



# BOLD SPRINGS ROAD

43+ ACRES | GWINNETT COUNTY, GA

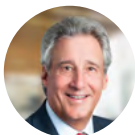
EXCLUSIVE OFFERING



## Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **43+ acres in Bold 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:**



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# 43+<sup>±</sup> ACRES





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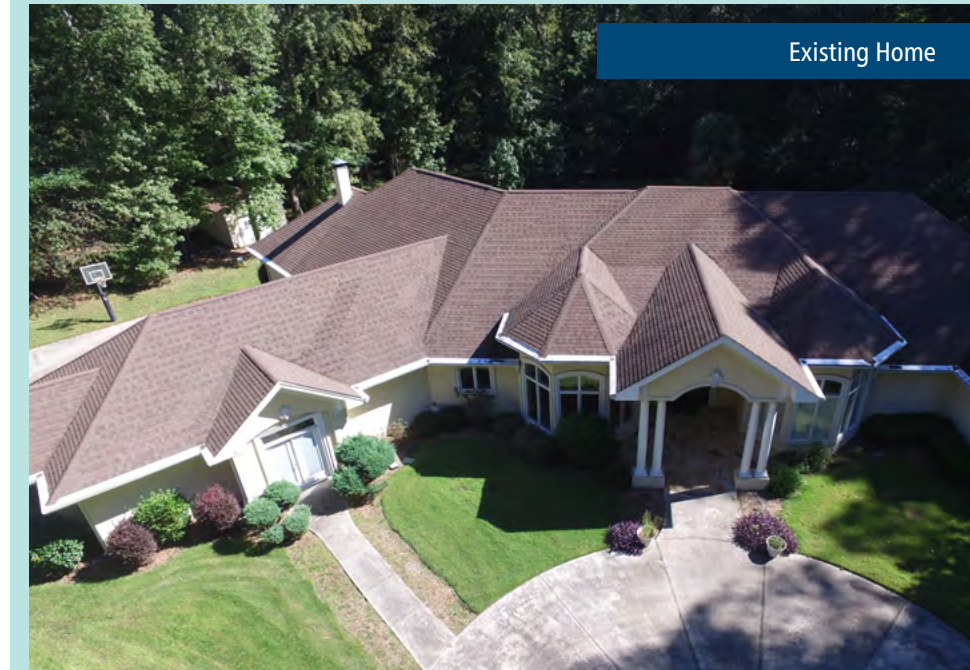


# The Opportunity

Ackerman & Co. and Pioneer Land Group are pleased to present Bold Springs Road, a 43+ acre parcel in Gwinnett County, Georgia primed for single family detached ("SFD") lots. Gwinnett County continues to capture more new, SFD house sales than any other county in Metro Atlanta.

Bold Springs Road offers the following attributes:

- Located in Gwinnett's best-selling Archer High School district where the average price of a newly constructed house sold through 1Q20 was \$325,000. There is currently a 19.1 month supply of vacant developed lots ("VDLs") in this market, and 89% of the remaining VDLs are in subdivisions with an active builder.
- Approximately 8 miles from Downtown Lawrenceville, offering an array of dining, retail, and entertainment.
- Surrounded by favorable zonings, allowing the potential to rezone the property to an OSC zoning for maximum density.
- Property is in a great school system in which all schools are highly rated.
- Gwinnett County is planning a nearby 2,000 acre research park in Dacula that could create as many as 10,000 new jobs.
- Situated less than 2 mile from Harbins Park, a 1,960 acre park loaded with amenities such as a playground, pavilions, dog park area, a lake, a 1.5 mile paved trail, baseball and football fields, and much more. Also, Tribble Mill County Park is a 713 acre park approximately the same distance away which offers many of the same amenities as Harbins Park.



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.

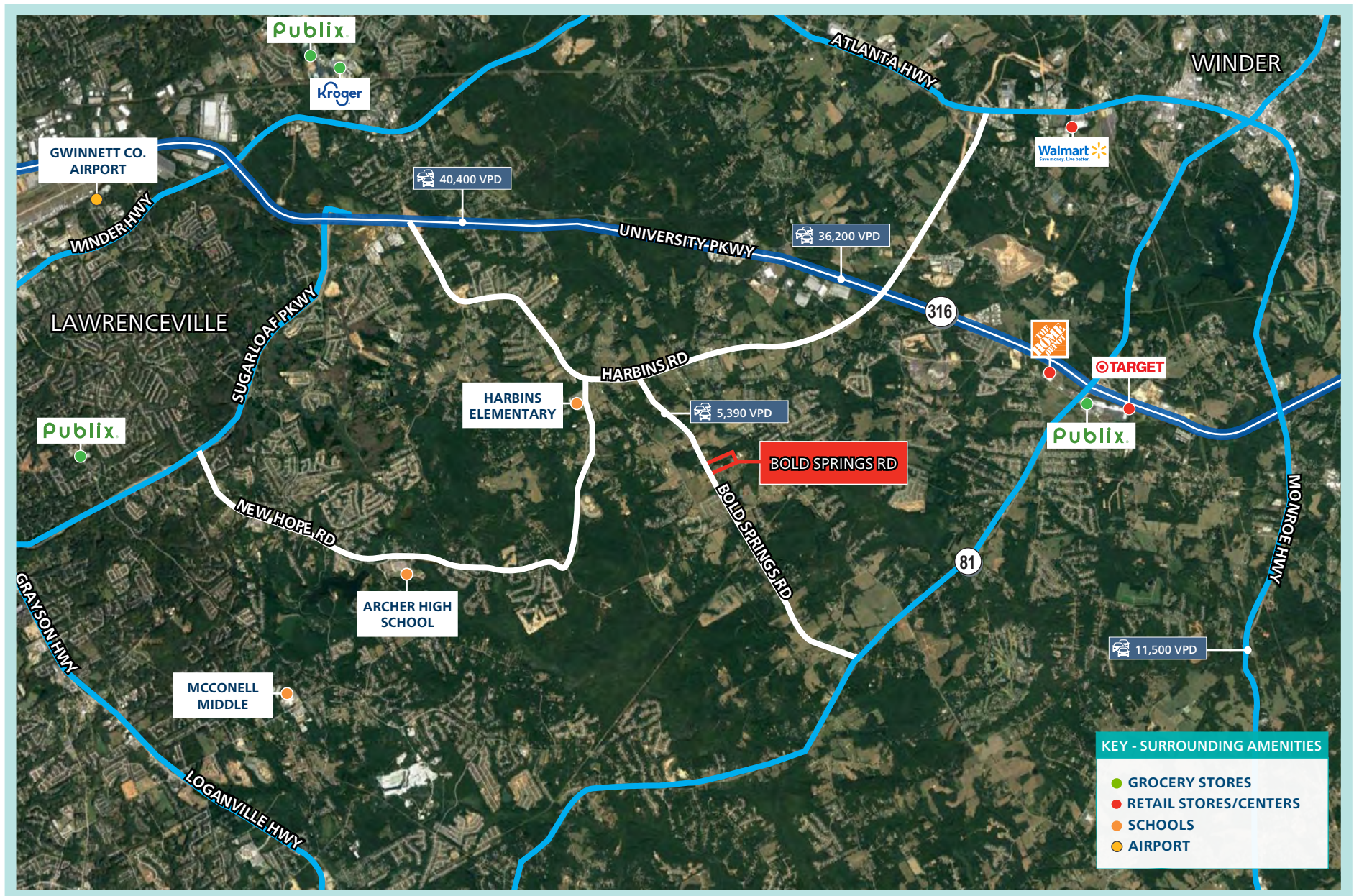
# The Property

The Property is located at 2688 Bold Springs Road, Dacula, GA 30019 in Gwinnett County, Georgia. Parcel ID number: 5-326-005.



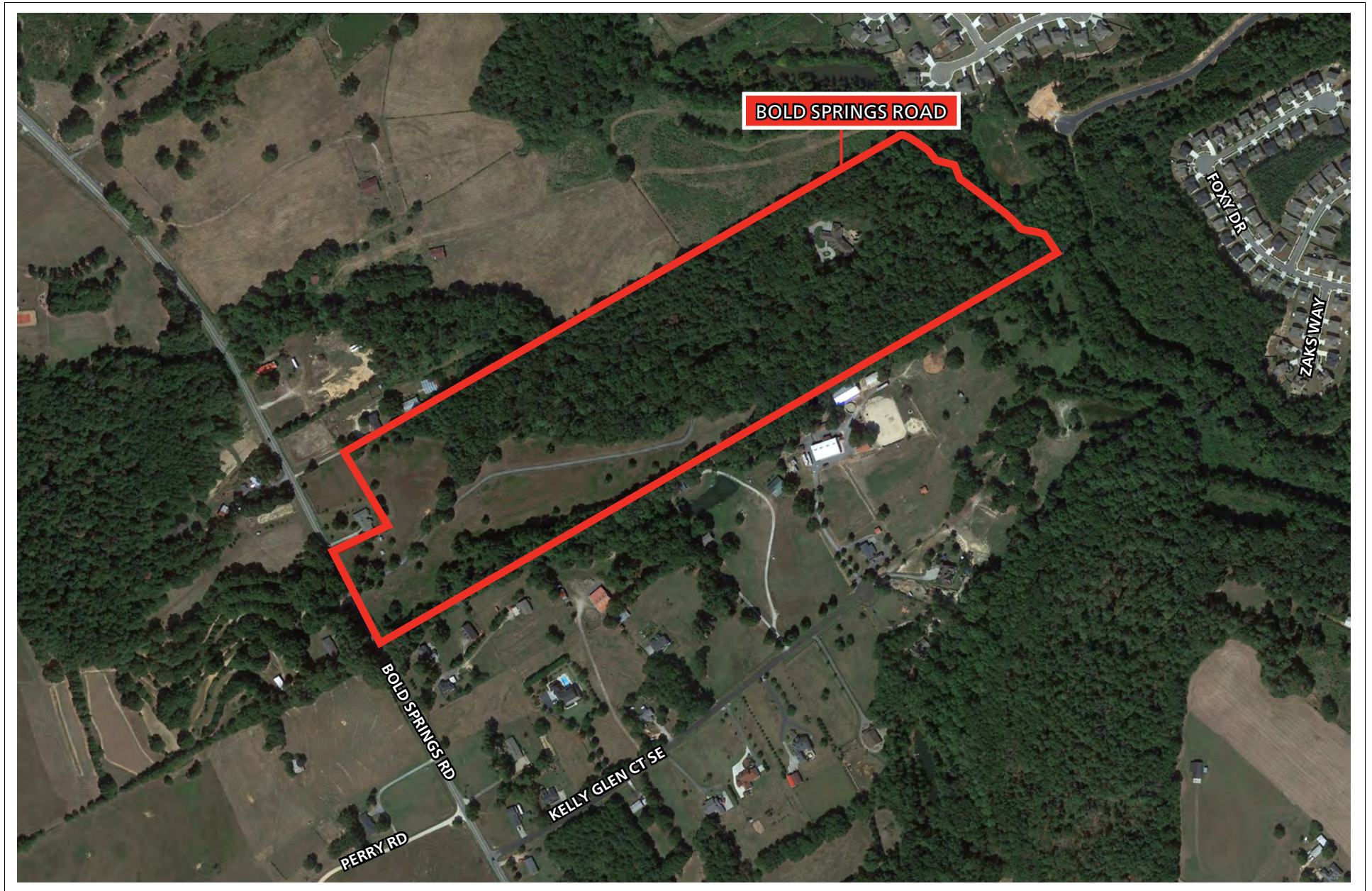


## HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES





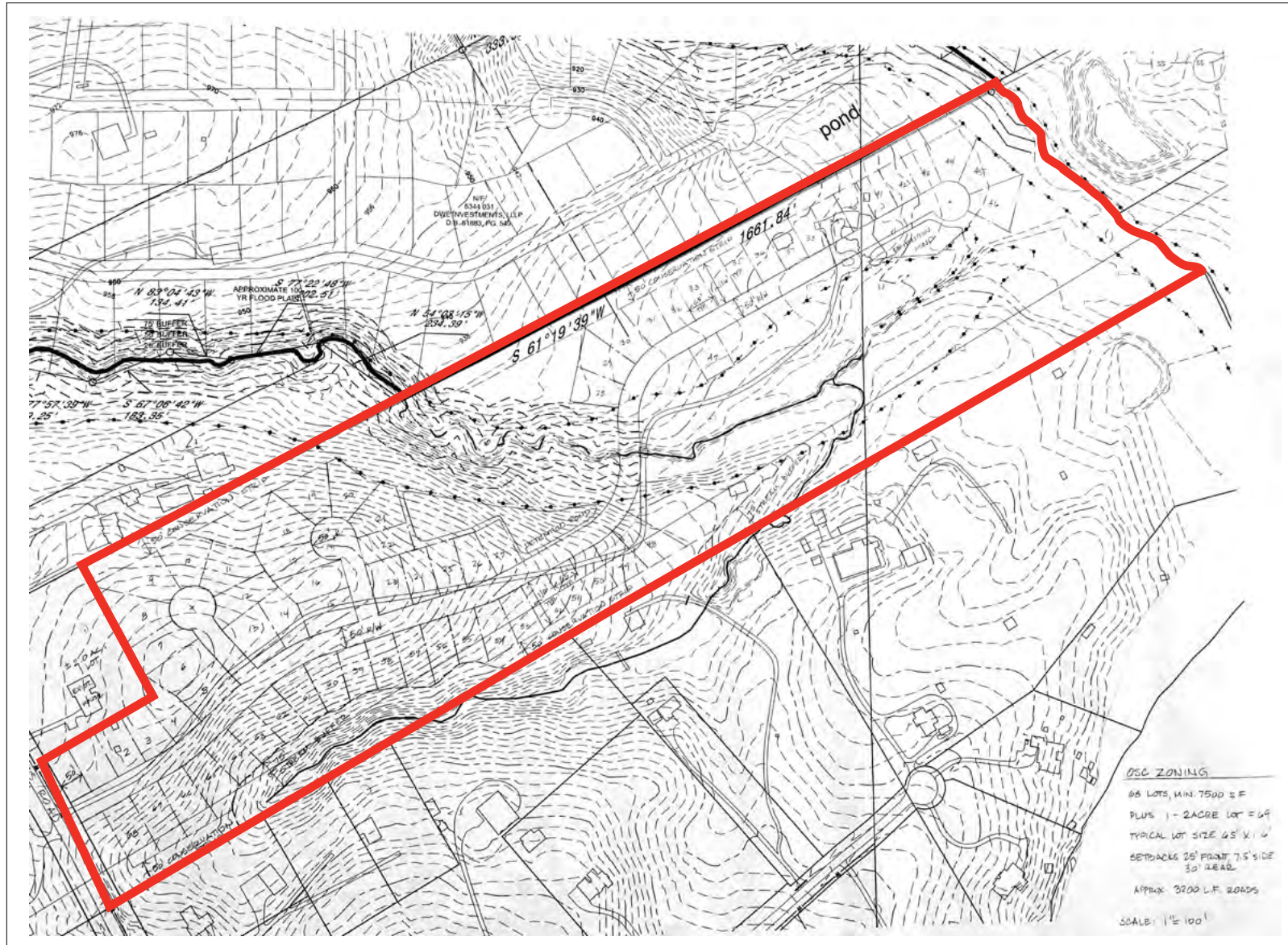
## LOW ALTITUDE AERIAL





## PRELIMINARY LAYOUT

Below is the preliminary layout for the property which shows 68 lots that are 65' wide. An engineer would need verify the potential number of lots that can be attained based off of the requirements for stream buffers and building in 500-year flood plain.





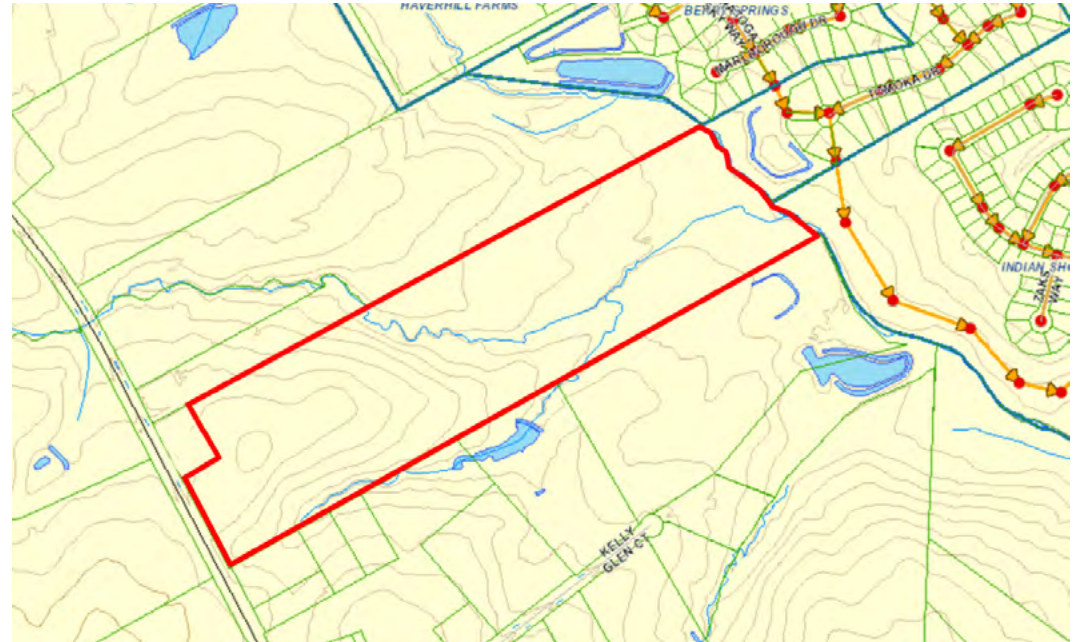
## UTILITIES

### SANITARY SEWER:

- Based off of the topography and location of sanitation sewer, it appears that the property should gravity flow to the manhole via an easement. Capacity will need to be verified.

### DOMESTIC WATER:

- Domestic water is available to the Property.



## SCHOOL SYSTEM

Bold Springs Road is served by the schools shown below along with their respective state rankings:



Archer High - Gwinnett County

SCHOOL	RATINGS	STATE RANK	TOTAL STATE SCHOOLS RANKED
Harbins Elementary	★★★★☆	285 <sup>th</sup>	1,234
McConnell Middle	★★★★☆	110 <sup>th</sup>	559
Archer High	★★★★☆	65 <sup>th</sup>	438



# The Market

## GWINNETT COUNTY DETACHED HOUSING AND LOT ANALYSIS

Through 2Q20, Gwinnett County continues to lead all the Metro Atlanta counties in new SFD sales with 11% of all sales. Resale houses built in 2005 or later have an average resale price of \$351,000.

Below are the new house sales for Gwinnett County from 2015 – 2Q20.

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF SALES GROWTH	AVERAGE SALES PRICE	% OF PRICE GROWTH
2015	16%	2,255	-	\$286,000	-
2016	17%	2,796	+24.0%	\$309,000	+8.0%
2017	13%	2,328	-16.7%	\$330,000	+6.8%
2018	14%	2,538	+9.0%	\$359,000	+6.8%
2019	12%	2,142	-15.6%	\$373,000	+3.9%
2Q20	11%	955	N/A	\$368,000	-1.3%

Below are the highlights for this market through 2Q20:

- Annual starts in this market are 429.
- Annual closings in this market are 438.
- There are currently 1,031 VDLs in this market. Based on the annual starts, there is a 28.8 month supply of lots in this market.
- Of the remaining VDLs in this market, 70% are located in subdivisions with an active builder.



## ARCHER HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Through 1Q20, Archer High was the best-selling school district in Gwinnett County with 16% of the total new SFD house sales. Houses built in 2005 or later have an average resale price of \$312,000.

Below are the new house sales for the Archer High School district from 2015-2Q20.

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF SALES GROWTH	AVERAGE SALES PRICE	% OF PRICE GROWTH
2015	17%	374	-	\$258,000	-
2016	20%	561	50.0%	\$267,000	+3.5%
2017	16%	384	-31.6%	\$277,000	+3.7%
2018	14%	345	-10.2%	\$293,000	+5.8%
2019	14%	294	-14.8%	\$314,000	+7.2%
2Q20	14%	138	N/A	\$322,000	+2.5%

Below are some highlights from this market through 2Q20:

- The number of vacant developed lots in this market decreased by 27% in the last four quarters.
- Of the remaining 506 VDLs in this market, 89% or 452 are located in subdivisions with an active builder.
- Based on the annual starts of 318, there is a 19.1 month supply of lots in this market.

With a limited supply of VDLs located in both Gwinnett County and in the Archer High market, we believe Bold Springs Road can fill the immediate need for housing in this market.



# Proposal Requirements

The owner has set an offering price for the 43+ acres at \$1,700,000.

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.**





# Support Information

Below are files that are related to **Bold Springs Rd** and may be downloaded.\* Click the links to open the files.



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ FILE](#)



[OSC LAYOUT](#)



[SURVEY](#)

\*We advise that these files 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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