

BUTNER LAKE



67.18 ACRES
SOUTH FULTON, FULTON 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 **67.18 acres on Butner Lake in 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:



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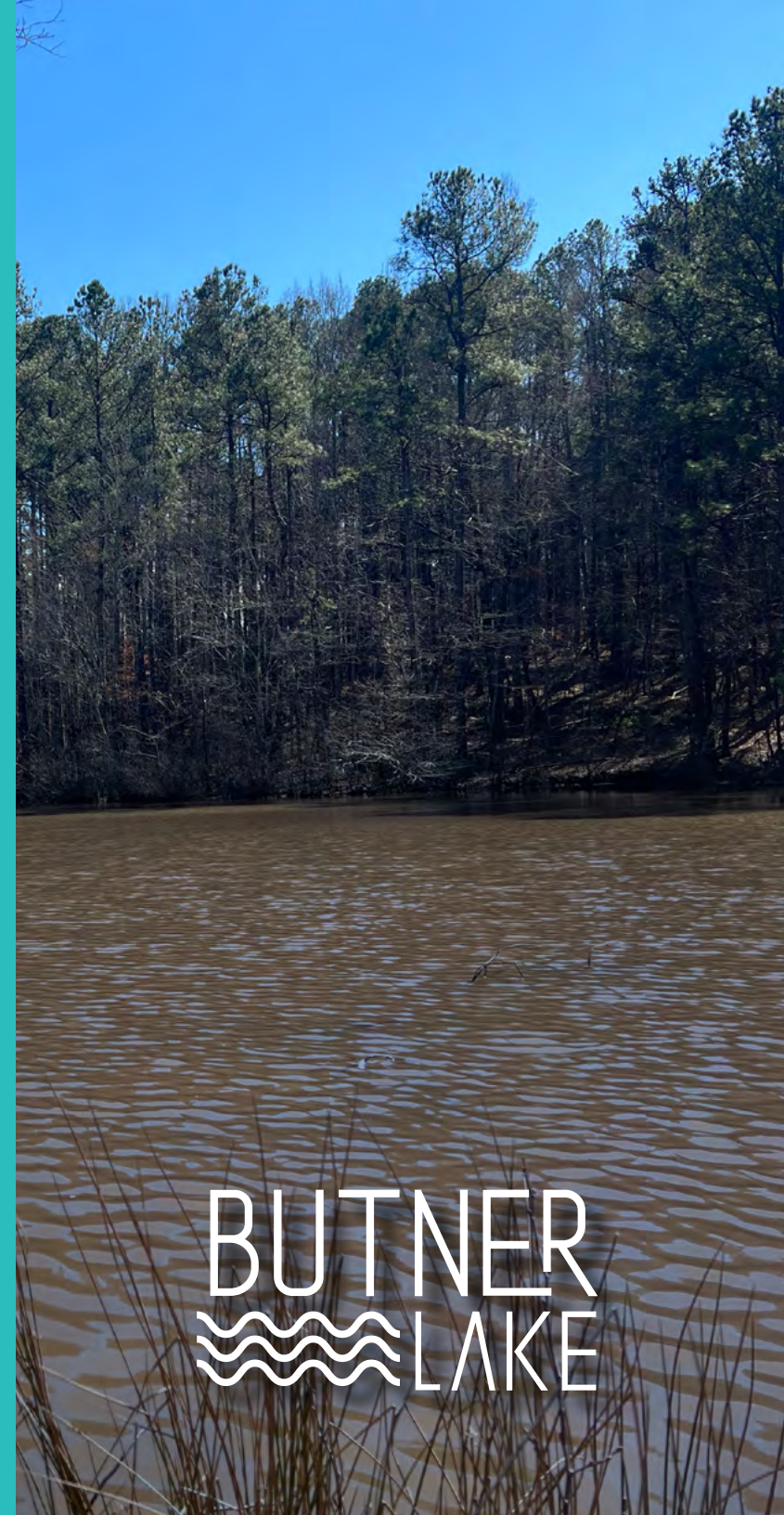




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The Opportunity

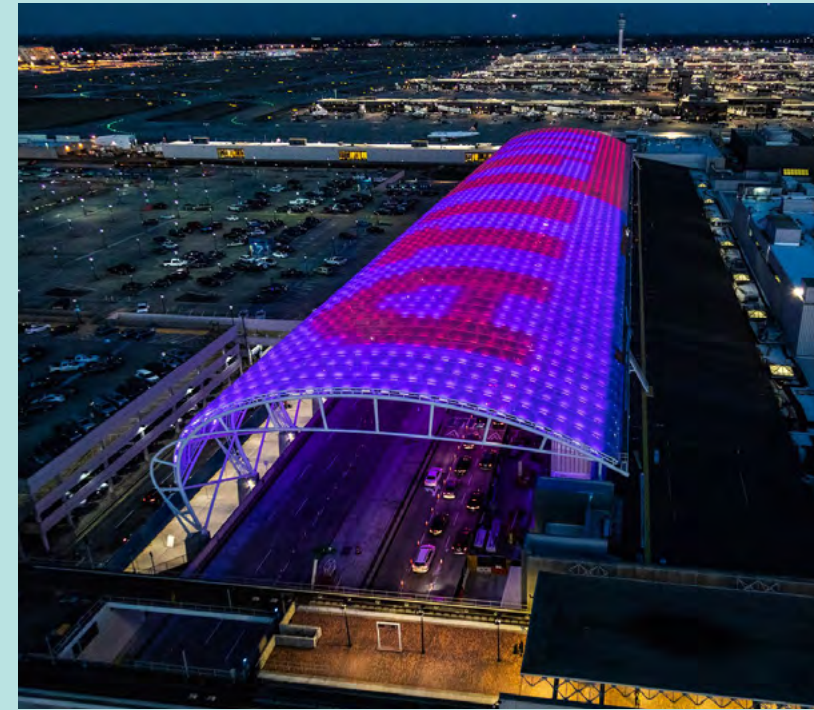
Ackerman & Co. and **Pioneer Land Group** are pleased to present **67.18 acres on Butner Lake** in the city of South Fulton, Fulton County, Georgia.

Butner Lake offers the following attributes:

- Convenient access to surrounding amenities on Camp Creek Parkway and South Fulton Parkway.
- Located just over 7 miles from Hartsfield-Jackson International Airport, the world's busiest airport that employs more than 63,000 people.
- Located in South Fulton, the 5th best-selling county in Metro Atlanta for new Single Family Detached (SFD) house sales.
- There is currently a 42.0 months supply of vacant developed lots ("VDLs") in South Fulton County.
- Located in the Westlake High School district which had 60 new detached homes sales through 3Q21 with an average price of \$391,000, the highest price per home in the South Fulton Market.
- There is a 2.5 acre lake located on the property near the rear.
- Sewer is located north of the property and an easement is required through the Vineyard at Butner HOA.

Butner Lake 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.

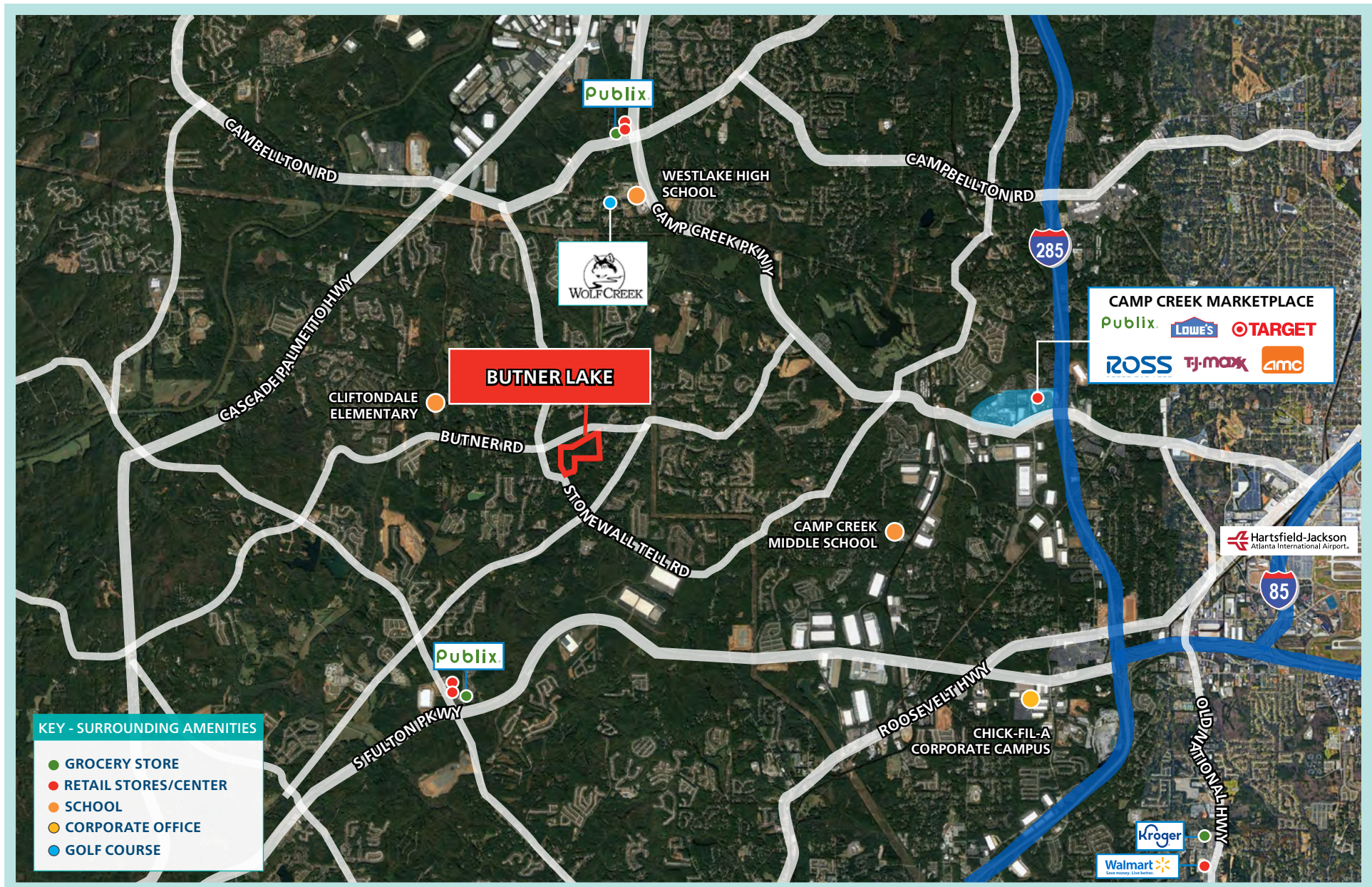


The Property

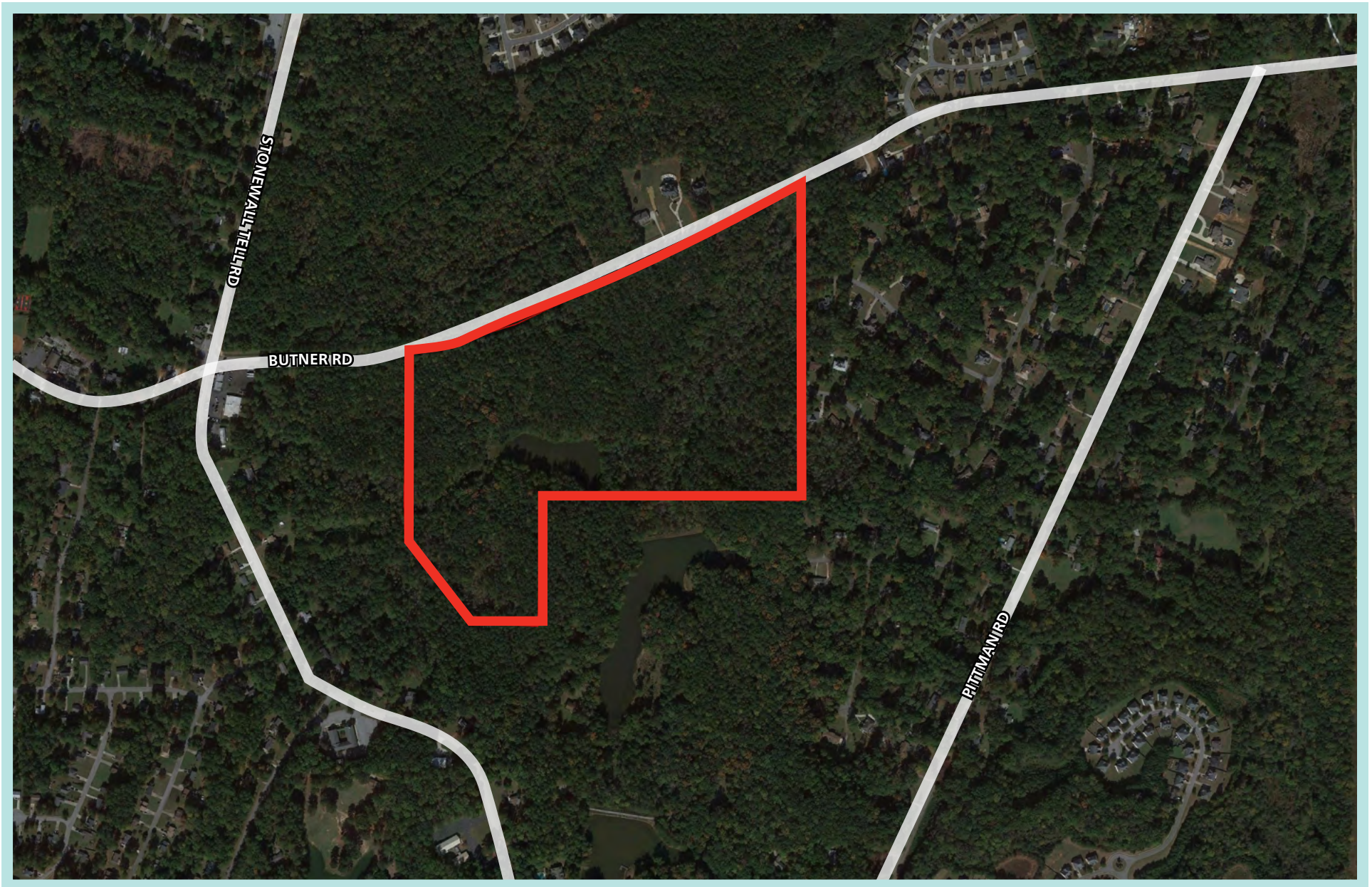
Butner Lake is located on Butner Road in South Fulton, Fulton County, GA. The parcel IDs are 14F-0125-LL-022-0 & 09F-4101-0172-028-8.



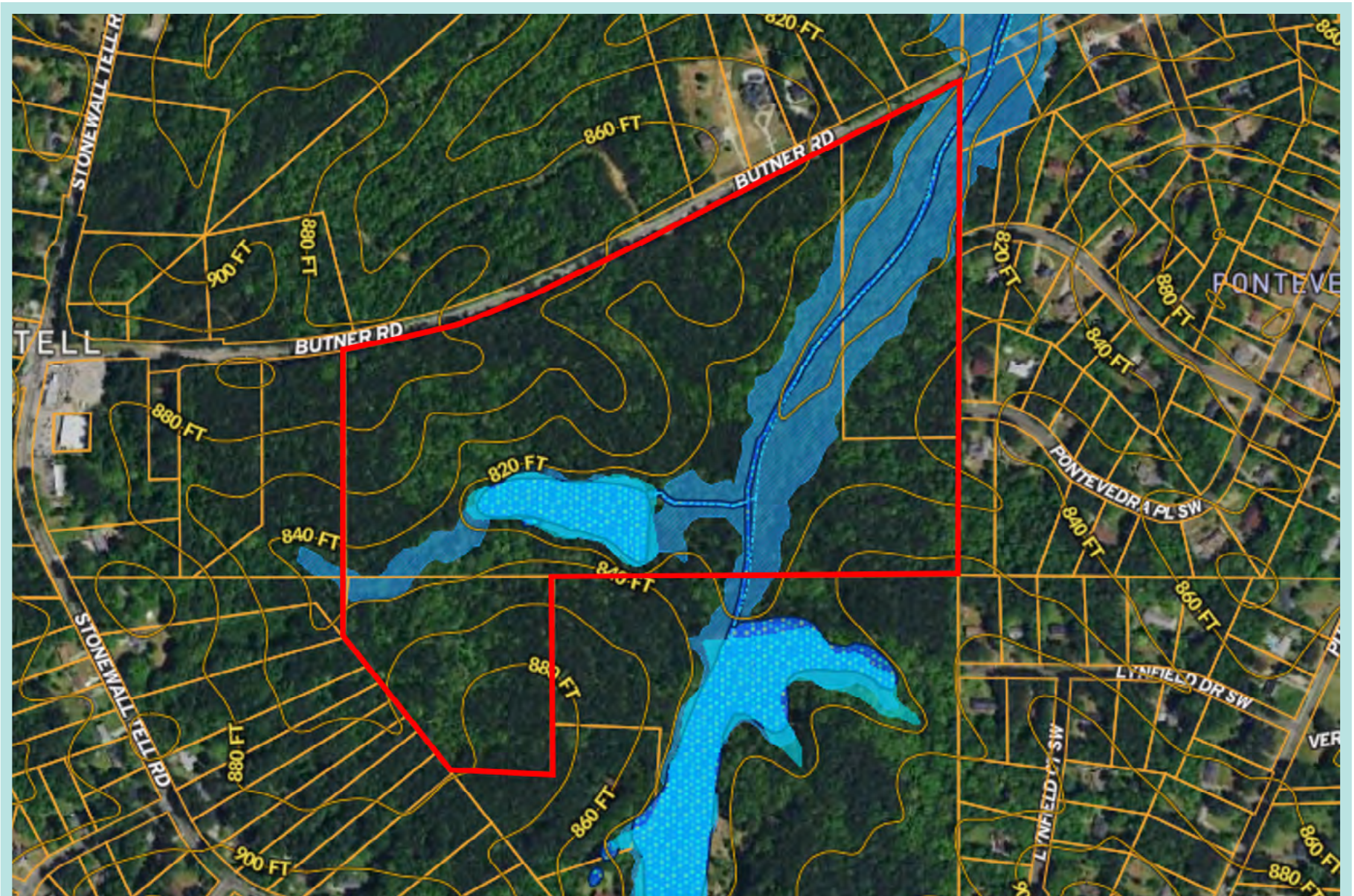
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP WITH HYDROLOGY



ZONING AND LAND USE

The property is currently zoned R-2A in the City of South Fulton with the following development standards:

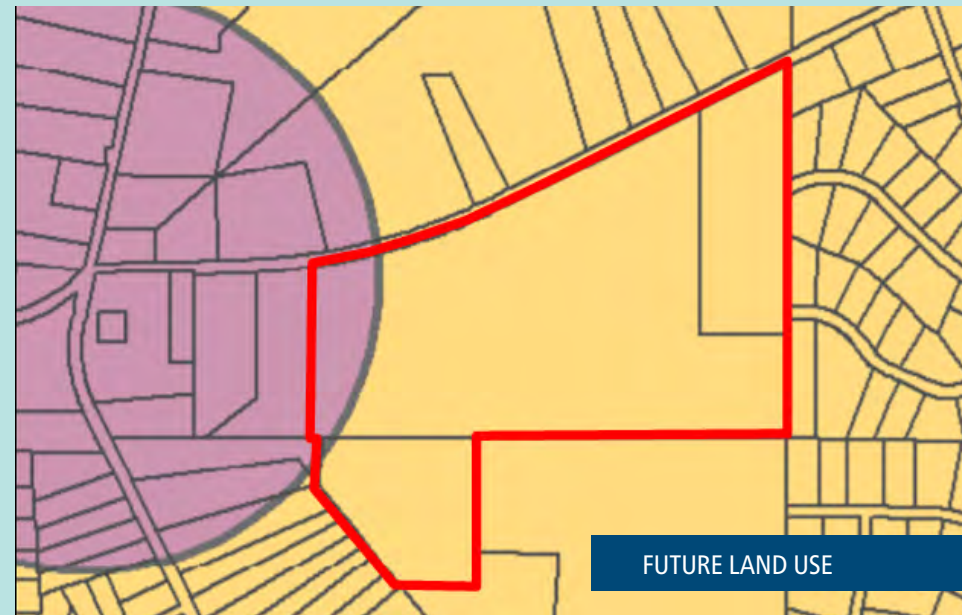
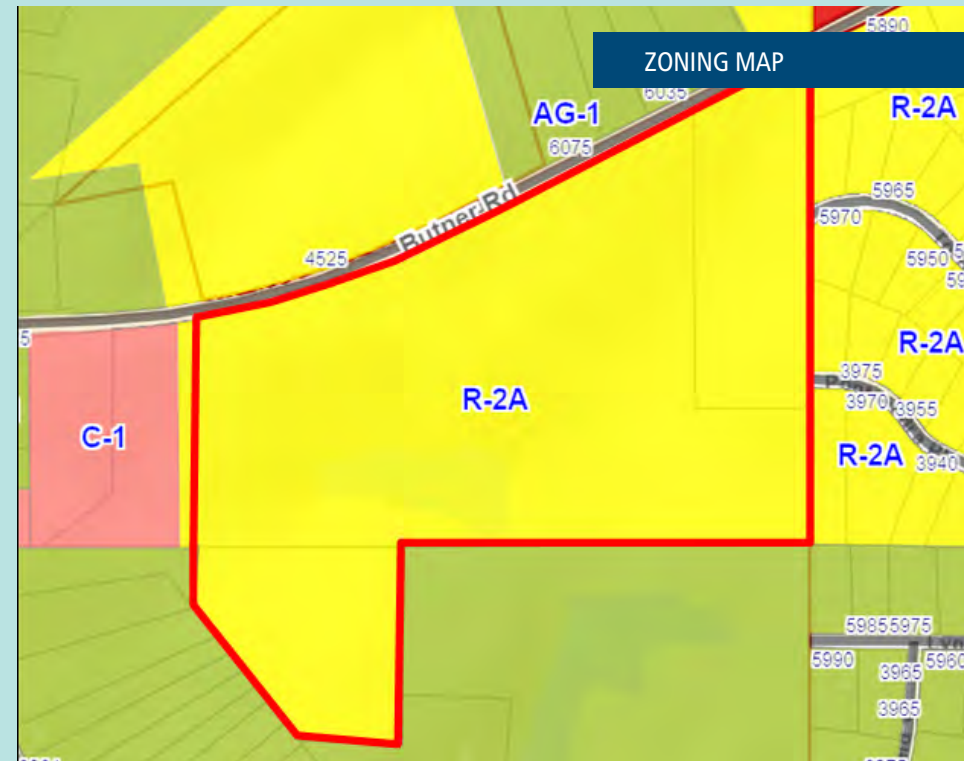
- Minimum Lot Size:.....27,000 SF
- Minimum Lot Width:120'
- Minimum Front Setback:60'
- Minimum Rear Building Line:40'
- Minimum Side Building Line:15' or 30'
- Minimum Heated Floor Area:1,700 SF (< 2 stories)
1,800 SF (> 2 stories)

FUTURE LAND USE

The property is located in the Rural Neighborhood designation in the Future Land Use Map. Under this designation, the following zoning could be achieved. Residential 0 to 2 units with possible zoning classification of R2A, CUP, and NUP.

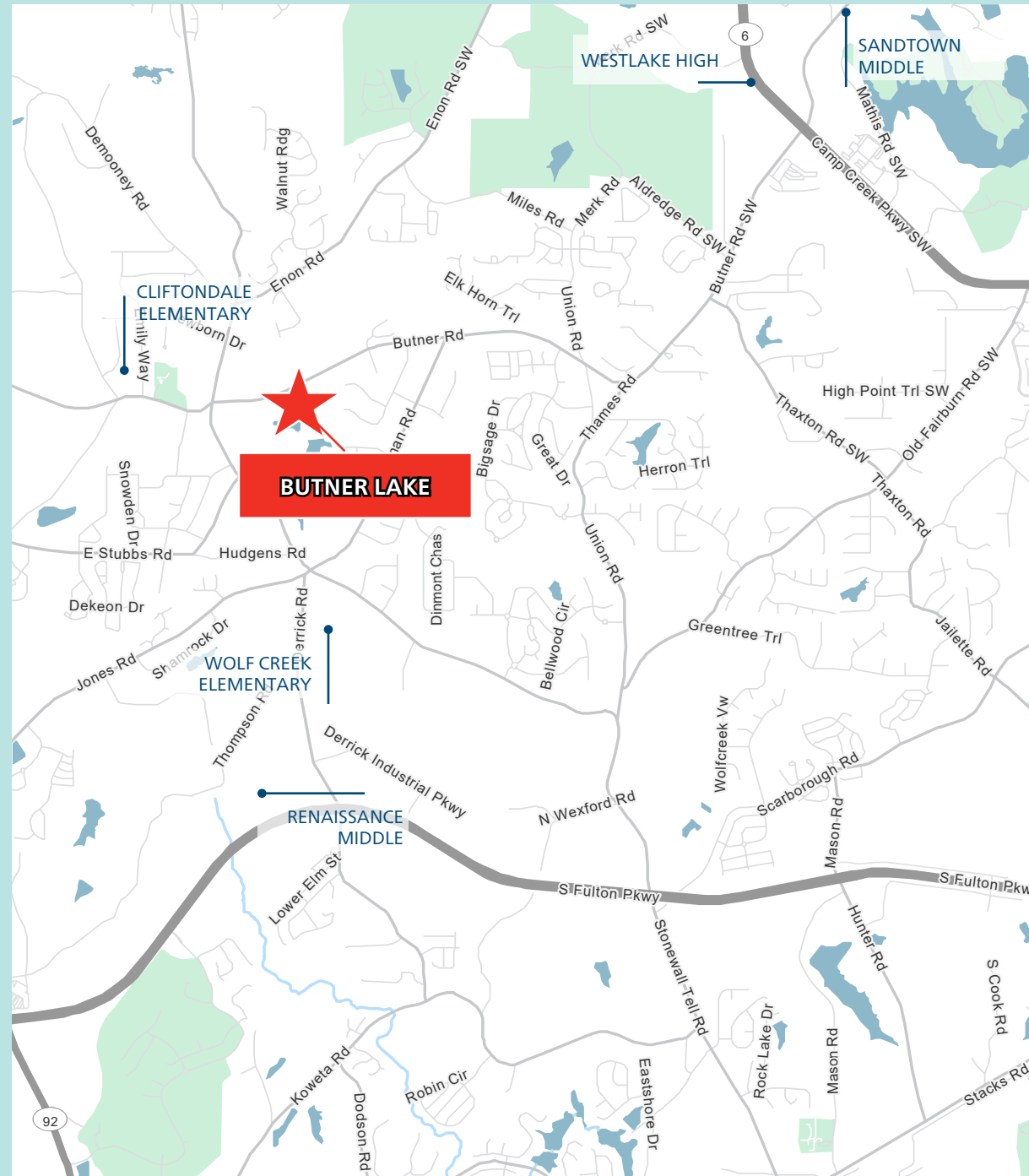
UTILITIES

The property is served by domestic water. Sanitary sewer is located across Butner Road at the Vineyards at Butner community and should gravity flow with easements (Sewer Map is available in Support Information). Prospective purchasers should verify utility availability and capacity during the due diligence.



SCHOOL SYSTEM

SCHOOL	DISTANCE FROM SITE
Wolf Creek Elementary	1.6 miles
Sandtown Middle	5.6 miles
Westlake High	4.0 miles



The Market

The south Metro Atlanta area has seen tremendous residential and job growth in the last few years. This growth has been driven by the major arteries of Camp Creek Parkway and South Fulton Parkway. Camp Creek Parkway has been the “backbone” for the growth in the south Metro Atlanta area.

Below are some of the major developments that are under way or that have been completed in recent years in the area:

- **Hartsfield-Jackson International Airport** is 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.
- Located at the south-west corner of **Camp Creek Parkway** and Interstate-285, Camp Creek Business Center is a 400-acre mixed-use business park developed by Duke Realty. It contains more than 2.6 million square feet and has the capacity to develop a total of more than 5.5 million square feet. It is 97.3 percent leased and has high quality corporate users such as:
 - Dick’s Sporting Goods - Clorox Corporation
 - Ford Motor Company - Bank of America
 - Royal Bank of Scotland - Federal Aviation Administration
- In 2015, **Porsche North America** opened their North American headquarters which included a new office building and test track. A 5-star luxury hotel opened in 2017 adjacent to Porsche Headquarters.



CAMP CREEK BUSINESS PARK



PORSCHE NORTH AMERICA

SOUTH FULTON COUNTY DETACHED HOUSING AND LOT ANALYSIS

The South Fulton County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2015-3Q21 is as shown below:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2018	7%	1,216	\$234,000	-
2019	6%	1,163	\$262,000	+12.0%
2020	6%	1,104	\$287,000	+9.5%
3Q21	5%	594	\$310,000	+8.0%

Below are the highlights for this market through 4Q21:

- Annual starts of 986.
- Annual closings of 1,005.
- Currently, there is a 42.0 months supply of VDLs.
- Of the remaining 3,453 VDLs, 845 of them were delivered in the last four quarters.

Source: MetroData

WESTLAKE HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Through 3Q21, Westlake continues to show growth in the SFD market. Through 3Q21, the average resale price of a house built in 2005 or later was \$344,000. Below is the new house sales data for this market:

YEAR	TYPE	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2018	New	259	\$254,000	-
2019	New	282	\$300,000	+18.1%
2020	New	211	\$329,000	+9.7%
3Q21	New	60	\$391,000	+18.8%

Below is the new construction housing data for Westlake High through 4Q21:

- Annual starts of 138.
- Annual closings of 162.
- There is currently a 64.1 months supply of VDLs and a 6.5 months supply of homes.
- Of the remaining 737 VDLs, 203 of them were delivered in the last four quarters.

With the continued growth and desire for homebuilders to enter the South Fulton County and Westlake High School markets, **Butner Lake** is an excellent opportunity to fill the immediate housing needs.

Source: MetroData

Proposal Requirements

The **67.18 acres in Fulton County** are offered at a price of **\$3,526,950 or \$52,500 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.



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Support Information

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



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ](#)



[SEWER MAP](#)

*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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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 **\$500+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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