



S. FULTON COUNTY, GA

The Farm

AT GARRETTTS FERRY

**197.15± ACRES
ON THE CHATTAHOOCHEE RIVER
SOUTH FULTON | GEORGIA**

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 ***The Farm at Garrett's Ferry, 197.15 acres on the Chattahoochee River in South 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 & 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

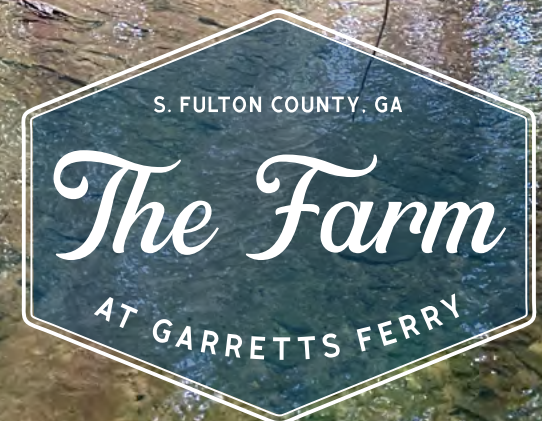


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S. FULTON COUNTY, GA

The Farm

AT GARRETTS FERRY

S FULTON PKWY

GARRETT'S FERRY RD

The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **The Farm at Garretts Ferry**, 197.15 Acres located on Garretts Ferry Rd and S. Fulton Pkwy with approximately $\frac{3}{4}$ of mile of frontage on the Chattahoochee River in S. Fulton County.

The Farm at Garretts Ferry offers the following attributes:

- Located approximately 25 miles from Hartsfield Jackson International Airport, home to more than 63,000 jobs.
- Located in the city of Chattahoochee Hills. The city was formed in 2007 with a vision of preservation. The city hope is to permanently protect 70% of the City's 37,473 acres.
- Located near the world renown, Serenbe Community. Serenbe is an urban village with 70% of its land protected from development. The community currently has almost 400 residential homes and in 2020 the average price of new construction was almost \$600,000 per home.
- Adjacent to Foxhall Resort and Sporting Club, which is 1,100 acres with over 1.5 miles of frontage on the Chattahoochee River. The property is the first designated Beretta Sporting Resort in the world.
- Almost $\frac{3}{4}$ of a mile of Chattahoochee River Frontage. The City has over 18 miles of river frontage and currently there are only 13 landowners including **The Farm at Garretts Ferry**.
- Over 1.6 miles of paved and gravel road.
- The property consists of hardwoods and pines.
- Numerous creeks and potential lake sites on the property.

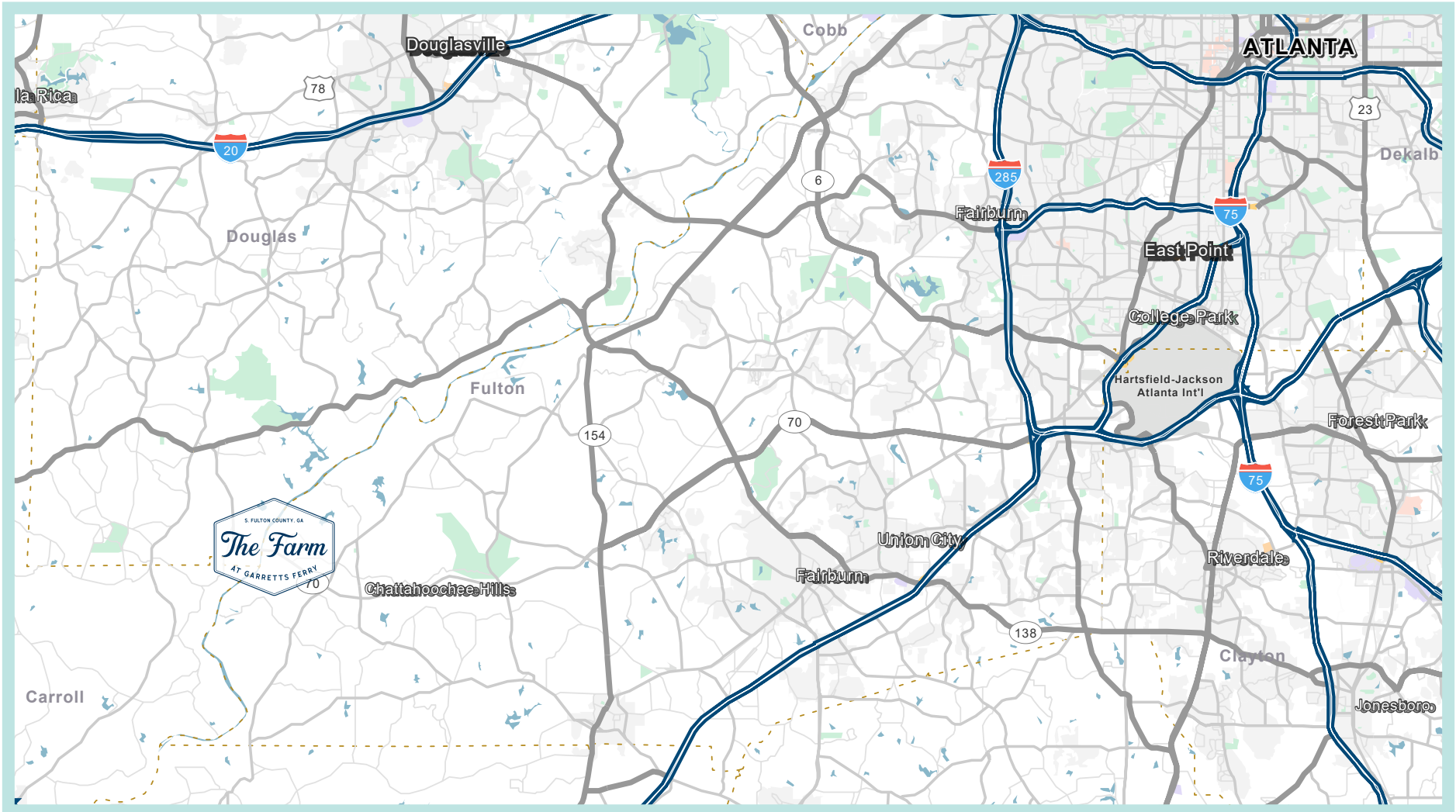
The Farm at Garretts Ferry is the perfect investment tract, recreational tract, estate home, weekend home, or conservation community with close proximity to Atlanta that features frontage on the Chattahoochee River.

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

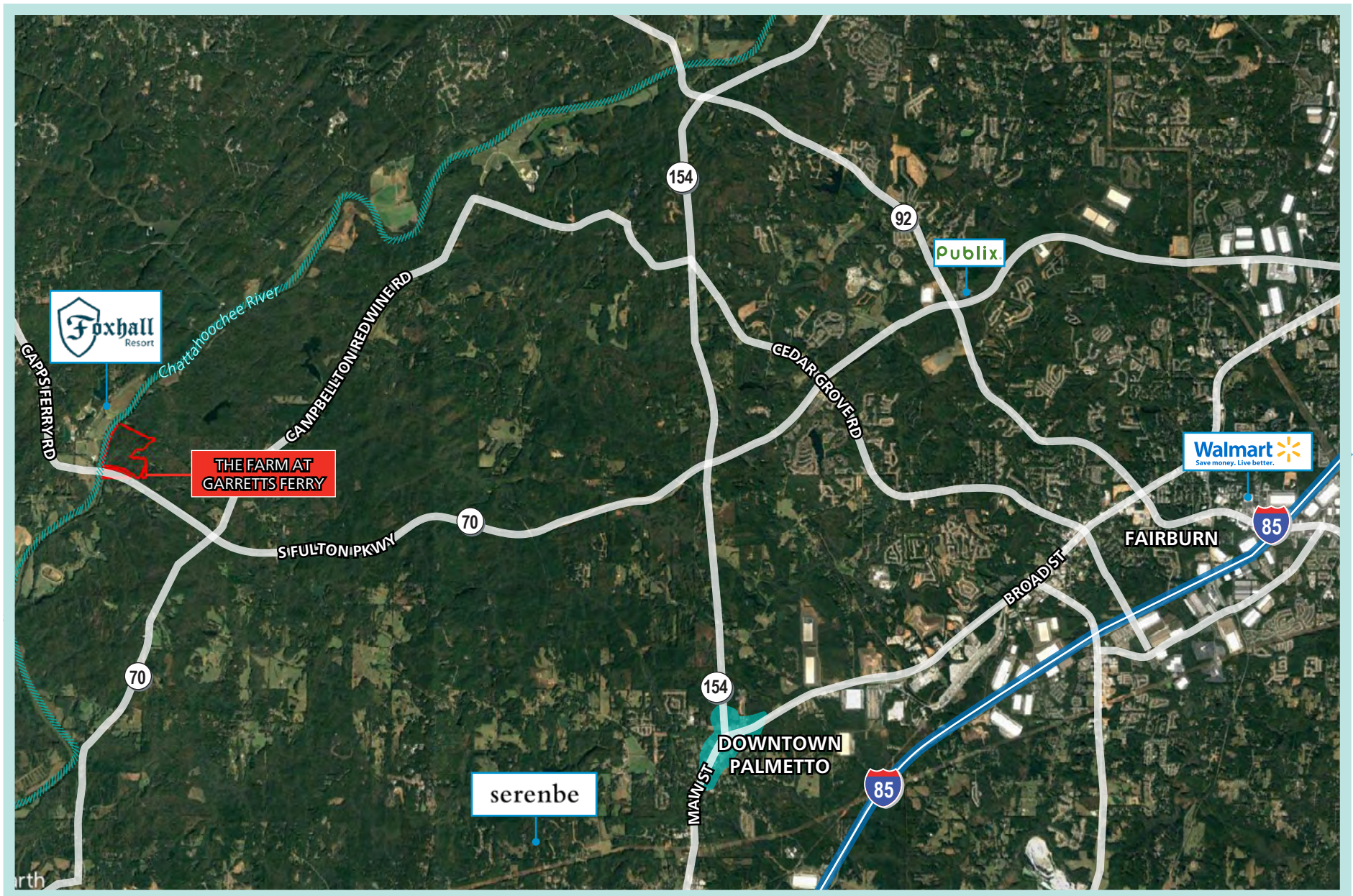


The Property

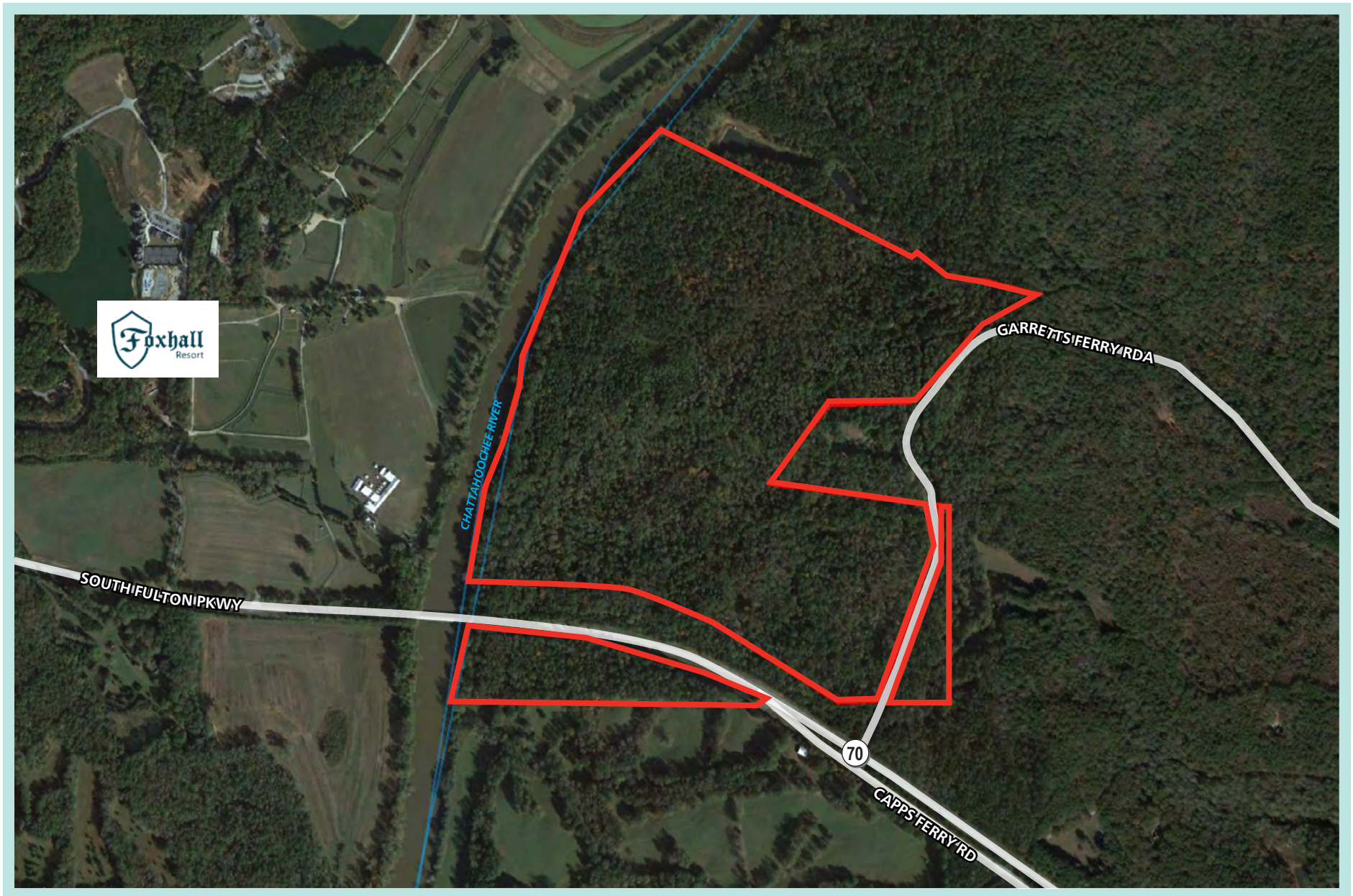
The Farm at Garretts Ferry is located on both sides of South Fulton Parkway along the Chattahoochee River and also has frontage on Garretts Ferry in Palmetto, Georgia 30268. The parcel IDs for the property are 08-3200-0128-030-9, 08-3200-0128-029-1, 08-3200-0149-033-8, 08-3200-0149-022-1, 08-3200-0149-034-6, and 08-3200-0149-035-3.



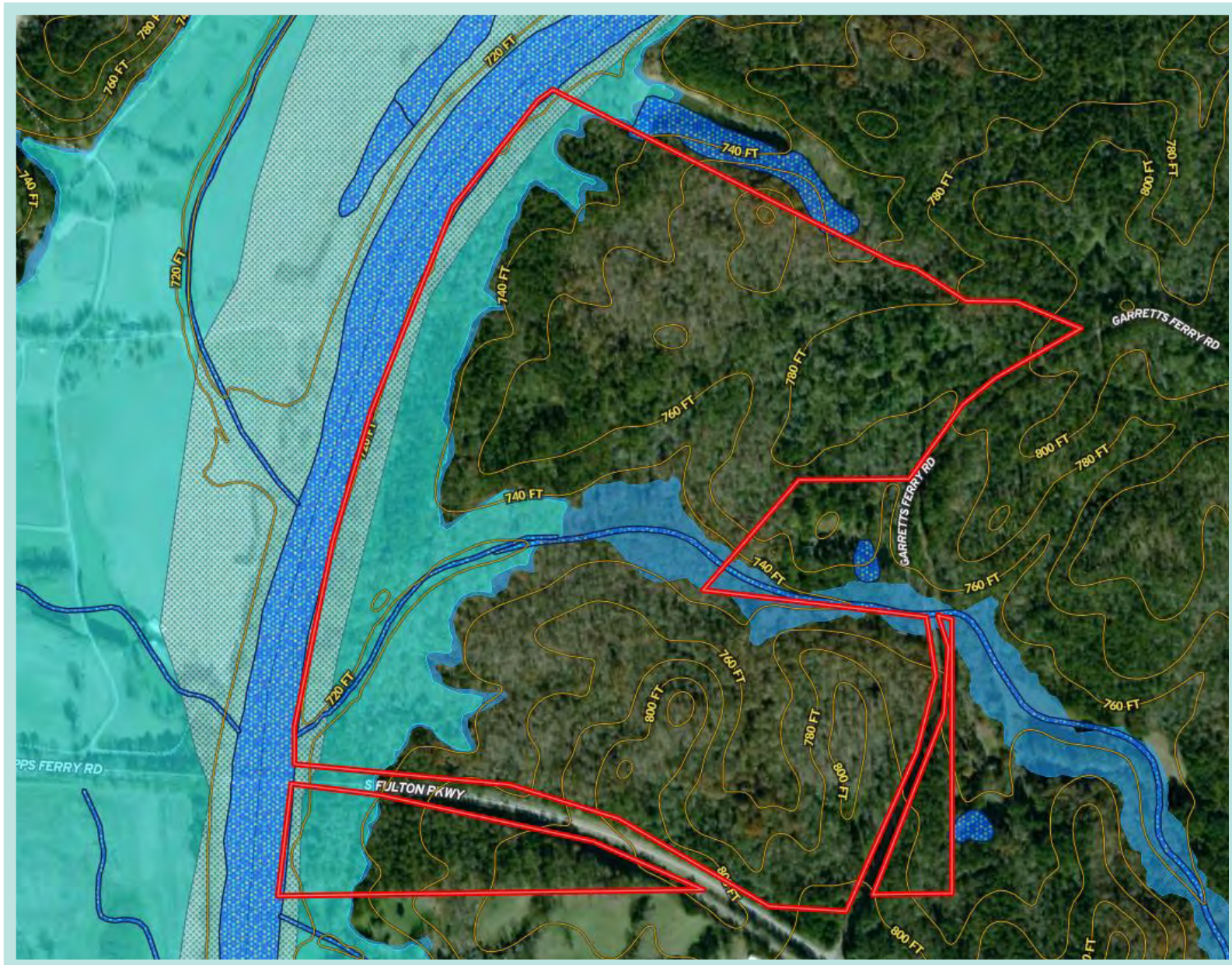
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP



ZONING

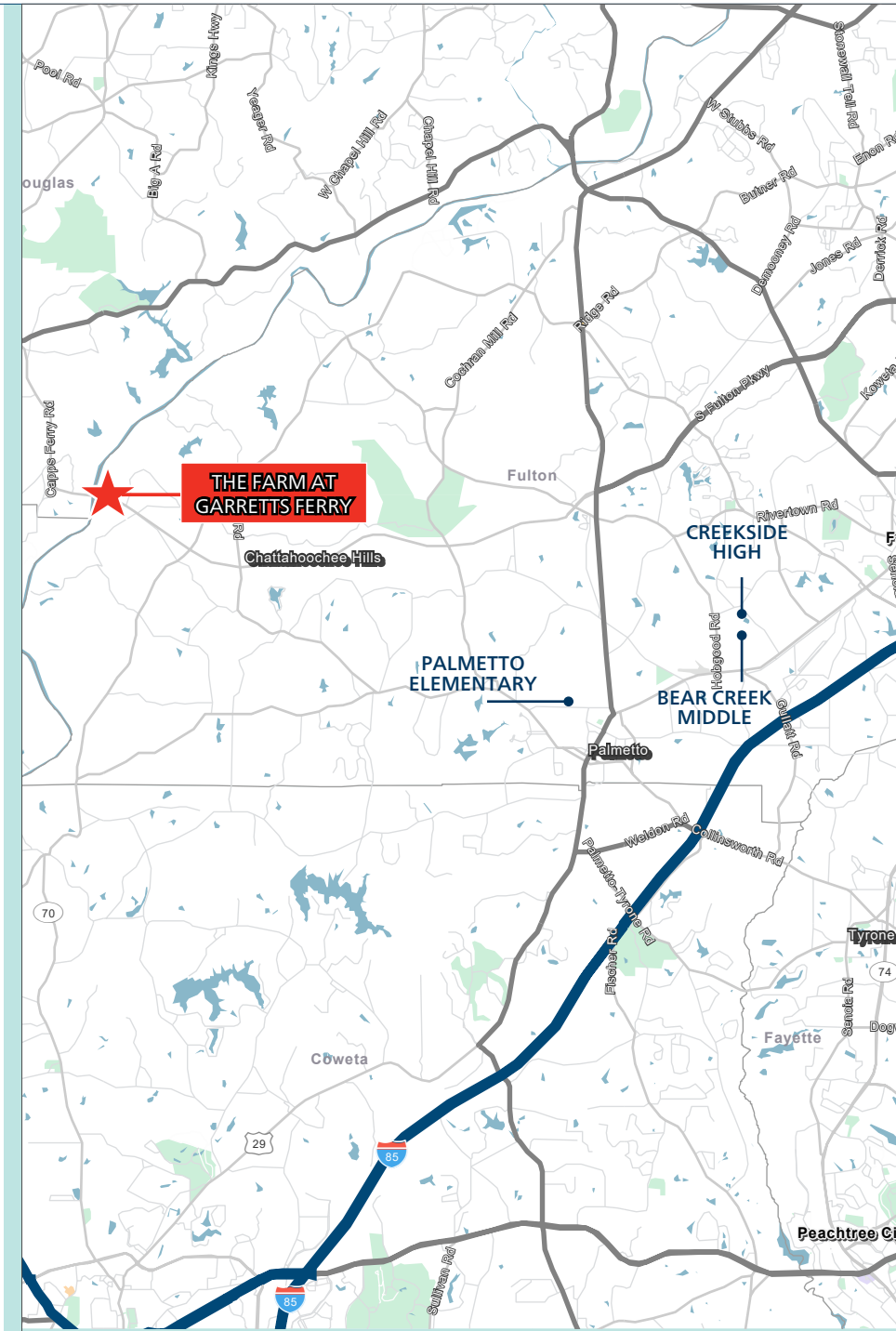
The Property is currently zoned RL Rural District - City of Chattahoochee Hills.

- The property can be developed into farmettes which have a minimum lot size of 29 acres. The Farmette Subdivision also allows for three 3 acre lots in addition to the other lots.

Due to its size of more than 150 and less than 500 acres, the Property can also be developed into a HM- MDR, Hamlet Medium-Density Residential District. This would be served by community sewage. The max density per acre is 1 unit per acre with an open space requirement of 70%.

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Palmetto Elementary	10.3 Miles
MIDDLE SCHOOL	
Bear Creek Middle	12.5 Miles
HIGH SCHOOL	
Creekside High	12.4 Miles



The Market

The City of Chattahoochee Hills was formed in 2007 with a vision of preservation. The city's hope is to permanently protect 70% of the City's 37,473 acres. **The Farm at Garretts Ferry** is located in the city and offers an unique opportunity with the $\frac{3}{4}$ of a mile of Chattahoochee River Frontage. Below are some highlights of the area.

- Located at the other end of South Fulton Parkway is **Hartsfield Jackson International Airport**, home to more than 63,000 jobs. This airport is considered the world's busiest airport in both passengers and number of flights. The 5th runway and the new Maynard Jackson International Terminal are both complete. With the growth of the airport, it will continue to be a large job contributor for this area of Metro Atlanta.
- **Serenbe** is an award winning biophilic community that connects people to nature and each other. The Community is an urban village with 70% of its land protected from development. The community currently has almost 400 residential homes and in 2020 the average price of new construction was almost \$600,000 per home. The community is served by many retail shops and restaurants, a 25 acre organic farms, and Serenbe Playhouse.
- **Adjacent to Foxhall Resort and Sporting Club**, which is 1,100 acres with over 1.5 miles of frontage on the Chattahoochee River. The property is the first designated Beretta Sporting Resort in the world. Currently there is a Westin Resort hotel planned for the site, with villas, conference center, and a spa.



SERENBE



FOXHALL RESORT AND SPORTING CLUB

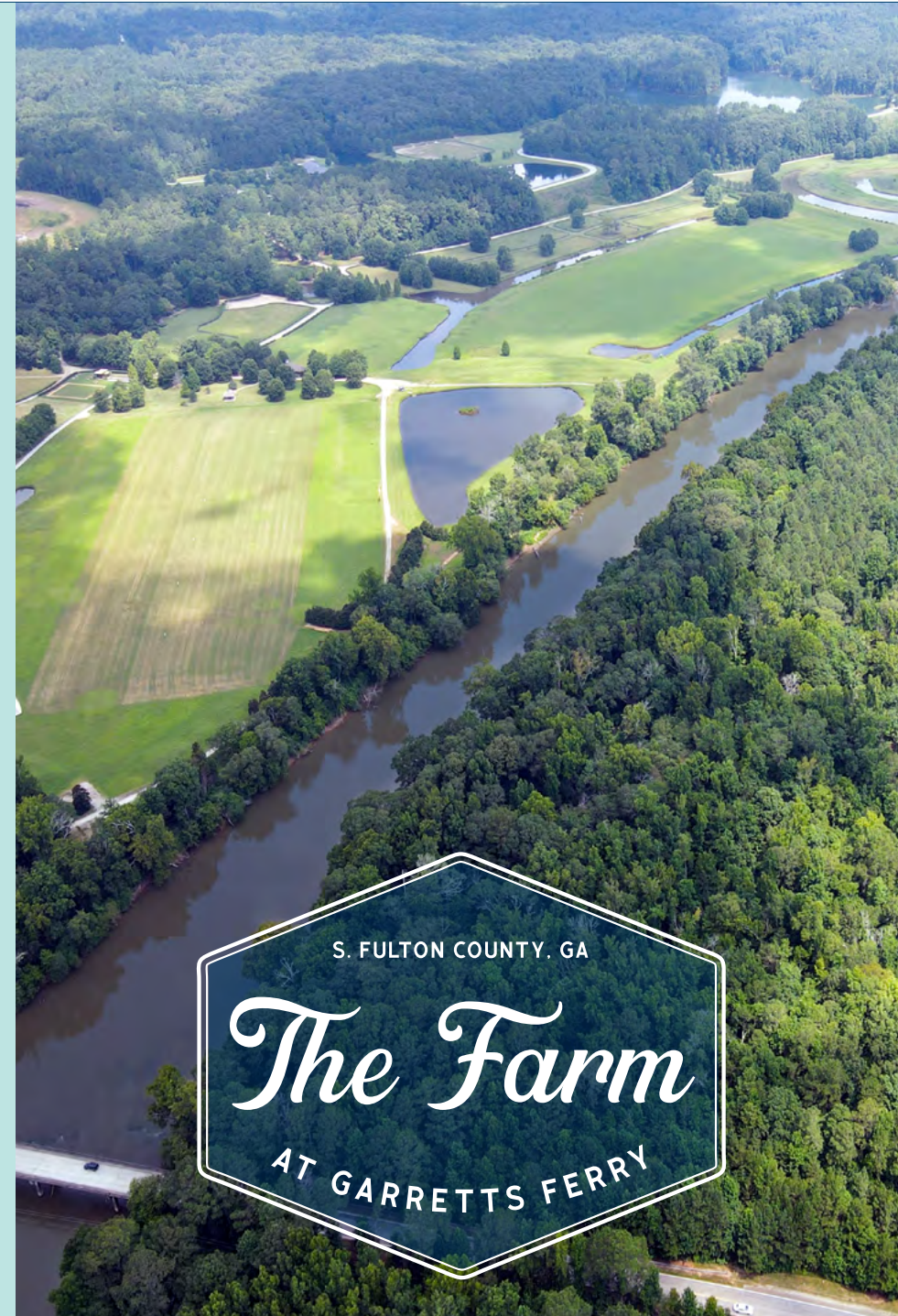
Proposal Requirements

The 197.15± acres in S. Fulton County are offered at a price of \$1,774,350 or \$9,000 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 financial capabilities

We are available to discuss the project and address any questions at your convenience.

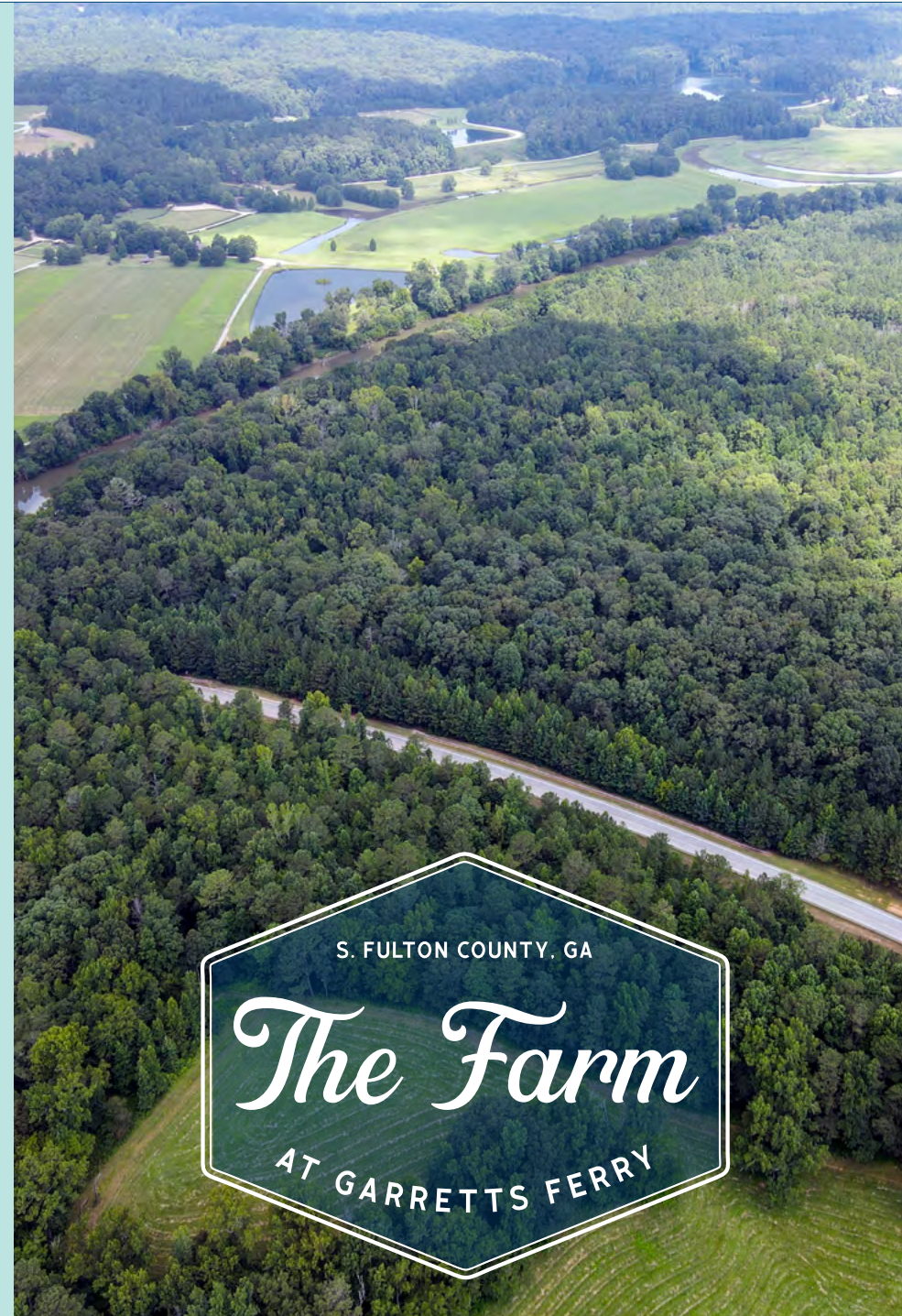


Support Information

Below are files that are related to **The Farm at Garretts Ferry** and may be downloaded.* Click the links to open the files.

[VIEW ALL FILES](#)[GOOGLE EARTH KMZ](#)

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



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AT GARRETTS FERRY

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 **\$400+ 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