



CATALPALN

LINECREST RD

LINECREST ROAD

22.8 ACRES

DEKALB COUNTY, GA

EXCLUSIVE OFFERING

Ackerman & Co.  **PIONEER**
LAND GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **22.8 acres on Linecrest Road in DeKalb 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 is pleased to exclusively present **22.8 acres on Linecrest Road ("The Property")**, in DeKalb County, Georgia.

Linecrest Road offers the following attributes:

- Located approximately 4 miles from both Interstate 675 and Interstate 285, offering convenient access to Atlanta and the surrounding amenities.
- A large array of amenities in the nearby area including Publix and Kroger.
- DeKalb County is one of the most desired areas for new homes in all of metro Atlanta.
- There is only a 23.1 month supply of vacant developed lots ("VDLs") in DeKalb County.
- There is sanitary sewer located in the subdivision to the south of the Property and should gravity flow to the manhole there via an easement from the HOA.
- Potential to rezone property to achieve a higher density.
- East Lake Golf Club is located approximately 7 miles from the Property.

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



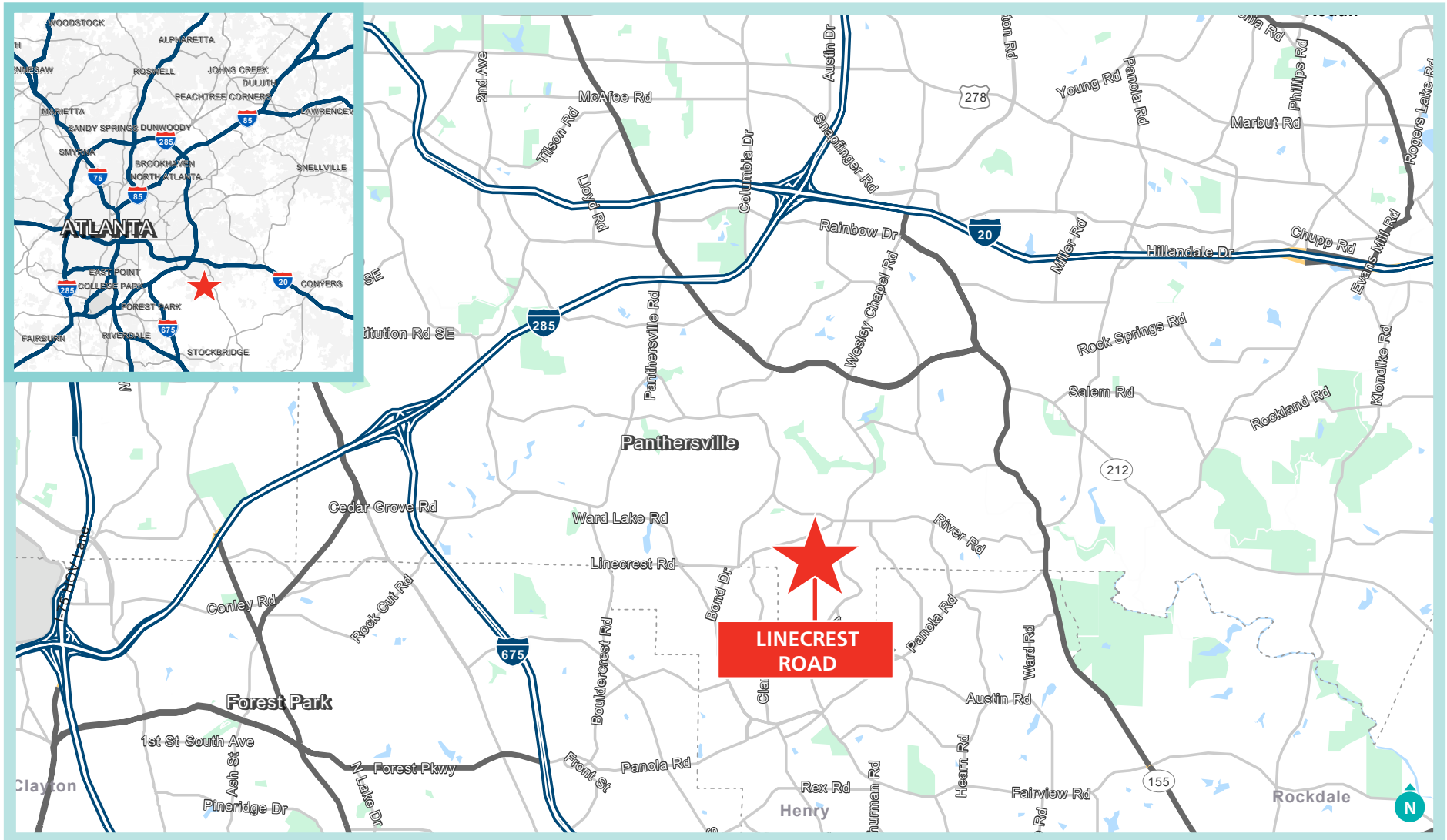
TYPICAL HOUSE IN NEIGHBORING SUBDIVISION



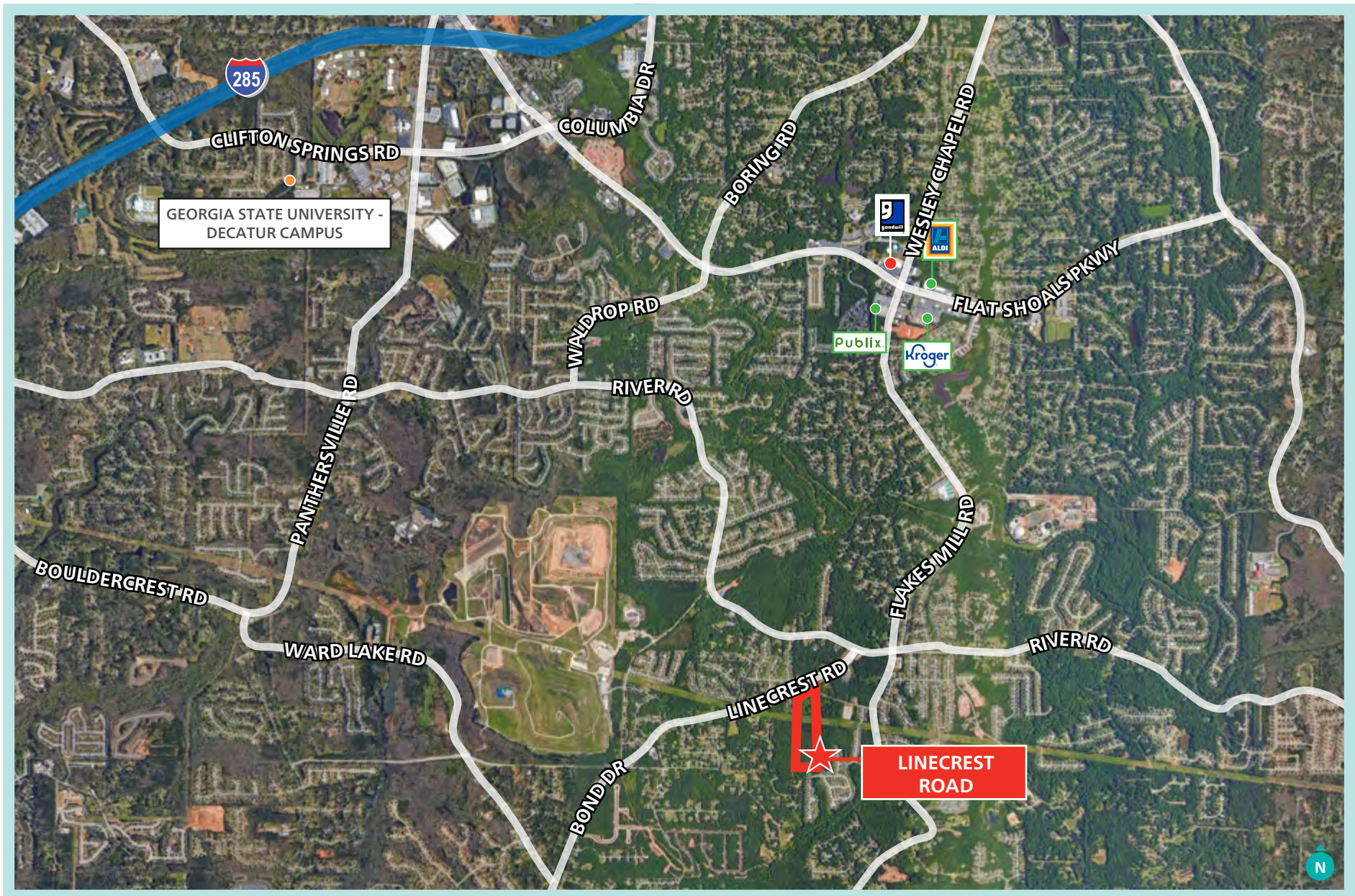
FLAT SHOALS CROSSING

The Property

The Property is located at 3763, 3715, and 3741 Linecrest Road, Ellenwood, GA 30294.



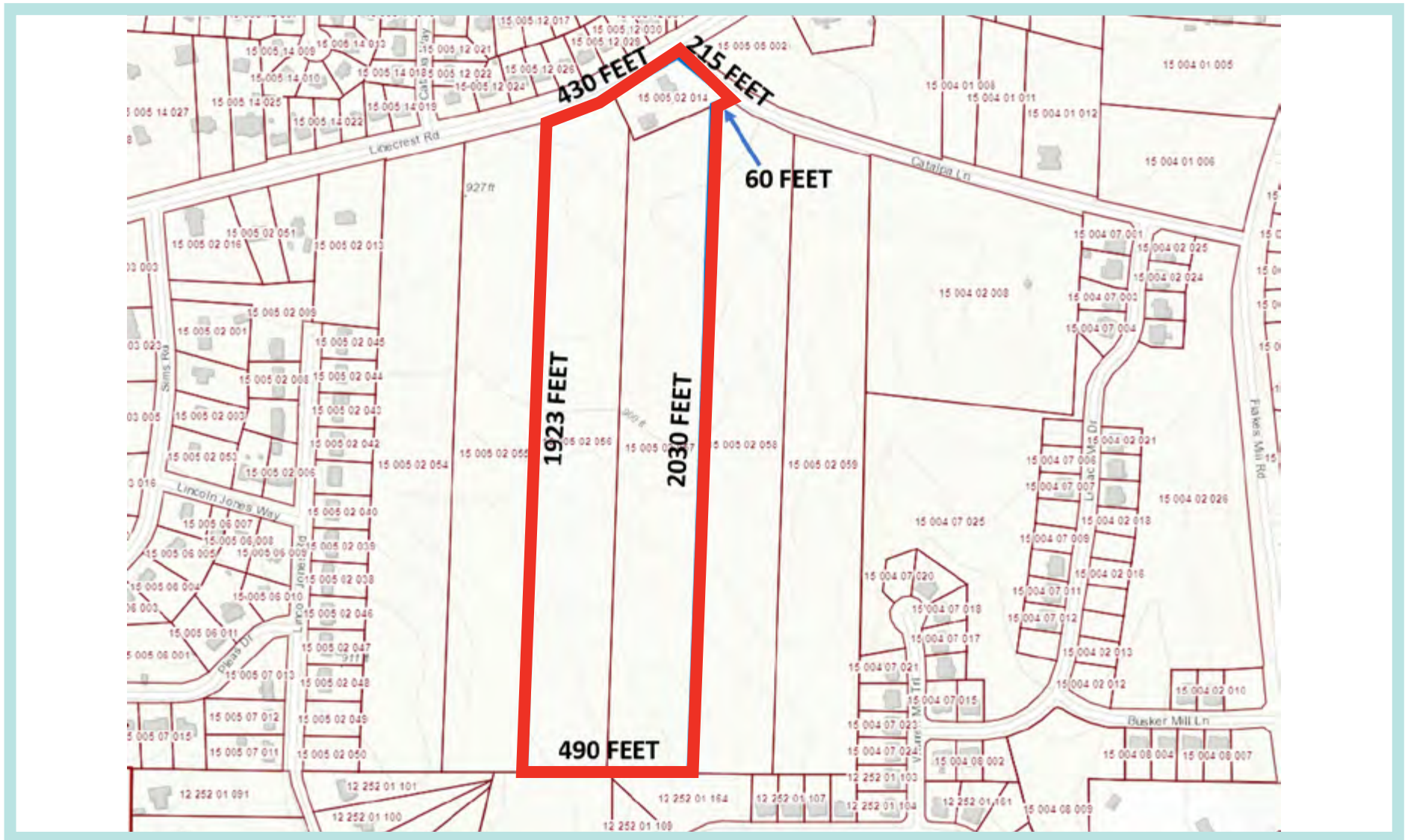
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



PLAT OF PROPERTY



NOTE: THE MEASUREMENTS FOR THE COMPOSITE PLAT ARE TAKEN FROM MEASUREMENTS FROM INTERNET MAPPING SERVICES AND ARE ASSUMED TO BE ACCURATE. HOWEVER, THE ACCURACY OF THE DIMENSIONS ARE NOT GUARANTEED AND SHOULD BE FIELD VERIFIED.

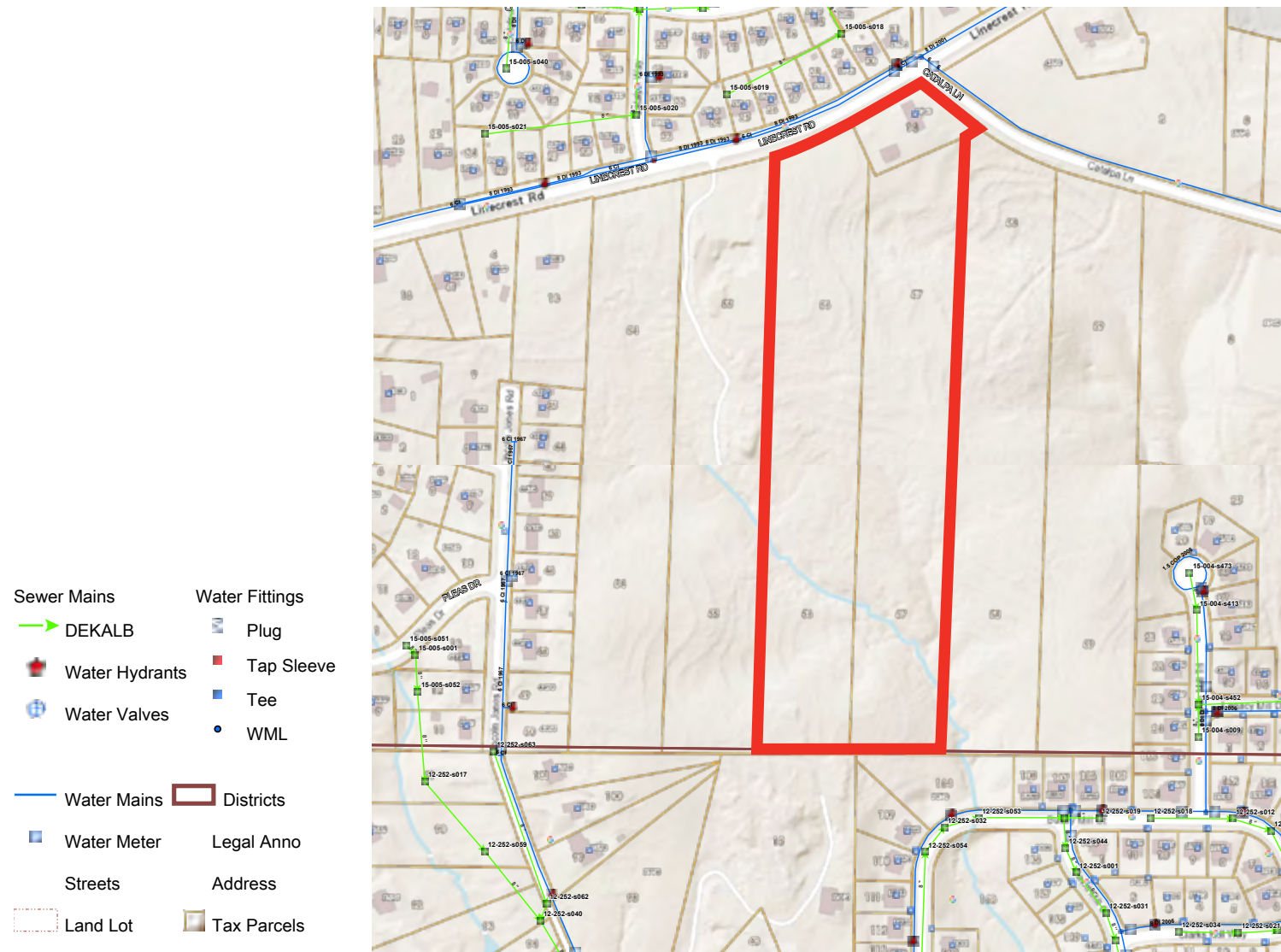
TOPOGRAPHY MAP

Below is a topography map with 20' contours:



SEWER MAP

Sanitary sewer is located in the subdivision adjacent to the south and sewer should gravity flow to the south line. An easement for secondary sewer will be required.



The data provided in this map is provided for informational and planning purposes only. DeKalb County DWM is not responsible for the misuse or misrepresentation of the data.

DeKalb County Watershed Management

ZONING

The Property is zoned R-100 in DeKalb County with the following requirements:

Minimum Lot Size: 15,000 SF

Minimum Lot Width: 100'

Minimum Front Setback: 50'

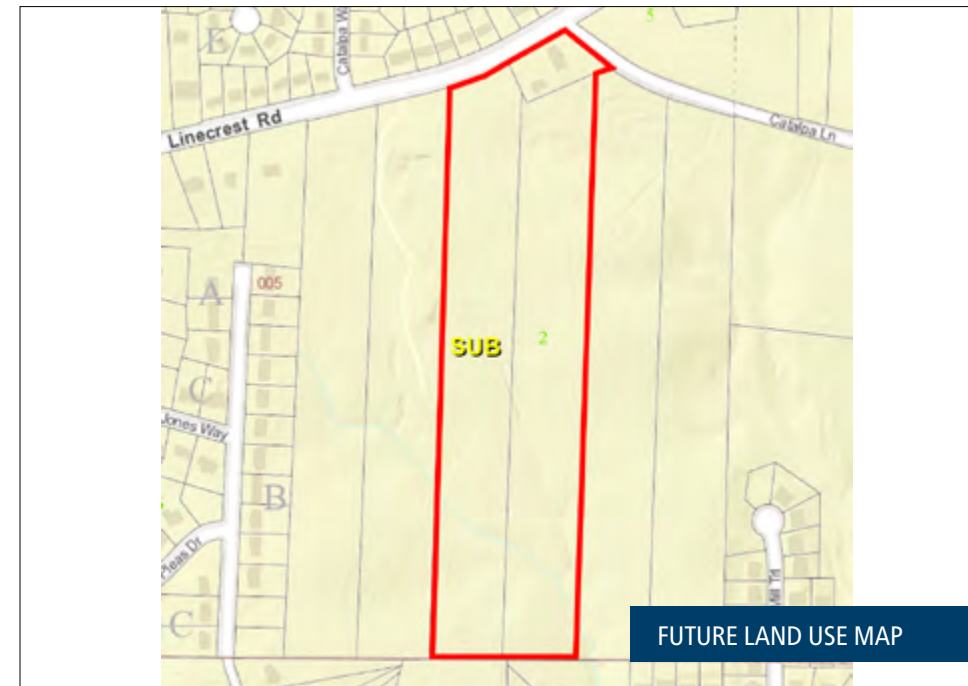
Minimum Rear Setback: 40'

Minimum Side Setback: 10'



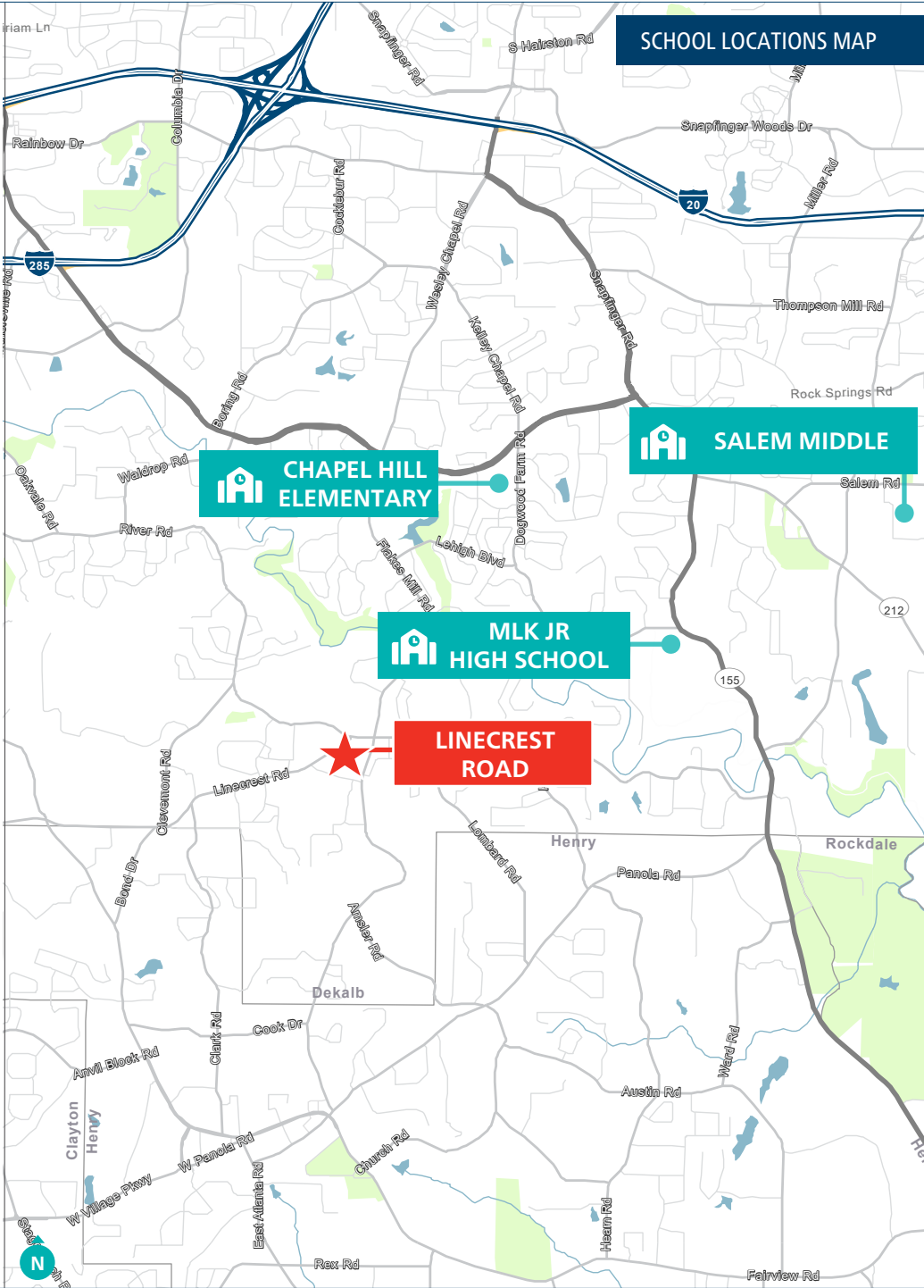
FUTURE LAND USE

The Future Land Use Map shows the Property lies in the “suburban” category, allowing a maximum density of 8 dwelling units to the acre.



PUBLIC SCHOOLS (ZONED)

SCHOOL	DISTANCE FROM SITE
ELEMENTARY SCHOOL	
Chapel Hill	3.0 Miles
MIDDLE SCHOOL	
Salem	6.1 Miles
HIGH SCHOOL	
Martin Luther King Jr	4.7 Miles



The Market

DEKALB COUNTY DETACHED HOUSING AND LOT ANALYSIS

This detached housing market continues to show trends of strong growth for both new and resale houses. The new construction housing sales data for DeKalb County from 2017-2020 is as shown below.

YEAR	# OF SALES	AVERAGE SALES PRICE
2017	759	\$389,000
2018	655	\$454,000
2019	705	\$459,000
2020	835	\$439,000

Below are some highlights from this market through 4Q20:

- Annual starts were 718, representing a 12% increase in the last 4 quarters.
- There were 636 annual closings, representing a 10% increase in the last 4 quarters.
- Currently, there are 1,382 VDLs in this market. Based on the annual starts, there is a 23.1 month supply of attached VDLs.

With the continued decreasing number of attached VDLs and houses located in this market, we believe the property can fill the immediate and future needs for housing in this market.

SOUTH DEKALB DETACHED HOUSING AND LOT ANALYSIS (Outside I-285 and South of I-20)

Just as DeKalb County is showing an upward trend in housing, the South DeKalb County market is showing a large jump in pricing through 2020. Below is the new construction housing sales data for South Dekalb County:

YEAR	# OF SALES	AVERAGE SALES PRICE
2017	187	\$273,000
2018	229	\$265,000
2019	256	\$264,000
2020	233	\$293,000

Below are the highlights for this market through 4Q20:

- Annual starts were 326, representing a 27% increase in the last 4 quarters.
- Annual closings were 247.
- Currently, there are 696 VDLs in this market. Based on the annual starts, there is a 25.6 month supply of lots.
- Of the remaining VDLs, 64% are in subdivisions with an active builder.

Proposal Requirements

The 22.8 acres on **Linecrest Road** is offered at a price of \$12,500 per zoned and permitted residential building lot, but not less than \$50,000 per acre. The Property can be acquired contingent on rezoning.

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.



CHAPEL HILL COMMONS



GEORGIA STATE UNIVERSITY - DECATUR

Support Information

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



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ](#)



[SEWER MAP - 1](#)



[SEWER MAP - 2](#)

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

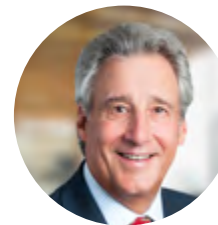


MEET OUR TEAM

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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