

EXCLUSIVE OFFERING
GRAVEL SPRINGS ROAD

PROJECT SITE



NEW I-85/GRAVEL
SPRINGS RD
INTERCHANGE



57± ACRES MIXED-USE DEVELOPMENT SITE
GWINNETT COUNTY | GEORGIA

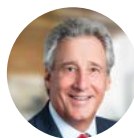
57± Acres | Gravel Springs Road | Gwinnett County, Georgia



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 57± Acres on Gravel Springs Road 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:



JOHN SPEROS
Senior Vice President
Ackerman & Co.

Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



KYLE GABLE
Broker
Pioneer Land Group

Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@pioneerlandga.com



J.T. SPEROS
Associate, Brokerage
Ackerman & Co.

Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net

57 ± ACRES

table of contents

01. THE OPPORTUNITY

02. THE PROPERTY

03. THE MARKET

04. THE PROCESS

05. SUPPORT INFORMATION (DOWNLOADABLE)

- Google Earth KMZ File
- Survey
- Easement Information
- Zoning Information
- Demographics

the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **Gravel Springs Road**, a 57+ acre parcel in Gwinnett County, Georgia suited for townhouse lots as well as commercial potential. Since 2015, Gwinnett County captured more new SFD house sales than any other county in Metro Atlanta.

Gravel Springs Road offers the following attributes:

- Property was rezoned years ago to RTH and C2. The RTH is planned for 140 townhouses.
- Excellent demographics in a 1,3 and 5-mile radius.
- Prime opportunity for a builder to establish a presence in the rapidly growing Gwinnett County market.
- The Interstate 85/Buford Dr. interchange is located approximately 2 miles away, providing convenient access to nearby amenities and the I-85 job market.
- A new interchange is set to be completed in 2020 to allow an exit from I-85 to Gravel Springs Rd approximately 0.6 miles away from the property.
- Property is in a great school system in which the elementary, middle and high school are all rated at least 4 out of 5 stars.
- Mall of Georgia is a super-regional shopping mall which provides over 200 stores and services and is just over 1 mile from the Property.
- Located in the Mountain View High School district where the average price of a newly constructed house that was sold in 2018 was \$311,000. There is currently a 12.5 month supply of vacant developed lots (“VDLs”) in this market, and almost 72% of the remaining VDLs are in subdivisions with an active builder.
- There is a very limited supply of VDLs in Gwinnett County and the Mountain View High School market. Accordingly, raw land must be developed into lots to meet the housing demand.

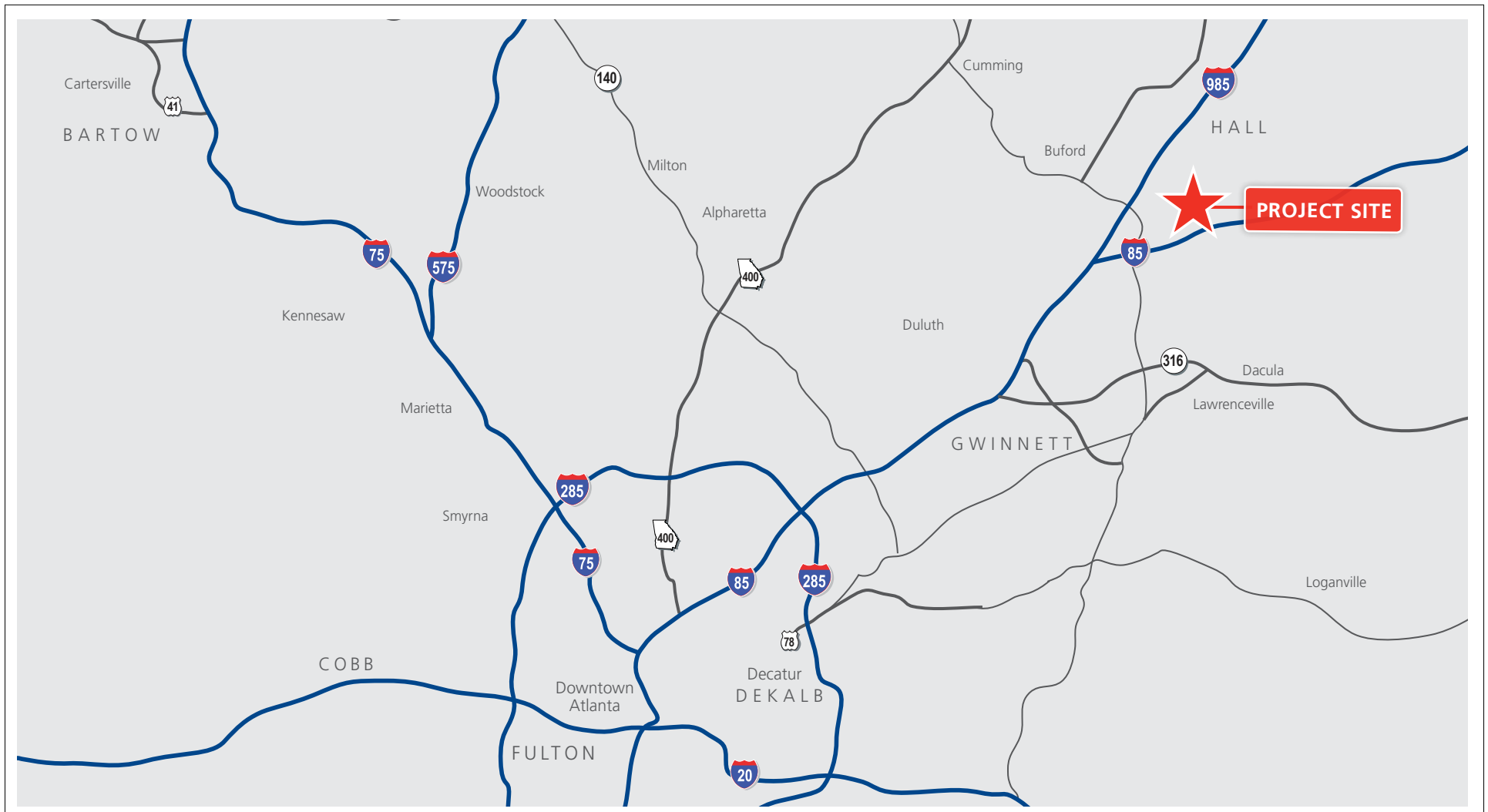


The balance of this Offering Memorandum provides detailed information on the Property and the market. Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.

the property

Location

The Property is located at 2889 Gravel Springs Road, Buford, GA 30519 in Gwinnett County, Georgia. Parcel ID number: 7-142-006.



High Altitude Aerial with Retail



Low Altitude Aerial



Zoning/Requirements

Gravel Springs Road currently has a number of different zonings on the Property. The two primary zonings are RTH and C2 in Gwinnett County, allowing many different options for what to build on the Property. There is potential commercial and residential development, a potential mixed-use deal. The zonings have the following requirements:

RTH:

Minimum Lot Area: None

Minimum Lot Width: None

Maximum Density: 8 units/acre

Minimum Unit Width:

- 22' for double car garage
- 18' for single car garage

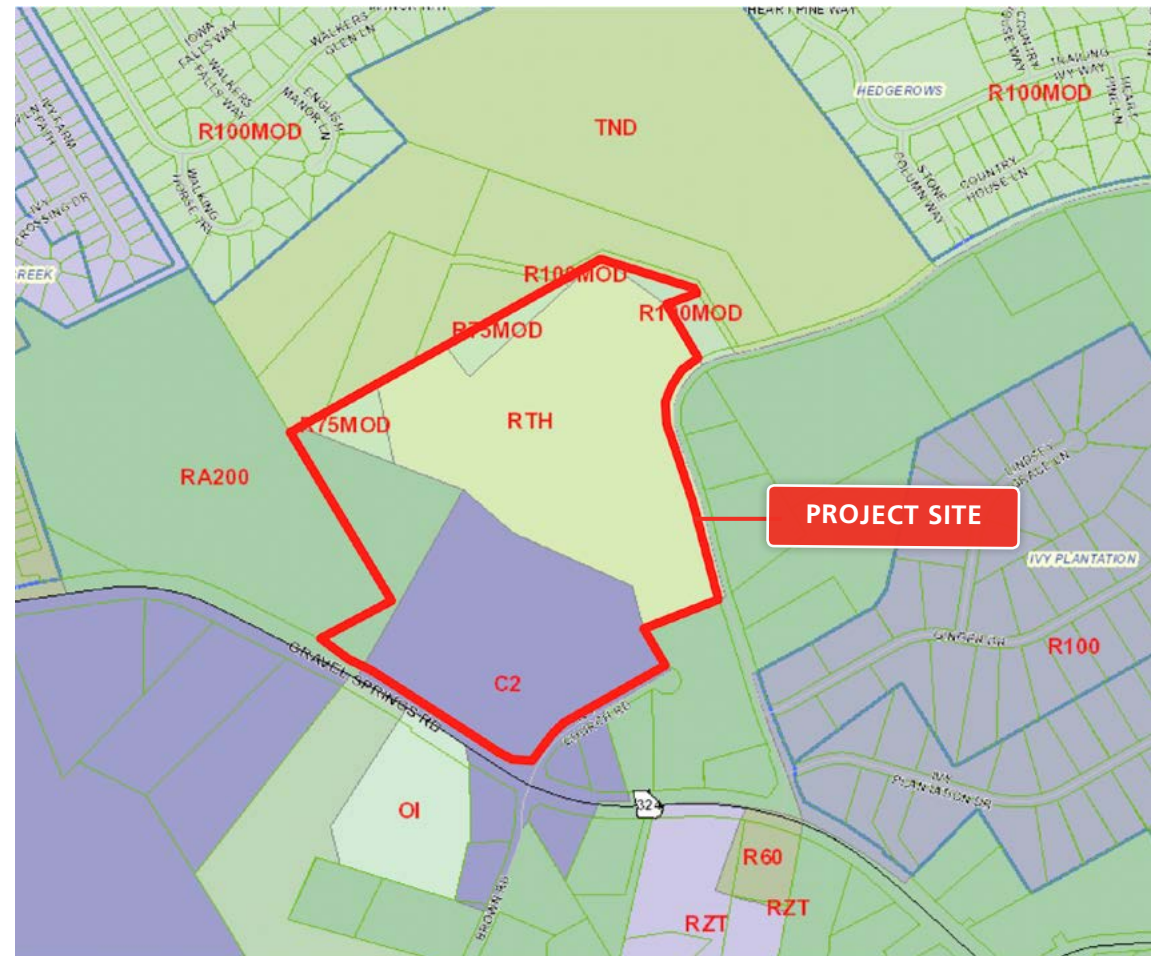
External Yard Requirements:

- Front: 50'
- Side: 40'
- Rear: 40'

C2:

Uses include retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods.

ZONING MAP

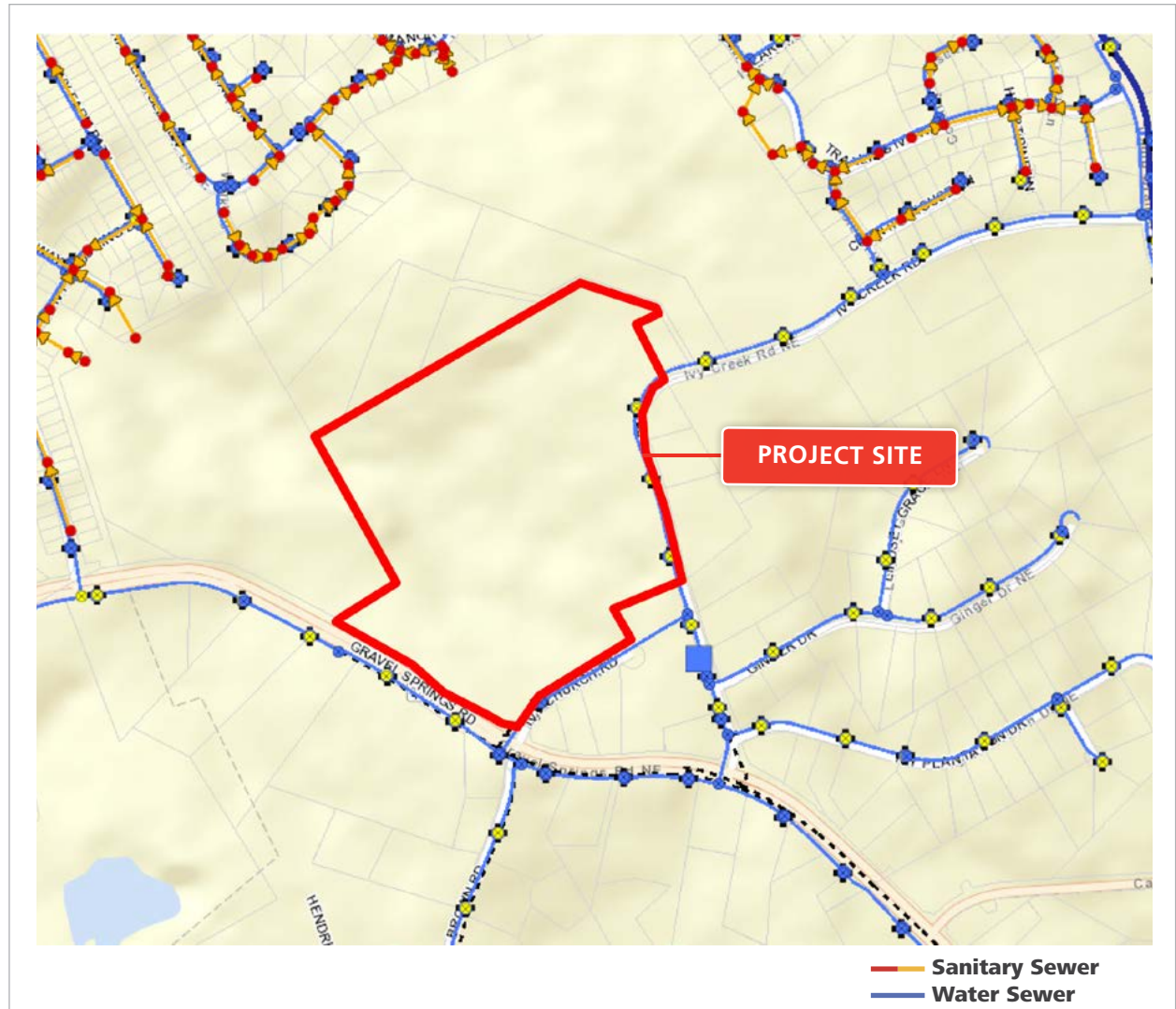


Utilities

Sanitary Sewer: Sanitary sewer is located near the Property, but will require some easements to get there.

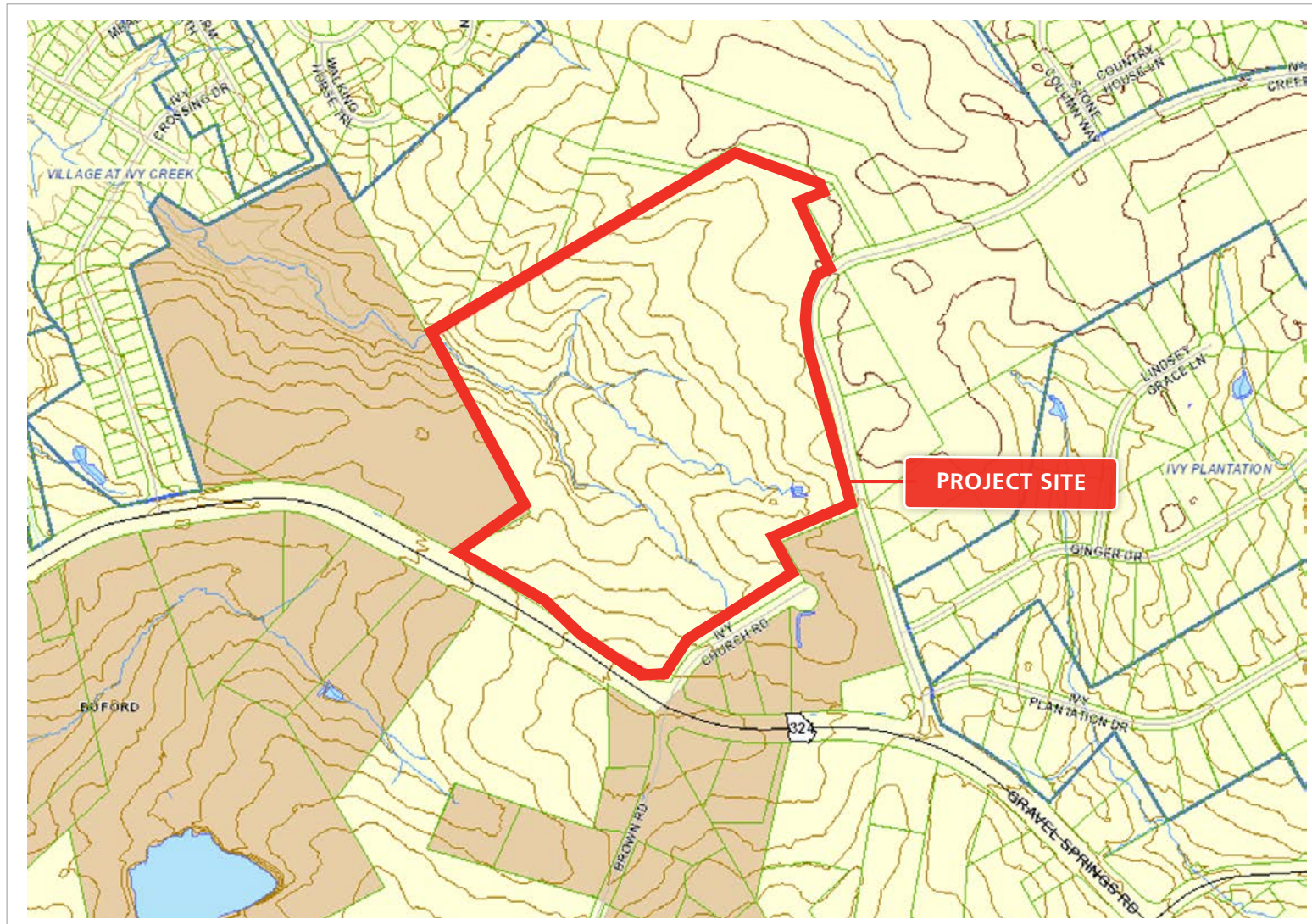
Domestic Water: There is a domestic water line serving the property via Gravel Springs Road right of way and Ivy Creek Road right of way.

All utilities should be independently verified by potential purchaser. To the right is a map showing the location of water and sewer:



Topography with Hydrology

Below is a topography map that shows the Property with 10-foot contours.



Schools

Gravel Springs Road is served by the schools shown below along with their respective state ranking:



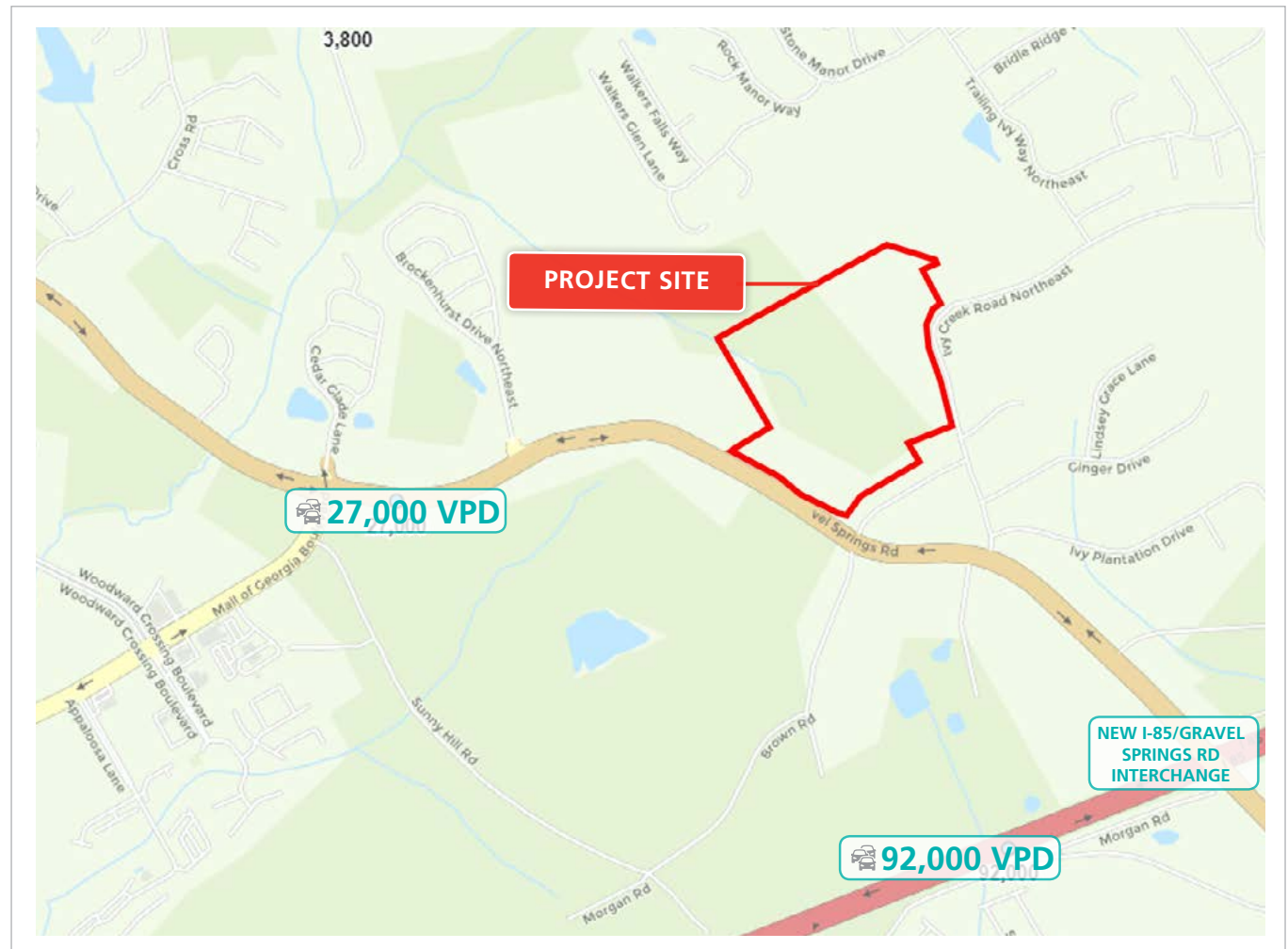
Mountain View High

SchoolDigger.com 2018 Ratings			
SCHOOL	RATING	STATE RANK	TOTAL STATE SCHOOL RANKED
Patrick Elementary	★★★★☆	219 th	1209
Twin River Middle	★★★★★	47 th	543
Mountain View High	★★★★☆	52 th	428

the market

Gwinnett County has seen significant growth year over year in both the residential markets and the commercial markets. Gravel Springs Road offers the following for a commercial development:

- Within a 3-mile radius of the Property, the population is 51,104 people.
- Median household income in the same 3-mile radius is \$81,861, while the average household income is \$100,867.
- According to the Georgia Department of Transportation, there is a traffic count of 27,000 cars per day on Gravel Springs Road right by the Property as shown to the right:



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. In 2018, houses built in 2005 or later have an average resale price of \$335,000. The new construction SFD housing sales data for Gwinnett 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	14%	2,497	+7.3%	\$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.

Mountain View High School District Detached Housing and Lot Analysis

In 2018, the Mountain View High School district captured 9% of all new home sales in Gwinnett County . Houses built in 2005 or later have an average resale price of \$331,000. Below are the new home sales for the Mountain View 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	5%	81	-	\$269,000	-
2015	New	6%	129	+59.3%	\$254,000	-5.6%
2016	New	8%	225	+74.4%	\$269,000	+5.9%
2017	New	5%	107	-52.4%	\$296,000	+10.0%
2018	New	9%	226	+111.2%	\$311,000	+5.1%

Below are some highlights from this market through 4Q18:

- Annual starts in this market are 302, a 47% increase from the previous year.
- Annual closings in this market are 268, a 61% increase from the previous year.
- There are 315 VDLs in this market. Based off the annual starts, there is a mere 12.5 month supply of lots.
- Of the remaining VDLs, 72% are located in a subdivision with an active builder.

With a limited supply of VDLs located in the Mountain View High market, we believe Gravel Springs Road can fill the immediate need for housing in this market.

the process

The price for the Property is \$6,270,000 or \$110,000 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.



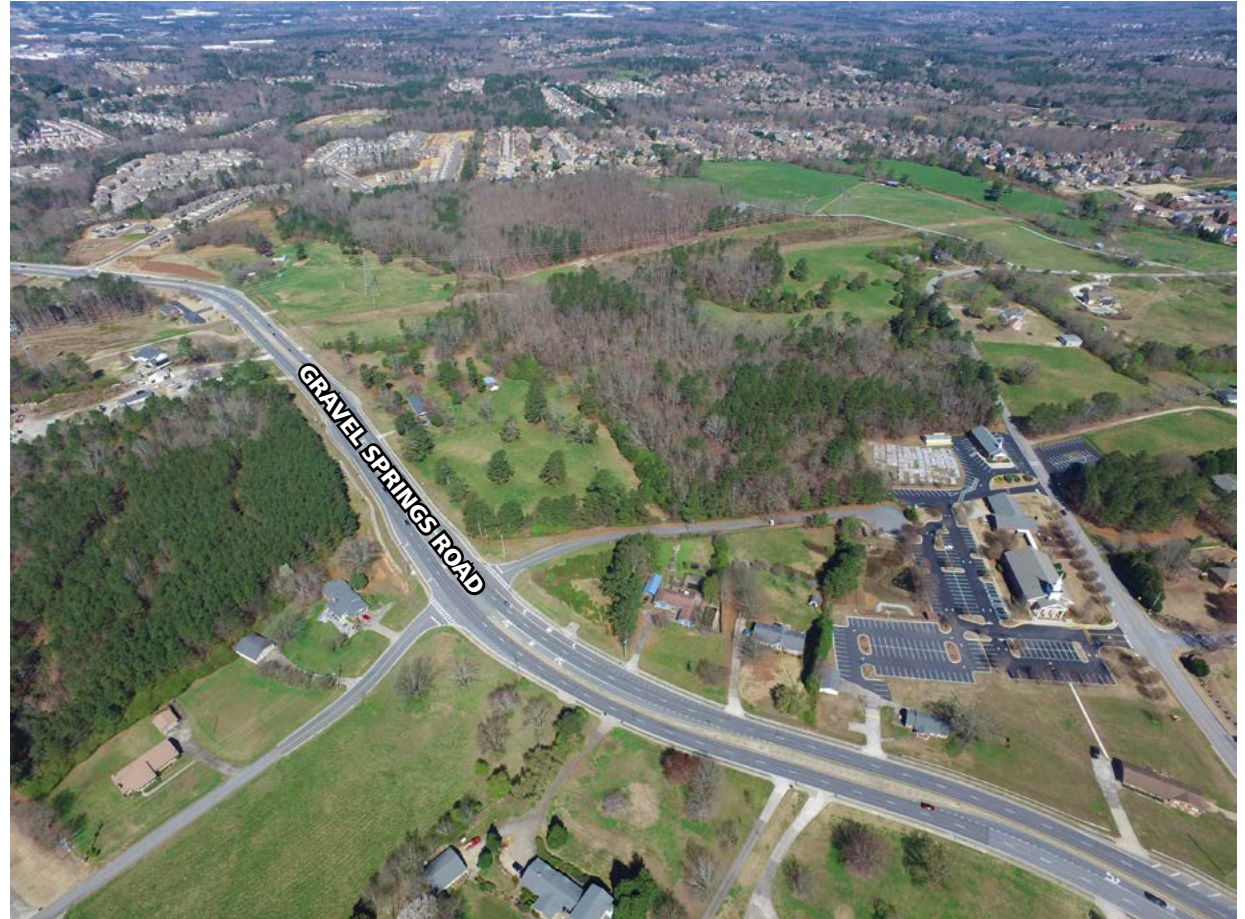
Coolray Field

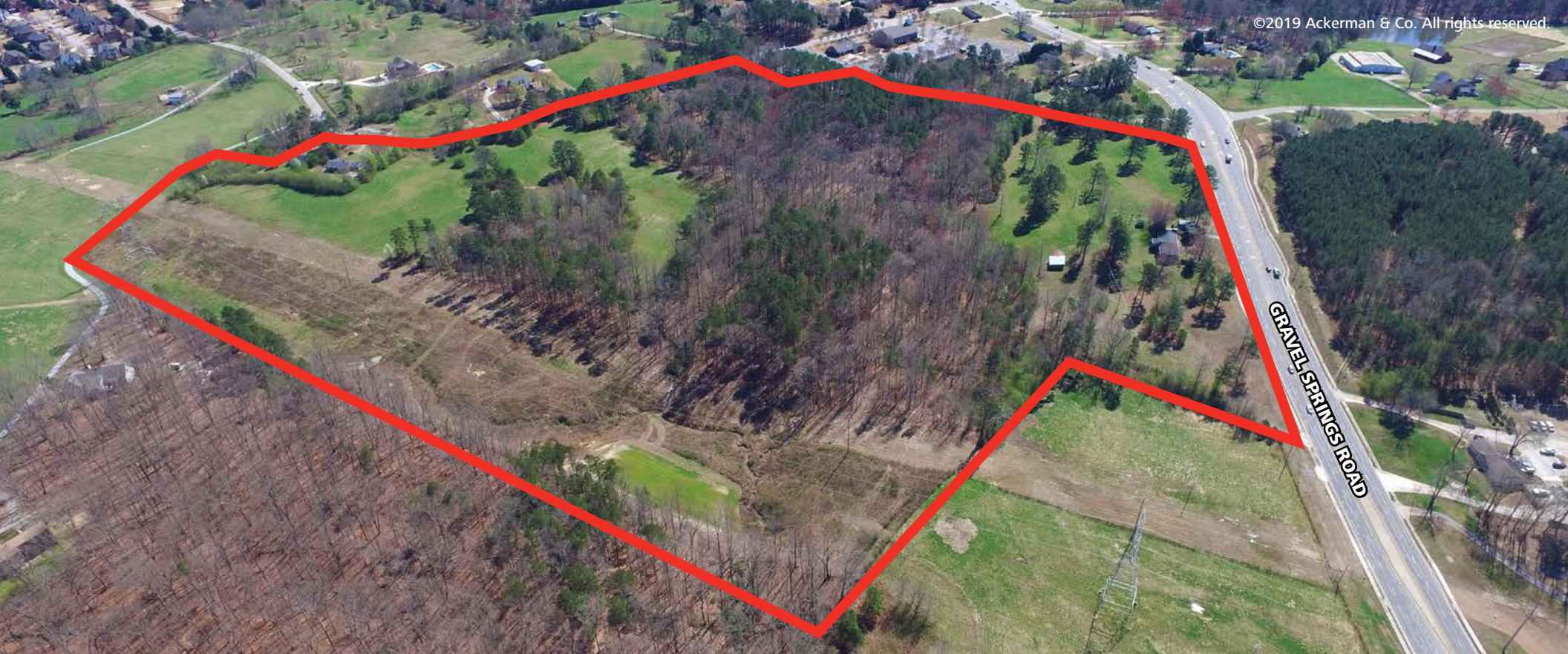
support information

Below are files that are related to **Gravel Springs Road** 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](#)
- [Easement Information](#)
- [Zoning Information](#)
- [Demographics](#)

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





FOR MORE INFORMATION, PLEASE CONTACT:

JOHN SPEROS

Senior Vice President
Ackerman & Co.

Direct: 770.913.3910

Mobile: 404.578.7033

Email: jsperos@ackermanco.net

KYLE GABLE

Broker

Pioneer Land Group

Direct: 770.225.0718

Mobile: 404.867.3332

Email: kgable@pioneerlandga.com

J.T. SPEROS

Associate, Brokerage

Ackerman & Co.

Direct: 770.913.3949

Mobile: 404.775.3919

Email: jtsperos@ackermanco.net

Ackerman & Co.

PIONEER
LAND GROUP