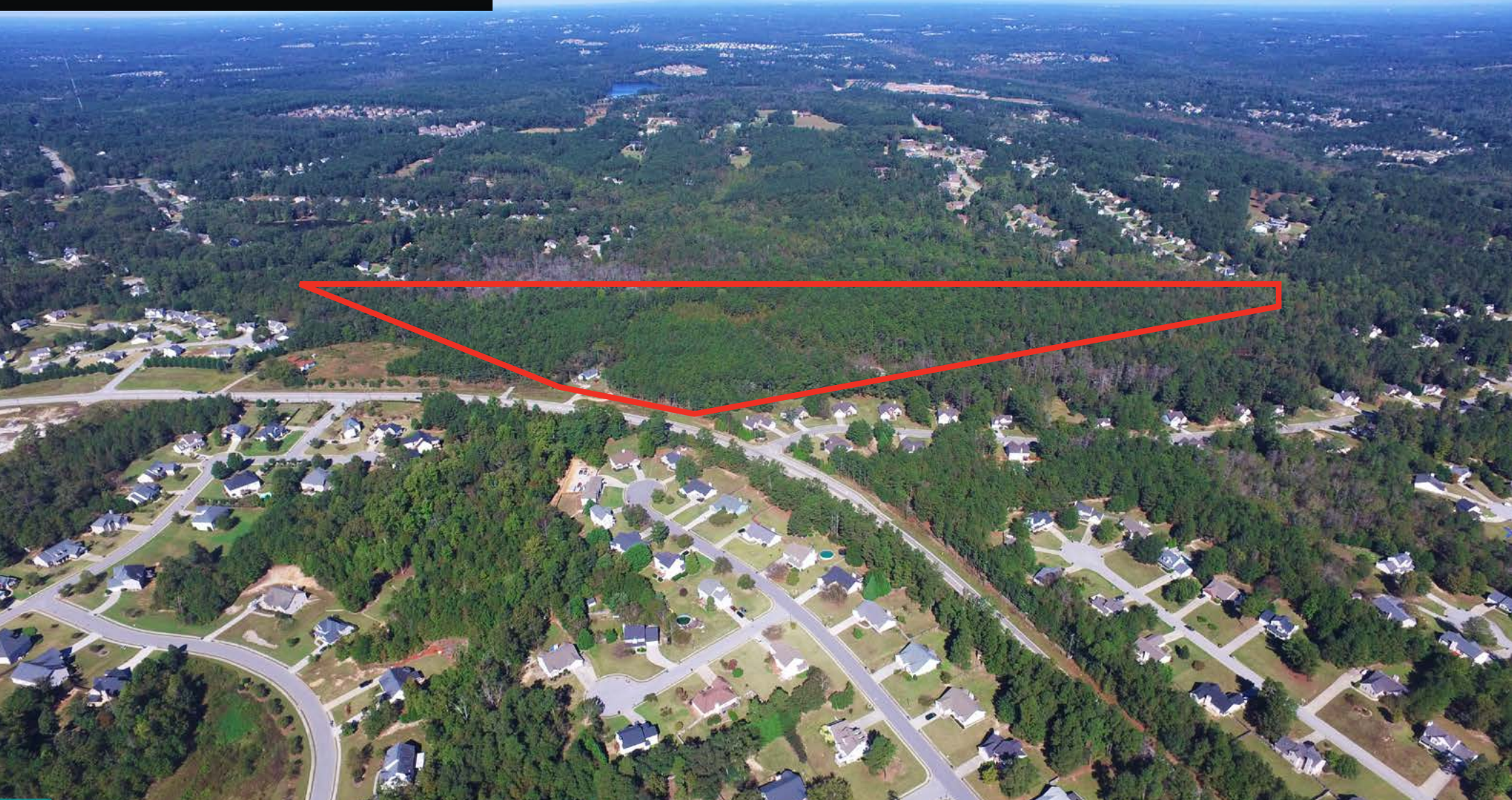


EXCLUSIVE OFFERING

OZORA BEND



54.79 ACRES OF RAW LAND
GWINNETT COUNTY | GEORGIA

Ackerman & Co.

PIONEER
LAND GROUP



Ozora Bend Gwinnett County, Georgia

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of Ozora Bend in Gwinnett 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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the opportunity

Ackerman & Co. and Pioneer Land Group are pleased to present **Ozora Bend**, a 54.79 acre parcel in Gwinnett County, Georgia planned for single family detached (“SFD”) lots. Since 2015, Gwinnett County has captured more new house sales than any other county in Metro Atlanta. **Ozora Bend** offers the following attributes:

- Prime opportunity for a builder to establish a presence in the rapidly growing Gwinnett County market.
- Situated approximately 1 mile from Harbins Park, a 1,960 acre park loaded with amenities such as a playground, pavilions, dog park area, a lake, a 1.5 mile paved trail, baseball and football fields, and much more.
- Tribble Mill Park is a 713 acre park around the same distance away which offers many of the same amenities as Harbins Park.
- Located in Gwinnett’s best-selling Archer High School district where the average price of a newly constructed house sold through the first quarter of 2018 was \$281,000, representing a 1.4% increase in average sale price from the previous year.
- Conveniently located approximately 7 miles from the City of Lawrenceville, the county seat in Gwinnett which offers retail, dining and entertainment.
- The elementary, middle, and high school that serve **Ozora Bend** all rank 4 out of 5 stars, according to SchoolDigger.com.
- Very limited supply of vacant developed lots (“VDLs”) in Gwinnett County, so raw land will need to be developed for new lots to hit the ground.



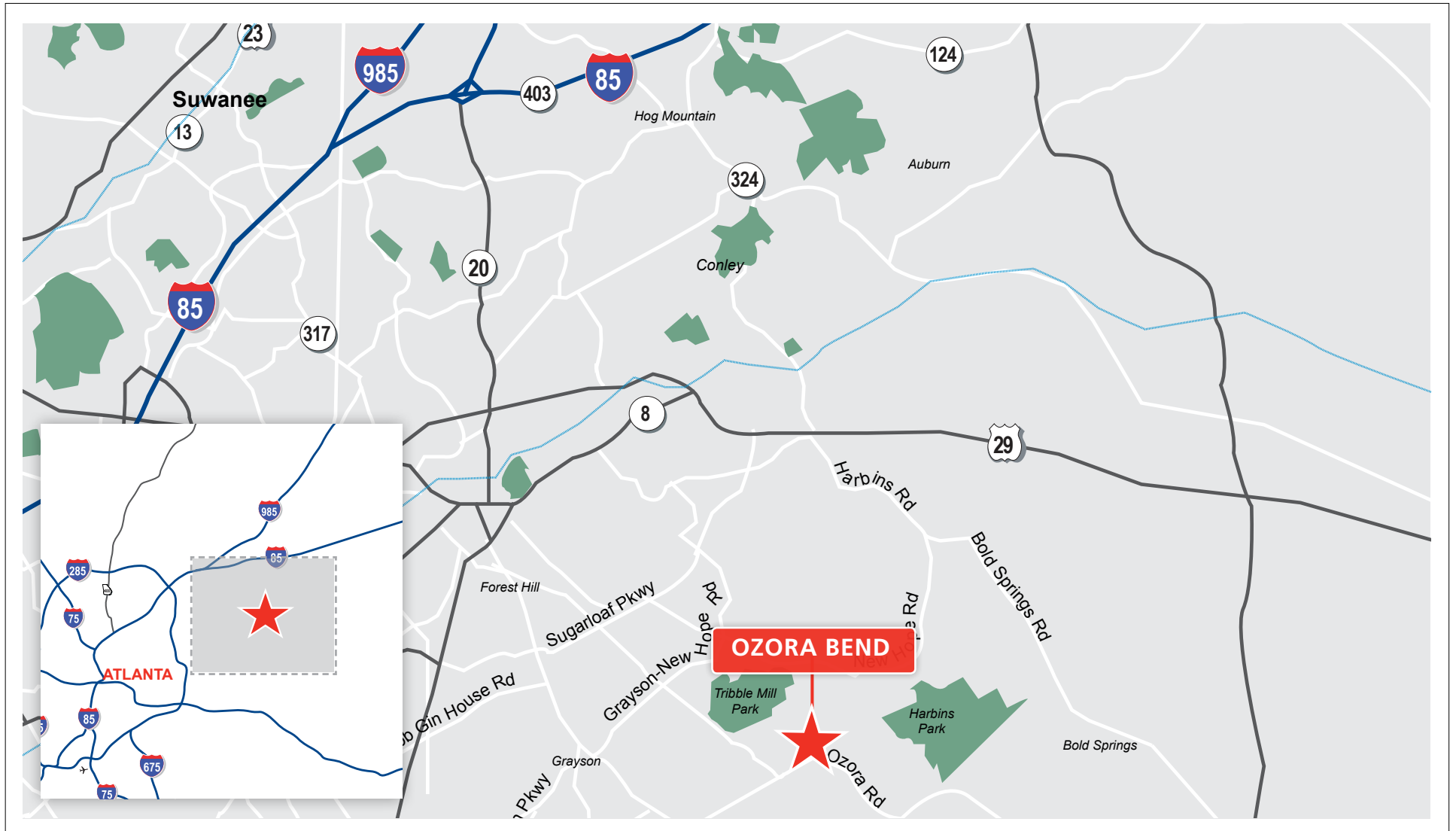
Harbins Park

The balance of this Offering Memorandum provides detailed information on the Property and 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.

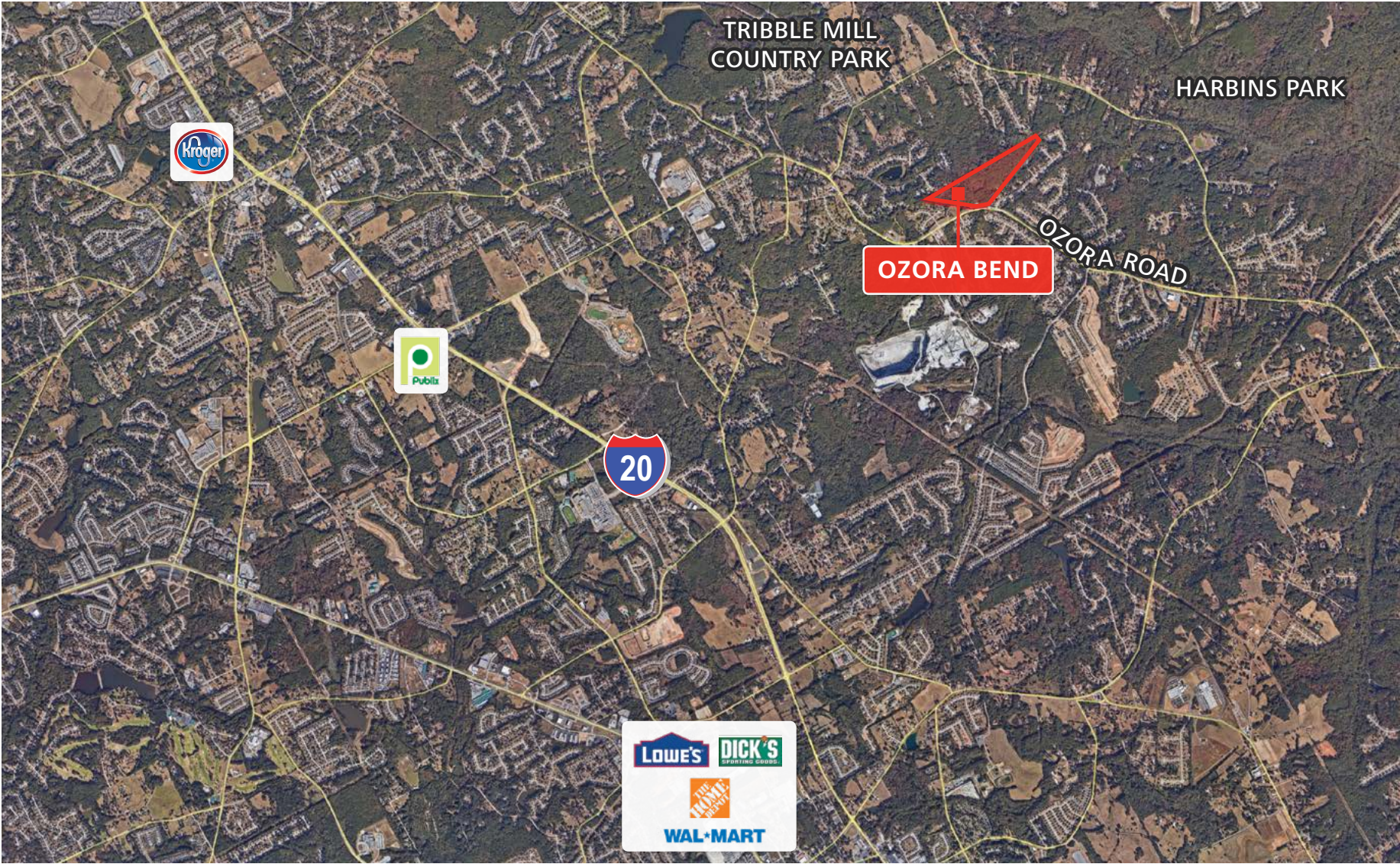
the property

Location

Ozora Bend is a 54.79 acre parcel of land located in Land Lots 221 and 228 of the 5th District of Gwinnett County, Georgia. The address of the property is approximately 1200 Ozora Road, Loganville, GA 30052. Parcel ID Number: 5-225-001



High Altitude Aerial



Low Altitude Aerial



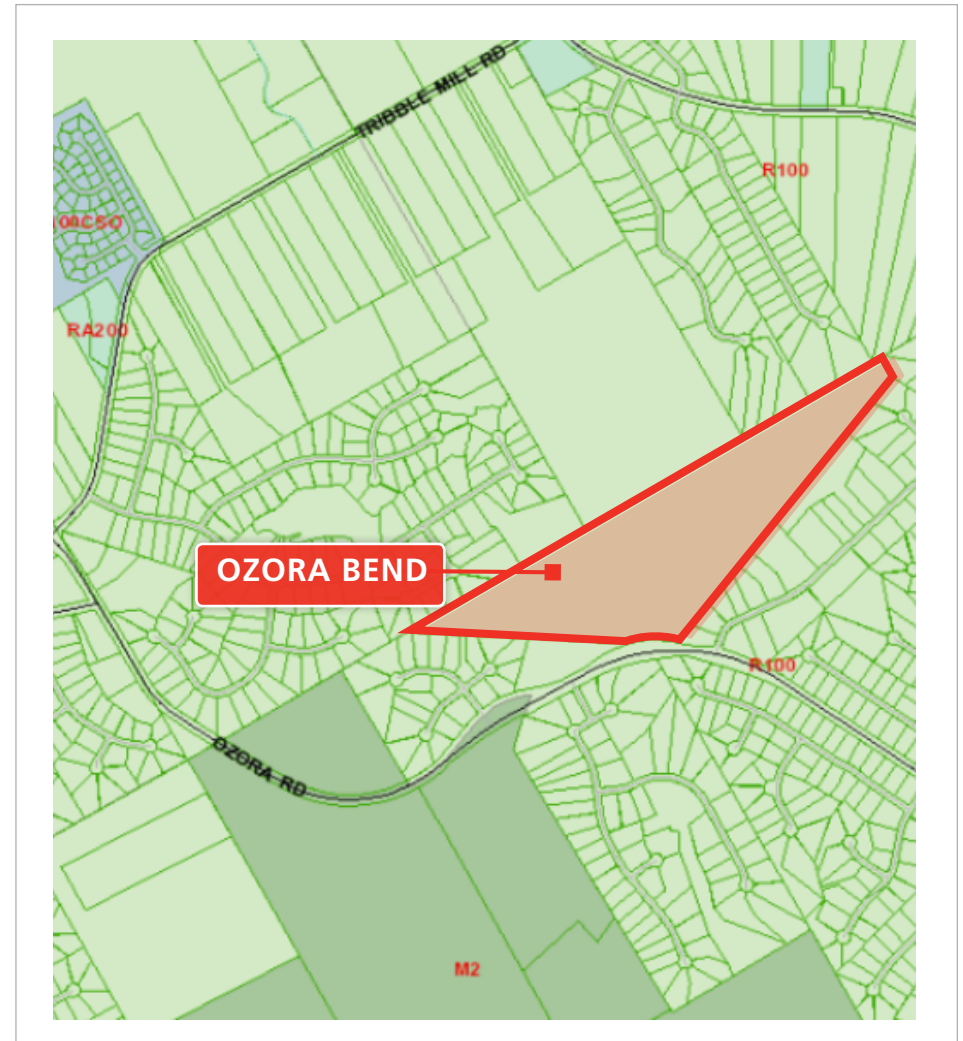
Zoning / Requirements

Ozora Bend is currently zoned R100 in Gwinnett County.

- Minimum Lot Size:
 - Sewer: 15,000 SF
 - Septic: 25,500 SF
- Minimum Lot Width: 100'
- Minimum Road Frontage: 40'
- Minimum Dwelling Size: 1,400 SF

Based on the current R100 zoning, the Property yields 52 building lots. If sanitary sewer can be provided via a sewer lift station, the lot yield increases to 85 lots.

Potentially, there is an opportunity to rezone the Property to a classification that would increase the development density to 2.3 units per acre.



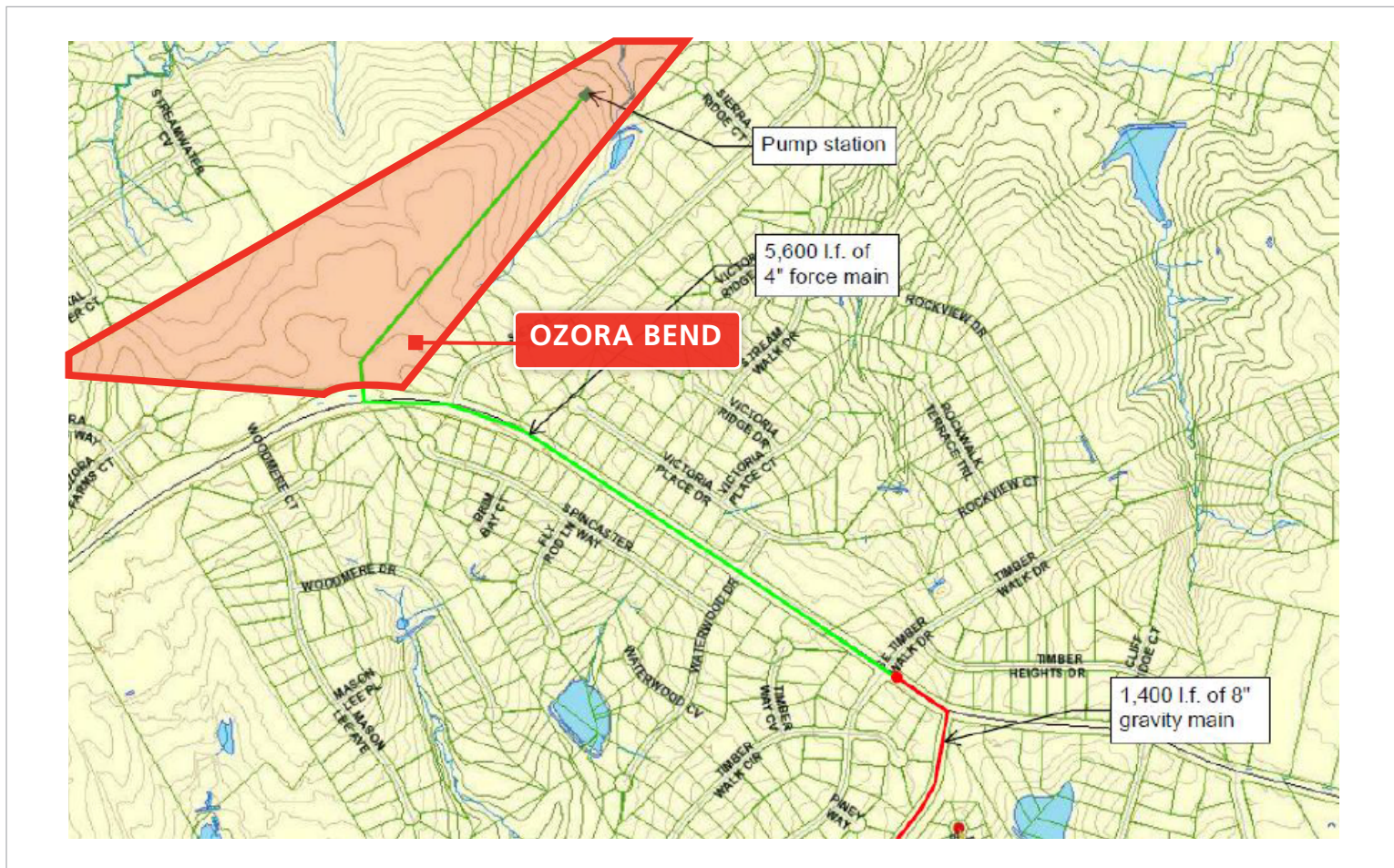
Access

The Property and future development will be accessed via an ingress/egress point on **Ozora Road**.

Utilities

Domestic water is available via the water main that runs along **Ozora Road**.

Sanitary Sewer: Currently, **Ozora Bend** is not served by sanitary sewer. Sanitary sewer can be brought to Ozora Bend via the installation of a sewer lift station, approximately 5,600 feet of force main and 1,400 feet of gravity flow main via the route shown below.



School System

SchoolDigger.com 2017 Ratings

SCHOOL	RATING	STATE RANK	TOTAL STATE SCHOOL RANKED
W.J. Cooper Elementary	★★★★☆	243 rd	1,209
McConnell Middle	★★★★☆	84 th	543
Archer High	★★★★☆	66 th	428



Archer High School



Archer High School Mascot

the market

Gwinnett County Detached Housing and Lot Analysis

As the Metro Atlanta leader for the sale of new SFD houses, Gwinnett County is one of the most sought-after locations for Atlanta's builders. Gwinnett County has a limited supply of VDLs, most of which are in subdivisions with an active builder. Through 1Q18, Gwinnett County has sold 483 new SFD houses at an average price of \$346,000. The new construction SFD housing sales data for Gwinnett County is as follows:

YEAR	TYPE	% OF TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE	% CHANGE IN PRICE
2015	New	16%	2,255	+26.3%	\$286,000	+5.5%
2016	New	17%	2,796	+24.0%	\$309,000	+8.0%
3Q17	New	13%	2,328	-16.7%	\$330,000	+6.8%
1Q18	New	12%	483	N/A	\$341,000	+4.8%

House and Lot Inventory

As shown in the table below, there is a limited supply of both houses and VDLs. Based on the county's high demand for and low supply of VDLs, raw land is already being developed into new lots. There were 1,930 lots delivered in Gwinnett County in the last 4 quarters.

TYPE	INVENTORY	MONTHS OF SUPPLY
Houses	1,565	6.7
VDLs	4,489	20.8

The location, along with an excellent school system, limited foreclosures, affordability, and increased resale pricing will continue to make Gwinnett one of Atlanta's most desired counties for future home construction. Increasing resale prices will put future pressure on the pricing of new construction homes, driving them further upward.

Archer High School District Detached Housing and Lot Analysis

Since 2015, Archer High has been the best-selling school district in Gwinnett County. Through 1Q18, the Archer High School district represented 18% of the total new SFD house sales in Gwinnett County. Increasing resale prices will continue to make Archer desired by Metro Atlanta homebuilders. To the right are the new SFD house sales for the Archer High School district from 2015-1Q18:

YEAR	TYPE	% OF TOTAL GWINNETT COUNTY SFD NEW SALES	# OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE	% CHANGE IN PRICE
2015	New	17%	374	+45.0%	\$258,000	+0.0%
2016	New	20%	561	+50.0%	\$267,000	+3.5%
2017	New	16%	384	-31.6%	\$277,000	+3.7%
1Q18	New	18%	87	N/A	\$281,000	+1.4%

House and Lot Inventory

As shown in the table to the right, there is a limited supply of both houses and VDLs. Of the total 853 VDLs in the Archer HS market, 642 or 75% are located in a subdivision with an active builder. Based on the Archer high school district's high demand for and low supply of VDLs, raw land is already being developed into new lots. There were 348 lots delivered in the Archer HS district in the last 4 quarters.

TYPE	INVENTORY	MONTHS OF SUPPLY
Houses	220	4.9
VDLs	853	23.9

With a limited supply of VDLs and houses located in Gwinnett County and the Archer High School market, we believe Ozora Bend can fill the immediate need for housing in this market.

the process

The owner has set an offering price for the Property as \$22,814 per acre or \$1,250,000.

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.



Downtown Lawrenceville

support information

Below are files that are related to **Ozora Bend** 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](#)
- [Topography](#)

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



Ozora Bend

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