



LAKE ALLATOONA

TOWNE LAKE PKWY



LITTLE RIDGE ROAD

BELLS FERRY RD



ALABAMA RD

LITTLE RIDGE RD

WOODSTOCK RD

WADE GREEN RD



LITTLE RIDGE ROAD

40.57 ACRES LOCATED ON LITTLE RIDGE ROAD
CHEROKEE 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 **40.57 Acres on Little Ridge Road in Cherokee 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

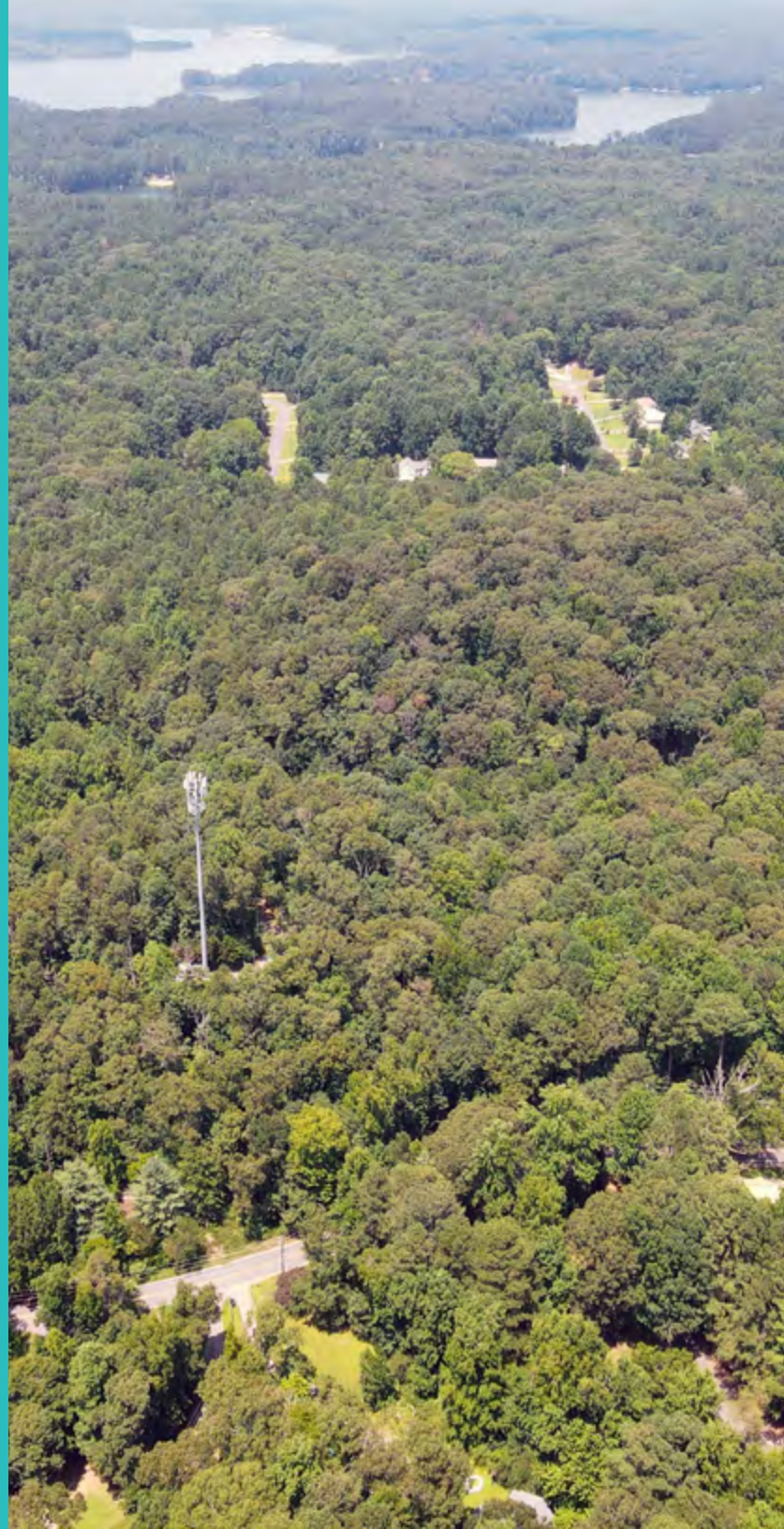




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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **40.57 Acres on Little Ridge Road** in Cherokee County, Georgia.

Little Ridge Road offers the following attributes:

- Located less than 3 miles from the Interstate 75/ Highway 92 interchange.
- Located approximately 5 miles from Downtown Woodstock which offers an array of dining, entertainment, retail and history.
- Numerous amenities nearby including Lake Allatoona, offering swimming, boating, fishing and more as well as The Outlet Shoppes of Atlanta offering plenty of retail options.
- Through 1Q21, Cherokee County has a total of 333 new detached sales. The new average sale price was \$413,000.
- Accordingly, in the Etowah High School district, the average price of a new SFD house is \$348,000. The Etowah High School district captured 14% of the new detached sales in Cherokee County through 1Q21.
- The Etowah High School district has an extremely limited supply of VDLs. There is currently an 8.5 months supply.
- The Property is probably suited for a septic development as sewer would need multiple property easements and possibly a lift station in order to access.
- There is a cell tower and access easement on the property. The cell tower property is a separate parcel and the owner will retain ownership.

The balance of this Offering Memorandum provides detailed information on the Property and the market. Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



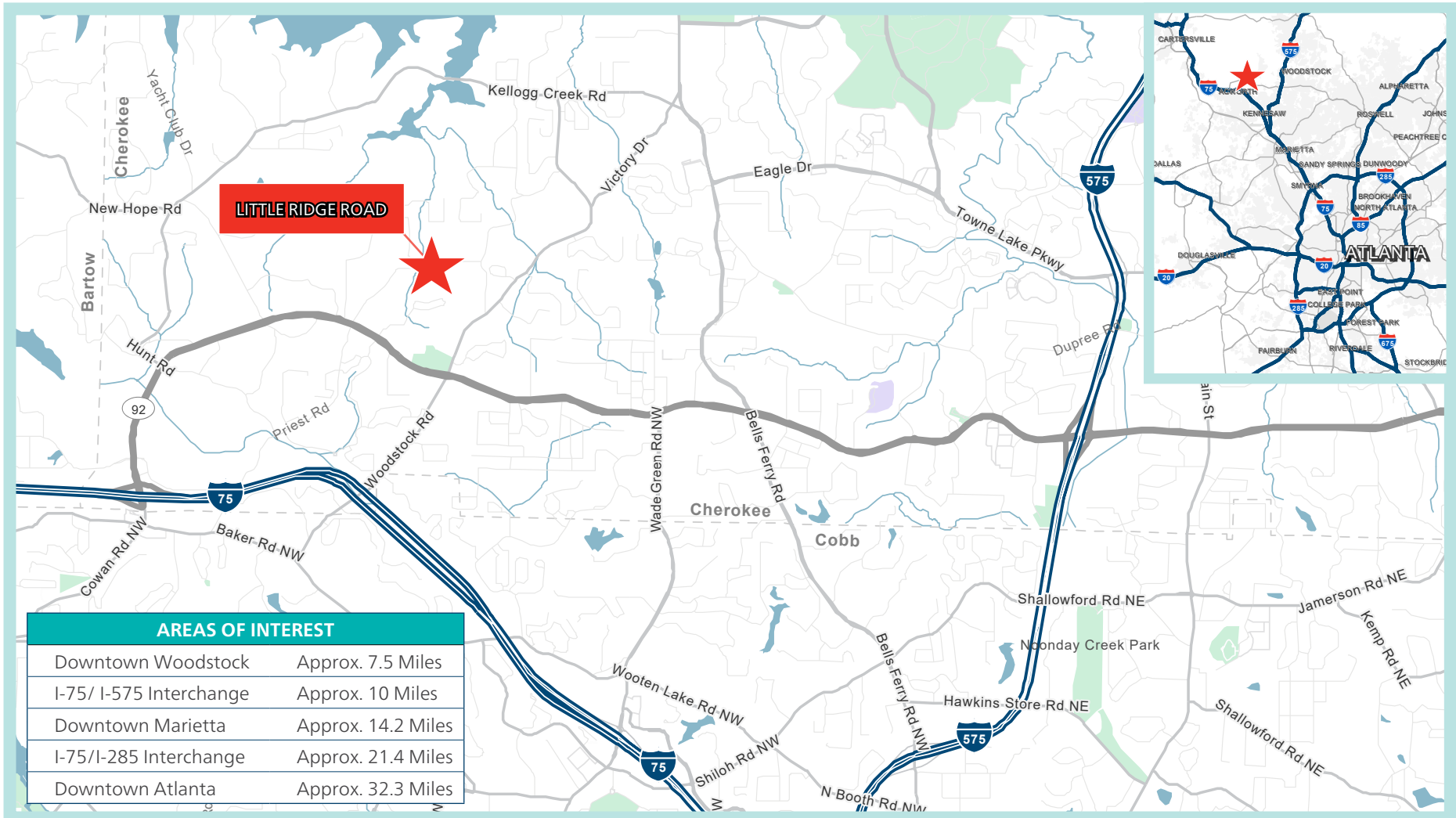
DOWNTOWN WOODSTOCK



OUTLET SHOPPES OF ATLANTA

The Property

The Property is located at 6143 Little Ridge Road, Acworth, Georgia 30102 in Cherokee County. The parcel IDs are 21N11-026, 21N11-026A and 21N11-029.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



ZONING

Little Ridge Road is currently zoned R-20 in Cherokee County with the following development standards:

Minimum Lot Size 20,000 SF

Minimum Lot Width..... 90'

Maximum Density..... 2 units per acre

Minimum Front Setback 50'

Minimum Side Setback 10'

Minimum Rear Setback..... 30'

UTILITIES

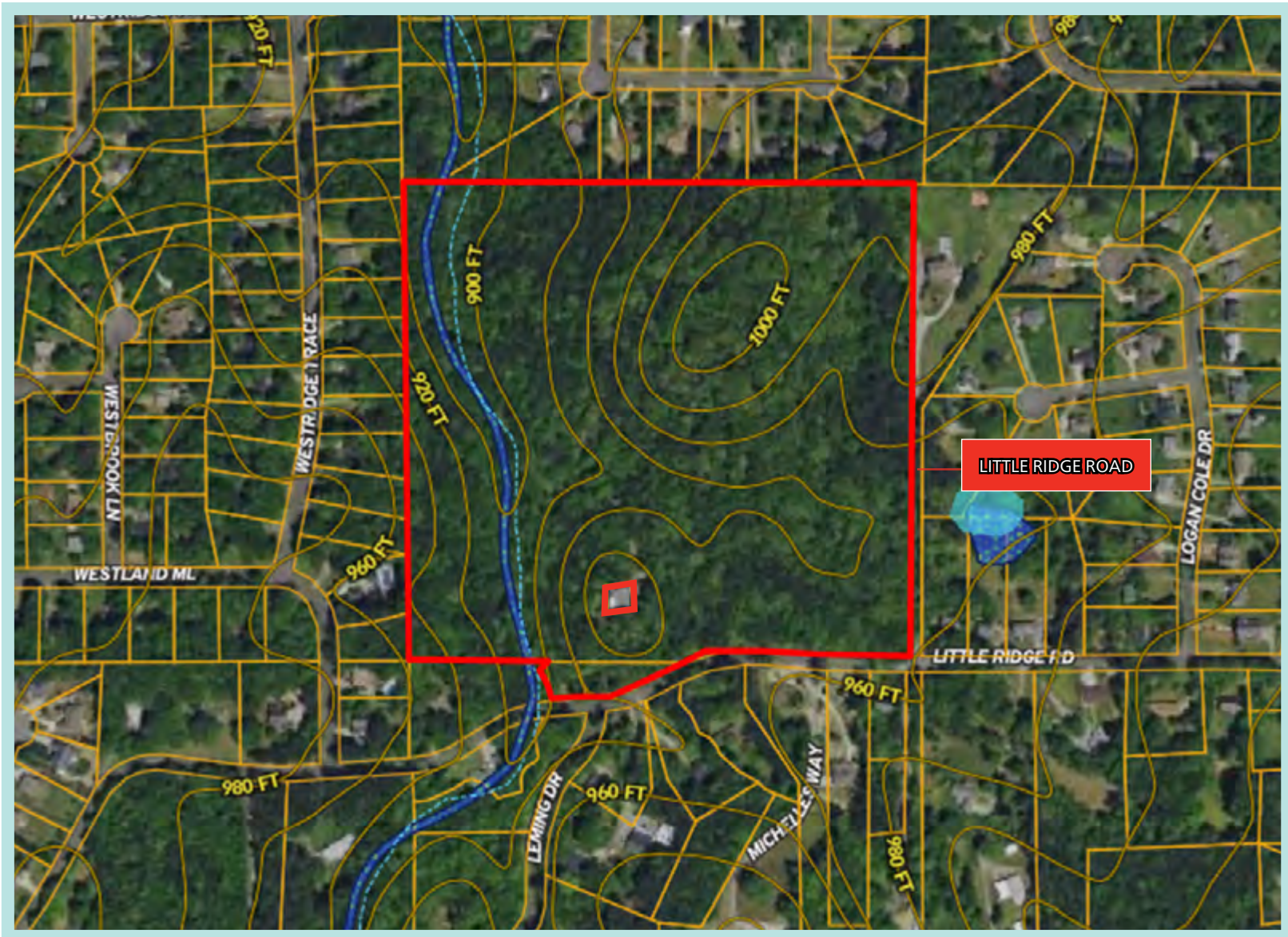
Little Ridge Road is served by domestic water. The Property is probably suited for a septic development as sewer would need multiple property easements and possibly a lift station in order to access.

ZONING MAP



TOPOGRAPHY MAP

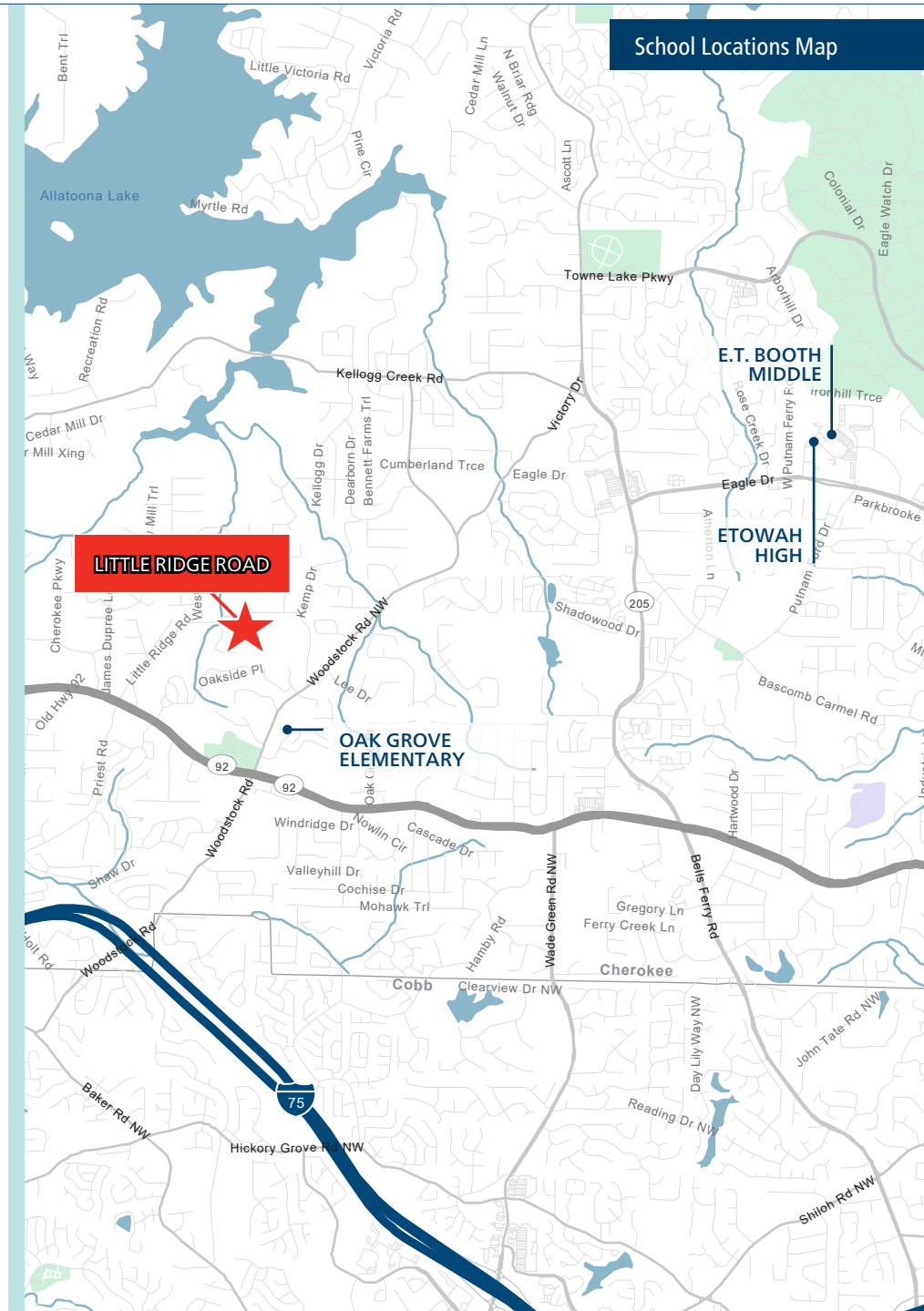
Below is a topography map with hydrology. The contour lines are 20':



SCHOOL SYSTEM

SCHOOL	RATING	STATE RANK	TOTAL STATE SCHOOLS RANKED
ELEMENTARY SCHOOL			
Oak Grove	★★★★☆	504 th	1,234
MIDDLE SCHOOL			
E.T. Booth	★★★★☆	107 th	559
HIGH SCHOOL			
Etowah	★★★★☆	61 st	438

Ratings Source: SchoolDigger.com



The Market

CHEROKEE COUNTY DETACHED HOUSING AND LOT ANALYSIS

The housing market in Cherokee County has continued to trend in a positive direction. The average sales price trended upwards over the years. Through 1Q21, the average price for a resale SFD house that was built in 2005 or later was \$430,000. Accordingly, the newly constructed house sales and price have increased. Below is the new SFD house sales data for 2016 - 1Q21:

YEAR	# OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2016	1,377	-	\$341,000	-
2017	1,483	+7.7%	\$361,000	+5.9%
2018	1,550	+4.5%	\$381,000	+5.5%
2019	1,609	+3.8%	\$383,000	+0.5%
2020	1,710	+6.3%	\$388,000	+1.3%
1Q21	333	N/A	\$413,000	+6.4%

Below are the highlights for this market through 2Q21:

- Annual starts of 1,749.
- Annual closings of 1,786.
- 81% of the remaining VDLs in Cherokee County are in subdivisions with an active builder.
- Currently, there are 2,226 VDLs in the market. Based on the annual starts, there is only a 15.3 months supply of lots.

ETOWAH HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The housing market in the Etowah High School district has been trending in a positive direction, as well. Through 1Q21, the average price of a resale SFD house that was built in 2005 or later was \$334,000. Accordingly, the newly constructed house sales and price have increased. The new SFD house sales data for 2016 - 1Q21 is below:

YEAR	% OF TOTAL CHEROKEE COUNTY SFD NEW SALES	# OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE
2016	9%	129	-	\$303,000
2017	3%	49	-62.0%	\$290,000
2018	9%	137	+179.6%	\$325,000
2019	11%	180	+31.4%	\$338,000
2020	17%	292	+62.2%	\$318,000
1Q21	14%	48	N/A	\$348,000

Below are the highlights for this market through 2Q21:

- Annual starts of 224.
- Annual closings of 305, representing a 21% increase in the last four quarters.
- Only 159 remaining VDLs are in the market, which equates to an 8.5 months supply of lots.
- 97% of the remaining VDLs in Etowah High School market are in subdivisions with an active builder.

With a limited supply of VDLs located in both Cherokee County and in the Etowah High School markets, we believe Little Ridge Road can fill the immediate need for housing in this market.

Proposal Requirements

Little Ridge Road is being offered at a price of \$1,500,000 or \$36,974 per acre.

Interested parties should submit a letter of intent 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.

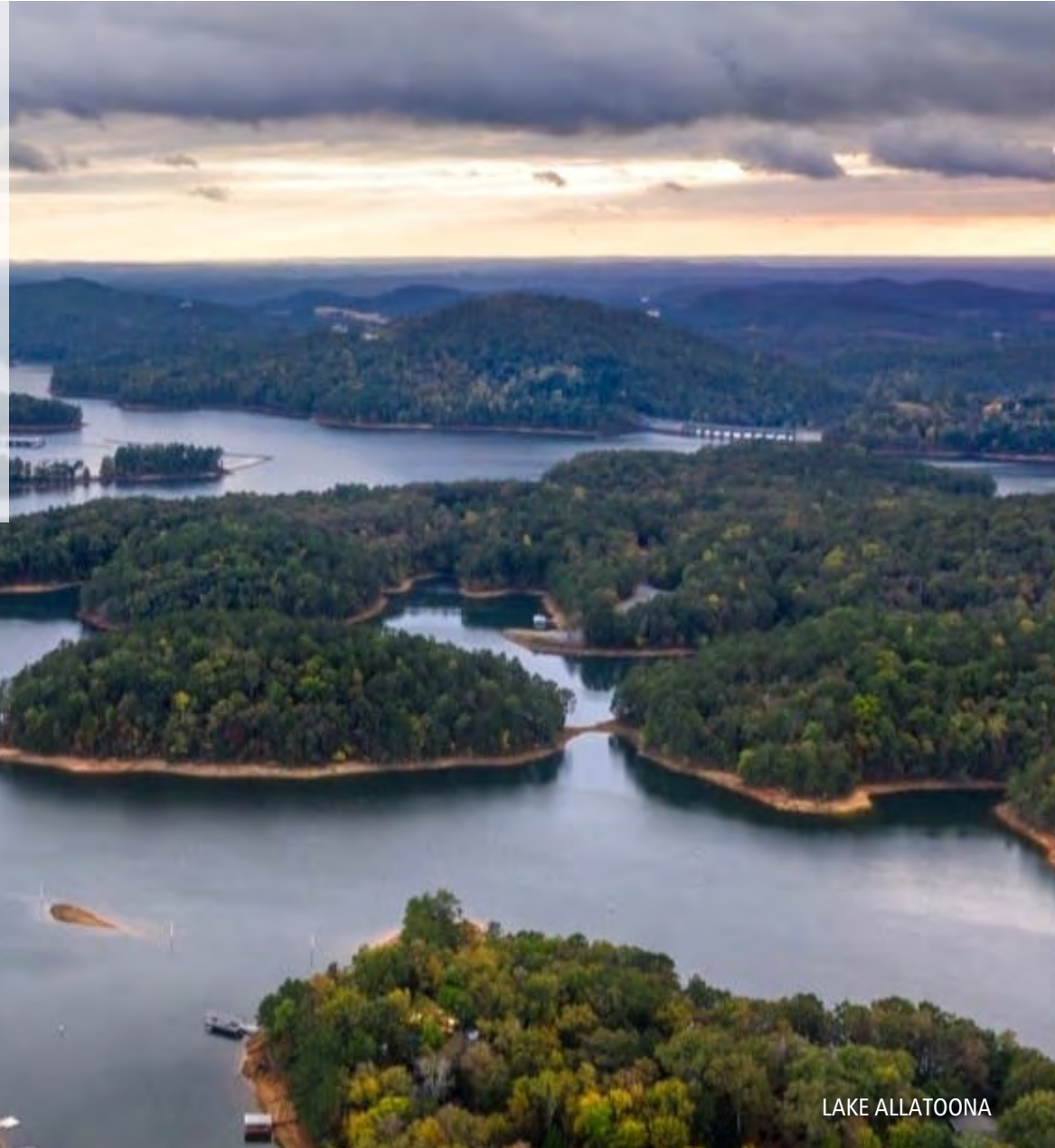


Support Information

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

[VIEW ALL FILES](#)[GOOGLE EARTH KMZ](#)[CELL TOWER INFORMATION](#)

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



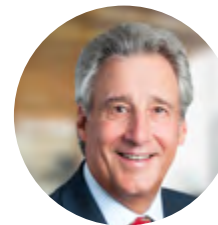
LAKE ALLATOONA

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