



# CALVINSTONE FARMS

47.45 ACRES

DALLAS, PAULDING COUNTY, GA

EXCLUSIVE OFFERING

Ackerman & Co.





## Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **47.45 Acres in Paulding 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](mailto:jsperos@ackermanco.net)



Kyle Gable  
Broker  
Pioneer Land Group

Direct: 770.225.0718  
Mobile: 404.867.3332  
Email: [kgable@pioneerlandga.com](mailto:kgable@pioneerlandga.com)



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

Direct: 770.913.3949  
Mobile: 404.775.3919  
Email: [jtsperos@ackermanco.net](mailto:jtsperos@ackermanco.net)







# Table of Contents

## 1 THE OPPORTUNITY

---

## 2 THE PROPERTY

---

## 3 THE MARKET

---

## 4 PROPOSAL REQUIREMENTS

---

## 5 SUPPORT INFORMATION

- ZONING MAP
- GOOGLE EARTH KMZ
- SEWER MAP
- TOPO MAP



# The Opportunity

**Ackerman & Co. and Pioneer Land Group** are pleased to present for sale 47.45 acres on Gulleddge Road in Dallas, Paulding County, Georgia.

**Calvinstone Farms** offers the following attributes:

- Convenient access to surrounding amenities on Cedarcrest Road, Dallas Acworth Highway, and Highway 41.
- Located in Paulding County, the 7th best-selling county in Metro Atlanta for new Single Family Detached (SFD) house sales.
- There is currently a 38.7 months of supply of vacant developed lots ("VDLs") in Paulding County.
- Located in the North Paulding High district which was the 5th best selling district for new detached homes in Metro Atlanta.
- In the North Paulding High District there is a 27.1 months of supply of VDLs. Of the remaining 1,296 lots, 926 or 71% are in communities with an active builder.
- Currently zoned R2 (Suburban Residential) in Paulding County. With a Rezone to R2 Sewer the maximum gross dwelling units is 2.9 per acre with a minimum width of 85'.
- Sewer is located on the adjacent property.

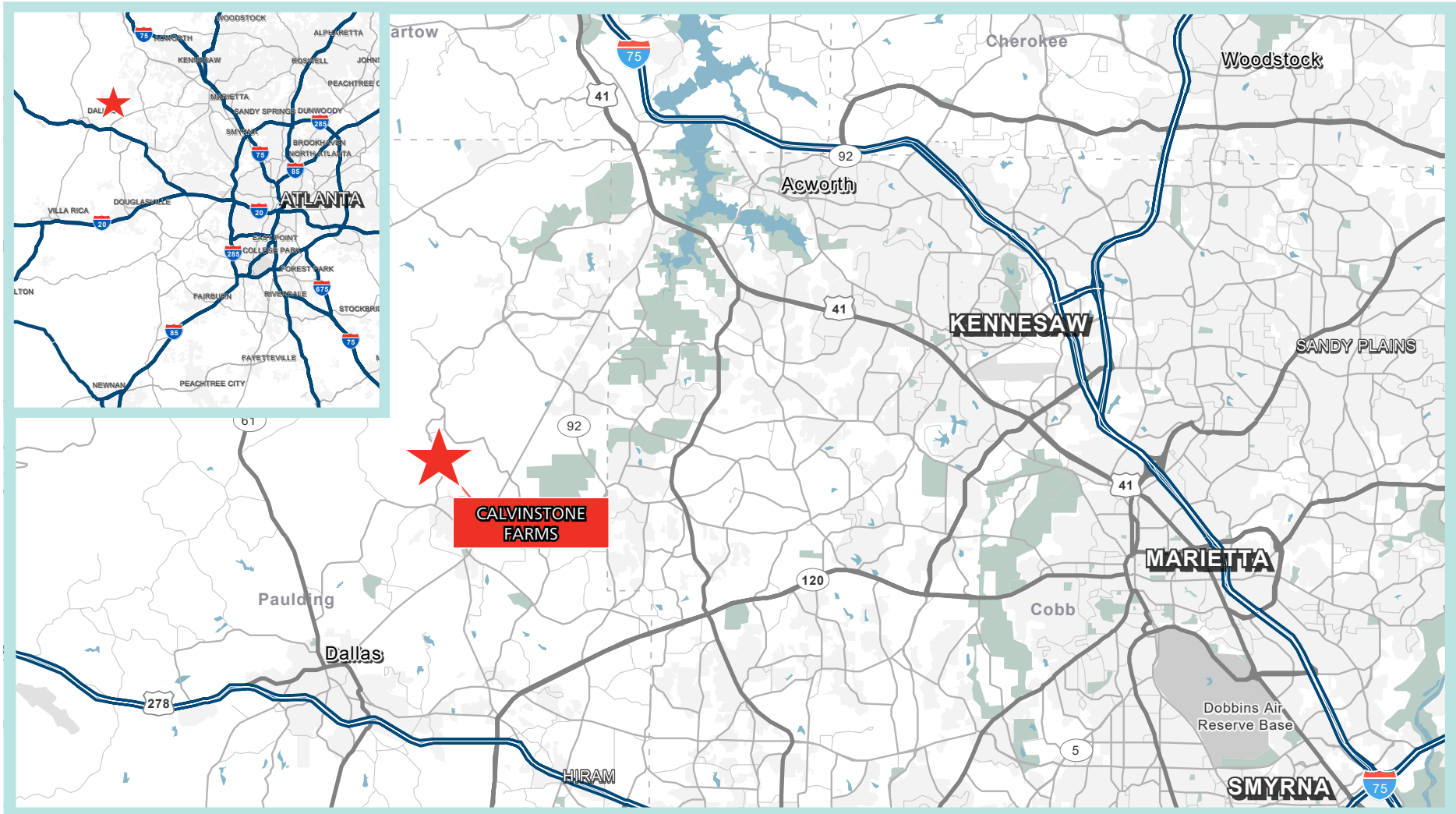
**Calvinstone Farms** is an opportunity to build a premium community to meet the immediate and growing housing needs for this market.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



# The Property

Calvinstone Farms is located at 1278 Gulledge Road in Dallas, Paulding County, Georgia. The parcel ID is 076.2.2.003.0000.



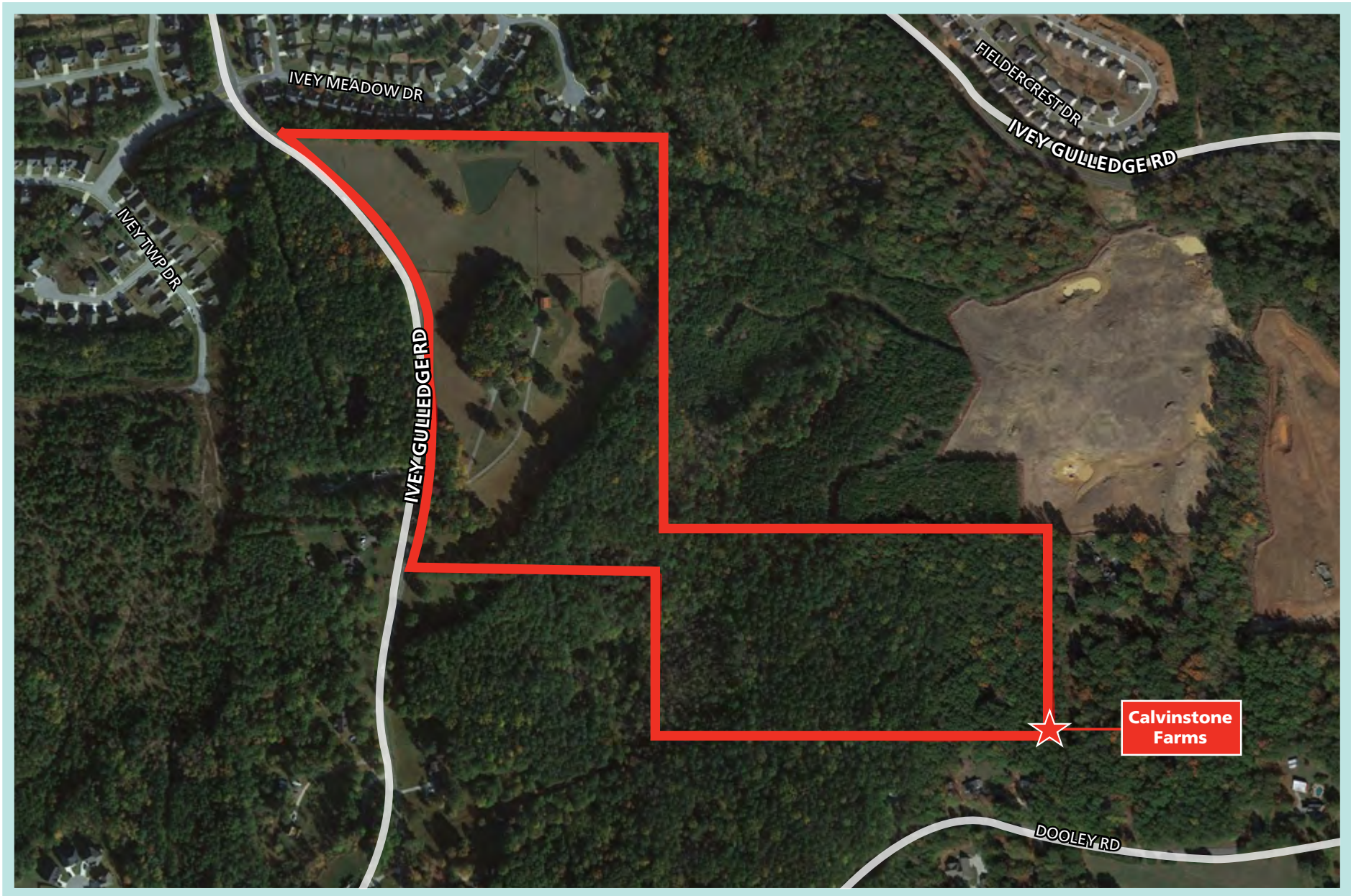


## HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



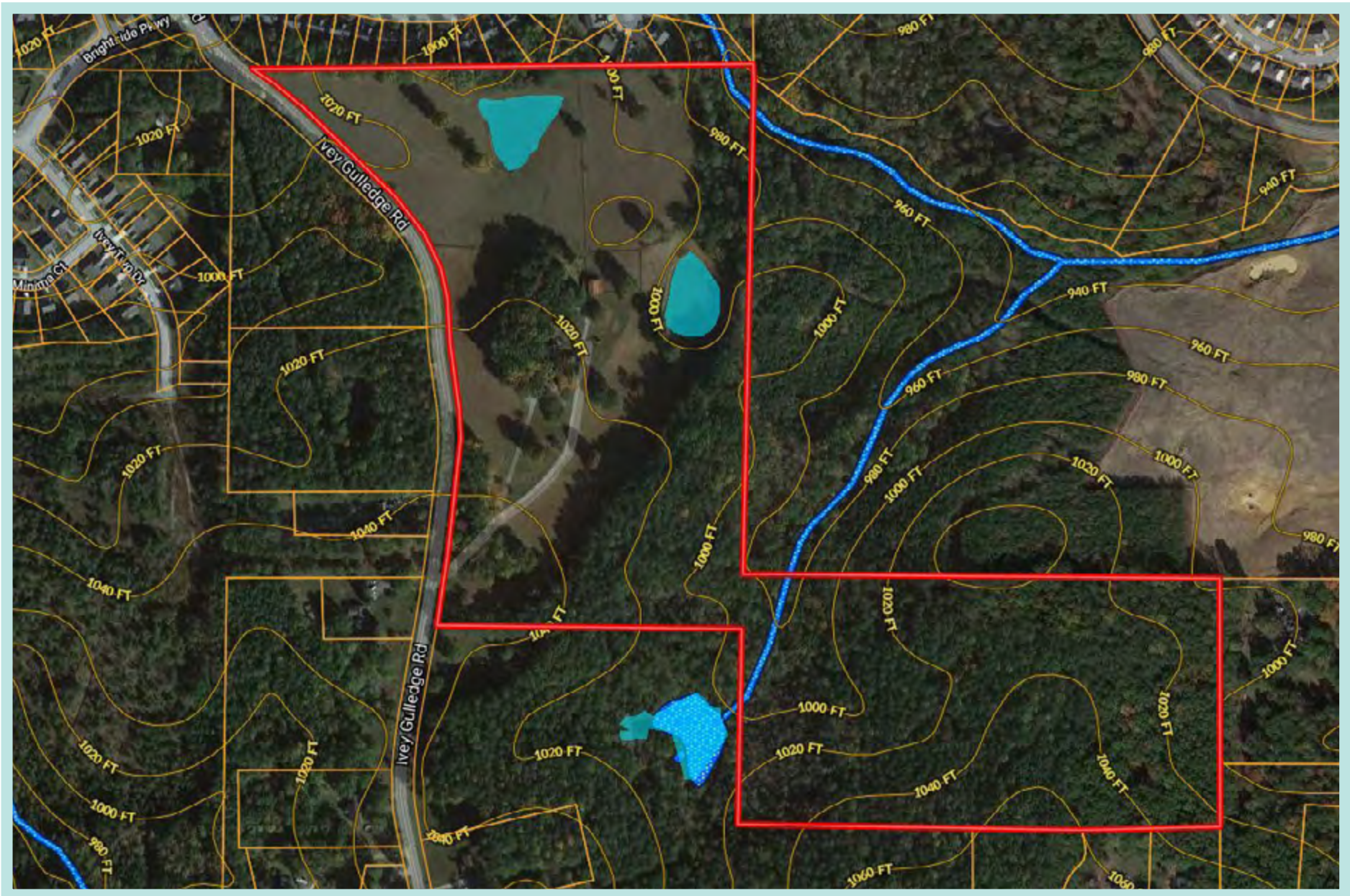


## LOW ALTITUDE AERIAL





## CALVINSTONE FARMS FLOOD ZONE AND TOPOGRAPHY





## ADDITIONAL DETAILS:

### ZONING

**Calvinstone Farms** is currently zoned R2 (Suburban Residential) which allows minimum lot size of 20,000 SF and lot width of 100'. It should be possible to rezone to R2 With Sewer to achieve the following:

Maximum Gross Dwelling Units Per Acre .....	2.9
Buildable Density Per Acre .....	2.9
Minimum Lot Area .....	15,000 SF
Minimum Lot Width .....	85'
Minimum Heated SF .....	1,800

### UTILITIES

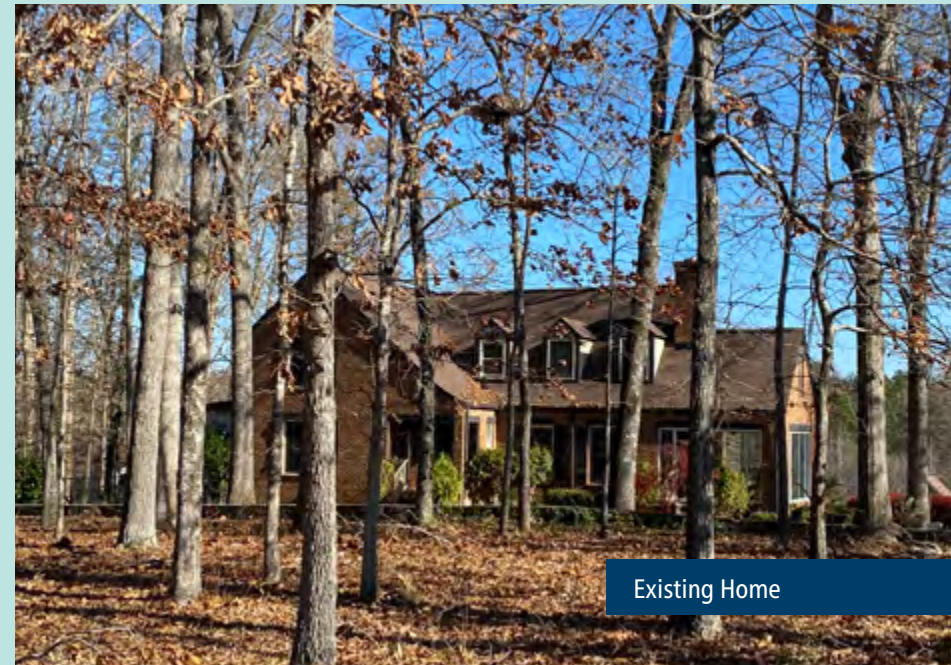
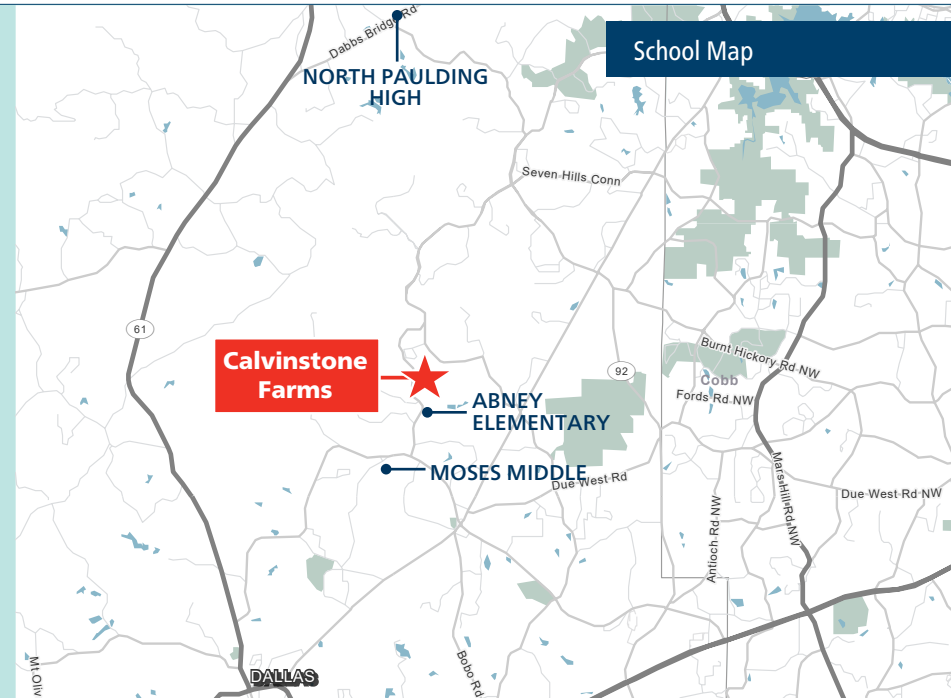
The Property is served by domestic water. Sanitary sewer is on adjacent property and should gravity flow (Sewer Map is available in Support Information). No easements have been acquired for sewer. Prospective purchasers should verify utility availability and capacity during the due diligence.

### SCHOOLS

SCHOOL	RATING	STATE RANK	TOTAL STATE SCHOOLS RANKED
<b>ELEMENTARY SCHOOL</b>			
Abney Elementary	★★★★☆	399	1,234
<b>MIDDLE SCHOOL</b>			
Moses Middle	★★★★☆	129	559
<b>HIGH SCHOOL</b>			
North Paulding High	★★★★☆	102	438

### EXISTING HOUSE

The existing house is a fully brick home that was built in 1984. It is 2,246 heated SF with a basement.



Existing Home



# The Market

**Calvinstone Farms** is located in Paulding County, Georgia, and is served by the city of Dallas' thriving amenities. As the metro Atlanta housing market continues to grow, the metro counties, including Paulding County, will continue to grow with it.

Below are just some of the highlights for the area:

- **Downtown Dallas** is located just north of Highway 278 and has thriving retail with an old-town feel and a plaza centered around the Historic Town Square.
- **The Silver Comet Trail** bisects Paulding County. This trail is 61.5 miles long and is a 12-foot, concrete, multi-use, car-free trail that extends from Cobb County (I-285) to Polk County (Georgia/Alabama state line). Counting its continuation with the Chief Ladiga Trail in Alabama to the west, the Silver Comet Trail is now the longest paved trail in the United States. The Silver Comet and Chief Ladiga connect from Smyrna, Georgia to Anniston, Alabama.
- **Paulding Forest** is located in western Paulding County. The WMA is 25,707 acres and is available for seasonal hunting, camping, hiking, picnicking, canoeing, and other recreational uses.

With all of the surrounding amenities, convenient access to the interstate, and a growing job market, **Calvinstone Farms** is an excellent opportunity for a builder to take advantage of this exciting market.



Downtown Dallas



Silver Comet Trail



## PAULDING COUNTY DETACHED HOUSING AND LOT ANALYSIS

The Paulding County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2015-2Q20 is as shown below:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2015	5%	674	\$225,000	-
2016	6%	1,013	\$234,000	4.0%
2017	7%	1,144	\$243,000	3.8%
2018	7%	1,276	\$250,000	3.0%
2019	5%	963	\$278,000	11.2%
2Q20	6%	475	\$294,000	5.8%

Below are the highlights for this market through 3Q20:

- Annual starts of 1,180, representing a 14% increase in the last four quarters.
- Annual closings of 1,156. 3Q20 quarterly closings were the highest of the previous four quarters.
- Currently, there is a 38.7 month supply of VDLs, a 27% decrease in the last four quarters.

Source: MetroData



## NORTH PAULDING HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The North Paulding High School housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2015-2Q20 is as shown below:

YEAR	%TOTAL PAULDING COUNTY NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2015	57%	386	\$253,000	
2016	43%	438	\$264,000	4.3%
2017	40%	453	\$262,000	-0.8%
2018	43%	546	\$268,000	2.3%
2019	47%	456	\$308,000	14.9%
2Q20	51%	243	\$320,000	4.5%

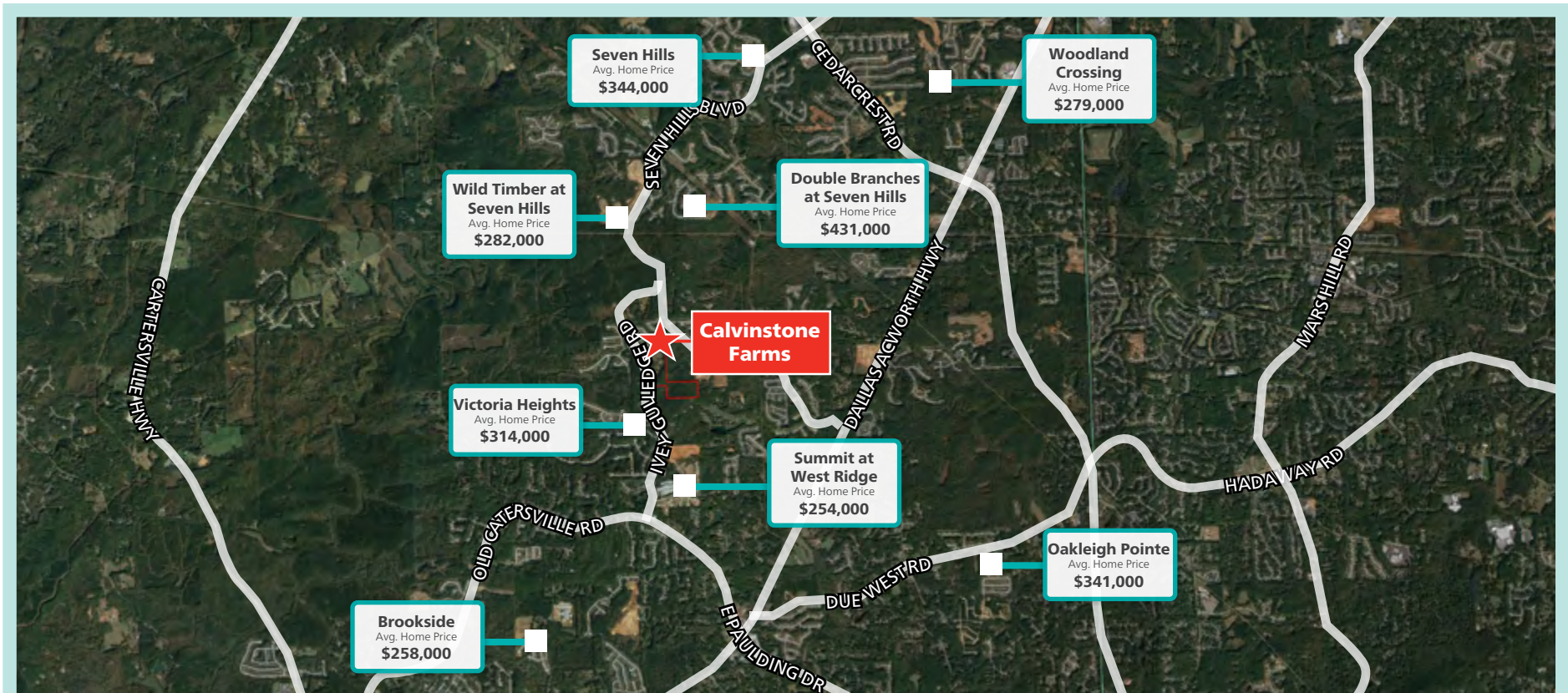
Below are the highlights for this market through 3Q20:

- Annual starts of 574, representing a 27% increase in the last four quarters.
- Annual closings of 555, which accounts for over 50% of all new home sales in Paulding County. North Paulding High School is the top selling district in Paulding County and 5<sup>th</sup> overall in Metro Atlanta.
- Currently, there is a 27.1 month supply on VDLs, a 31% decrease in the last four quarters.
- Of the remaining VDLs, 71% are in communities with an active builder.

Source: MetroData



## SURROUNDING COMMUNITIES



COMMUNITY	CLOSINGS (LAST 12 MONTHS)	MIN	MAX	AVG. PRICE
Wild Timber at Seven Hills	55	\$259,000	\$310,000	\$282,000
Woodland Crossing	53	\$243,000	\$370,000	\$279,000
Oakleigh Pointe	48	\$295,000	\$431,000	\$341,000
Victoria Heights	47	\$254,000	\$352,000	\$314,000
Summit at West Ridge	43	\$226,000	\$281,000	\$254,000
Double Branches at Seven Hills	38	\$358,000	\$556,000	\$431,000
Brookside	36	\$220,000	\$312,000	\$258,000
Seven Hills	31	\$292,000	\$465,000	\$344,000



# Proposal Requirements

The 47.45 acres in Paulding County are offered at a price of \$2,000,000 or \$42,149 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 local history and 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 **Calvinstone Farms** and may be downloaded.\* Click the links to open the files.

[VIEW ALL FILES](#)[ZONING MAP](#)[GOOGLE EARTH KMZ](#)[SEWER MAP](#)[TOPO MAP](#)

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



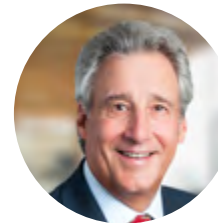


## MEET OUR TEAM

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:



John Speros  
Senior Vice President  
Ackerman & Co.  
Direct: 770.913.3910  
Mobile: 404.578.7033  
Email: [jsperos@ackermanco.net](mailto:jsperos@ackermanco.net)



Kyle Gable  
Broker  
Pioneer Land Group  
Direct: 770.225.0718  
Mobile: 404.867.3332  
Email: [kgable@pioneerlandga.com](mailto:kgable@pioneerlandga.com)



J.T. Speros  
Associate, Brokerage  
Ackerman & Co.  
Direct: 770.913.3949  
Mobile: 404.775.3919  
Email: [jtsperos@ackermanco.net](mailto:jtsperos@ackermanco.net)