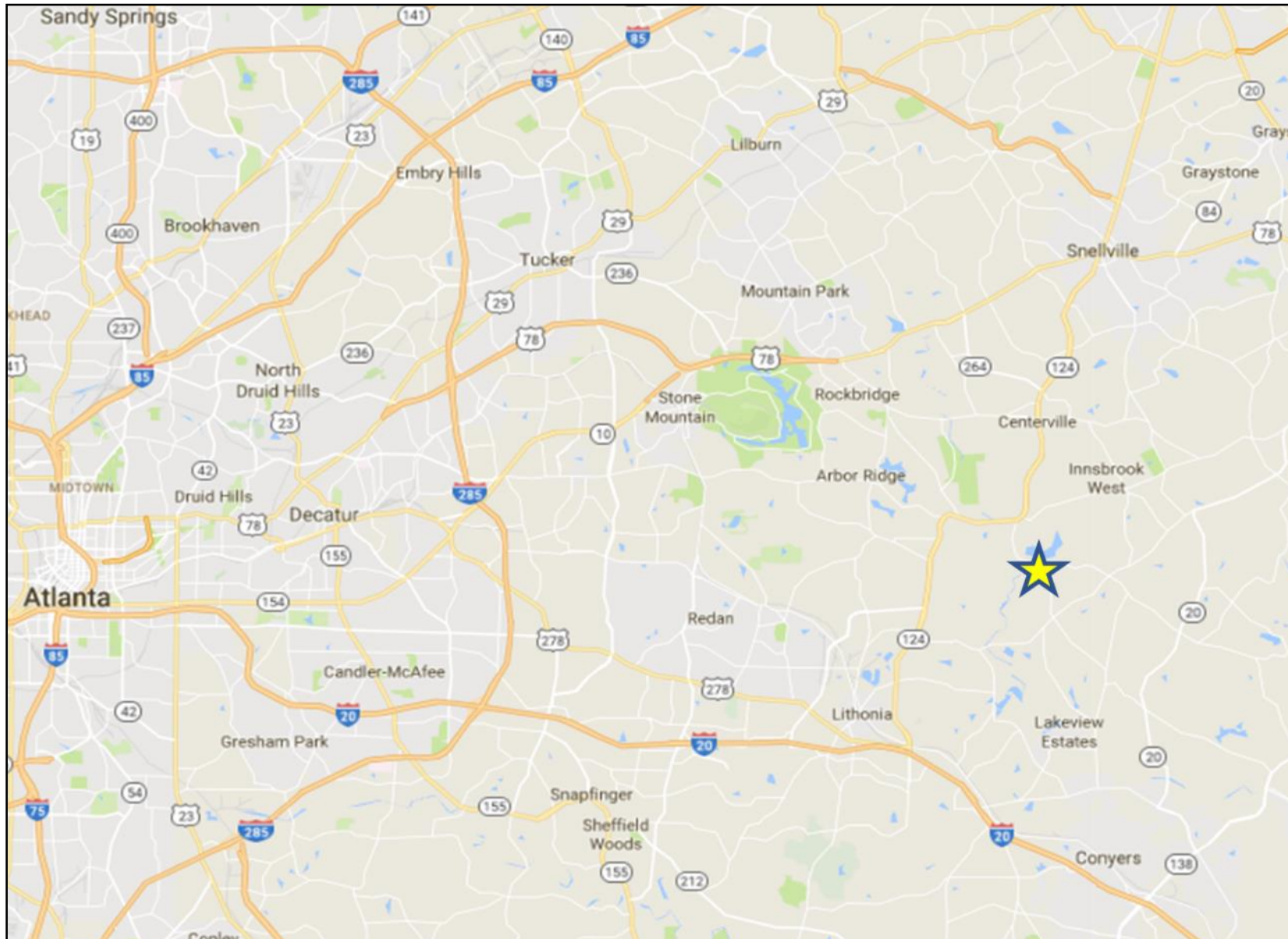
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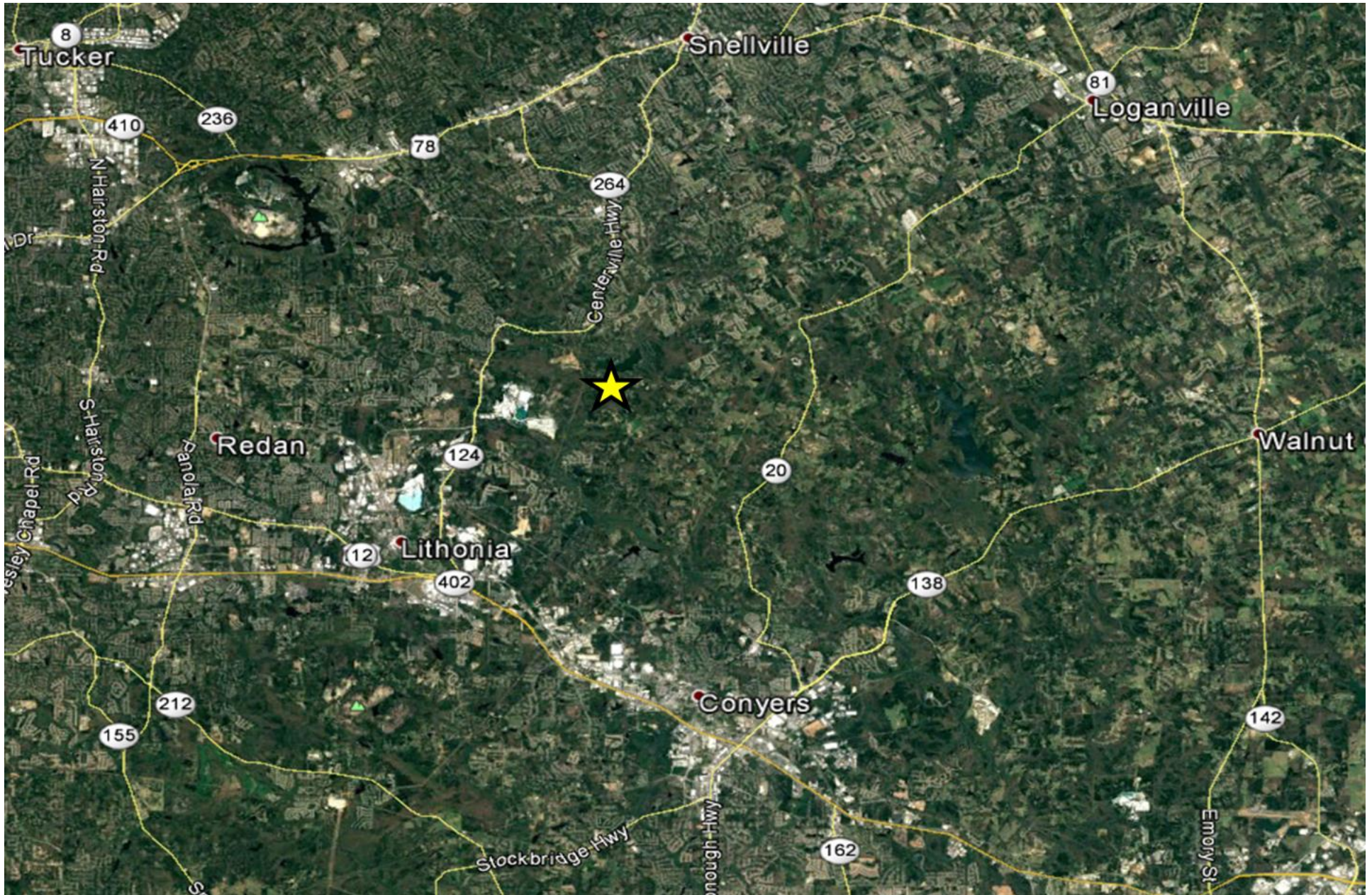
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PROPERTY DESCRIPTION

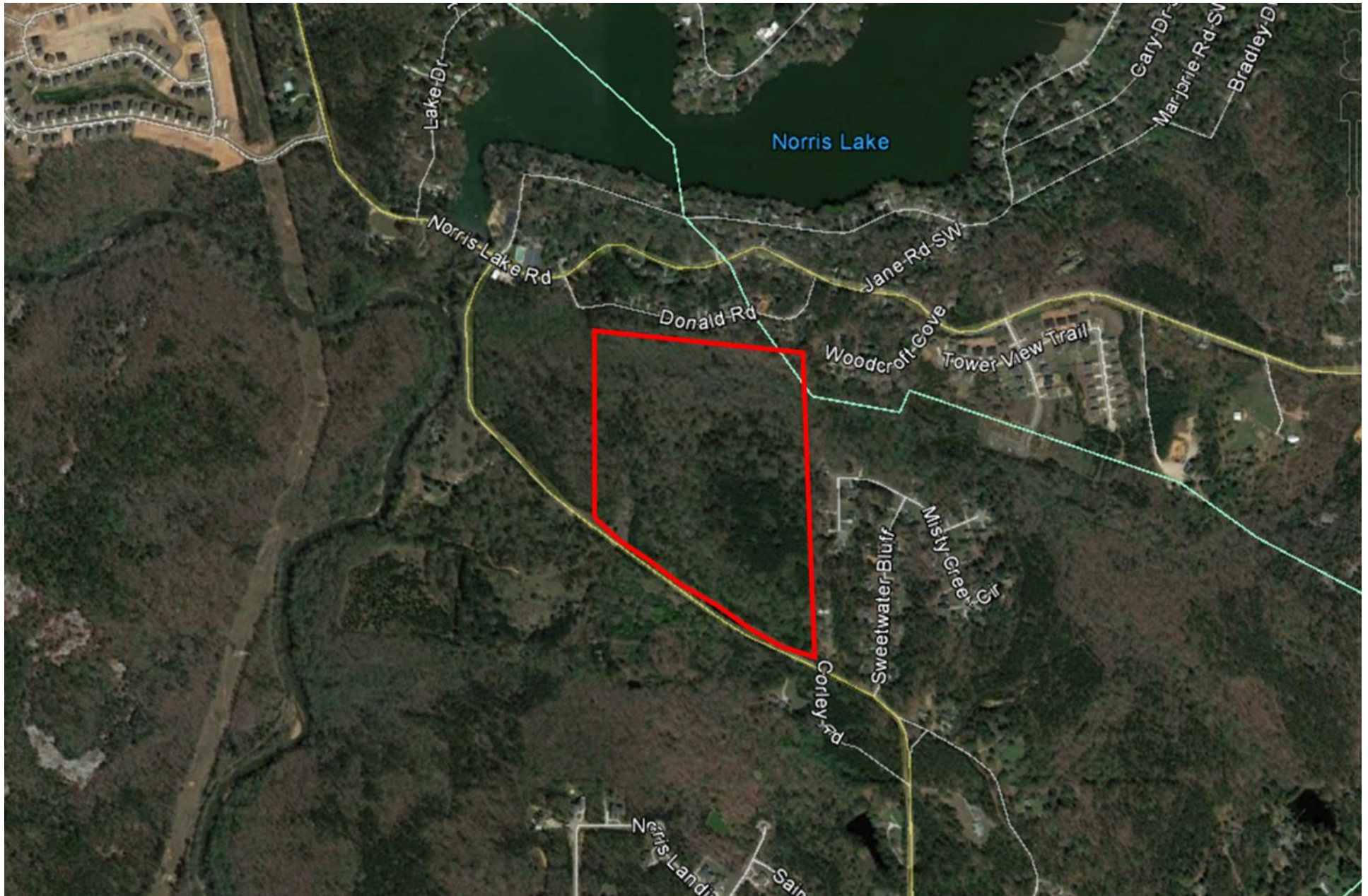
Location: The 56.2 acres are located at 1396 Norris Lake Drive in Dekalb County, Georgia. Land Lot 254 of the 16th District of Dekalb County as well as Land Lots 349 and 350 of the 4th District of Gwinnett County. Parcel ID: 16-254-01-003



High Altitude Aerial:



Low Altitude Aerial:



Zoning:

R85 – Residential Single Family – Dekalb County

Minimum Lot Area: 12,000 SF

Minimum Lot Width: 85'

Minimum Lot Width (cul-de-sac): 35'

Side Setbacks: 7.5'

Front Setbacks: 50'

Rear Setbacks: 40'

Minimum Dwelling Size: 1,800 SF

Minimum Open Space: 20%

Utilities:

Water: The Property is served by domestic water.

Sewer: The Property is not served by sanitary sewer.

All utilities should be independently verified by prospective purchaser.

Price:

\$500,000 (\$8,897 per acre)



Existing House on Property



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