



FOR SALE

WESTLAND DEVELOPMENT

4056 BROOKSTONE XING, BOGART, GA 30622

GRANT WHITWORTH
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Confidentiality Agreement and Disclaimer

This is a confidential sales offering memorandum (the "OM") and is being provided to you for your sole use in determining whether or not you desire to submit an offer to purchase the partially developed land tract totaling approximately 428 acres that are known as "Westland" and which is located in Oconee County, Georgia (the "Property"). You are not authorized to distribute this information to third parties without first obtaining written approval of the owners of the Property.

The Property is being marketed for sale on behalf of the owners by Whitworth Land Corporation (the "Broker"). The Broker represents the owners of the Property and no other party. Contact Broker to schedule tours of the Property. The OM contains certain confidential information pertaining to the Property which has been selected for your use in evaluating the potential merits of the Property and is not intended to be all-inclusive with respect to the various types of information a potential purchaser might need or require in order to make a final decision to acquire the Property. All information is being provided for general reference purposes and are influenced by assumptions made regarding the general economy, the regional and local market conditions, along with other factors that may change and which could impact the performance of the Property. All references to the size of the Property are estimations that should be verified by a licensed surveyor. All information contained in the OM should be independently verified by any interested party prior to acquiring the Property.

Neither the Broker, owners of the Property nor the officers, directors, staff or affiliates of the owners of the Property are making any representation or warranty, either expressed or implied, with respect to the accuracy or completeness of the content of the OM. No legal obligation or commitment shall arise as a result of your receipt, review or reliance on the information contained in the OM. You are to rely solely on your due diligence efforts, investigations and inspections of the Property in determining the suitability of the Property for your intended purpose and your level of interest in acquiring the Property. The owners expressly reserve the right to reject any and all offers to purchase the Property and may withdraw the Property from the market for sale at any time for any reason or no reason in the owners' sole discretion. Only a written purchase and sale agreement between the owners and a purchaser shall create any binding obligations on the owners to sell the Property.

By receipt of this OM, you hereby acknowledge and agree that this OM and all its contents are of a confidential nature, that you will treat such information as confidential and you will use commercially reasonable efforts to prevent the information from being distributed to third parties without first obtaining owners written approval. If after reviewing the OM you determine that you are not interested in acquiring the Property please return the OM to Broker.

PRESENTED BY

Grant Whitworth
706.548.9300



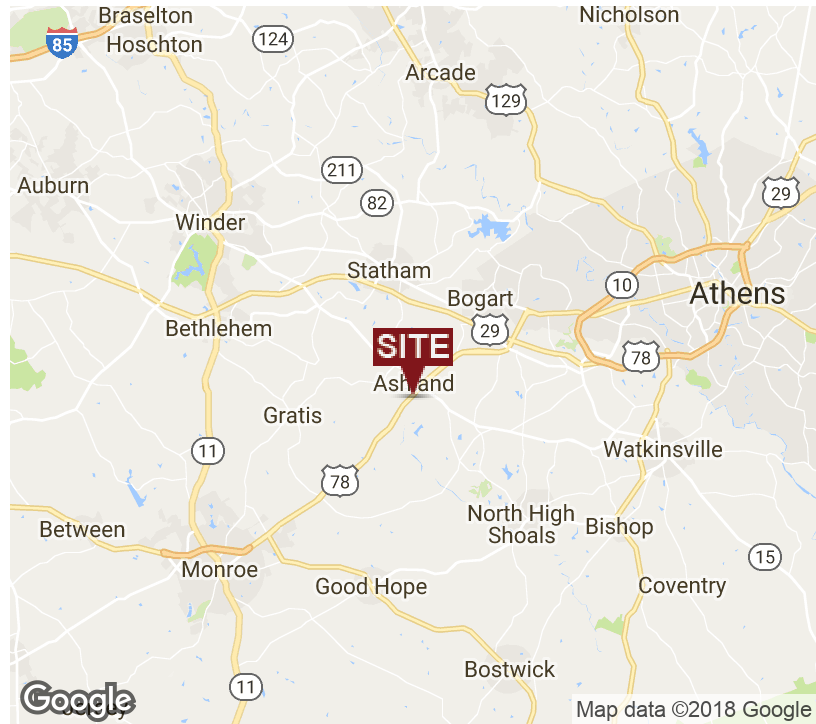
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SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot Size:	428.69 Acres
Lot Frontage:	2036 ft - Monroe Hwy
Zoning:	R1-MPD, Mixed Use Residential, Commercial and Office

PROPERTY OVERVIEW

Westland is a mixed use development totaling approximately 441.51 acres located on Hwy 78 in Oconee County, GA. The property offered for sale consists of 428.69 acres owned by Westland-TLG, LLC (the "Property"). There are 47 partially developed single-family residential lots which are situated on 12.82 acres located in Phase I of the Westland development which are owned by REO Funding Solutions, LLC. These 47 lots are not part of this offering. It is a partially developed mixed use project encompassing residential, office, retail and other commercial uses. The residential portion of the development consists of 346 single family detached lots varying in size, 64 townhome units and 20 quad units. There is also 16.17 acres of commercial property fronting on Hwy 78 and a 9.6 acre office park site.

LOCATION OVERVIEW

Market:	North Oconee County
Traffic Count:	17,500 - Monroe Hwy

Property is located just south of the intersection of Hwy 78 and Hwy 53, which is on the western border of Oconee County. Hwy 78 is a four laned hwy which connects Athens to Monroe and on to Atlanta. Hwy 53 provides access to SR 316 and Watkinsville. The property is roughly 8.5 miles from Athens, and 45 miles from I-285. The property also has a rear access point along Hog Mountain Road (Hwy 53).

PROPERTY DESCRIPTION



PROPERTY OVERVIEW

Westland is a mixed use development totaling approximately 441.51 acres located on Hwy 78 in Oconee County, GA. The property offered for sale consists of 428.69 acres owned by Westland-TLG, LLC (the "Property"). There are 47 partially developed single-family residential lots which are situated on 12.82 acres located in Phase I of the Westland development which are owned by REO Funding Solutions, LLC. These 47 lots are not part of this offering.

The Property is located at the intersection of Hwy 78 and Hwy 53 on the western border of Oconee County and Walton County. It is a partially developed mixed use project encompassing residential, office, retail and other commercial uses. The residential portion of the development consists of 346 single family detached lots varying in size, 64 townhome units and 20 quad units. There is also 16.17 acres of commercial property fronting on Hwy 78 and a 9.6 acre office park site. All of the commercial property has been final platted. The open space for the development is roughly 217 acres, of which 167 acres are as a wetland mitigation bank fully permitted by the U.S. Army Corps of Engineers.

In-Place Infrastructure:

A large portion of the sewer infrastructure is in place including roughly 4.5 miles of force main and reuse water lines along Hog Mountain Road. The main trunk line is in place within the development and the water and sewer lines are run in a portion of Phase I. The two lift stations still need to be installed along with a gap in the lines along Goat farm Road which connect to the force main at Hog Mountain Road. The force main also needs to be connected at the Oconee County waste water treatment plant. The development's main entry road off Hwy 78 is in place along with a portion of Phase I internal road system. Additional phases of the development are rough graded with some of the detention ponds in place. The sewer capacity for this development has been reserved, which is rare in Oconee County. The fees for reserving the sewer capacity were over \$1,000,000 and have been paid. Oconee County has issued a statement indicating they will not issue any new sewer capacity for residential development until they have been able to upgrade the current sewer facility. These upgrades are expected to take a few years.

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Large Mixed Use Development
- Excellent Location
- North Oconee County School District
- Large amount of infrastructure in place.
- Strong residential sales in the area.



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SECTION 2

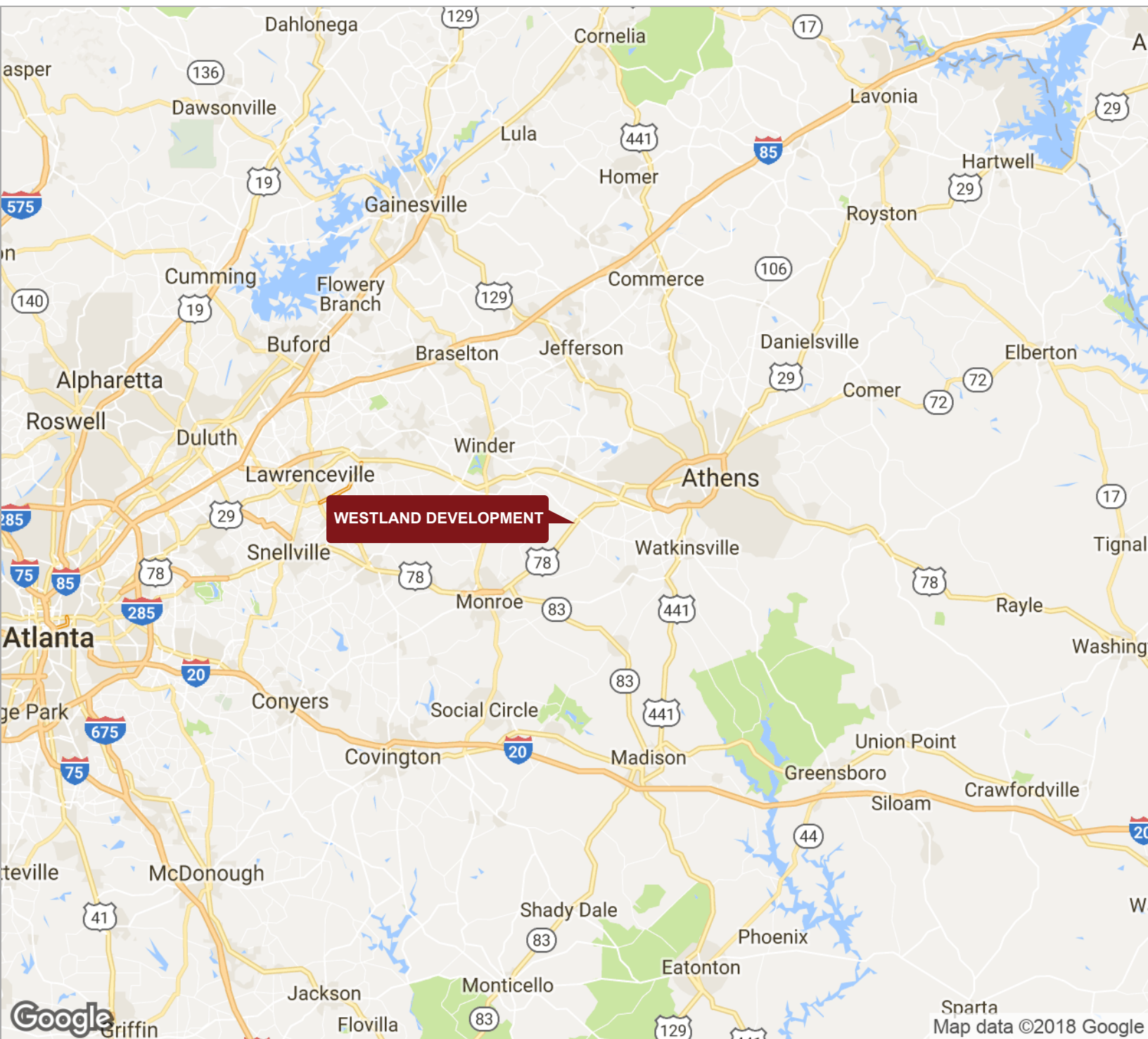
LOCATION INFORMATION

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REGIONAL MAP



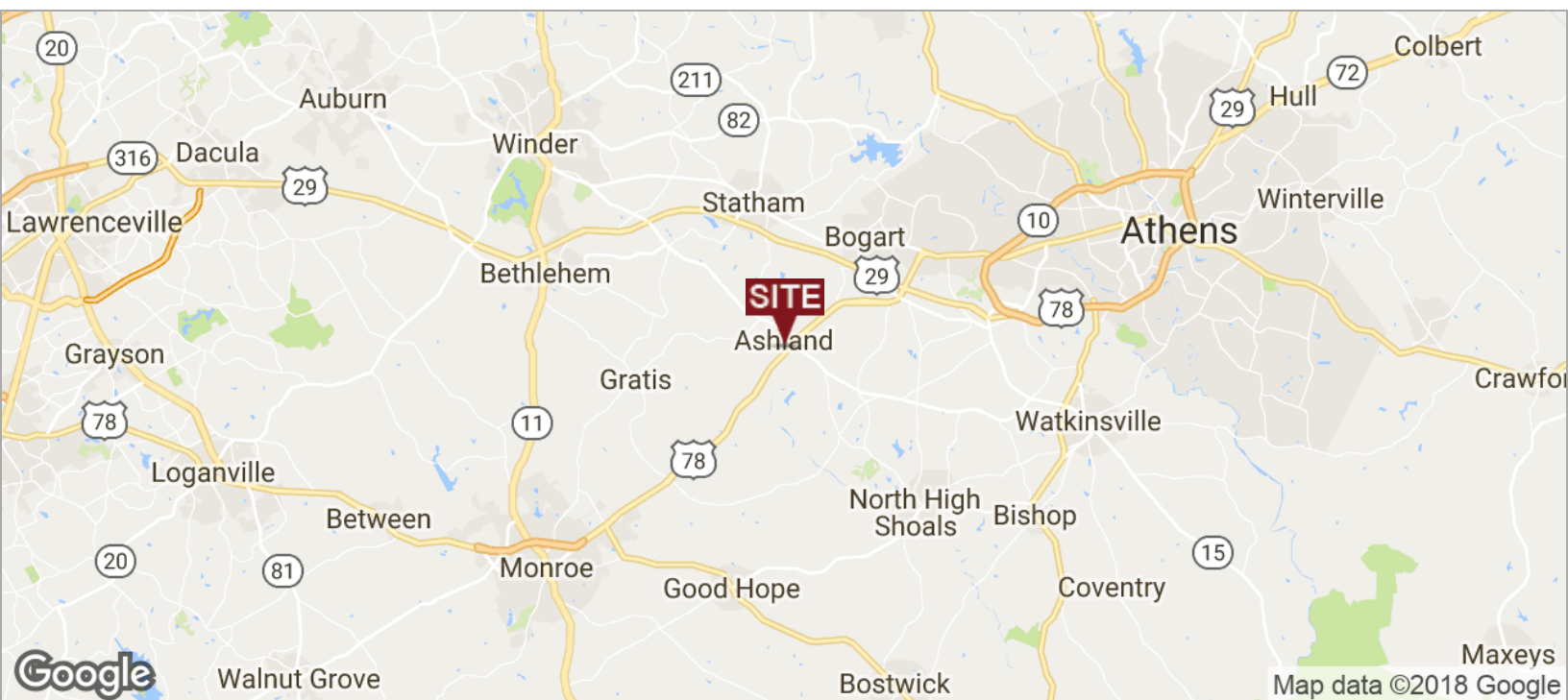
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LOCATION MAPS



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SITE PLAN



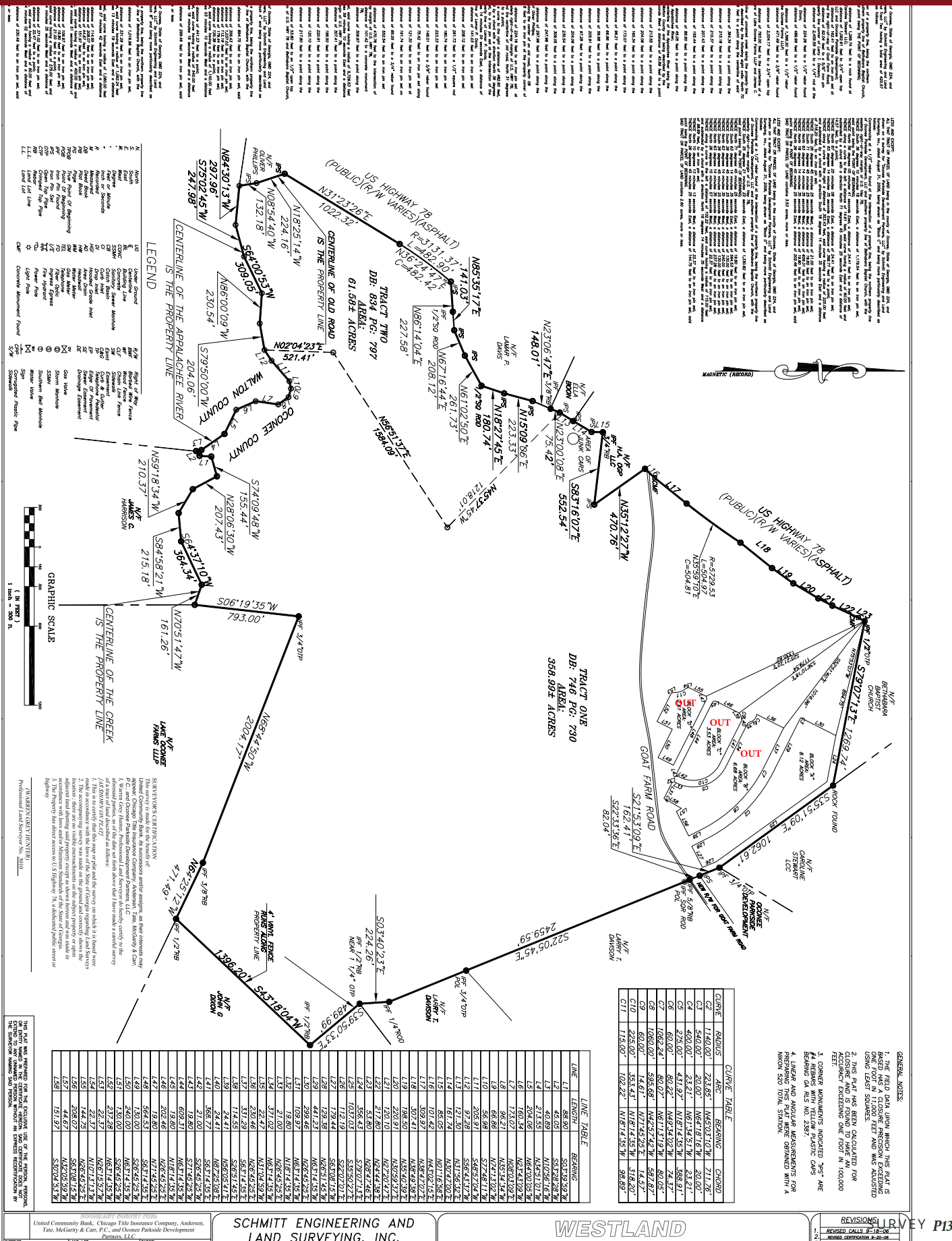
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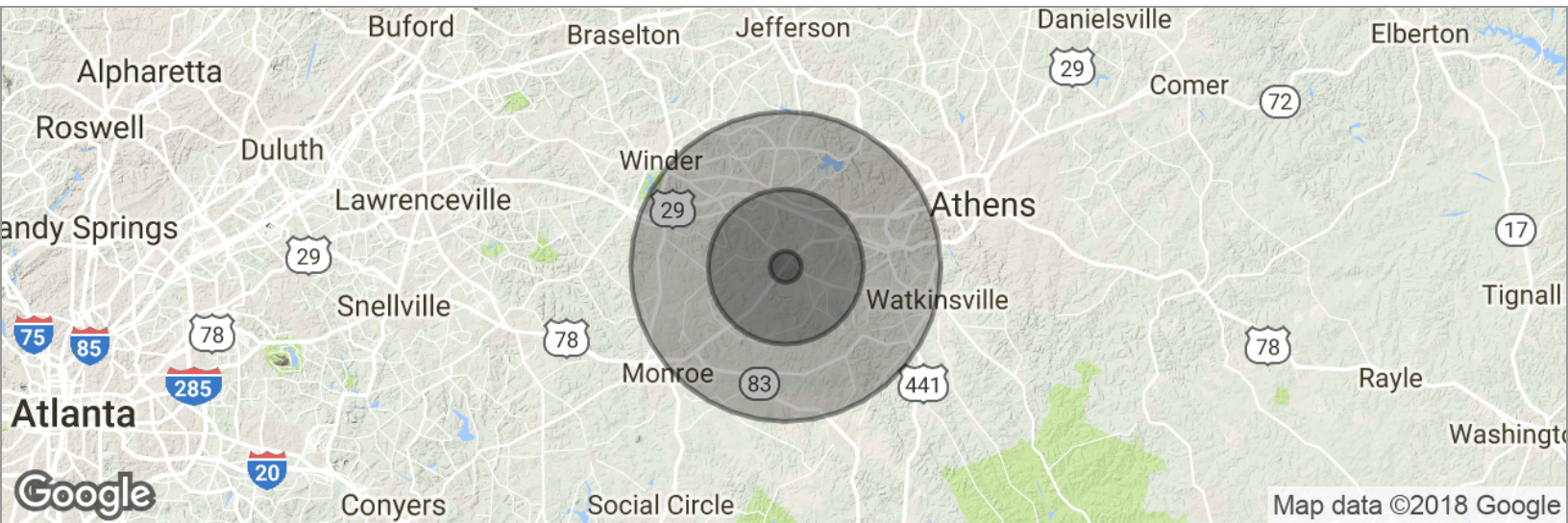


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SECTION 3

DEMOGRAPHICS

DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	711	15,125	71,582
Median age	39.1	38.2	36.3
Median age (Male)	38.5	37.3	35.1
Median age (Female)	39.4	38.6	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	259	5,484	26,659
# of persons per HH	2.7	2.8	2.7
Average HH income	\$97,998	\$86,357	\$71,812
Average house value	\$389,696	\$234,025	\$232,919

* Demographic data derived from 2010 US Census