

EXCLUSIVE OFFERING
BRASELTON HIGHWAY



BRASELTON HIGHWAY

52± ACRES
GWINNETT COUNTY | GEORGIA

52± Acres | Braselton Highway | Gwinnett County, Georgia



Lake on Property

52± ACRES

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 52± Acres on Braselton Highway 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 **Braselton Highway**, a 52± acre parcel in Gwinnett County, Georgia suited for single family detached (“SFD”) lots. Since 2015, Gwinnett County captured more new SFD house sales than any other county in Metro Atlanta.

The Project offers the following attributes:

- Prime opportunity for a builder to establish a presence in the rapidly growing Gwinnett County market.
- The Interstate 85/Hamilton Mill Road interchange is located around 1.2 miles away, providing convenient access nearby amenities and the I-85 job market.
- Property is in a great school system in which the elementary, middle and high school are all rated 5 out of 5 stars.
- Mall of Georgia is a super-regional shopping mall with over 200 stores and services located within it and is around 5 miles from the Property.
- Located in the Mill Creek High School district where the average price of a newly constructed house that was sold in 2018 was \$396,000, representing a 5.3% increase in average sale price from 2017. There is currently a 21.6 month supply of vacant developed lots (“VDLs”) in this market, and almost 98% of the remaining VDLs are in subdivisions with an active builder.
- There is a very limited supply of VDLs in Gwinnett County and the Mill Creek High School market. Accordingly, raw land must be developed into lots to meet the housing demand.



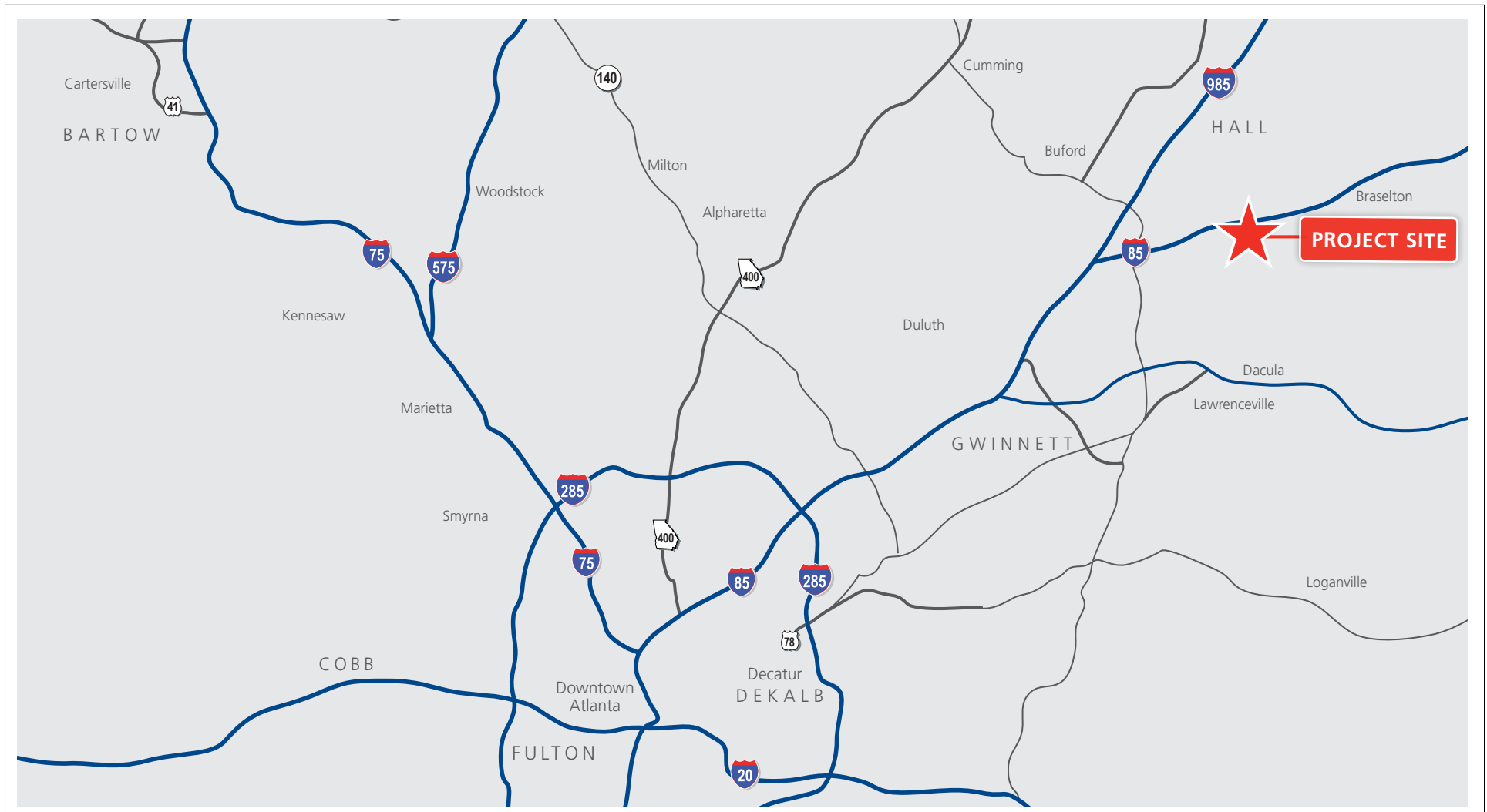
Mall of Georgia

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.

the property

Location

The Property is located at 3919 Braselton Highway, Buford, GA 30519 in Gwinnett County, Georgia. Parcel ID numbers: 3-002-046 and 3-002-127.



High Altitude Aerial with Retail



Low Altitude Aerial



Zoning/Requirements

Braselton Highway is currently zoned RA200 in Gwinnett County with the following requirements:

Minimum Lot Size: 40,000 SF

Minimum Floor Area: 1,400 SF

Minimum Lot Width: 200'

Maximum Density: N/A

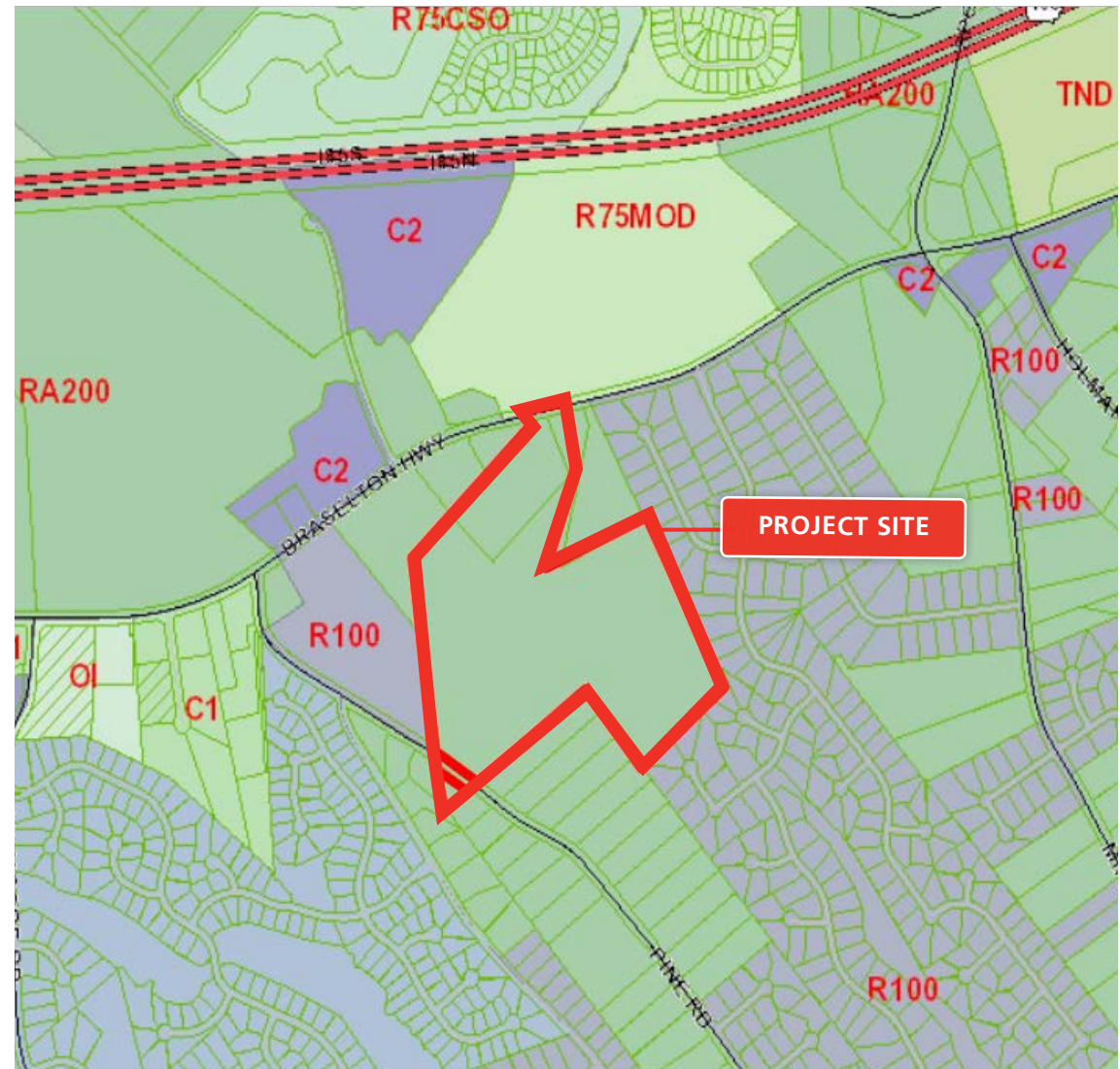
Minimum Front Setback: 35'

Minimum Side Yard Setback: 20'

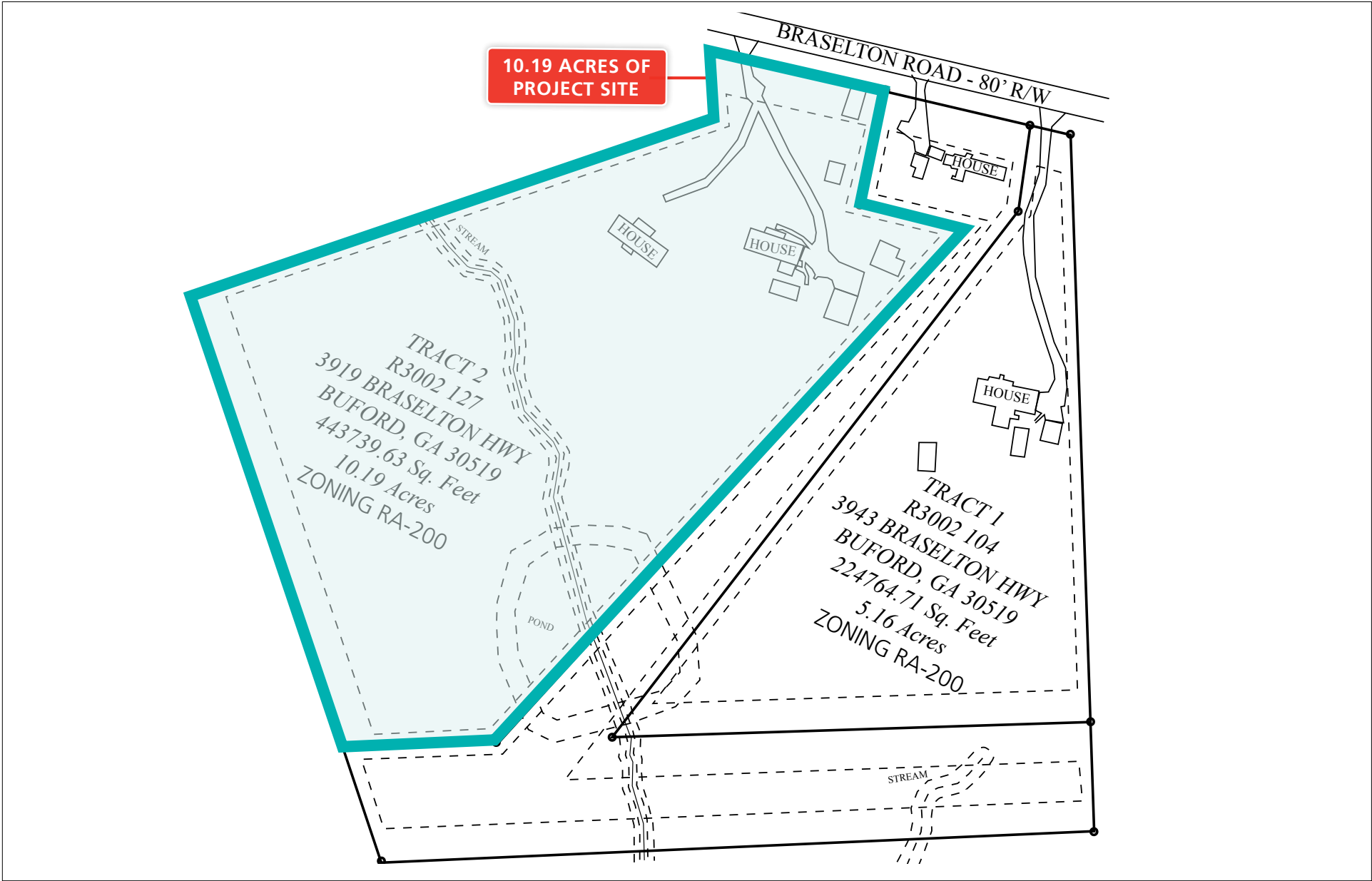
Minimum Rear Yard Setback: 40'

The owner will sell Braselton Highway contingent on rezoning.

ZONING MAP



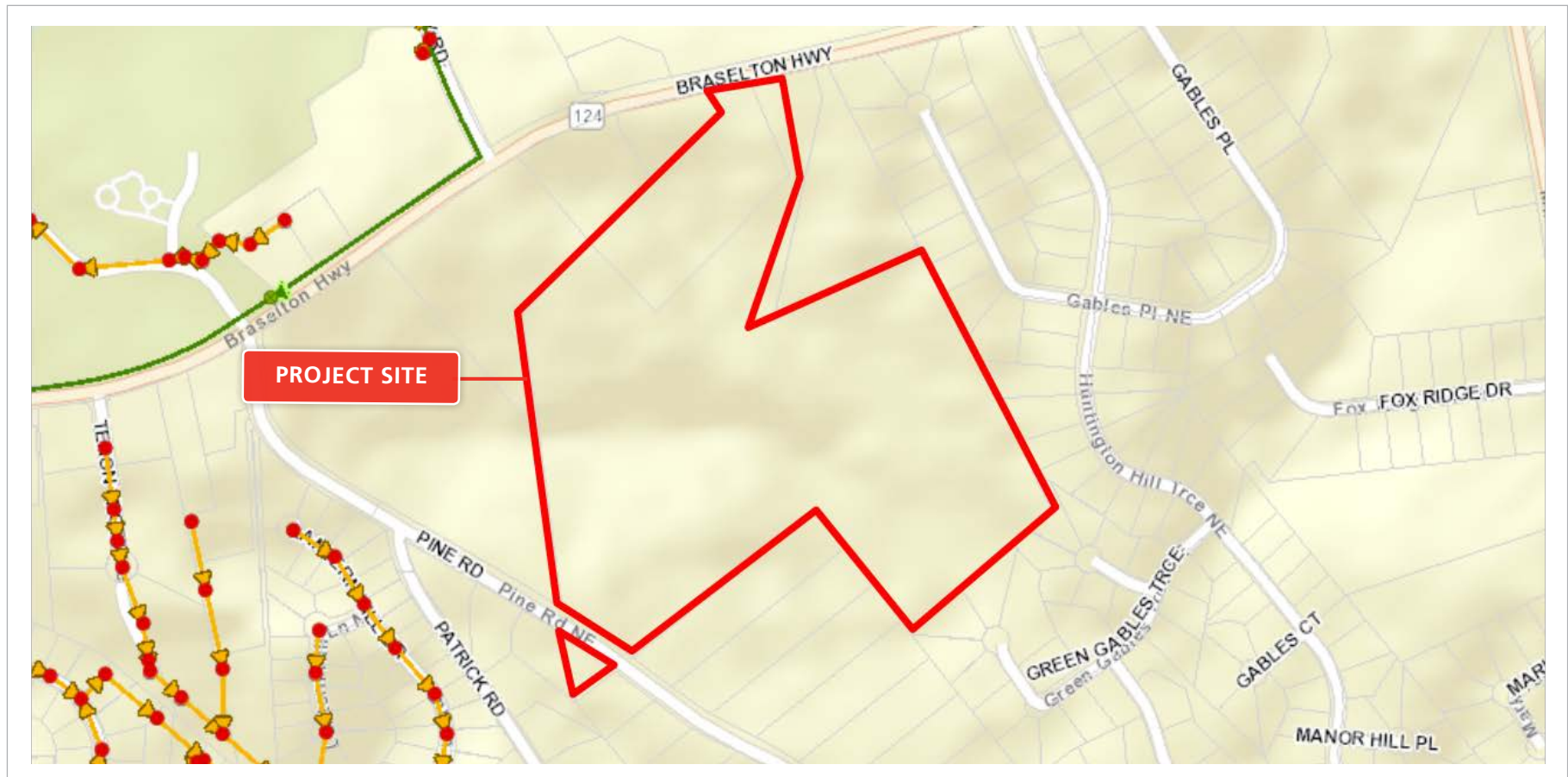
Survey



Utilities

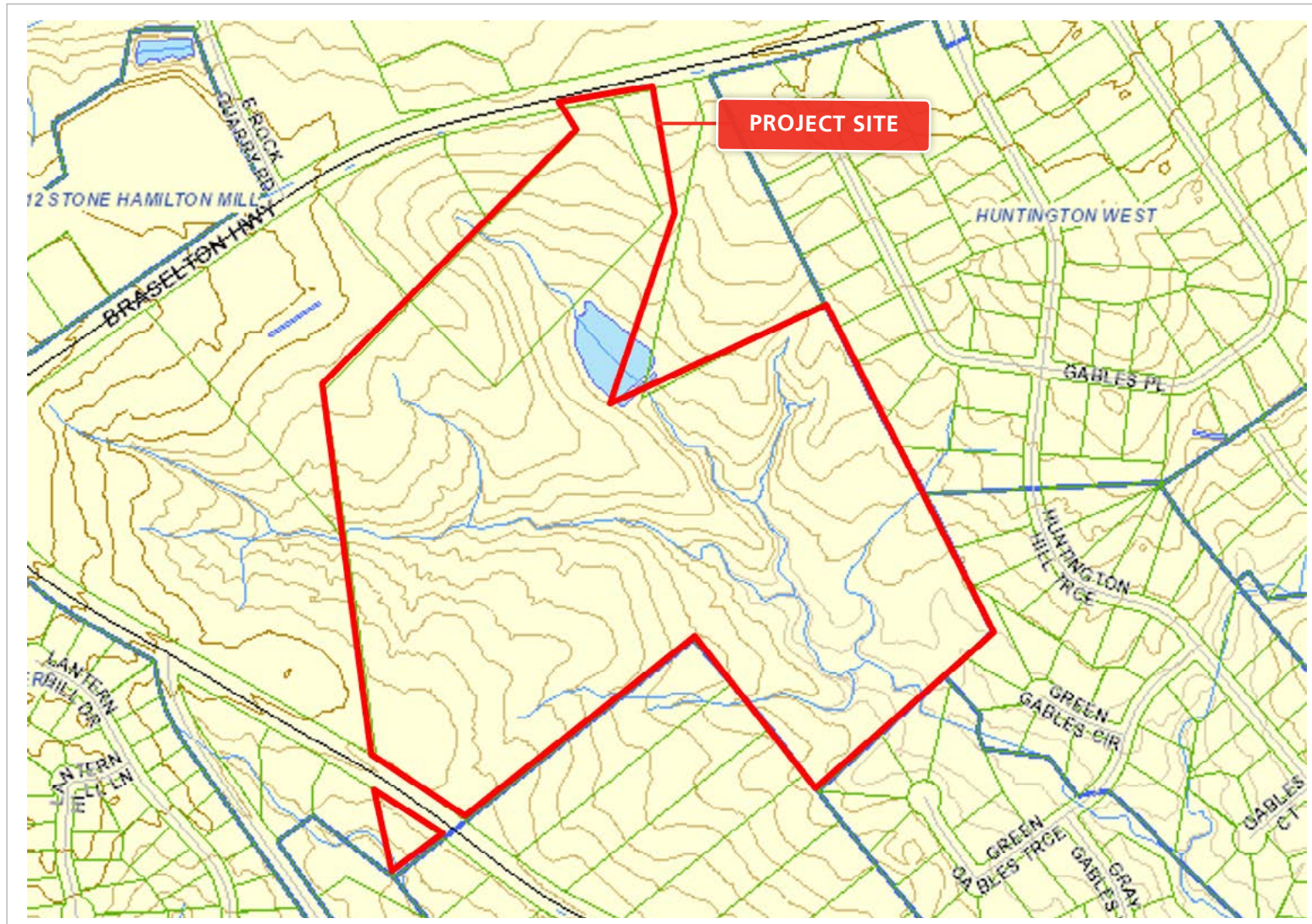
Sanitary Sewer: There is a sanitary sewer manhole located approximately 500 feet from the southwest corner of the Property. A pump station will need to be installed in order to reach this point. Below is a map showing the sewer location.

Domestic Water: There is a domestic water line serving the property via Braselton Highway right of way and Pine Road right of way. All utilities should be independently verified by potential purchaser.



Topography

Below is the topography map for the property with ten-foot contour intervals.



Schools

Braselton Highway is served by the schools shown below along with their respective state ranking:



Mill Creek High

SchoolDigger.com 2018 Ratings			
SCHOOL	RATING	STATE RANK	TOTAL STATE SCHOOL RANKED
Duncan Creek Elementary	★★★★★	115 th	1209
Frank N. Osborne Middle	★★★★★	16 th	543
Mill Creek High	★★★★★	27 th	428

the market

Gwinnett County Detached Housing and Lot Analysis

As the Metro Atlanta leader for the sale of new SFD houses, Gwinnet County is one of the most sought-after locations for Atlanta's builders. Gwinnet County has a limited supply of VDLs, most of which are in subdivisions with an active builder. In 2018, houses built in 2005 or later have an average resale price of \$335,000. The new construction SFD housing sales data for Gwinnet County is as follows:

YEAR	TYPE	% OF TOTAL METRO ATLANTA SFD NEW SALES	NUMBER OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE	% OF PRICE GROWTH
2014	NEW	16%	1,786	-	\$271,000	-
2015	NEW	16%	2,255	+26.2%	\$286,000	+5.5%
2016	NEW	17%	2,796	+21.0%	\$309,000	+8.0%
2017	NEW	13%	2,328	-16.7%	\$330,000	+6.8%
2018	NEW	13%	2,457	+5.5%	\$360,000	+9.1%

Below are some highlights from this market through 4Q18:

- Annual starts in this market are 2,636.
- Annual closings in this market are 2,780.
- There are 4,071 VDLs in this market. Based off the annual starts, there is a mere 18.5 month supply of lots.
- Of the remaining VDLs, 74% are located in a subdivision with an active builder.

Mill Creek High School District Detached Housing and Lot Analysis

In 2018, Mill Creek High was the 2nd best-selling school district in Gwinnett County with 14% of the total new SFD house sales. Houses built in 2005 or later have an average resale price of \$364,000. Below are the new home sales for the Mill Creek High School District from 2014-2018.

YEAR	TYPE	% OF TOTAL GWINNETT COUNTY SFD NEW SALES	NUMBER OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE	% OF PRICE GROWTH
2014	New	16%	291	-	\$302,000	-
2015	New	14%	325	+11.7%	\$296,000	-2.0%
2016	New	11%	304	-6.5%	\$335,000	+13.2%
2017	New	11%	266	-12.5%	\$376,000	+12.2%
2018	New	14%	332	+24.8%	\$396,000	+5.3%

Below are some highlights from this market through 4Q18:

- Annual starts in this market are 331.
- Annual closings in this market are 366.
- There are 541 VDLs in this market. Based off the annual starts, there is a mere 21.6 month supply of lots.
- Of the remaining VDLs, 98% are located in a subdivision with an active builder.

With a limited supply of VDL located in the Mill Creek High market, we believe Braselton Highway can fill the immediate need for housing in this market.

the process

The owner has set an offering price for the Property as \$4,160,000 or \$80,000 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.



View of Property

support information

Below are files that are related to **Braselton Highway** 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](#)
- [Boundary Survey \(10.19 Acres\)](#)

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





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