

Lake Arrowhead

WALESKA, GA 30183

SITE

Lake Arrowhead
Yacht & Country Club

Lake
Arrowhead

SUTALLEE

650
ACRES
FOR SALE

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

SIXES

HOLLY SPRINGS

KEITHSBURG

AFFILIATED BUSINESS DISCLOSURE

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CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

EXECUTIVE SUMMARY

CBRE is pleased to present the unique opportunity to purchase roughly 650 acres in Cherokee County southwest of Lake Arrowhead. Access will be granted from the north through the existing development.

PROPERTY OVERVIEW

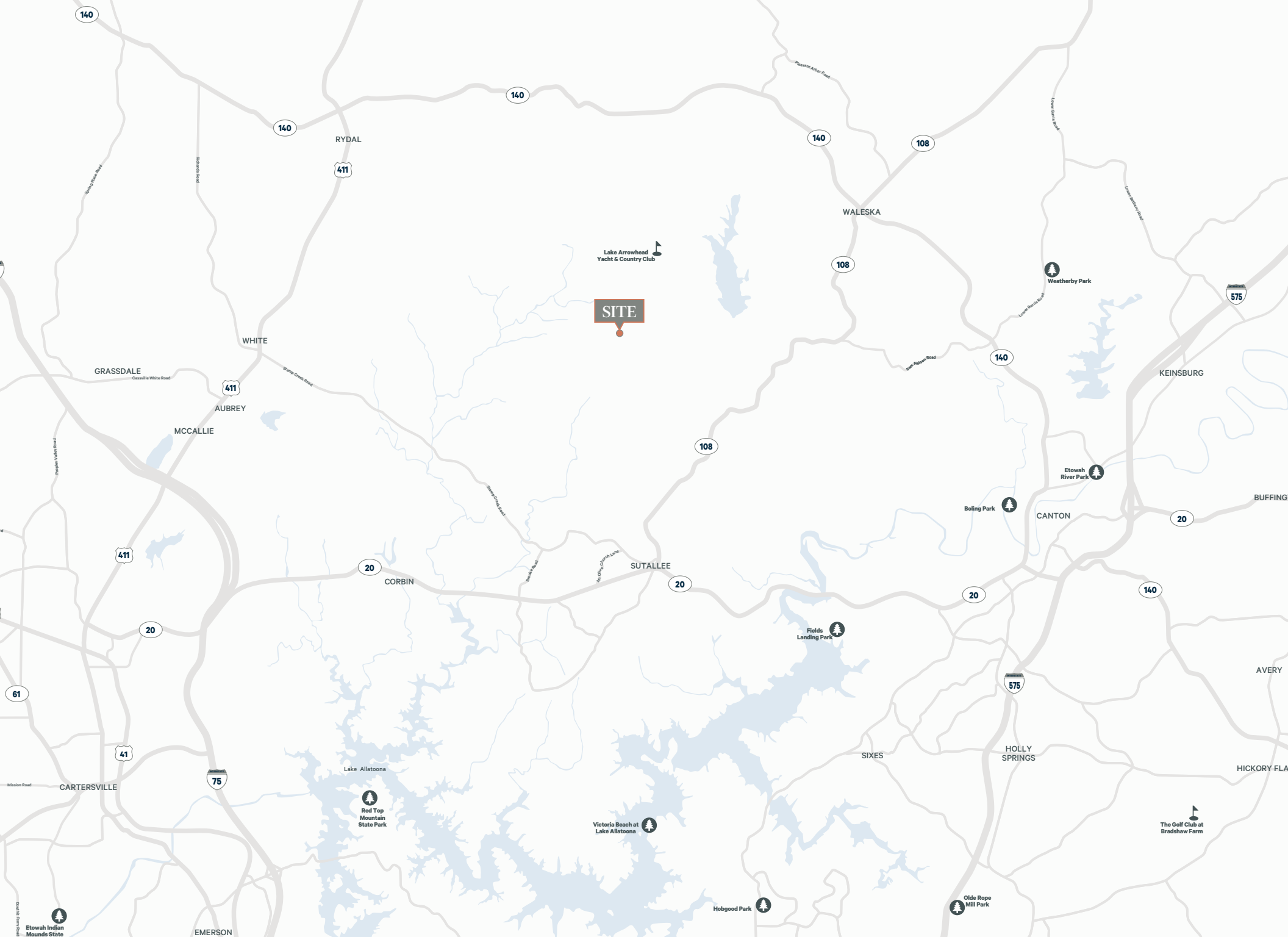
Property Size	±650 acres
Location	Lake Arrowhead Parkway, Waleska, GA 30183 Cherokee County
Topography	Rolling hills
Zoning	PUD
Asking Price	Contact broker for pricing guidance



±650 ACRES

4

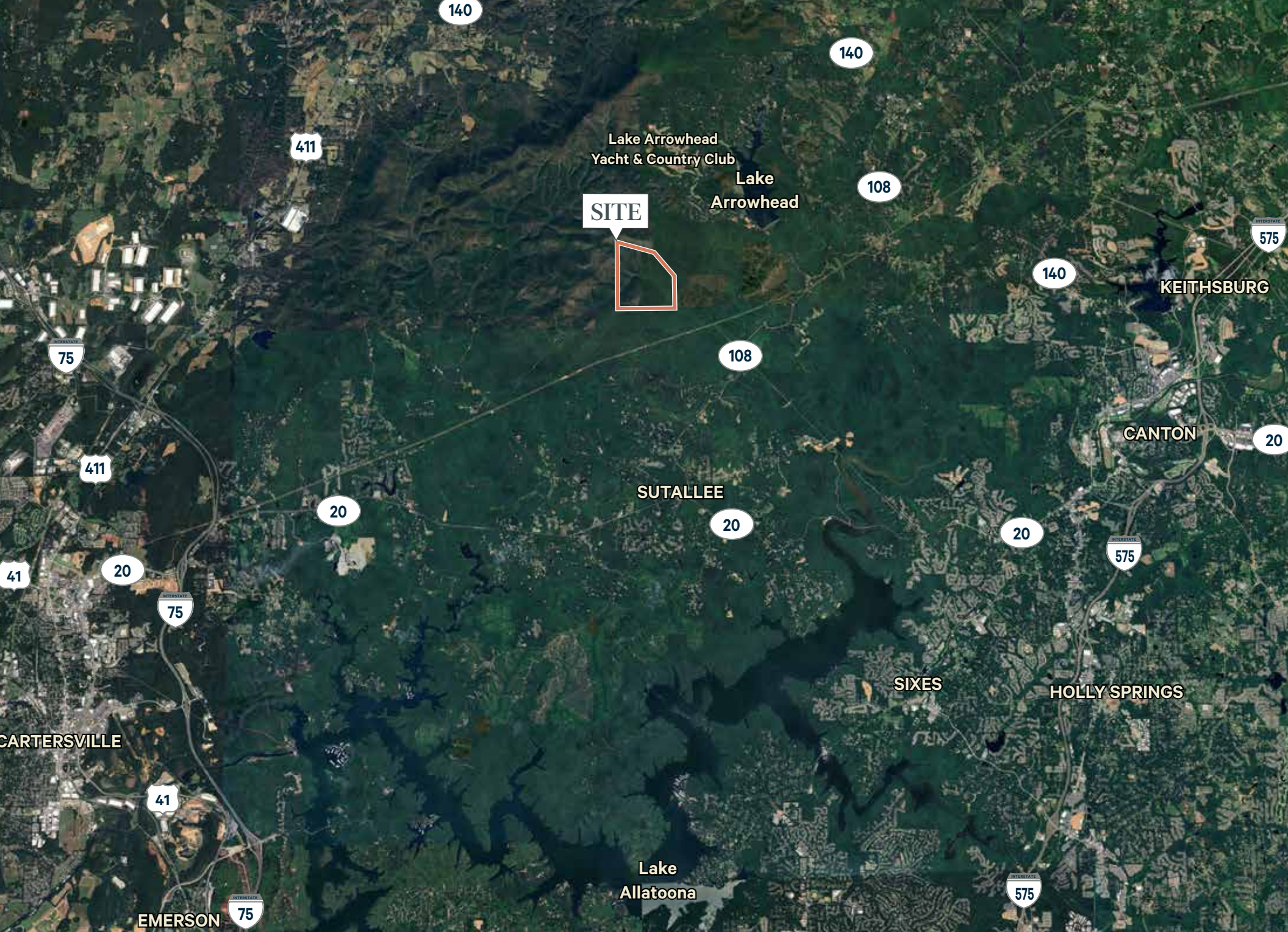
WALESKA, GA

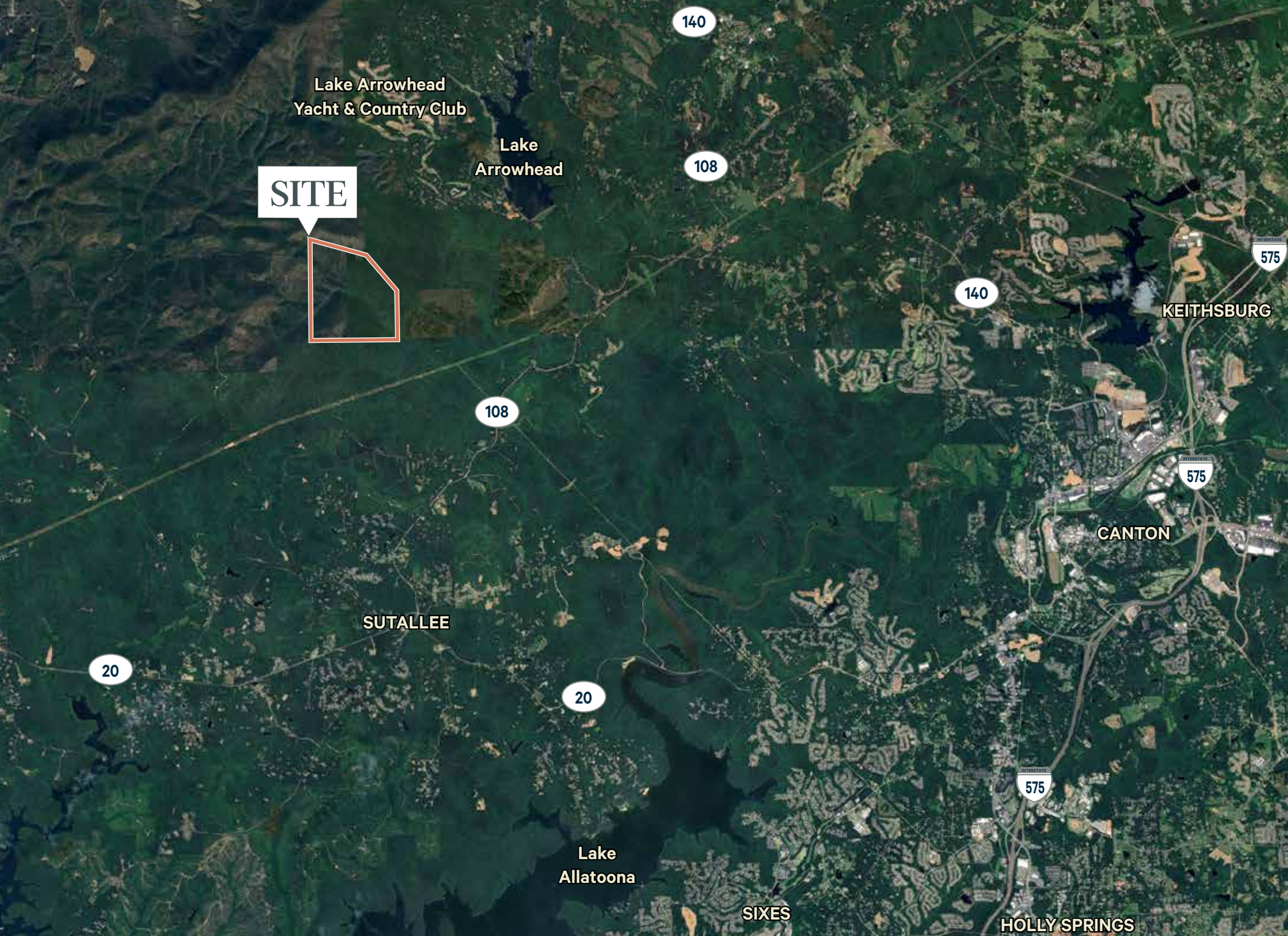


±650 ACRES

5

WALESKA, GA





Lake Arrowhead
Yacht & Country Club

Lake
Arrowhead

SITE

108

140

INTERSTATE
575

KEITHSBURG

INTERSTATE
575

CANTON

SUTALLEE

20

20

Lake
Allatoona

SIXES

HOLLY SPRINGS

±650 ACRES

7

WALESKA, GA

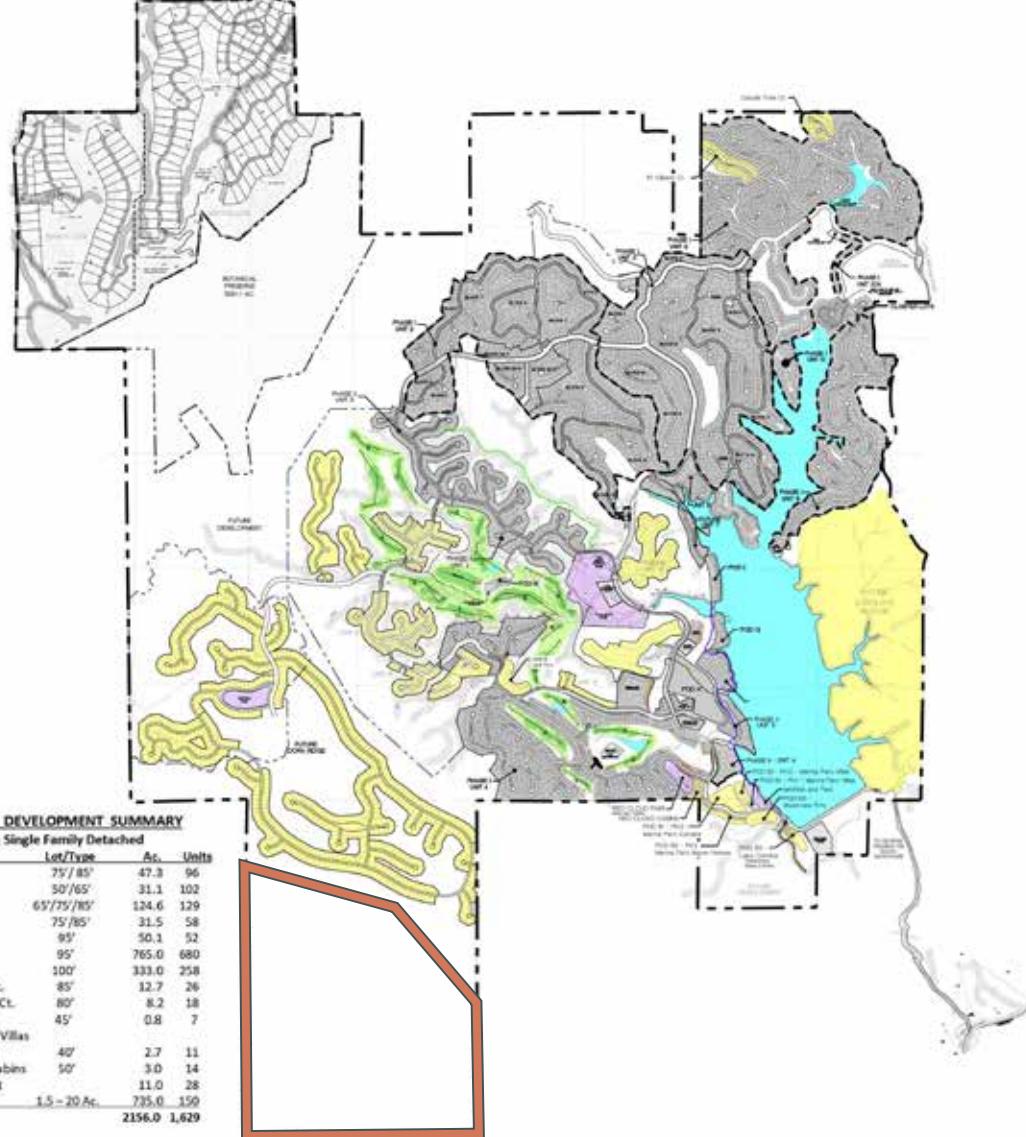
An aerial photograph showing a large, irregularly shaped area outlined in a thick orange line. The area is surrounded by dense, dark green forest. The outlined area appears to be a cleared or semi-cleared section, possibly for development. A white speech bubble with the word "SITE" in black capital letters points to the top-left corner of the outlined area.

SITE

±650 ACRES

8

WALESKA, GA



FUTURE DEVELOPMENT SUMMARY

Future Single Family Detached

Unit	Lot/Type	Ac.	Units
Unit 12	75' / 85'	47.3	96
Unit 13	50' / 65'	31.1	102
Unit 15	65' / 75' / 85'	124.6	129
Unit 16	75' / 85'	31.5	58
Unit 17	95'	50.1	52
Dora Ridge	95'	765.0	680
Eastlake	100'	333.0	258
Ft. Gibson Ct.	85'	12.7	26
Candle Tree Ct.	80'	8.2	18
Golf Villas	45'	0.8	7
Marina Parc Villas			
Phase 2	40'	2.7	11
Red Cloud Cabins	50'	3.0	14
Santee Court		11.0	28
Estate Lots	1.5 - 20 Ac.	735.0	150
Sub-Total		2156.0	1,629

Future Development - Attached

Pod/Unit	Ac.	Units
B1 Marina Parc Villas		
Phase 3 Condos	6.4	48
B2 Attached Units		
Phase 1 Waterview TH's 24'	4.5	27
Phase 2 Marina Parc Manor Homes	4.2	28
B3 Temporary Sales Center		
Lake Condos	3.0	40
Unit 18 Golf TH's	28'	35
Sub-Total	25.1	178

TOTAL Detached and Attached: 2181.1 Ac. 1807 Units



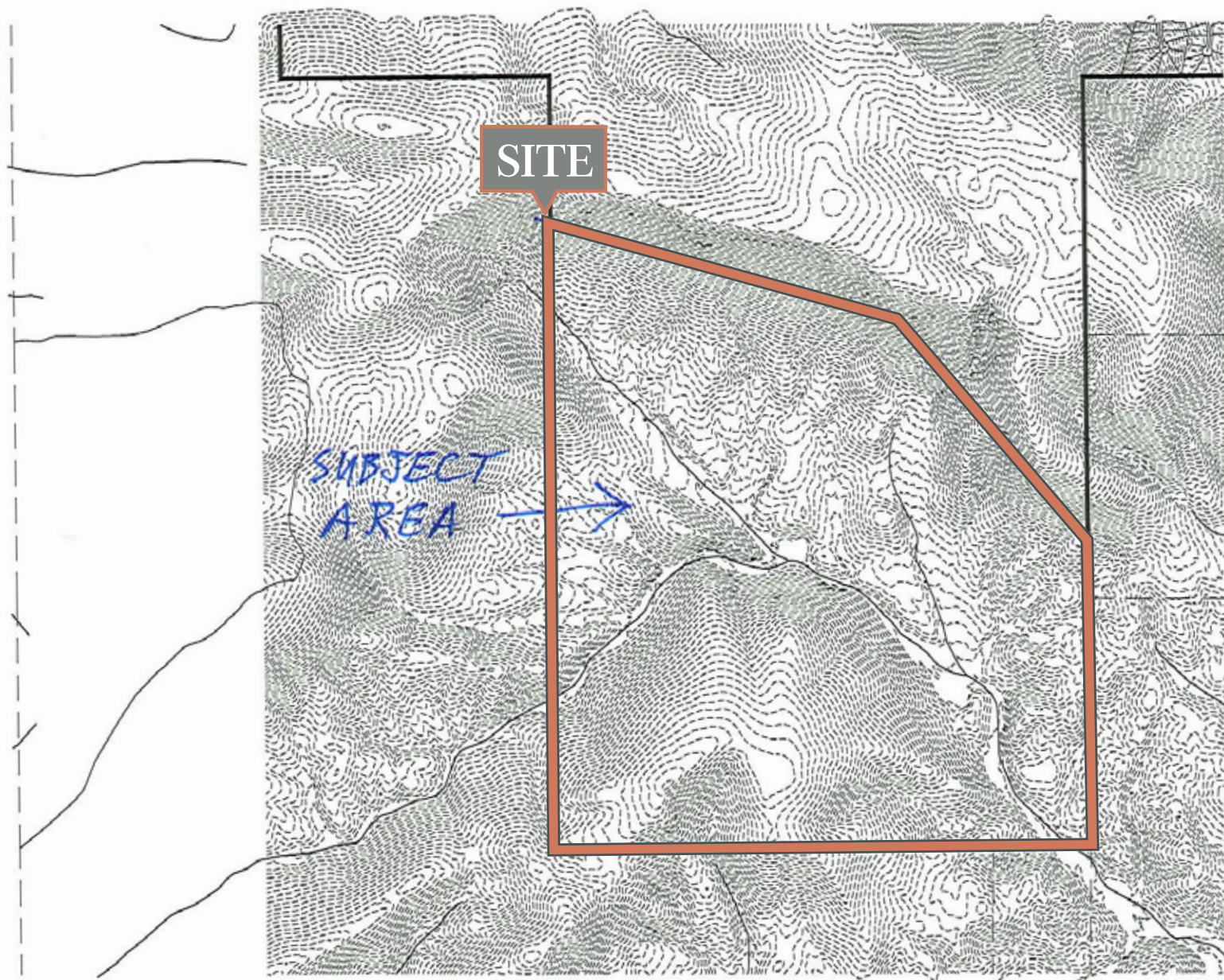
Overall Map

LAKE
ARROWHEAD

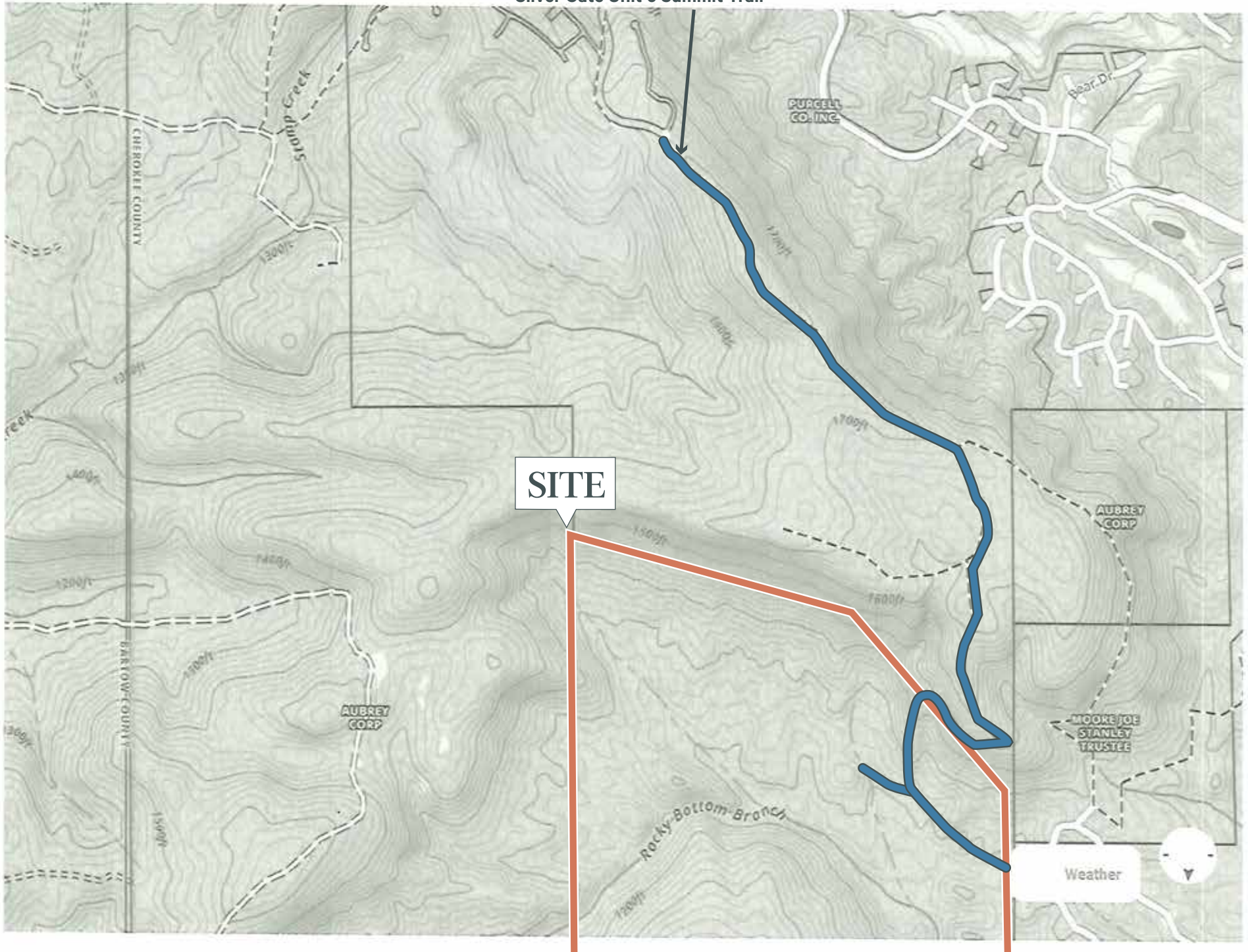
Design & Construction Services By



DJ DeVictor
18241 435-9029
100 Marina Parc Drive
Waleska, GA 30183



Silver Gate Unit 6 Summit Trail



Lake Arrowhead

WALESKA, GA 30183

650
ACRES
FOR SALE

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