



HOPE ROAD

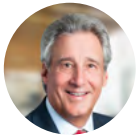
1.43 ACRES ZONED FOR 14 TOWNHOUSE UNITS
SANDY SPRINGS, GA

EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **1.43 acres on Hope Road in Sandy Springs, North Fulton 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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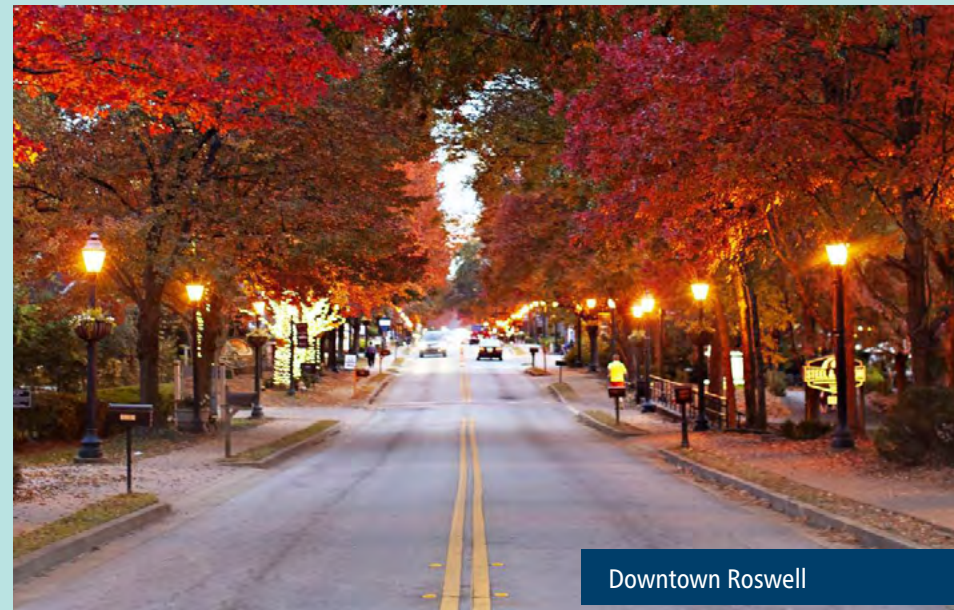
The Opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **1.43 Acres on Hope Road ("The Property")**, for a residential community zoned for up to 14 units in Sandy Springs, Georgia.

Hope Road offers the following attributes:

- Location in the city limits of Sandy Springs.
- Less than 1 mile from GA Highway 400, offering convenient access to Atlanta and the surrounding amenities.
- Large array of surrounding amenities within downtown Roswell and Sandy Springs.
- North Fulton County is one of the most desired areas for new homes in all of metro Atlanta.
- North Springs, the high school that serves Hope Road is rated 4 out of 5 stars.
- Located in the North Springs High School District in which 93% of attached vacant developed lots ("VDLs"), are in subdivisions with an active builder.
- Site is designed and zoned for 14 townhouse units, 22'x40' and 22'x44'.
- The Property will be sold with a Land Disturbance Permit per the site plan on page 8.

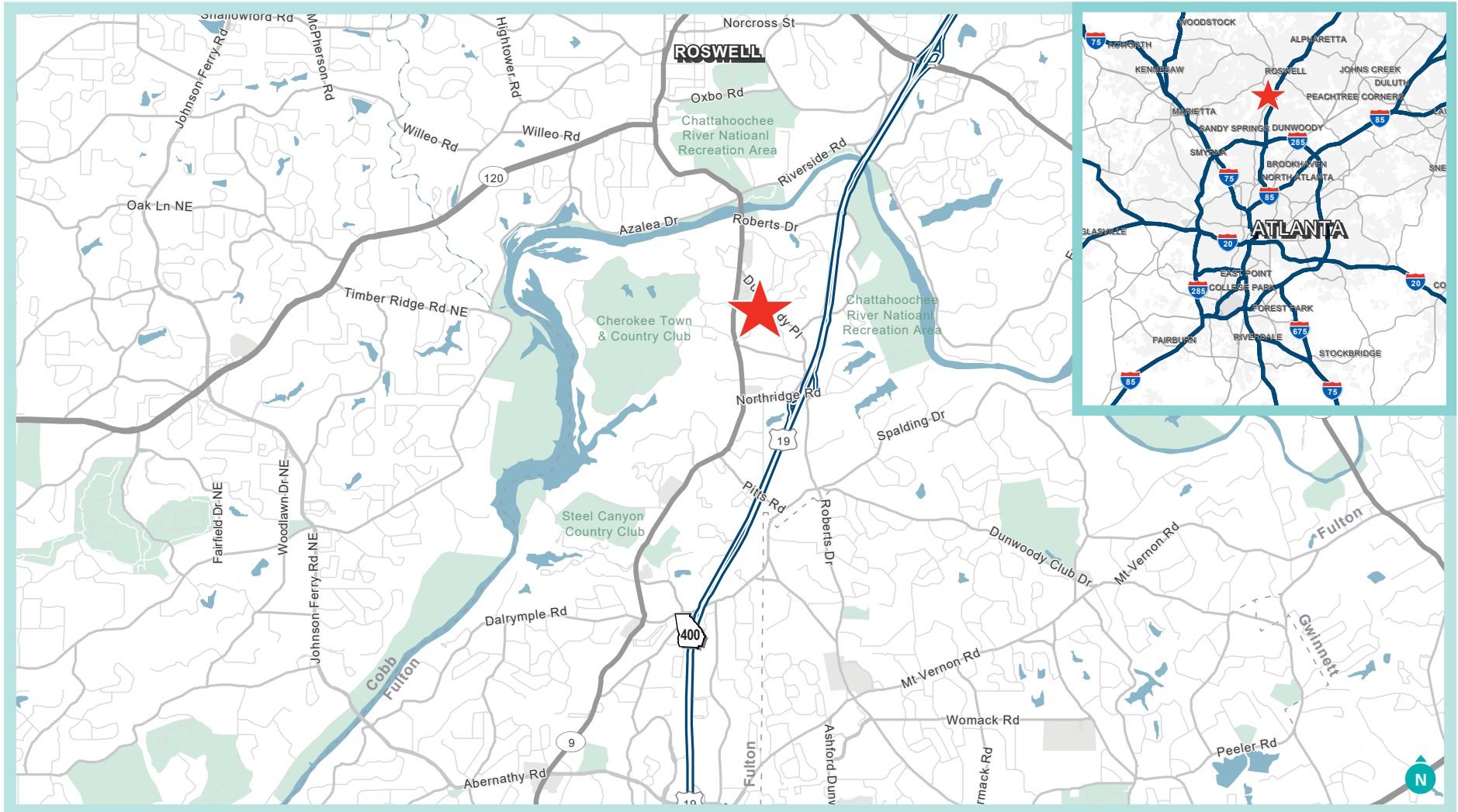
The balance of this Offering Memorandum provides detailed information on the Property, the market and a proposed development plan. Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.



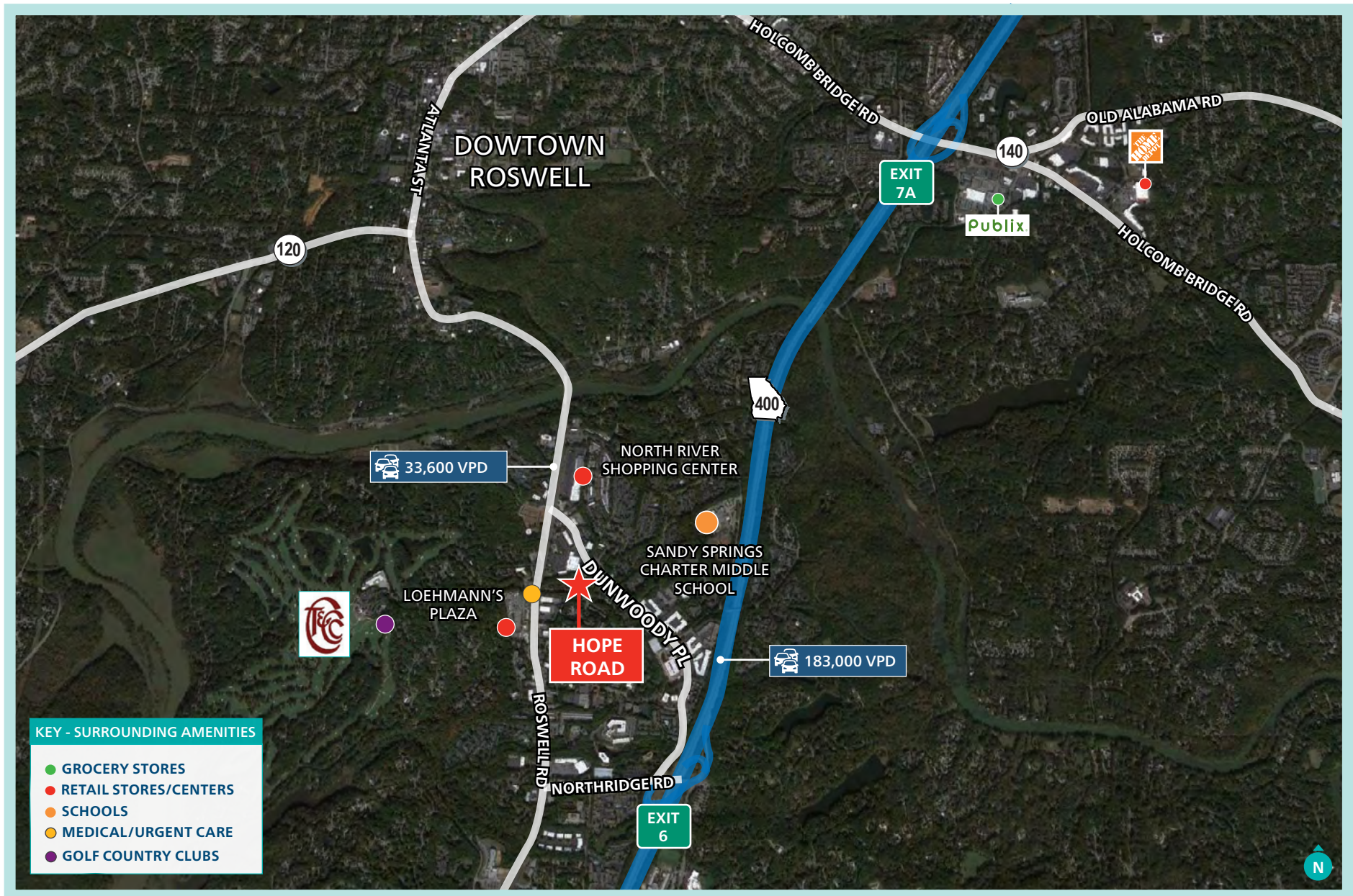
Downtown Roswell

The Property

The Property is located at 1190 Hope Road, Sandy Springs, GA 30350



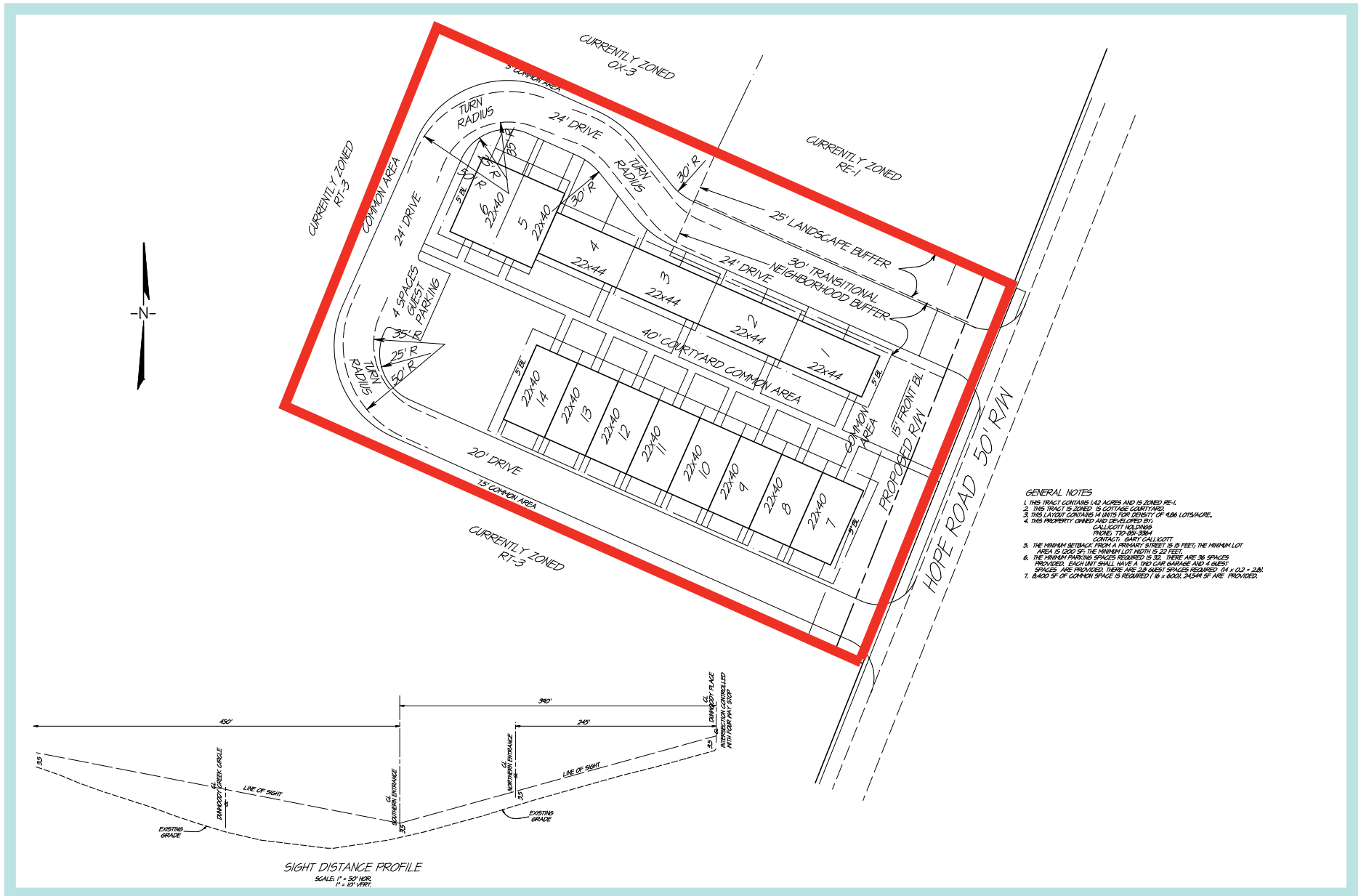
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



SITE PLAN



ZONING

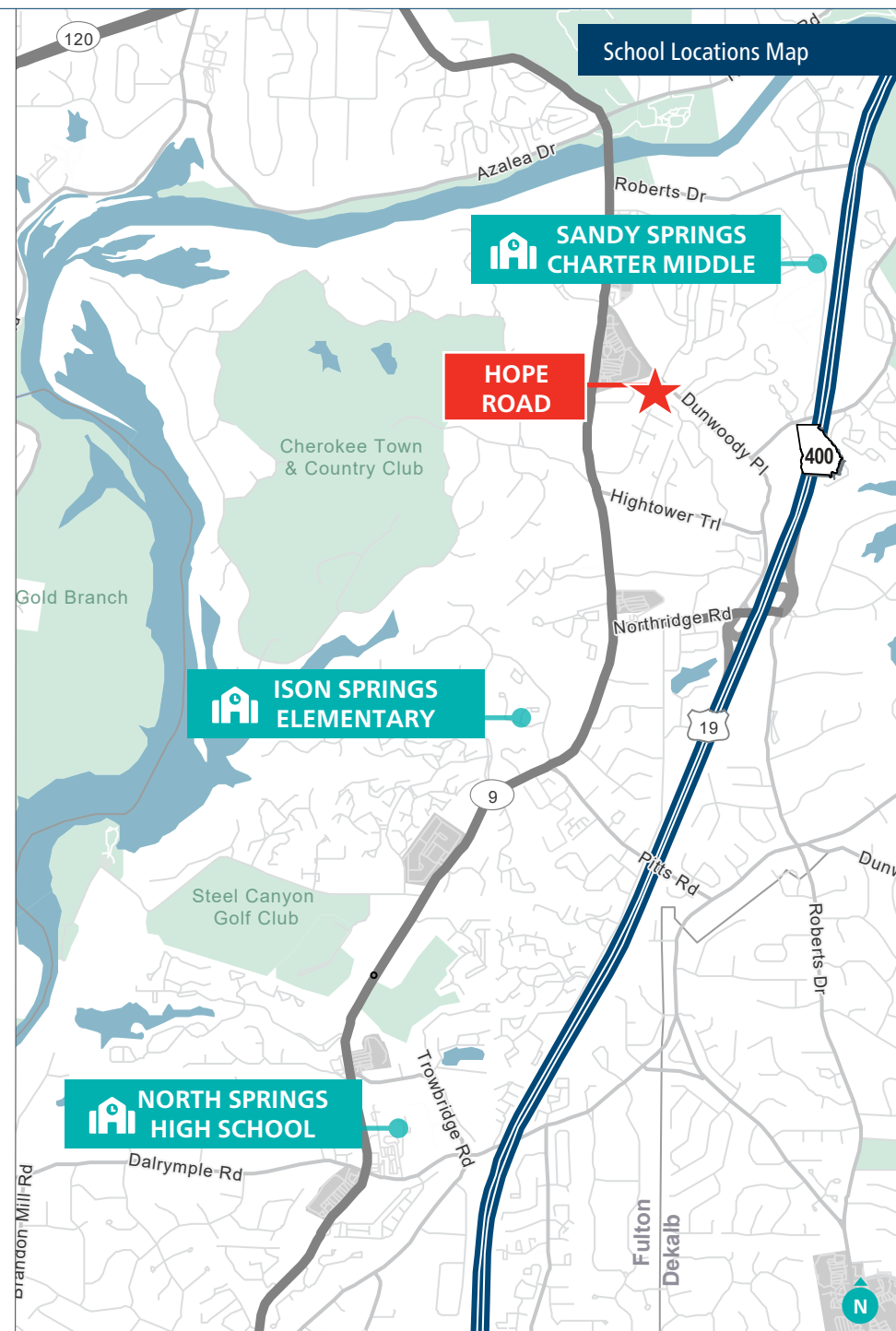
The Property is zoned RT-3 in the city of Sandy Springs.

UTILITIES

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

SCHOOLS

SCHOOL	DISTANCE FROM SITE
ELEMENTARY SCHOOL	
Ison Springs	1.9 Miles
MIDDLE SCHOOL	
Sandy Springs Charter	1.1 Miles
HIGH SCHOOL	
North Springs	3.1 Miles



The Market

NORTH FULTON COUNTY ATTACHED HOUSING AND LOT ANALYSIS

As one of the top selling markets in all of the Atlanta MSA, the North Fulton County housing market continues to show trends of strong growth for both new and resale houses. The new construction attached housing sales data for North Fulton County from 2017-1Q20 is as shown below.

YEAR	# OF SALES	% GROWTH IN # OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVG. SALES PRICE
2017	511	-	\$515,000	-
2018	669	+30.9%	\$534,000	+3.7%
2019	757	+13.2%	\$577,000	+8.1%
1Q20	159	N/A	\$582,000	+0.9%

Below are some highlights from this market through 2Q20:

- Annual starts were 562.
- Annual closings were 849.
- Currently, there are 1,277 attached VDLs in this market. Based on the annual starts, there is a 27.3 month supply of VDLs.
- A total of 73% (926) of the remaining attached VDLs are located in subdivisions with an active builder.

NORTH SPRINGS HIGH SCHOOL ATTACHED HOUSING AND LOT ANALYSIS

The North Springs High School housing prices continue to grow at a steady rate for new houses. The new construction attached housing sales data for the Milton High School District from 2017-1Q20 is as follows:

YEAR	% OF TOTAL NORTH FULTON COUNTY AVG NEW SALES	# OF SALES	% GROWTH IN NUMBER OF SALES	AVERAGE SALES PRICE	% INCREASE IN AVERAGE SALES PRICE
2017	5%	25	-	\$545,000	-
2018	8%	56	+124.0%	\$653,000	+19.8%
2019	13%	97	+73.2%	\$627,000	-4.0%
1Q20	8%	12	N/A	\$723,000	+15.3%

Below are the highlights for this market through 2Q20:

- Annual starts were 32.
- Annual closings were 53.
- Currently, there are 169 attached VDLs in this market. Based on the annual starts, there is a 63.4 month supply of VDLs.
- A total of 93% (158) of the remaining attached VDLs are located in subdivisions with an active builder.

With the continued decreasing number of VDLs and houses located in North Fulton County and the North Springs High School market, we believe the property can fill the immediate and future need for housing in this market.

Proposal Requirements

The 1.43 acres on **Hope Road** is offered at a price of \$1,330,000 or \$95,000 per raw lot. The Property will be sold with a Land Disturbance Permit for the 14 attached units.

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.



Sandy Springs Downtown City Center



Sandy Springs Performing Arts Center

Support Information

Below are files that are related to **Hope Road** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ](#)



[SITE PLANS](#)



[ZONING APPROVAL](#)

*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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