



EXCLUSIVE OFFERING
DEERFIELD TOWNSHIP

7 ± ACRES PLANNED FOR 140 AGE-RESTRICTED APARTMENTS AND 300 CCRC UNITS
FORSYTH COUNTY | GEORGIA

Ackerman & Co.



Central Park at Deerfield Township

7 ± ACRES

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of Deerfield Township in Forsyth 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. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by the Broker, and the information contained herein has been obtained from sources the Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither the 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. 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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Ackerman & Co.



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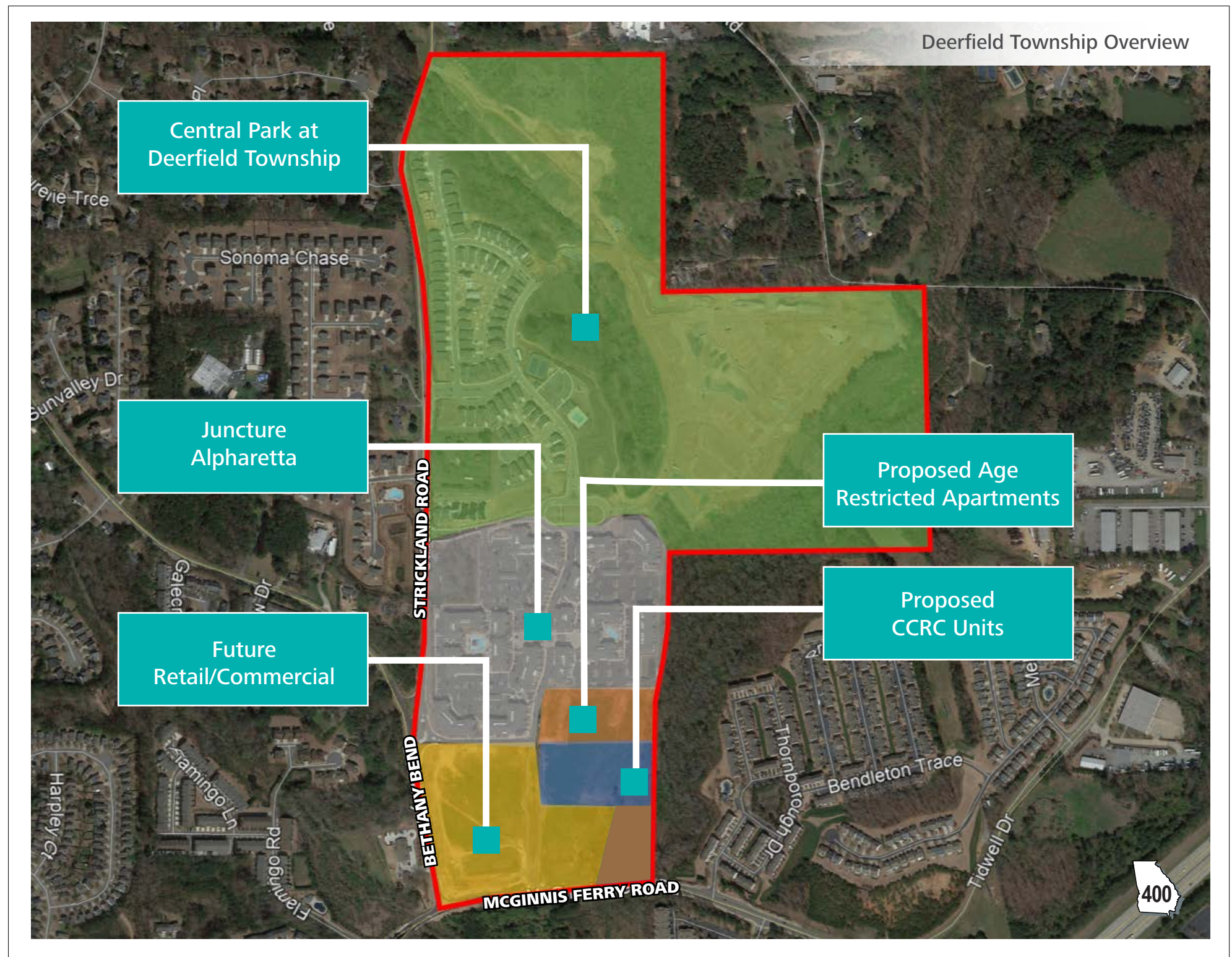
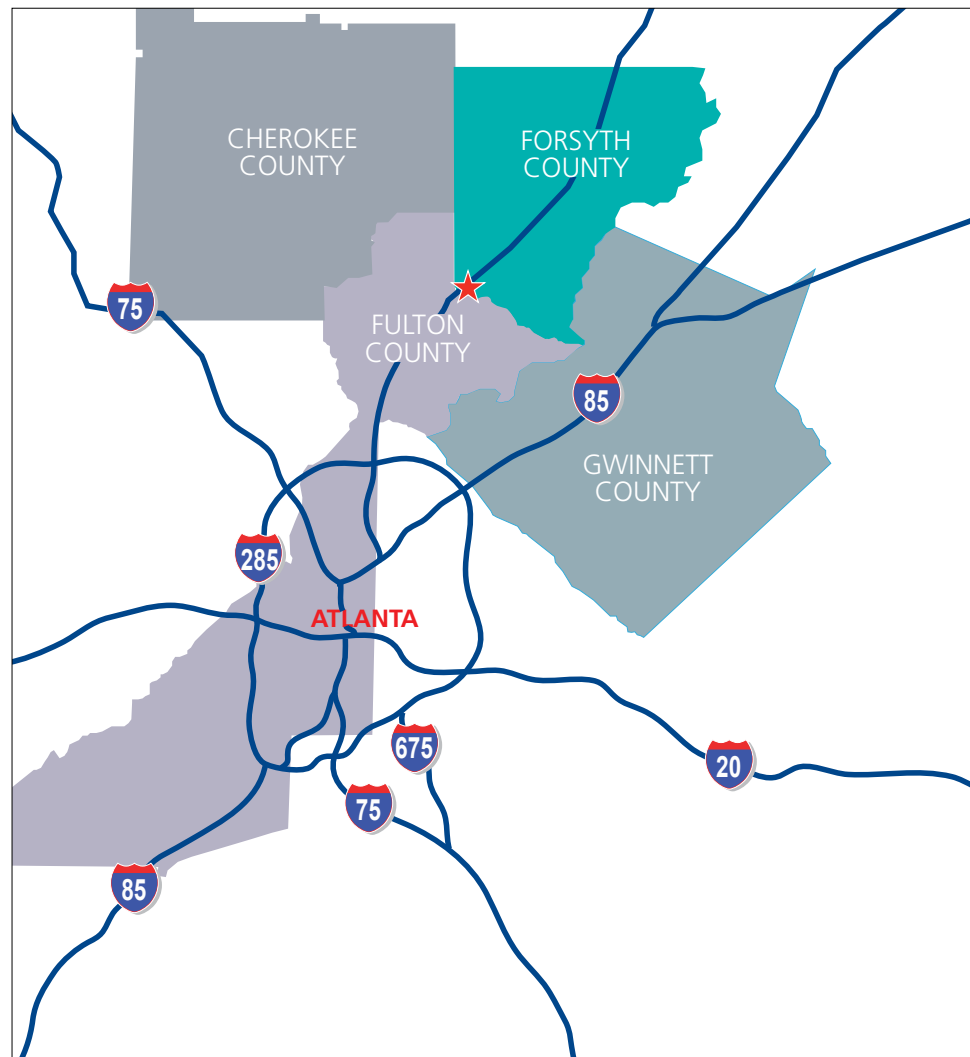
04. SUPPORT INFORMATION (DOWNLOADABLE)

- Google Earth KMZ File
- Survey (PDF and DWG Format)
- Zoning plan and as-built topography
- Zoning conditions
- Demographics

the opportunity

Ackerman & Co. exclusively presents the age-restricted and continuing care retirement center ("CCRC") components of Deerfield Township, a 164-acre, highly successful mixed-use development on McGinnis Ferry Road, just west of GA 400.

While located in Forsyth County, Georgia, Deerfield Township borders Fulton County and has an Alpharetta mailing address.



Subdivision Description

Deerfield Township was designed as a mixed project featuring a variety of housing options with retail and commercial amenities to support the residential components in a well designed walkable environment. To date, approximately 140 acres of Deerfield Township has been developed into two distinct residential components: Central Park at Deerfield Township and Juncture at Deerfield Township.

Central Park at Deerfield Township This 284-lot, single-family detached ("SFD") subdivision was developed and constructed by the Providence Group, one of Atlanta's most prestigious homebuilders. To access the streets, most of the homes have alley garages and offer unique architectural styles. Currently, homes are priced from \$450,000.



Juncture at Deerfield Township

This 559-unit, luxury multifamily project was developed by JLB and is one of the highest-quality and successful projects in the North Fulton/South Forsyth market.



Proposed Future Phase of Deerfield Township

The next phase of **Deerfield Township** is the subject of this Offering Memorandum; it includes the 140 age-restricted multifamily and 300 Continuing Care Retirement Community units, each of which may be purchased separately. The retail/commercial component will be the last phase and will be coordinated with the completion of the McGinnis Ferry Rd/GA 400 interchange in 2020.

Deerfield Township is ideally suited for the age-restricted multifamily and CCRC components based on the following attributes of the Property:

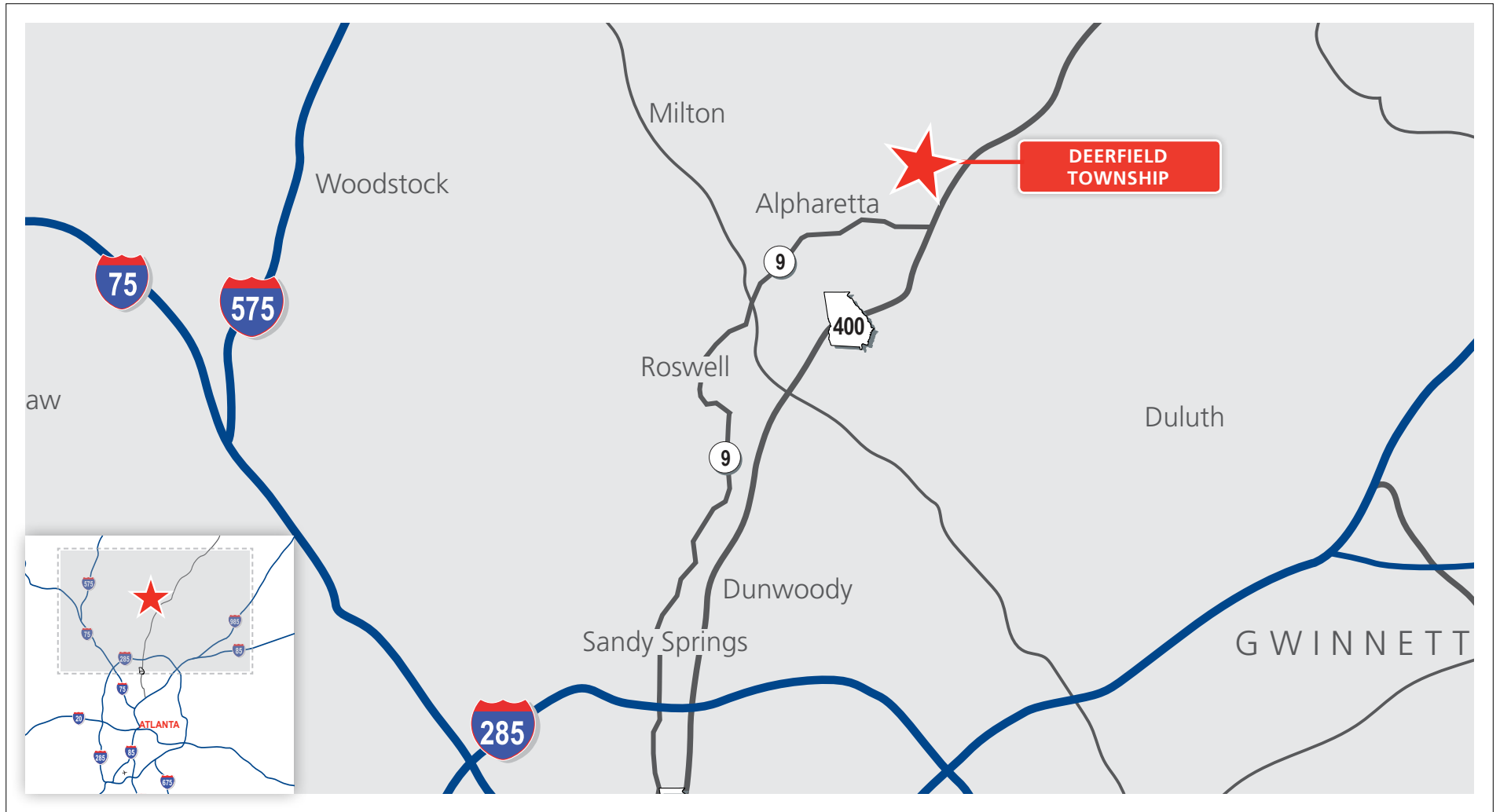
- Strong demographics in terms of income, population and age for the intended use. (See detailed demographics located in the support information section of this Offering Memorandum).
- Excellent location with Alpharetta mailing address and convenient access to the many retail and other supporting amenities along Woodward Parkway and Highway 9.
- Excellent access to GA 400 Highway via Woodward Pkwy or McFarland Pkwy.
- Additional access will be available upon the completion of the McGinnis Ferry/GA 400 interchange in 2020.
- Nearby shopping and entertainment venues including:
 - Avalon, a popular mixed-use development, offering diverse dining and entertainment options, as well as office and residential space.
 - Downtown Alpharetta's array of dining, retail and entertainment.
 - Verizon Amphitheatre, a major venue offering concerts by top popular artists.
- Deerfield Township is zoned for the intended use.
- The property has minimal development cost as all utilities are available and the Property is rough-graded and detention is already provided.



the property

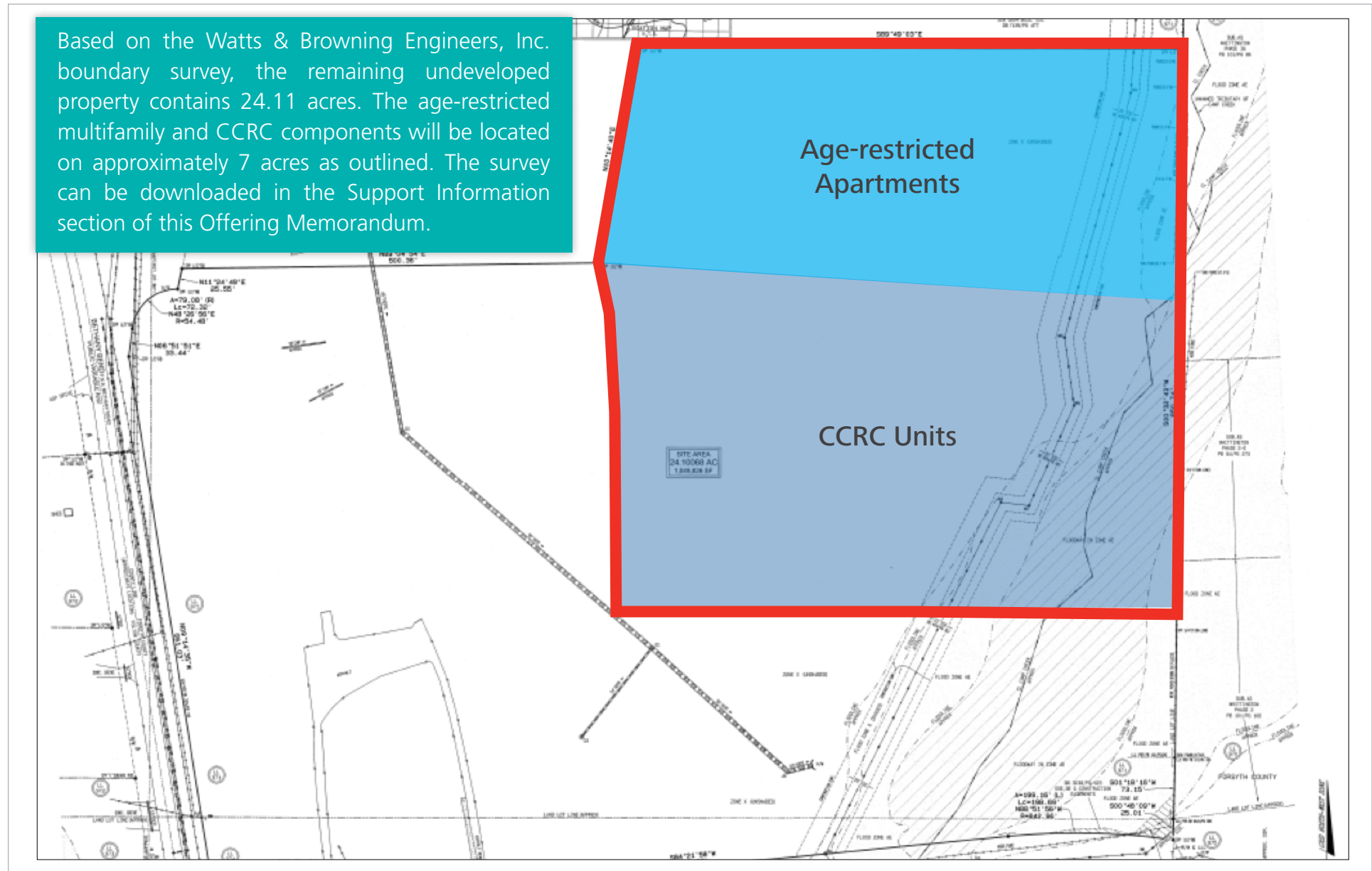
Location

Deerfield Township is located at the intersection of McGinnis Ferry Road and Bethany Bend in Alpharetta, Forsyth County, Georgia.



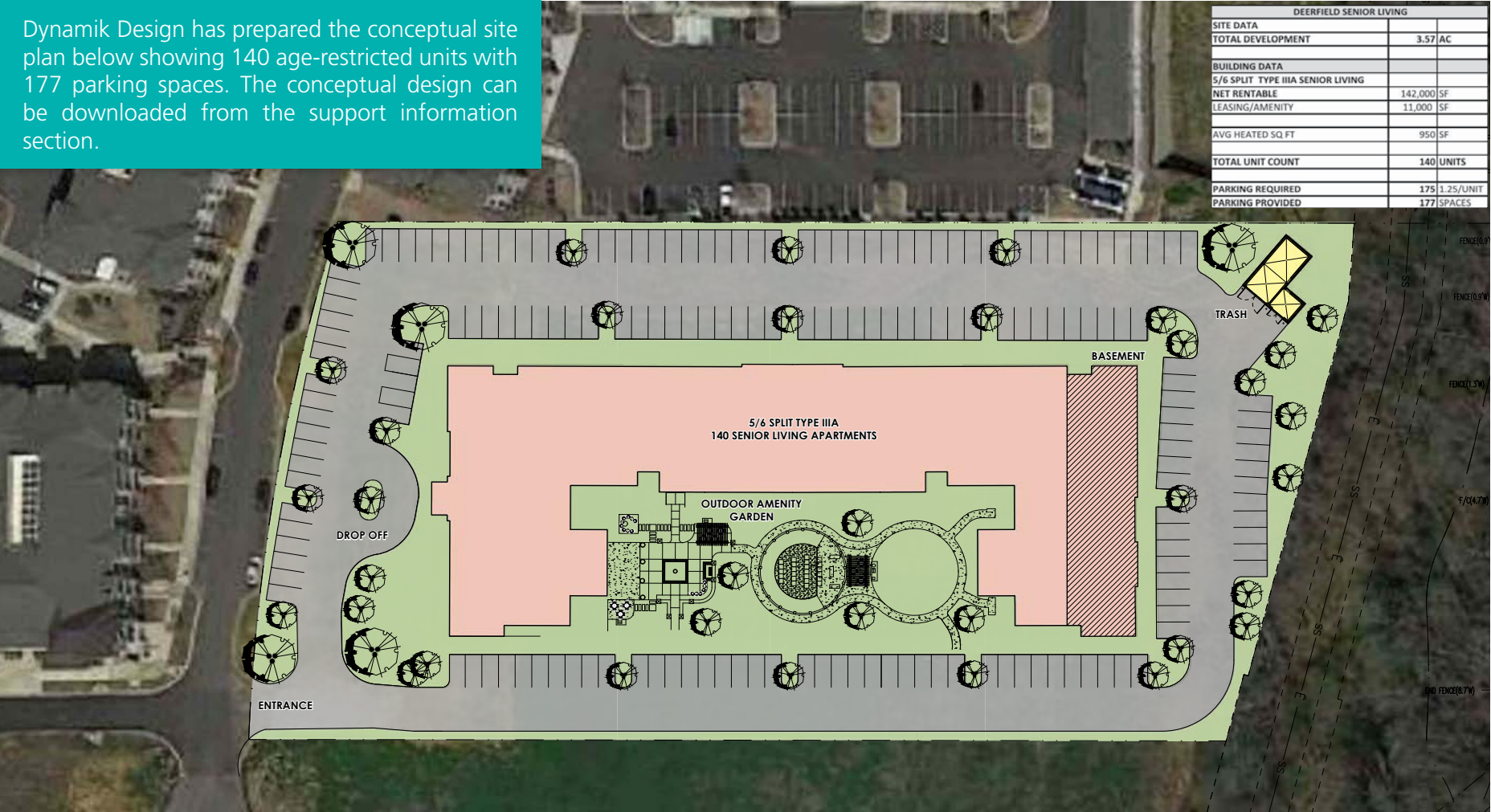
Size

Based on the Watts & Browning Engineers, Inc. boundary survey, the remaining undeveloped property contains 24.11 acres. The age-restricted multifamily and CCRC components will be located on approximately 7 acres as outlined. The survey can be downloaded in the Support Information section of this Offering Memorandum.



Conceptual Age-Restricted Site Plan

Dynamik Design has prepared the conceptual site plan below showing 140 age-restricted units with 177 parking spaces. The conceptual design can be downloaded from the support information section.



DEERFIELD TOWNSHIP SENIOR LIVING
FORSYTH COUNTY, GA
DENSITY STUDY • 10-23-2018



High-Altitude Aerial - Nearby Retail



Access

Deerfield Township offers multiple points of access.

The main access point will be from McGinnis Ferry Road via an existing traffic signal, with secondary access points via the traffic signal located on Bethany Bend, as well as a back access route through Strickland Road.

The map to the right displays the different points of ingress and egress to the property.



McGinnis Ferry/GA 400 Interchange

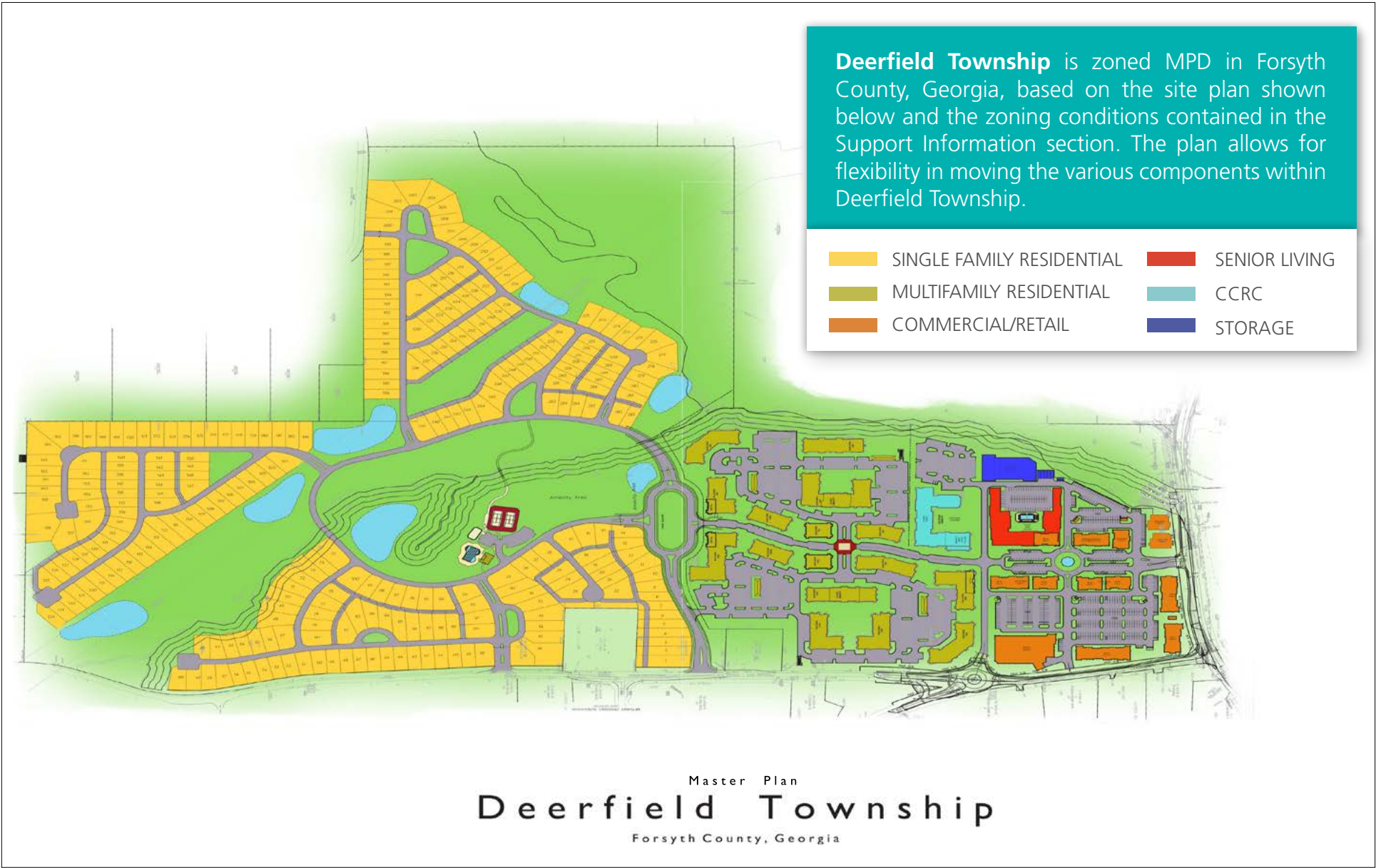
Deerfield Township's access will be further enhanced when the construction of the McGinnis Ferry Road/Georgia 400 interchange is complete.

This interchange is a Forsyth County and Georgia DOT jointly funded improvement that is scheduled for completion in 2020.

The Fulton County DOT is actively acquiring right away for construction of a full diamond interchange as shown to the right.



Zoning



Demographics

Within a 1, 3, and 5-mile radius of Deerfield Township, the demographics are excellent, making this market extremely desirable for the intended use.

	AGE DISTRIBUTION		
	1-MILE	3-MILE	5-MILE
0 - 19	28.14%	27.87%	28.34%
20 - 29	11.74%	12.20%	12.95%
30 - 39	18.60%	14.59%	11.97%
40 - 49	18.48%	16.92%	16.09%
50 - 59	12.07%	14.30%	15.65%
60+	10.99%	14.11%	15.01%

	DEMOGRAPHICS		
	1-MILE	3-MILE	5-MILE
Population	13,527	54,640	151,591
Median Household Income	\$77,806	\$95,249	\$105,436

Downtown Alpharetta



Central Park at Deerfield Township

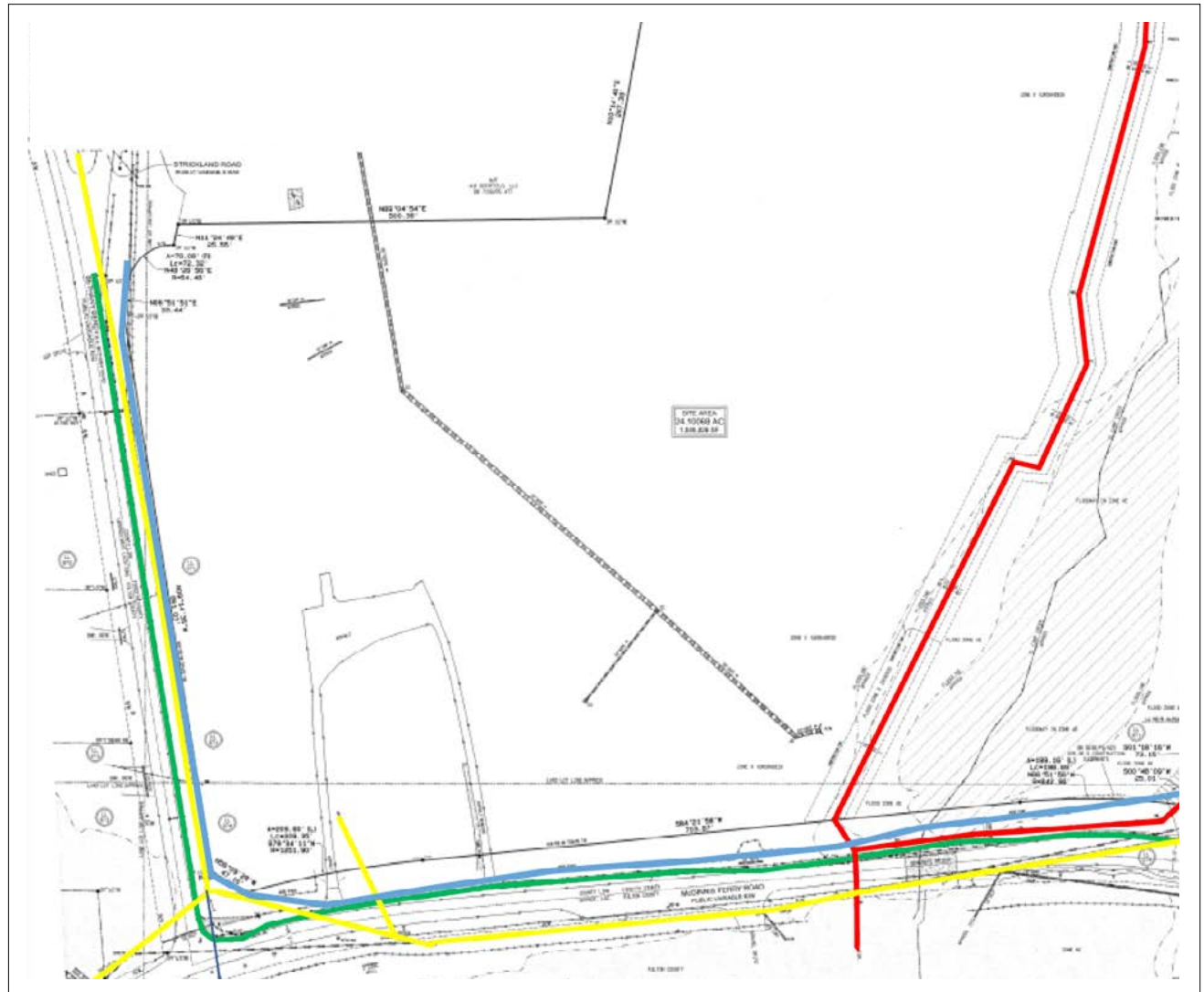
Utilities

Sanitary Sewer: Available on the property as shown to the right in red.

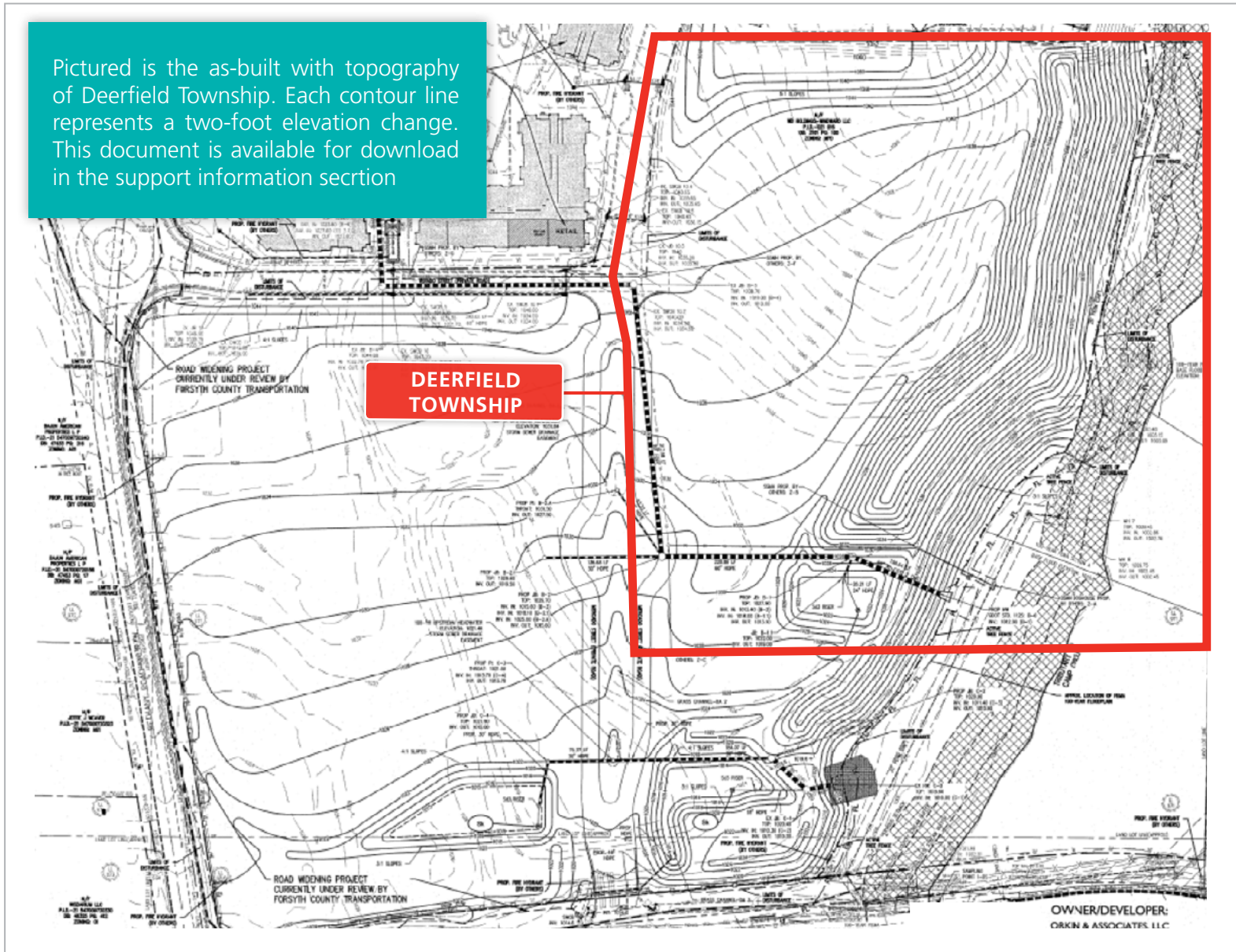
Domestic Water: Is in the ROW of McGinnis Ferry Road.

Natural Gas and Electricity: Are in the ROW of Bethany Road and McGinnis Ferry Road.

All utilities should be independently verified by potential purchaser.



Topography



the process

The owner has set an offering price for the Property as follows:

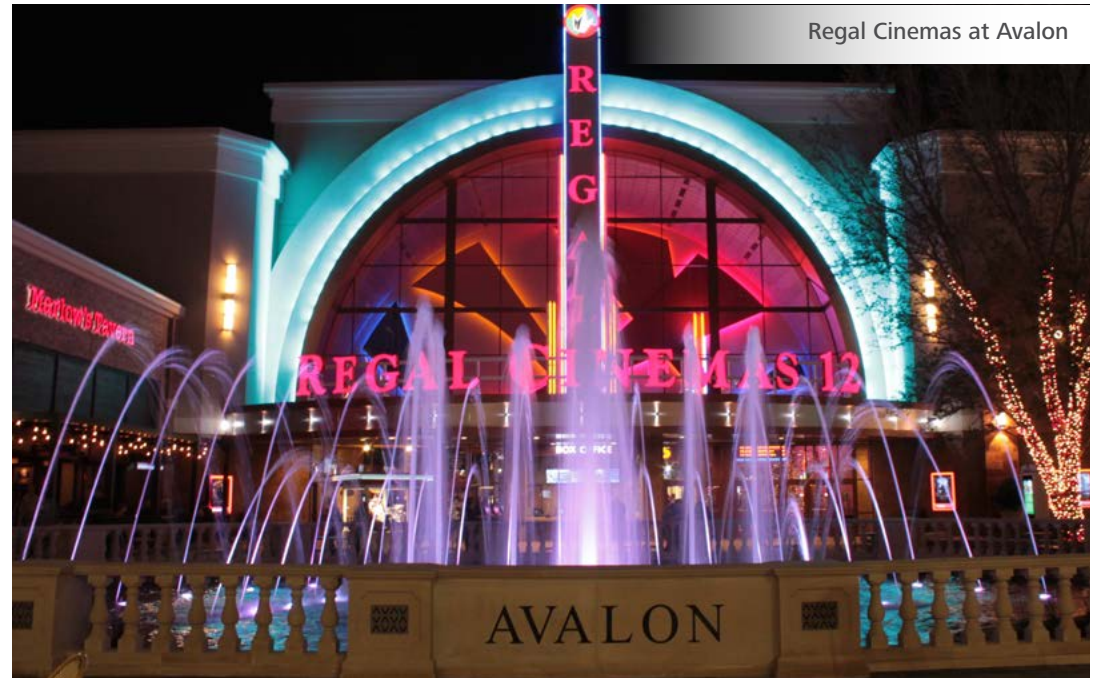
Age-restricted multifamily: \$35,000 per unit

CCRC: \$15,000 per unit

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.



Regal Cinemas at Avalon

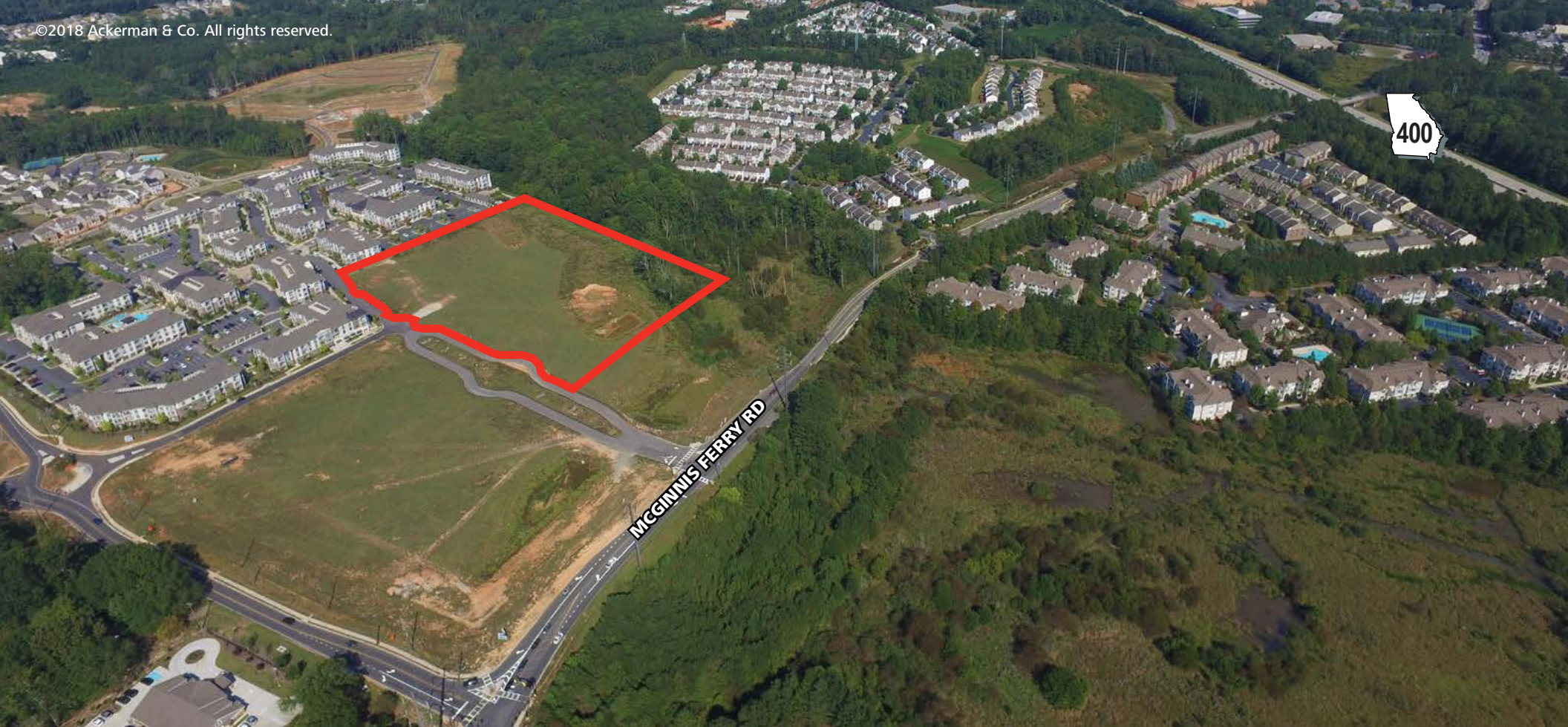
support information

Below are files that are related to **Deerfield Township** and may be downloaded. Some of the files may not be compatible on a mobile device and will need to be downloaded on a desktop. Click the links to open the files.

- [Google Earth KMZ File](#)
- [Survey \(PDF and DWG Format\)](#)
- [Zoning Plan](#)
- [Zoning Conditions](#)
- [As-Built Topography](#)
- [Demographics](#)

To view all downloadable documents in one folder [click HERE](#).





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