

**EXCLUSIVE OFFERING**



**LAKE SHORE - 123 FUTURE LOTS**  
**57.32 ACRES LAND**  
**TEMPLE, CARROLL COUNTY, GEORGIA**

**PIONEER**  
LAND GROUP  
**Ackerman & Co.**



## DISCLOSURE / CONFIDENTIALITY STATEMENT

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 57.32 acres the future phases of Lake Shore in Temple, 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:



Kyle Gable

Broker

Office: (770) 225-0718

Cell: (404) 867-3332

[kgable@pioneerlandga.com](mailto:kgable@pioneerlandga.com)

# Ackerman & Co.

John T. Speros

Senior Vice President

Direct: (770) 913-3910

Cell: (404) 578-7033

[jsperos@ackermanco.net](mailto:jsperos@ackermanco.net)

J.T. Speros

Associate Broker

Direct: (770) 913-3949

Cell: (404) 775-3919

[itsperos@ackermanco.net](mailto:itsperos@ackermanco.net)



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# EXECUTIVE SUMMARY

Ackerman & Co. and Pioneer Land Group are pleased to present 57.32 acres of land planned for 123 future lots in Lake Shore Subdivision in Temple, Georgia (the “Property”).

## Lake Shore offers the following attributes:

- Excellent access to Interstate 20 via the Carrollton Highway interchange, located less approximately 2 miles from Lake Shore.
- Lake Shore is a lake community that is located on a 30 acres lake.
- The average price of a new home sold in the subdivision over the last four quarters was \$200,000.
- Located in Temple High School district which represents the second most new home sales for any district in Carroll County with 14%.
- Through 2Q18, the average price of a new house in the Temple High School District, it was \$195,000.
- Property is zoned and planned for 123 lots.

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.



EXISTING HOME

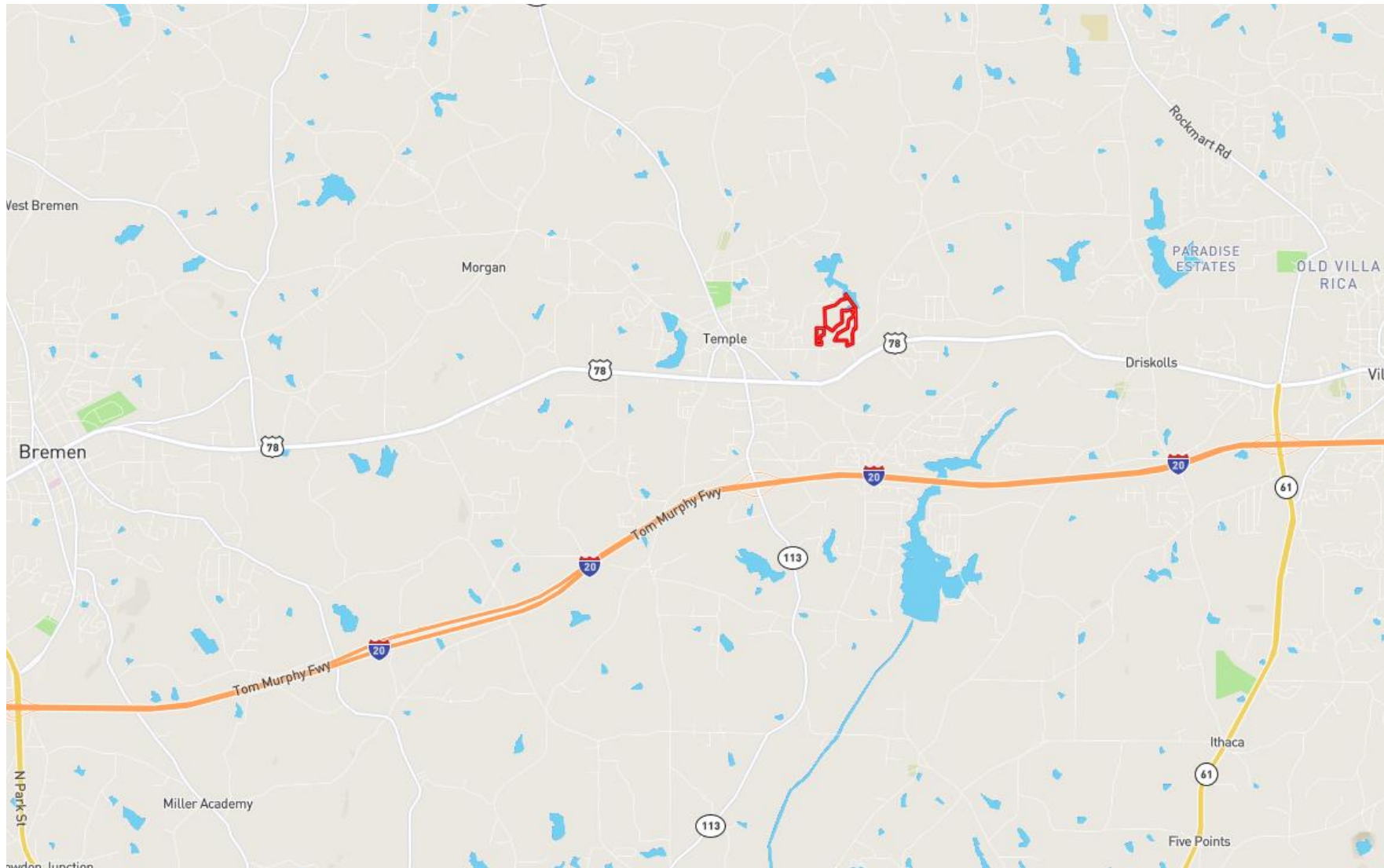


EXISTING HOME

# PROPERTY DESCRIPTION

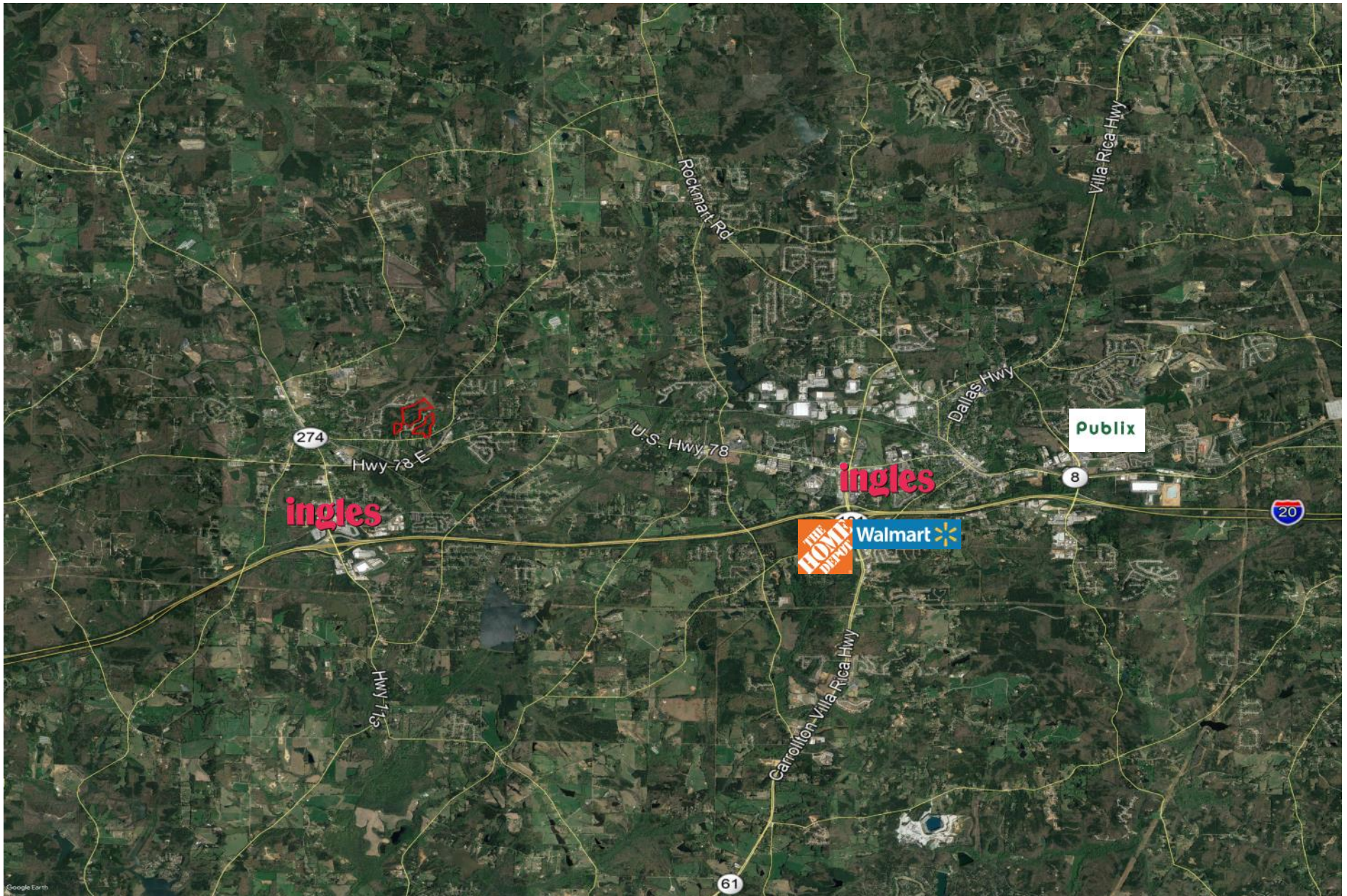
## Location:

The Property is located at the intersection of Lake Shore Pkwy and E Johnson St in Temple, Georgia. The address of the front lot of the subdivision is 100 Lake Shore Pkwy, Temple, GA 30179. Parcel T030080314, T030080352, T030080315, T030080236, and T030080275.





## High Altitude Aerial with Retail









### Preliminary Plat:

To the right is a clip of the Preliminary Plat that was designed by Singleton Land Surveying Company in 2004. The file can be downloaded via the Support Information section of this Offering Memorandum:

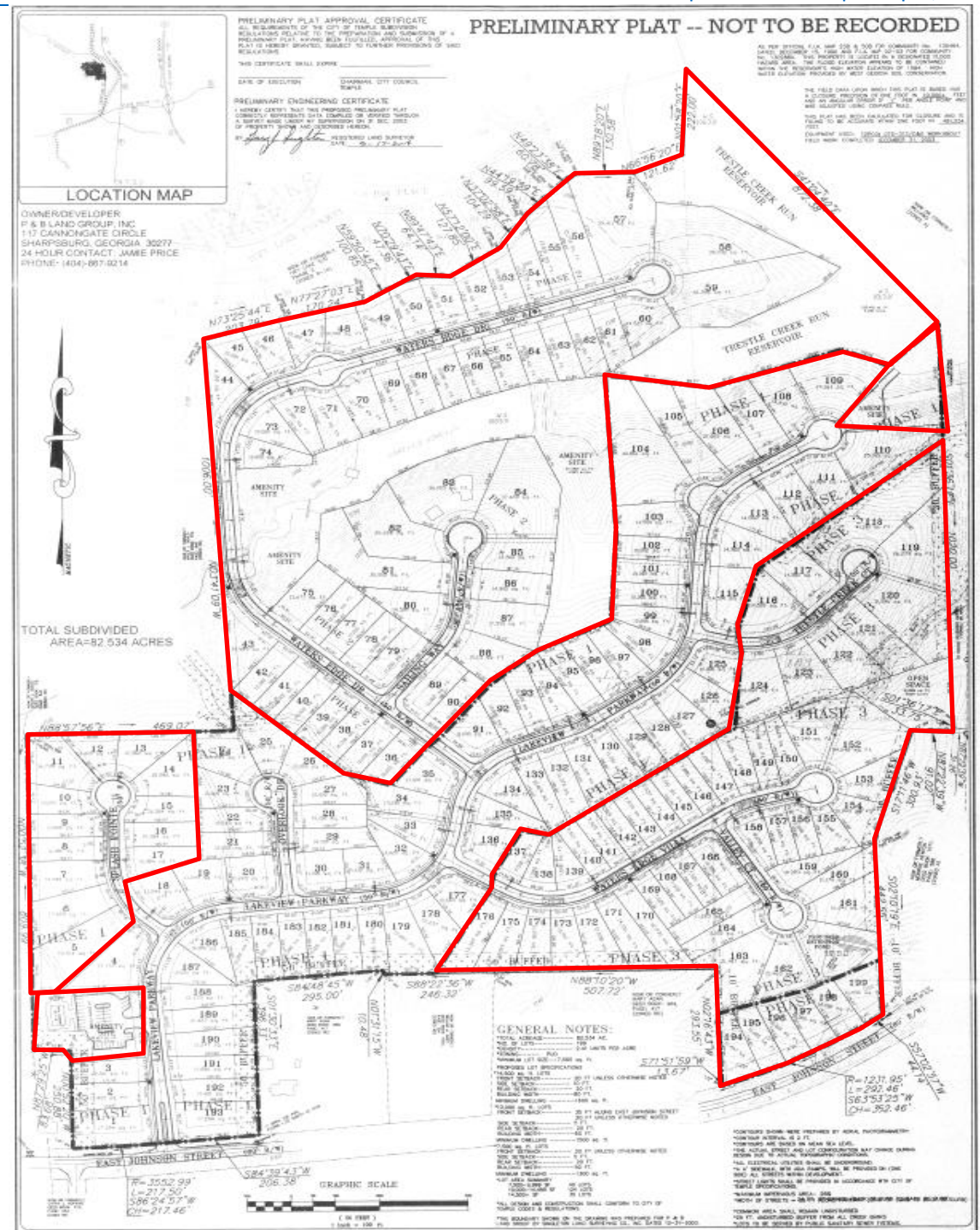
- Total Acreage: 82.534
- Density: 2.41 Units/Acre
- Number of Lots: 199
- Zoning: PUD
- Minimum Lot Size: 7,500 SF

### School System:

Providence Elementary, Temple Middle, and Temple High.

### Utilities:

The property is served by sewer and water. Prospective purchasers should verify utility availability and capacity during the due diligence period.





# THE PROCESS & SUPPORT INFORMATION

## The Process

The Owner is offering 57.32 acres for purchase at an offering price of \$375,000 or \$6,542 per acre or \$3,049 per proposed lot. Interested parties should submit a letter of intent that includes the following information:

- Purchase Price
- Earnest money
- Due diligence period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience.

## Support Information

The Lake Shore files below may be downloaded by clicking on the links. Some of the files may not be compatible on a mobile device and may need to be downloaded on a desktop.

[Lake Shore KMZ](#)

[Lake Shore Preliminary Plat](#)







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