

EXCLUSIVE OFFERING  
BIG PINES FARM

 Sun City Peachtree®  
*by Del Webb*

**285± ACRES PLANNED FOR 247 SINGLE-FAMILY DETACHED LOTS**  
SPALDING COUNTY | GEORGIA



# 285± Acres Planned For 247 SFD Lots | Big Pines Farm | Spalding County, GA



285± ACRES

## Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of Big Pines Farm in Spalding 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 and 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](mailto:jsperos@ackermanco.net)



**KYLE GABLE**  
Broker  
Pioneer Land Group

Direct: 770.225.0718  
Mobile: 404.867.3332  
Email: [kgable@pioneerlandga.com](mailto:kgable@pioneerlandga.com)



**J.T. SPEROS**  
Associate, Brokerage  
Ackerman & Co.

Direct: 770.913.3949  
Mobile: 404.775.3919  
Email: [jtsperos@ackermanco.net](mailto:jtsperos@ackermanco.net)





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# the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **Big Pines Farm**, a 285.3-acre parcel in Spalding County, Georgia planned for 247 single-family detached ("SFD") lots.

**Big Pines Farm** offers the following attributes:

- Excellent location situated approximately 4 miles from the city of Griffin, offering an array of dining, retail and entertainment options.
- Adjacent to Sun City Peachtree, the sixth bestselling community in Metro Atlanta. This active adult community sold 93 homes at an average price of \$261,000 in 2018.
- Located in the Spalding County market where 52% of all vacant developed lots ("VDLs") are found in subdivisions with active builders.
- Since 2013, Spalding County has seen a steady increase in the number of new SFD houses sold year over year.
- The Property is planned and zoned for the intended use, and upon development, will include amenities such as 3 small lakes, 4 miles of walking trails and 157.2 acres of open space.
- Three existing homes on the property, two have been implemented in the site plan and one measures more than 4,500 SF.

The balance of this Offering Memorandum provides detailed information on the Property and the market. Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.



Griffin, GA

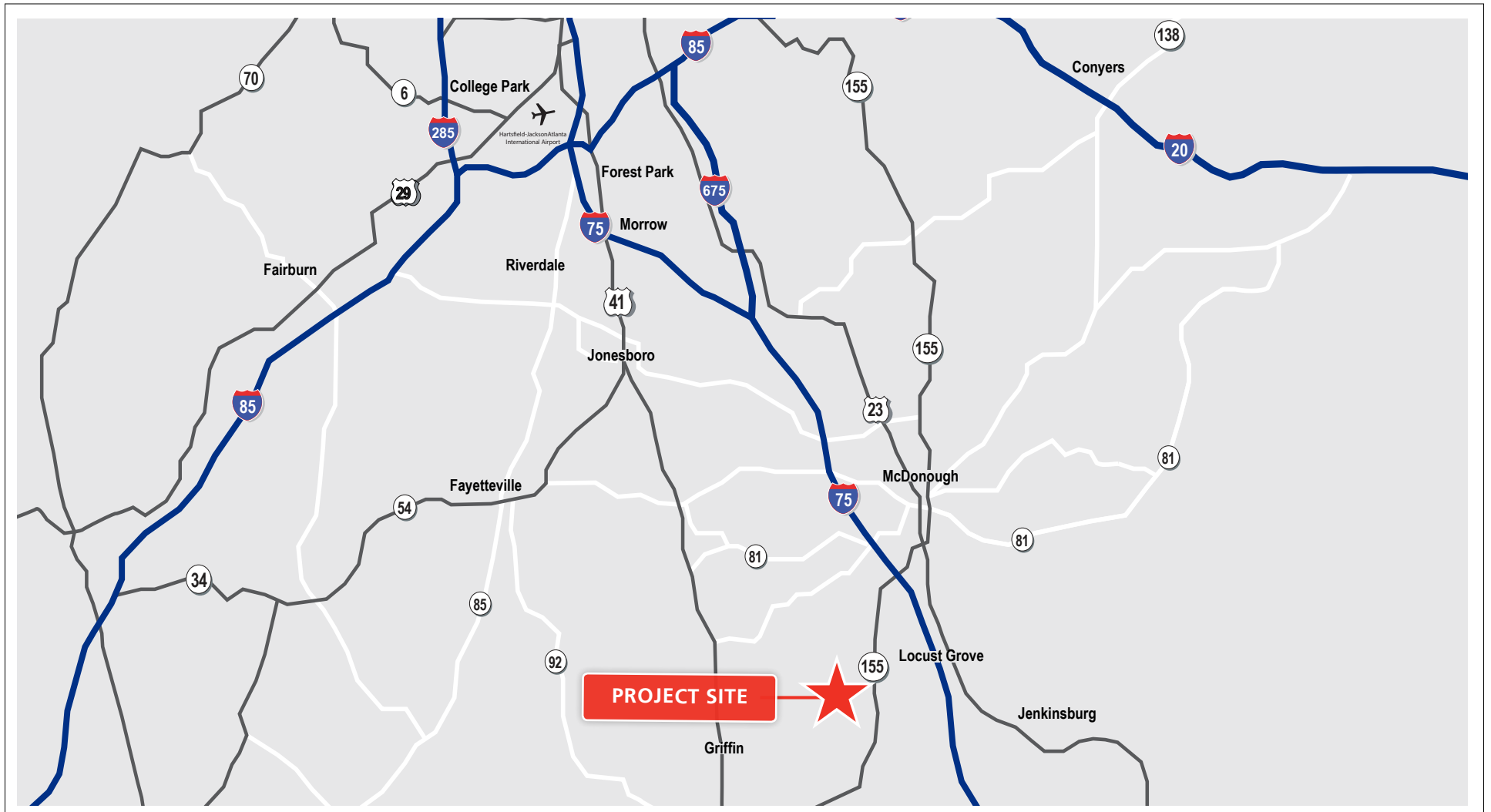


Sun City Peachtree

# the property

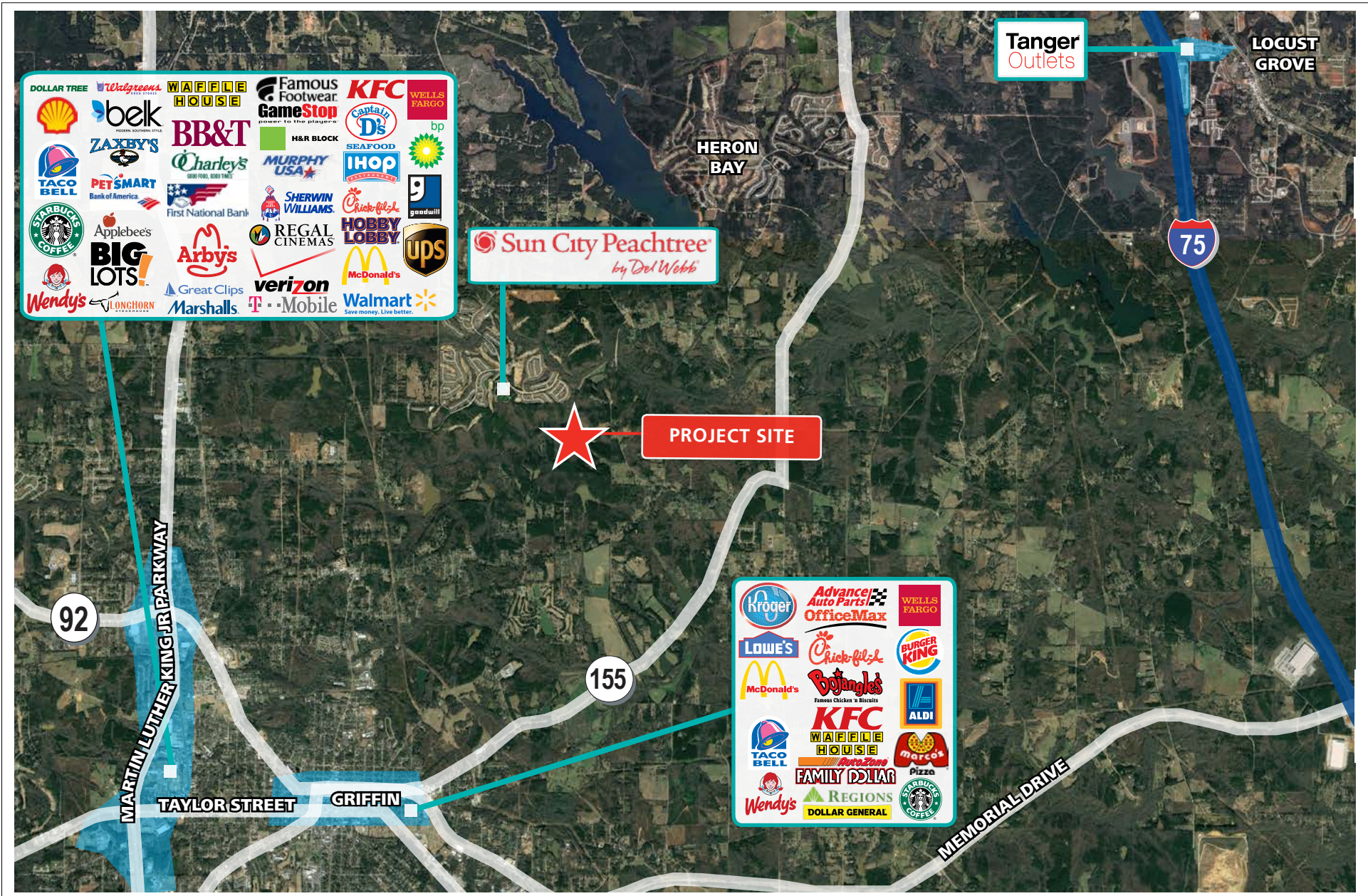
## Location

**Big Pines Farm** is located at 497 Smoak Road in the city of Griffin in Spalding County, Georgia.



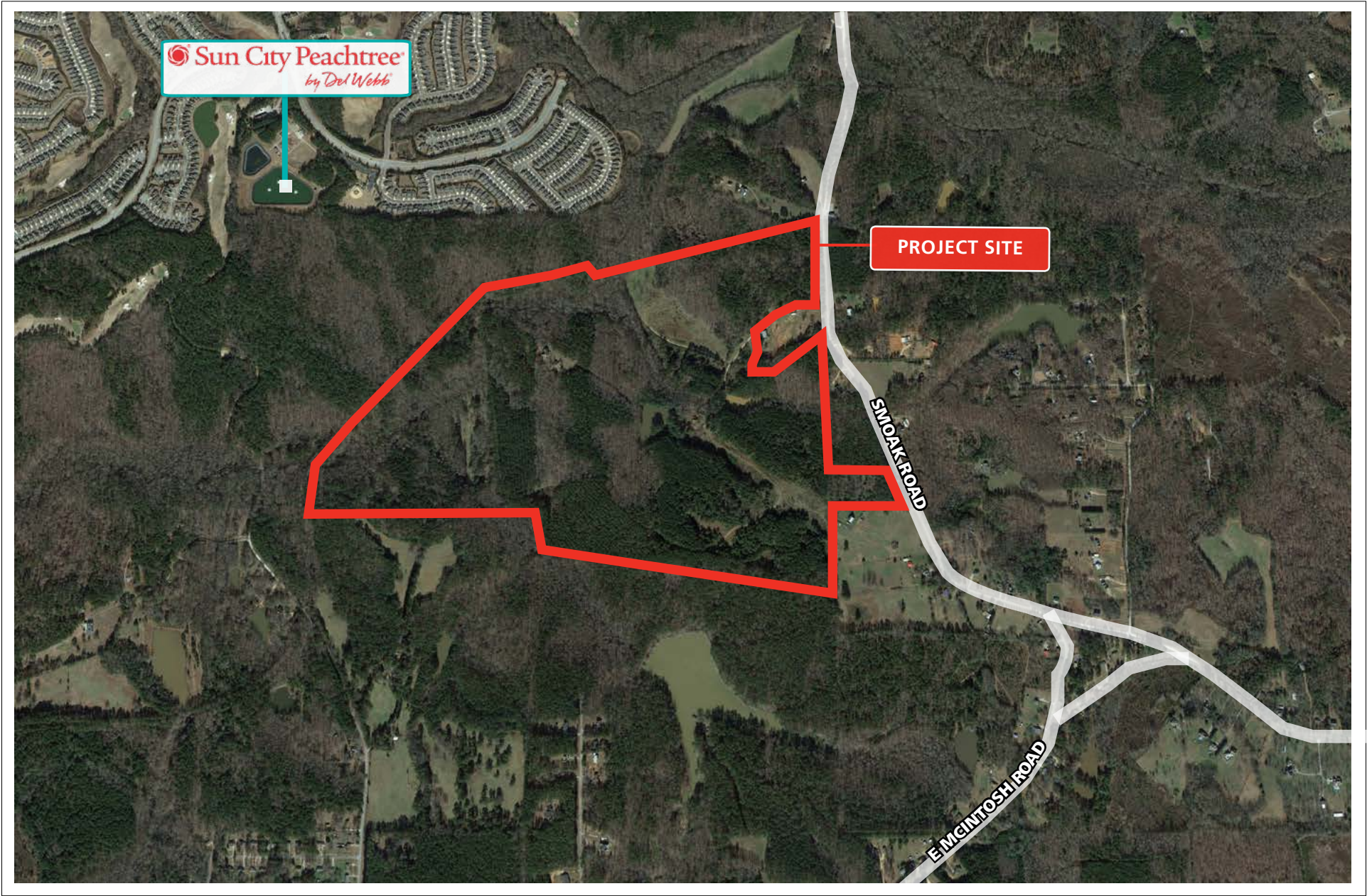


High-Altitude Aerial





Low-Altitude Aerial





Zoning and Development Plan

**Big Pines Farm** is currently zoned R1 (Conservation Subdivision) in Spalding County. The plan shown below is based on current zoning and has the following requirements/facts:

**Amenities:**  
157.2 acres of open space, 4 miles of nature trails, 3 small lakes and 3 miles of streams

**Density:**  
0.87 Units/Acre

**Minimum Lot Frontage:**  
80 Feet

**Front Setback:**  
20 Feet

**Side Setback:**  
5 Feet, 15 Feet on Corner Lot

**Rear Setback:**  
40 Feet

**Lot Sizes:**  
- 39 Lots @ 12,000 SF  
- 208 Lots @ 15,000 SF



81 Woodstock Road  
Roswell, Georgia U.S.A. 30075  
(770) 642-1299



Utilities

**Water:** Spalding County Water Authority.

**Sanitary Sewer:** County Preference is to connect to Sun City Peachtree private sewer plant 5,000 feet away. **Big Pines Farm** has secured a sewer easement across adjoining properties to property line across from the Sun City Sewer lift station. The property will need a final sewer connection agreement with Minerva to be able to use their privately, owned state-of-the-art community services wastewater treatment plant facility.

All utilities should be independently verified by potential purchaser.

Schools



★ SCHOOLS ★
Jordan Hill Road Elementary School
Kennedy Road Middle School
Spalding High School



## Existing Homes

**Big Pines Farm** has three existing homes on the property.

- 1 497 Smoak Road:**  
4,801 SF  
100% Finished Basement  
Built in 1997  
Implemented in the Site Plan
- 2 493 Smoak Road:**  
1,945 SF  
Unfinished Basement  
Built in 1980
- 3 295 Smoak Road:**  
1,152 SF  
Partially Finished Basement  
Built in 1975  
Implemented in the Site Plan



1 497 Smoak Road



2 493 Smoak Road



3 295 Smoak Road



# the market

## Spalding County Detached Housing and Lot Analysis

The housing market in Spalding County has continued to show trends in growth for both new and resale SFD houses. Houses built in 2005 or later had a resale price of \$205,000 in 2018. The new construction SFD housing sales data for Spalding County from 2014-2018 is as follows:

YEAR	% OF TOTAL METRO ATLANTA SFD NEW SALES	NUMBER OF SALES	% GROWTH IN NUMBER OF SALES	AVERAGE SALES PRICE
2014	1%	110	-	\$229,000
2015	1%	116	+5.5%	\$236,000
2016	1%	142	+22.4%	\$236,000
2017	1%	155	+9.2%	\$225,000
2018	1%	201	+29.7%	\$218,000
1Q19	2%	68	-	\$232,000

Below are some highlights from this market through 1Q19:

- Annual housing starts in this market increased 63% to 313 annual starts.
- Annual closings in this market increased 25% to 225 annual closings.
- There are currently 1,193 VDLs in this market. Based on the annual starts, there is a 45.7-month supply of lots in this market.
- Of the remaining VDLs in this market, 52% are located in subdivisions with an active builder.



## the process

The owner has set an offering price for the Property as \$10,000 per acre or \$2,850,000 total.

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.**



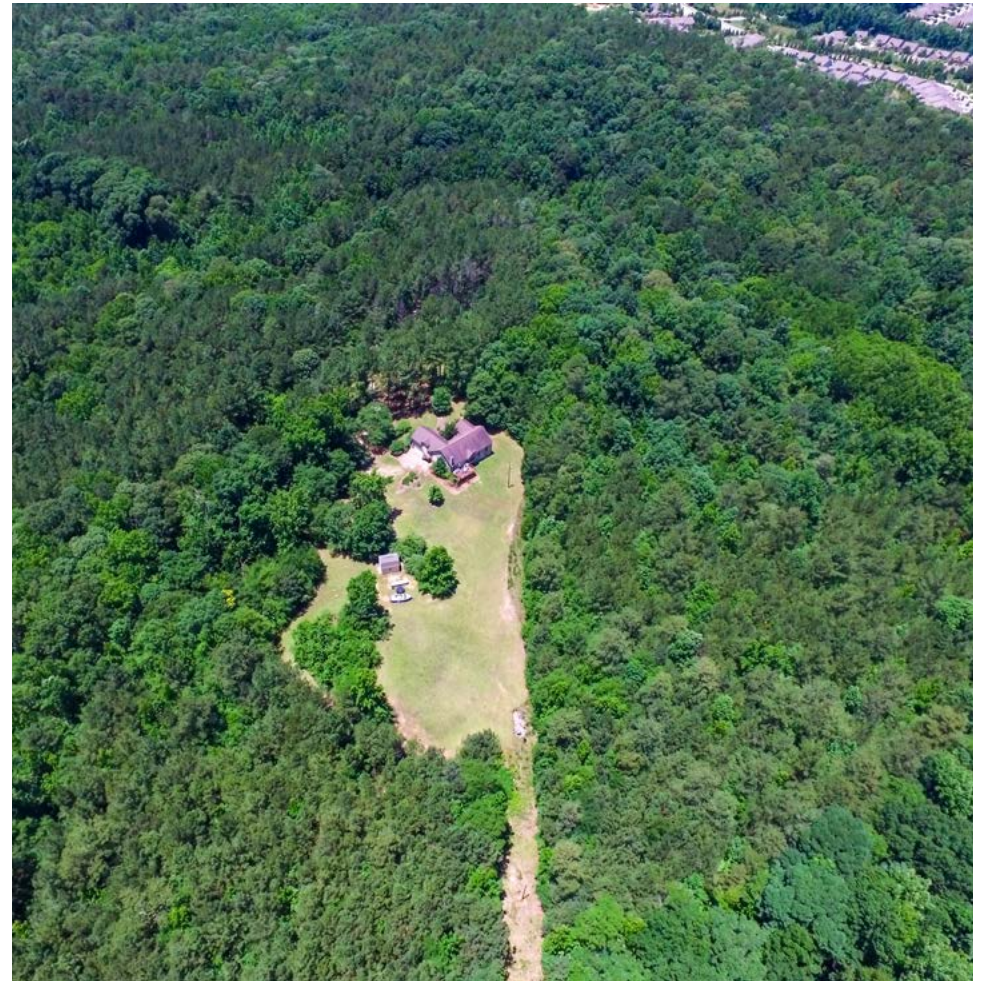


## support information

Below are files that are related to **The Property** and may be downloaded. Some of the files may not be compatible on a mobile device and will need to be downloaded on a desktop. Click the links to open the files.

- [Google Earth KMZ File](#)
- [Site Plan](#)
- [Topography](#)

To view all downloadable documents in one folder [click HERE.](#)







FOR MORE INFORMATION, PLEASE CONTACT:

**JOHN SPEROS**

Senior Vice President

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Direct: 770.913.3910

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