



NEW HOPE RD

SUGARLOAF PKWY

BOWMAN RD

HIRAM DAVIS RD

BOWMAN ROAD

30+ 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 **30± acres on Bowman 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



30[±] ACRES



Table of Contents

1 THE OPPORTUNITY

2 THE PROPERTY

3 THE MARKET

4 PROPOSAL REQUIREMENTS

5 SUPPORT INFORMATION

- GOOGLE EARTH KMZ FILE
- SEWER / TOPOGRAPHY MAP
- ZONING MAP

The Opportunity

Ackerman & Co. and Pioneer Land Group are pleased to present **Bowman Road**, a 30+ 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.

Bowman Road offers the following attributes:

- Approximately 3.5 miles from Downtown Lawrenceville, offering an array of dining, retail, and entertainment.
- Less than half of a mile from the Sugarloaf Parkway and New Hope Road interchange.
- Situated less than 5 miles 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.
- Gwinnett County is planning a nearby 2,000 acre research park in Dacula that could create as many as 10,000 new jobs.
- Located in Gwinnett’s best-selling Archer High School district where the average price of a newly constructed house sold through 2Q20 was \$322,000.
- There is currently an 16.6 month supply of vacant developed lots (“VDLs”) in this market, and 81% of the remaining VDLs are in subdivisions with an active builder.
- 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.

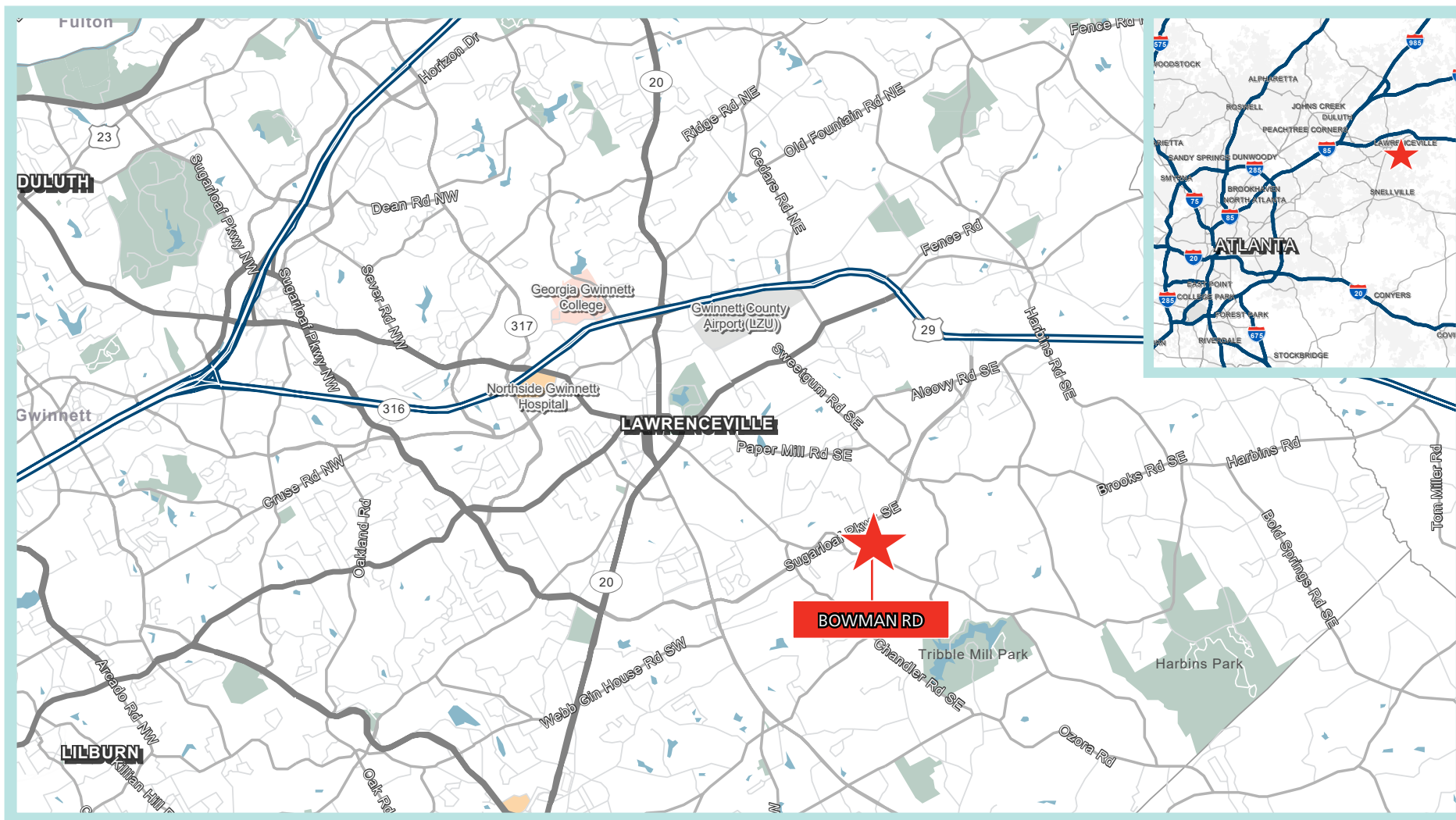
The balance of this Offering Memorandum provides detailed information on the Property, the market and a proposed development plan. Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.



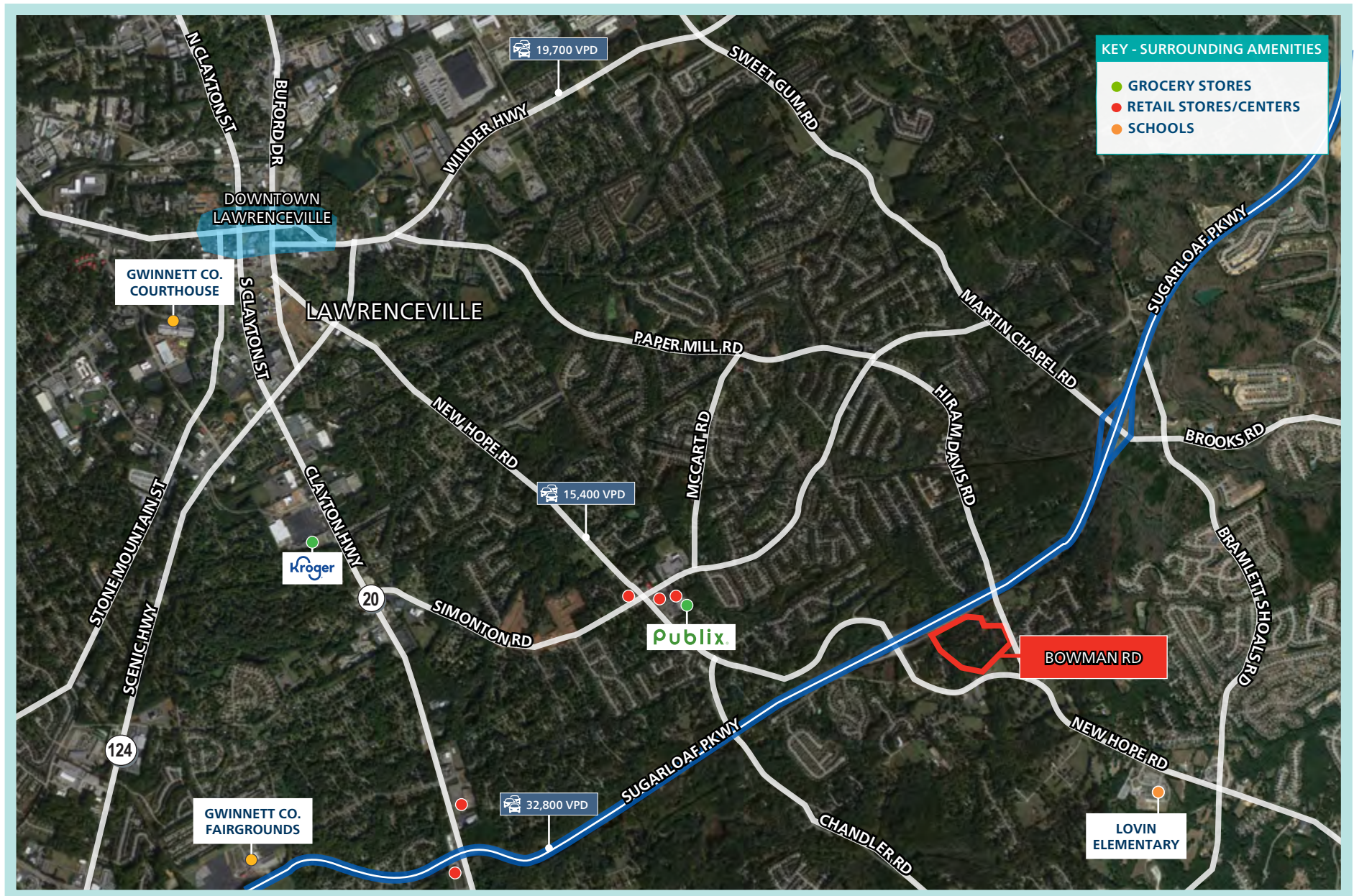
Harbins Park

The Property

The Property is located at 1293 Bowman Road, Lawrenceville, GA 30045 in Gwinnett County, Georgia. Parcel ID numbers: 5202-193, 5205-057, 5205-060, 5202-002 and 5202-075.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



UTILITIES

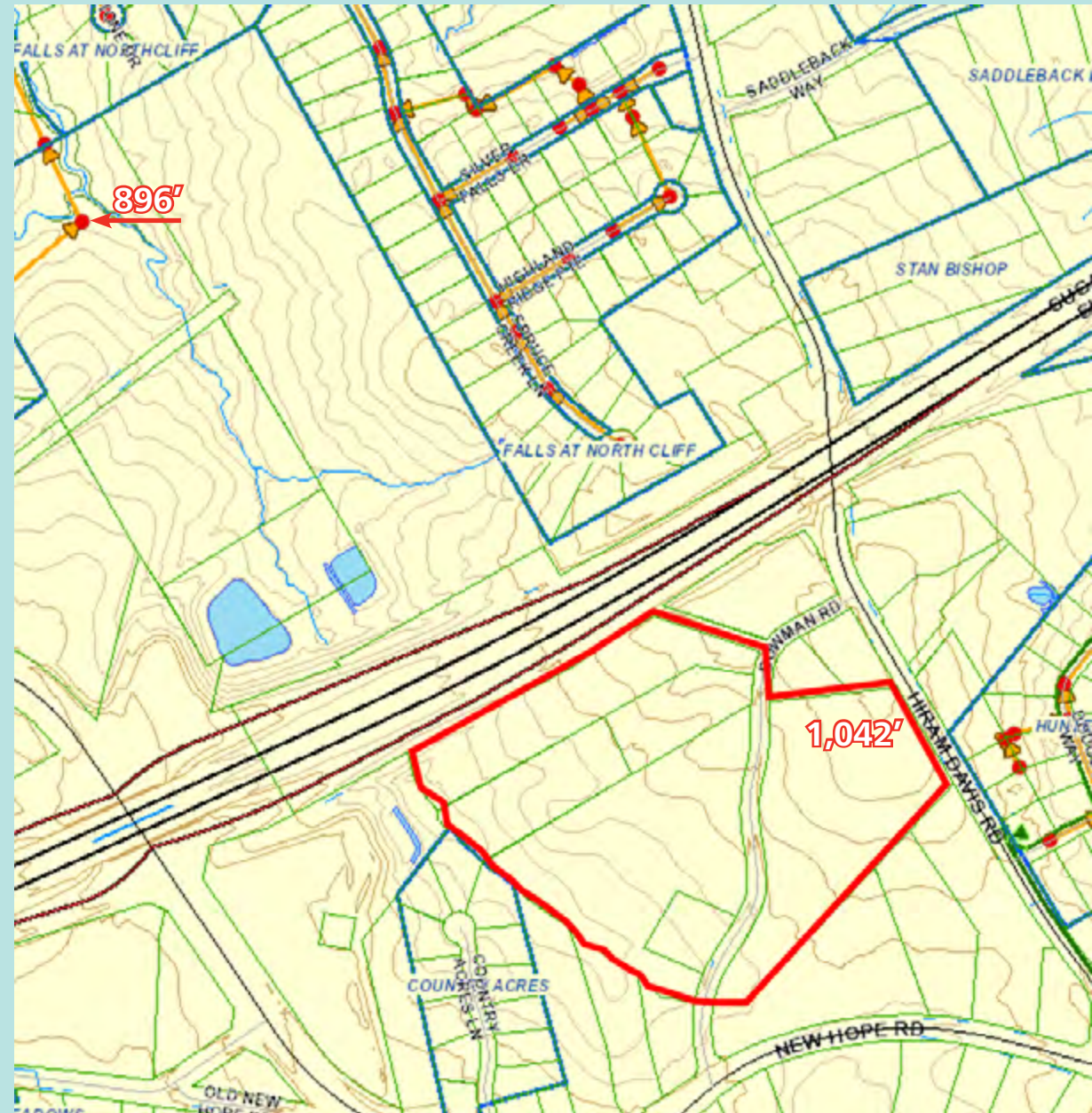
SANITARY SEWER:

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

DOMESTIC WATER:

- Domestic water is available to the Property.

Sewer & Topography Map



ZONING AND FUTURE LAND USE

Bowman Road is currently zoned R100 with the following development standards:

Minimum Lot Size:	15,000 SF on sewer
Minimum Lot Width:	100'
Minimum Front Setback:	35' or 50'
Minimum Side Setback:	10' (one yard) 25' (two yards)
Minimum Rear Setback:	40'
Minimum Heated Floor Area:	1,400 SF

Based on surrounding zonings, we believe that an OSC zoning is attainable.

The Future Land Use Map shows the property partially in two different areas

1. "Vibrant Communities" allowing single-family residential, mixed residential developments, townhomes & apartments, senior living, and live-work single-family homes.
2. "Emerging Suburban" allowing single-family residential, open space conservation subdivisions, mixed residential developments, senior living, manufactured housing, and corner/neighborhood serving retail or institutional uses



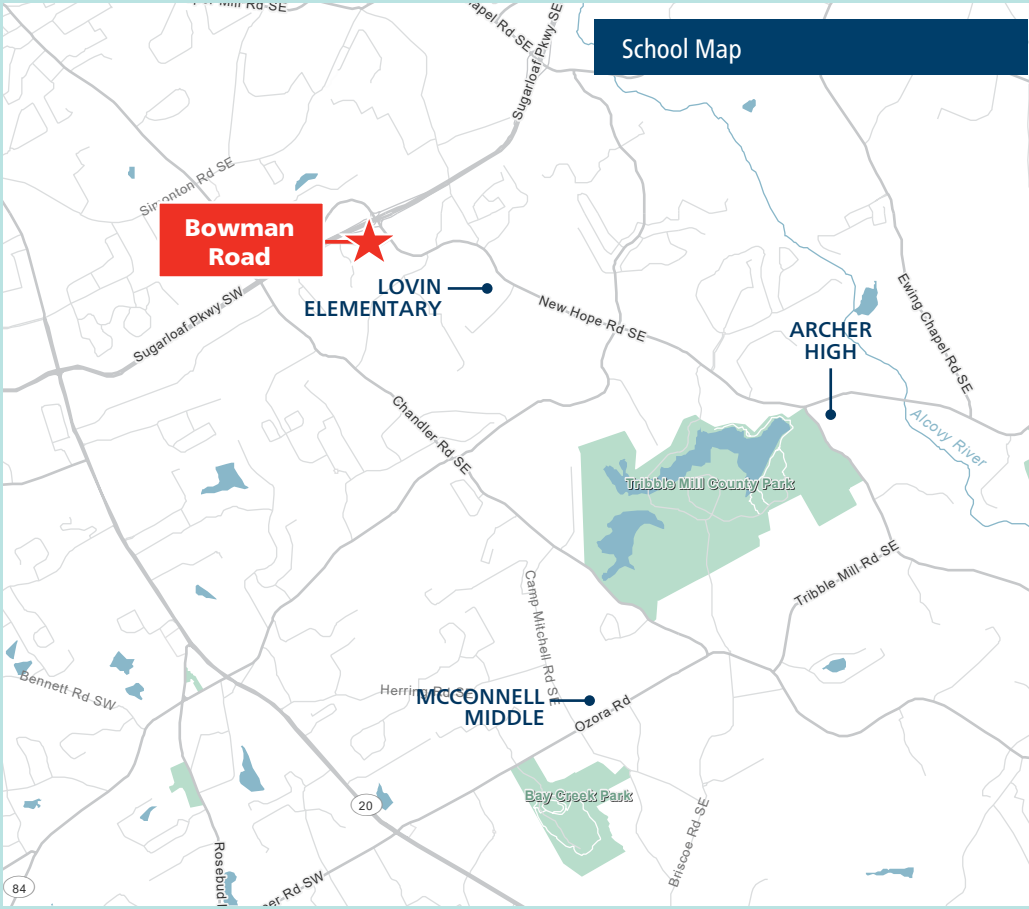
BOWMAN ROAD

Bowman Road is a gravel road that dissects the property. Per the DOT, a request to abandon the road can be submitted in order to be able to develop over the road. Potential purchaser would need to verify this along with any other requirements.

SCHOOL SYSTEM

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

SCHOOL	RATINGS	STATE RANK	TOTAL STATE SCHOOLS RANKED
Lovin Elementary	★★★★☆	367 th	1,234
McConnell Middle	★★★★☆	110 th	559
Archer High	★★★★☆	65 th	308



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 3Q20:

- Annual starts in this market are 2,280.
- Annual closings in this market are 2,588.
- There are currently 3,498 VDLs in this market. Based on the annual starts, there is an 18.4 month supply of lots in this market.
- Of the remaining VDLs in this market, 79% are located in subdivisions with an active builder.

ARCHER HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Through 2Q20, Archer High was the best-selling school district in Gwinnett County with 14% of the total new SFD house sales. Houses built in 2005 or later have an average resale price of \$313,000.

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 3Q20:

- The number of vacant developed lots in this market decreased by 36% in the last four quarters.
- Of the remaining 427 VDLs in this market, 81% or 348 are located in subdivisions with an active builder.
- Based on the annual starts of 308, there is a 16.6 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 Bowman Road can fill the immediate need for housing in this market.

SURROUNDING COMMUNITIES



Proposal Requirements

The owner has set an offering price for the 30+ acres at \$1,500,000.

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 **Bowman Rd** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ FILE](#)



[SEWER / TOPOGRAPHY MAP](#)



[ZONING MAP](#)

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

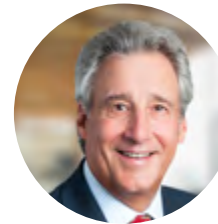


MEET OUR TEAM

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



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