



EGYPT ROAD

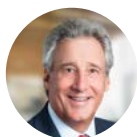
17.43 ACRES | GWINNETT COUNTY, GA

EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **17.43 acres on Egypt 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:



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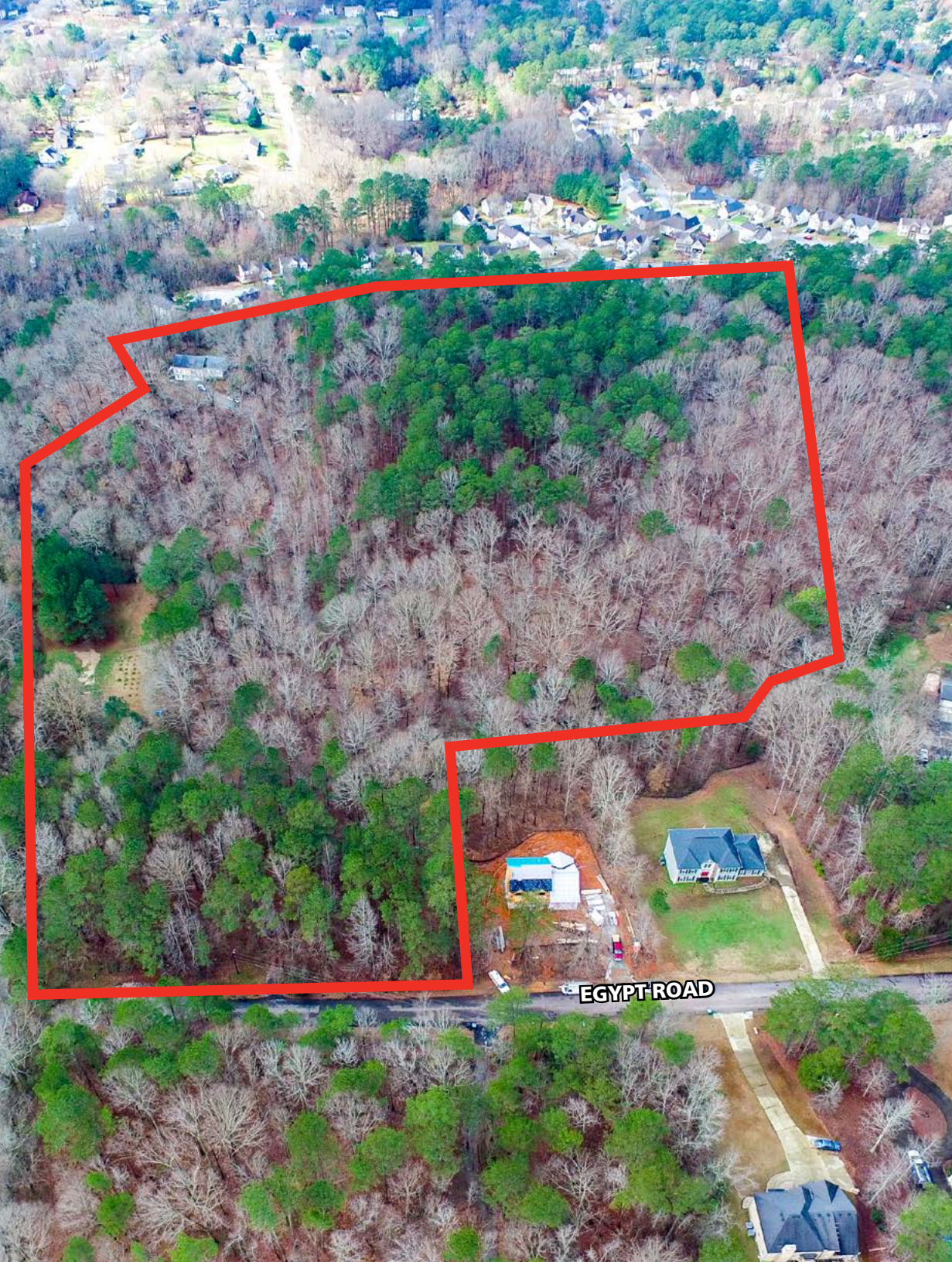


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The Opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **Egypt Road**, a 17.43 acre parcel in Gwinnett County, Georgia primed for single-family detached ("SFD") lots. Since 2015, Gwinnett County has captured more new SFD house sales than any other county in Metro Atlanta.

Egypt Road offers the following attributes:

- Prime opportunity for a builder to establish a presence in the rapidly growing Gwinnett County market.
- Convenient location less than 4.5 miles from Highway 78, offering easy access to Atlanta.
- Short distance to downtown Atlanta and its array of dining, retail and entertainment amenities.
- Located in the Shiloh High School district where the average price of a newly constructed house that was sold through 3Q19 was \$410,000. There is currently a 36.9 month supply of vacant developed lots ("VDLs") in this market which has continued to decrease year-over-year.
- There is a very limited supply of VDLs in Gwinnett County and the Shiloh High School market. Accordingly, raw land must be developed into lots to meet the housing demand.

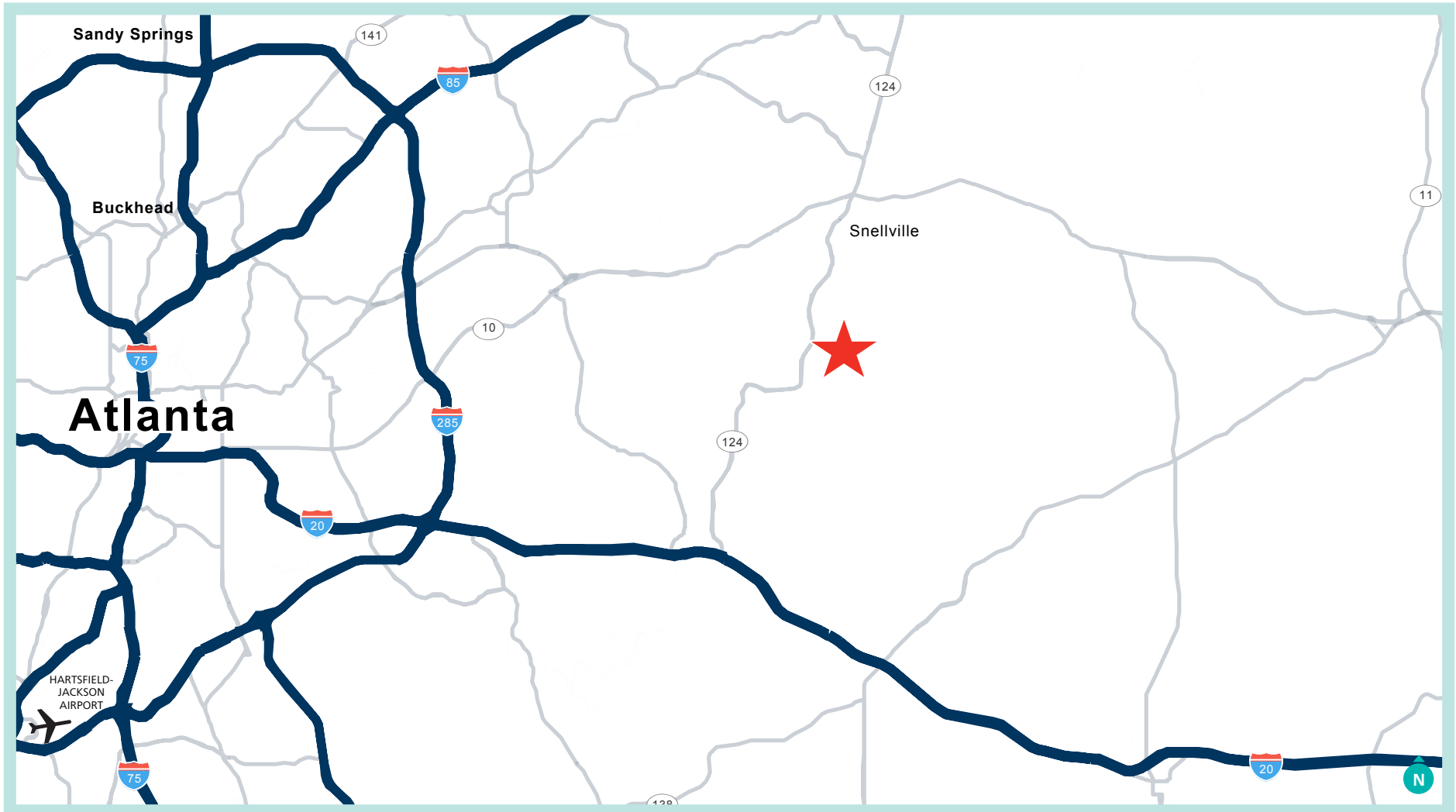
The balance of this Offering Memorandum provides detailed information on the Property, the market and a proposed development plan. Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.



Downtown Atlanta

The Property

The Property is located at 4122 Egypt Road, Snellville, GA 30039 in Gwinnett County, Georgia. Parcel ID numbers: 6-004-040 and 6-004-042.



KEY - SURROUNDING AMENITIES

- GROcery STORES
- RETAIL STORES/CENTERS
- SCHOOLS
- MEDICAL/URGENT CARE
- GOLF COUNTRY CLUBS

LOW ALTITUDE AERIAL



ADDITIONAL DETAILS:

ZONING

Egypt Road is currently zoned R100 (Single-Family Residence District) in Gwinnett County with the following requirements:

Minimum Lot Size: 15,000 SF (with sewer)

Minimum Lot Width: 100'

Minimum Front Setback: 35'

Minimum Side Setback: 10'

Minimum Rear Setback: 40'

Minimum Heated Floor Area: 1,400 SF

The property can be sold contingent on rezoning.

FUTURE DEVELOPMENT

The Gwinnett County Future Land Development Map shows this property in the “Established Neighborhoods” section, which are largely single-family oriented neighborhoods that act as the background for Gwinnett’s ability to continue to attract families.

UTILITIES

The location of the sanitary sewer is shown on the next page. Based on the property’s topography, it appears that the potential development should have a gravity flow to a sanitary sewer manhole.



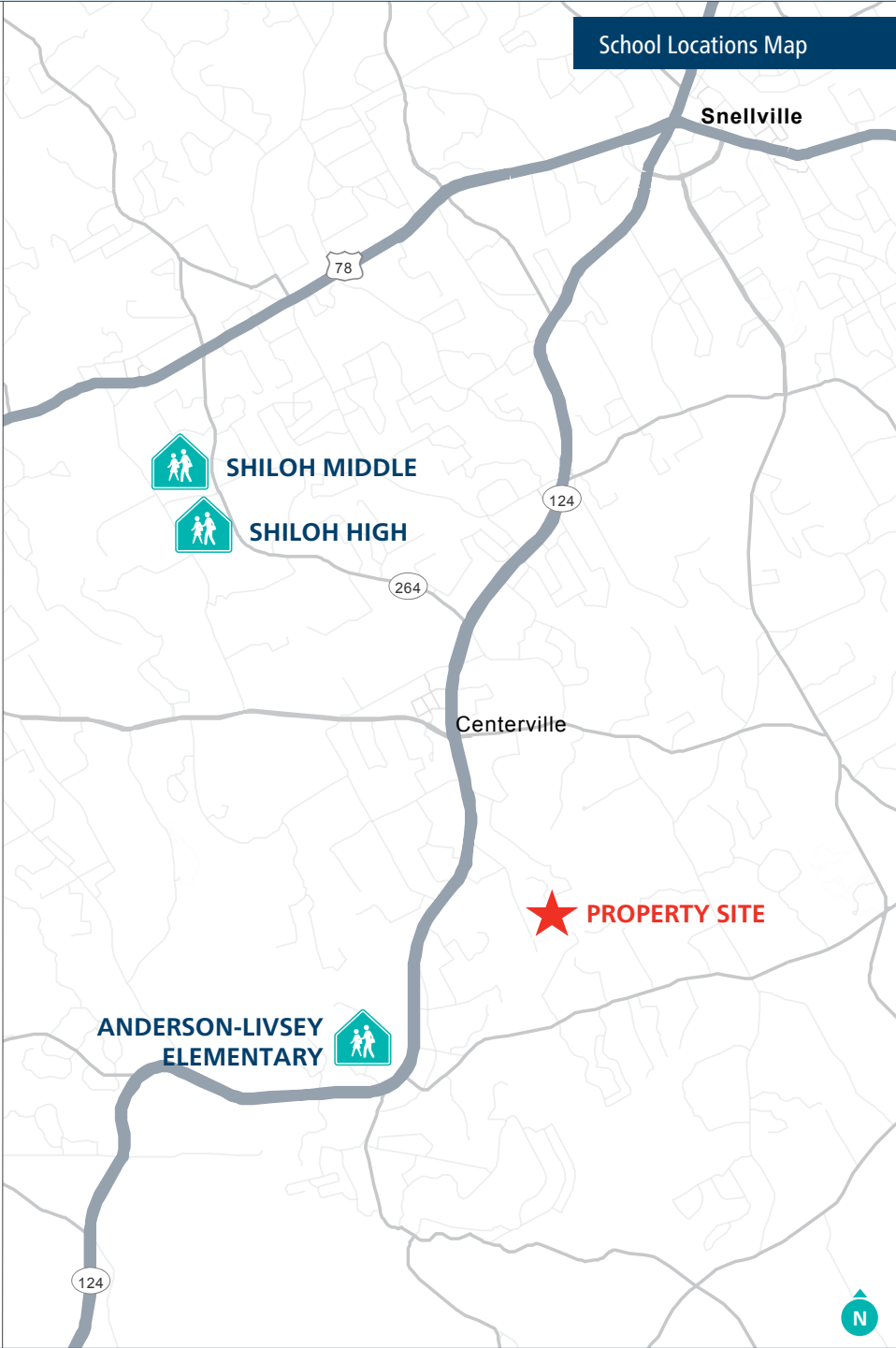
Topography shows 20' contour intervals

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimate	6,013	48,700	105,371
HOUSEHOLDS			
# of Households	1,944	15,748	35,194
INCOME			
Average Household Income	\$91,445	\$82,496	\$80,396
Median Household Income	\$76,682	\$67,667	\$66,785

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Anderson-Livsey Elementary	1.9 Miles
MIDDLE SCHOOL	
Shiloh Middle	4.4 Miles
HIGH SCHOOL	
Shiloh High	4.5 Miles



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 3Q19, 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	% OF TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE	% OF PRICE GROWTH
2015	16%	2,255	-	\$286,000	+5.5%
2016	17%	2,729	+21.0%	\$309,000	+8.0%
2017	13%	2,328	-16.7%	\$330,000	+6.8%
2018	14%	2,538	+9.0%	\$359,000	+8.8%
3Q19	12%	1,518	N/A	\$372,000	+3.6%

Below are the highlights from this market through 4Q19:

- Gwinnett County delivered 2,022 new lots in the last four quarters.
- Of the 3,835 VDLs in this market, 76% are in subdivisions with an active builder.
- There is a mere 20.5 months supply of lots in the market.

SHILOH HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Through 3Q19, Shiloh High has continued to see a steady average sales price increase. Houses built in 2005 or later have an average resale price of \$376,000. Below are the new home sales for the Shiloh High School District from 2015-3Q19.

YEAR	% OF TOTAL GWINNETT COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% OF PRICE GROWTH
2015	3%	73	\$250,000	-
2016	2%	60	\$265,000	+6.4%
2017	1%	31	\$270,000	+1.9%
2018	0%	8	\$300,000	+11.1%
3Q19	0%	5	\$410,000	+36.7%

Below are some highlights from this market from 4Q19:

- Annual closings were 13, while annual starts were 14.
- There are only 43 VDLs in this market, which is a 25% decrease from 4Q18.
- Based on the annual starts of 14, there is a 36.9 month supply of lots in this market.

With a limited supply of VDLs located in the Shiloh High market, we believe Egypt Road can fill the immediate need for housing in this market.

Proposal Requirements

The owner is offering the sale of **Egypt Road** for a price of \$800,000 or \$45,898 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.



House on the Property

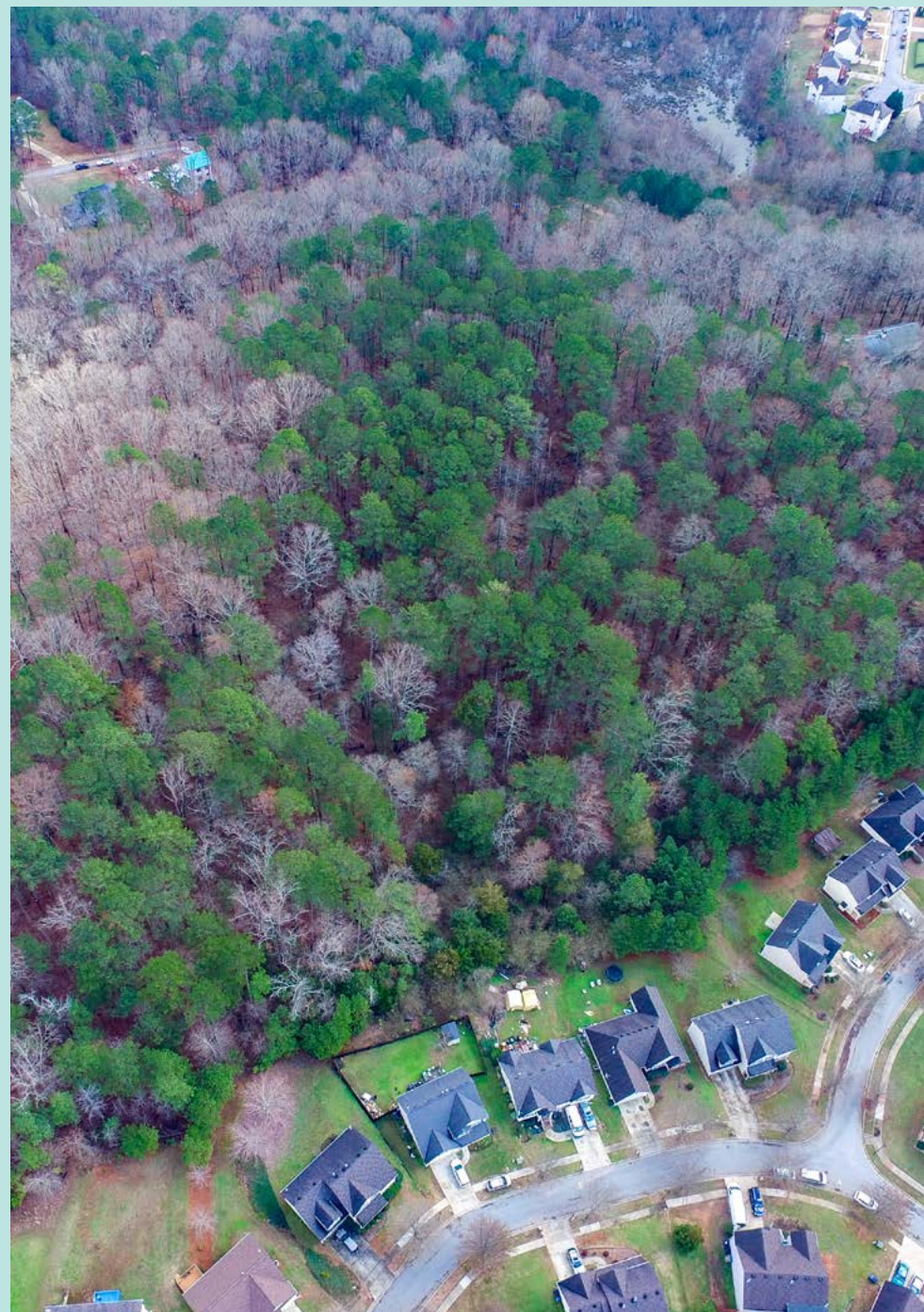
Support Information

Below is the file that is related to **Egypt Road** and may be downloaded.* Click the link to open the file.



GOOGLE EARTH KMZ

*We advise that the file be downloaded to a desktop computer and not on a mobile device as they may not be compatible.





MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$300+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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