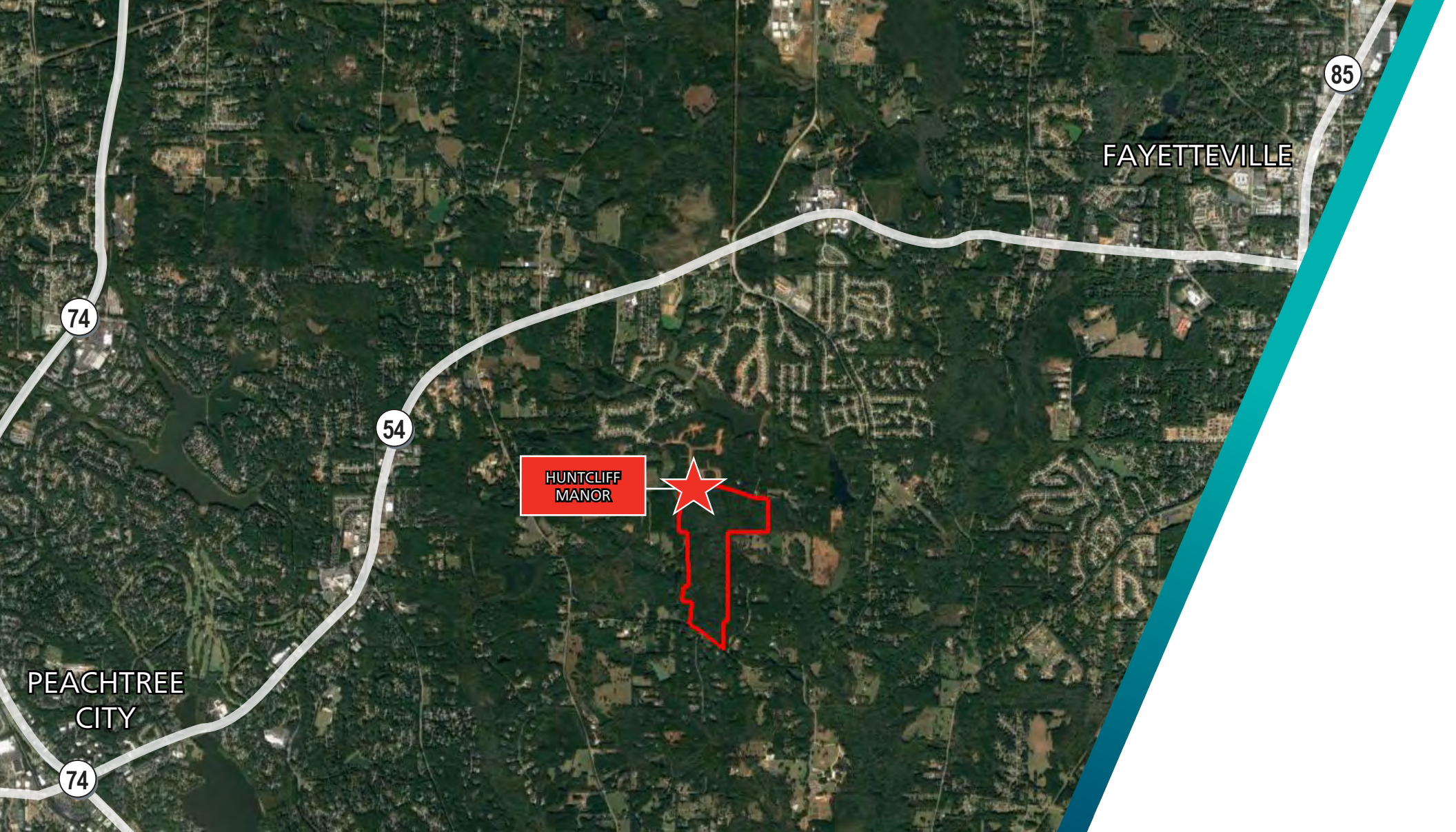




HUNTCLIFF MANOR

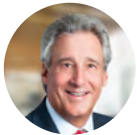
212± ACRES WITH LDP FOR 91 SINGLE-FAMILY
DETACHED LOTS | FAYETTE COUNTY, GA

EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **212 Acres with LDP on Ebenezer Church Road** in Fayette 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



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



212[±] ACRES

WITH LDP FOR 91 SFD LOTS



Table of Contents

- 1 THE OPPORTUNITY
- 2 THE PROPERTY
- 3 THE MARKET
- 4 PROPOSAL REQUIREMENTS
- 5 SUPPORT INFORMATION

The Opportunity

Ackerman & Co. and Pioneer Land Group exclusively present Huntcliff Manor, a 212-acre parcel with Land Disturbance Permit ("LDP") for 91 single-family detached ("SFD") lots in Fayette County, Georgia.

Huntcliff Manor offers the following:

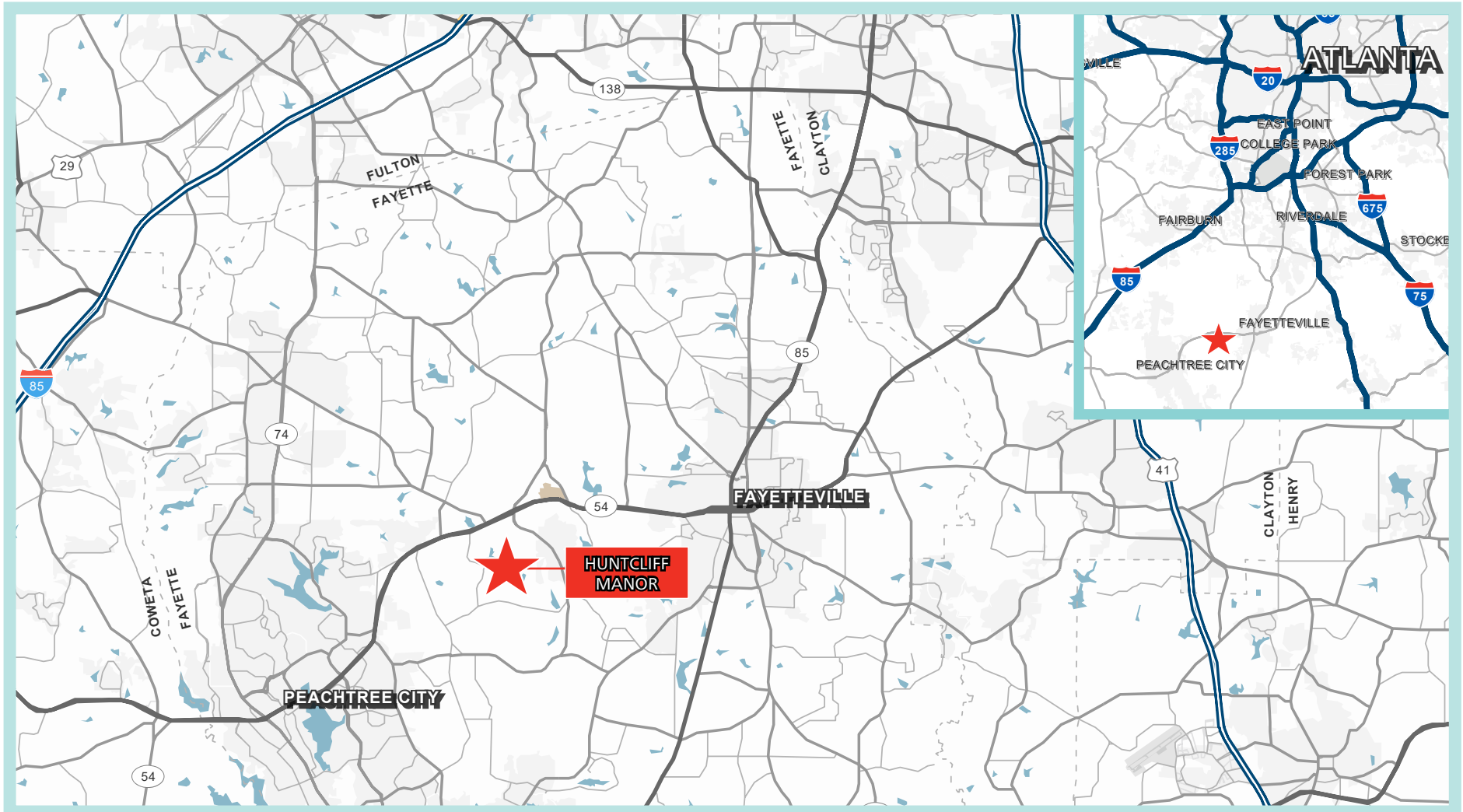
- Excellent location situated just south of Highway 54 between Peachtree City and Fayetteville, offering an array of dining, retail and entertainment options.
- Fayette County has the 2nd highest median household income in the state of Georgia.
- Fayette County school district is ranked the 8th best school district in the state of Georgia out of 189 districts. Located in the Whitewater High district which is 39th out of 438 high schools in the state.
- Approximately 4 miles south of Pinewood Studios and Pinewood Forest. Pinewood Studios is a 700-acre movie studio with 18 sound stages ranging from 15,000 to 40,000 square feet. Pinewood Forest, which is adjacent to the studios, is a mixed-use mini-city.
- Located in the Fayette County Market which had 88 new home closings at an average price of \$473,000 through 1Q20.
- There is currently a 28.8 months supply of vacant developed lots ("VDLs") in Fayette County. Of the remaining VDLs in this market, 70% are located in subdivisions with an active builder.
- The Property is planned and zoned for the intended use. The 91 lots have an LDP.
- The Community will have a minimum lot size of 1 acre and will have almost 40 acres of greenspace. Additionally, it will be served by a playground with picnic tables and benches.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the "Proposal Requirements section of this Offering Memorandum.



The Property

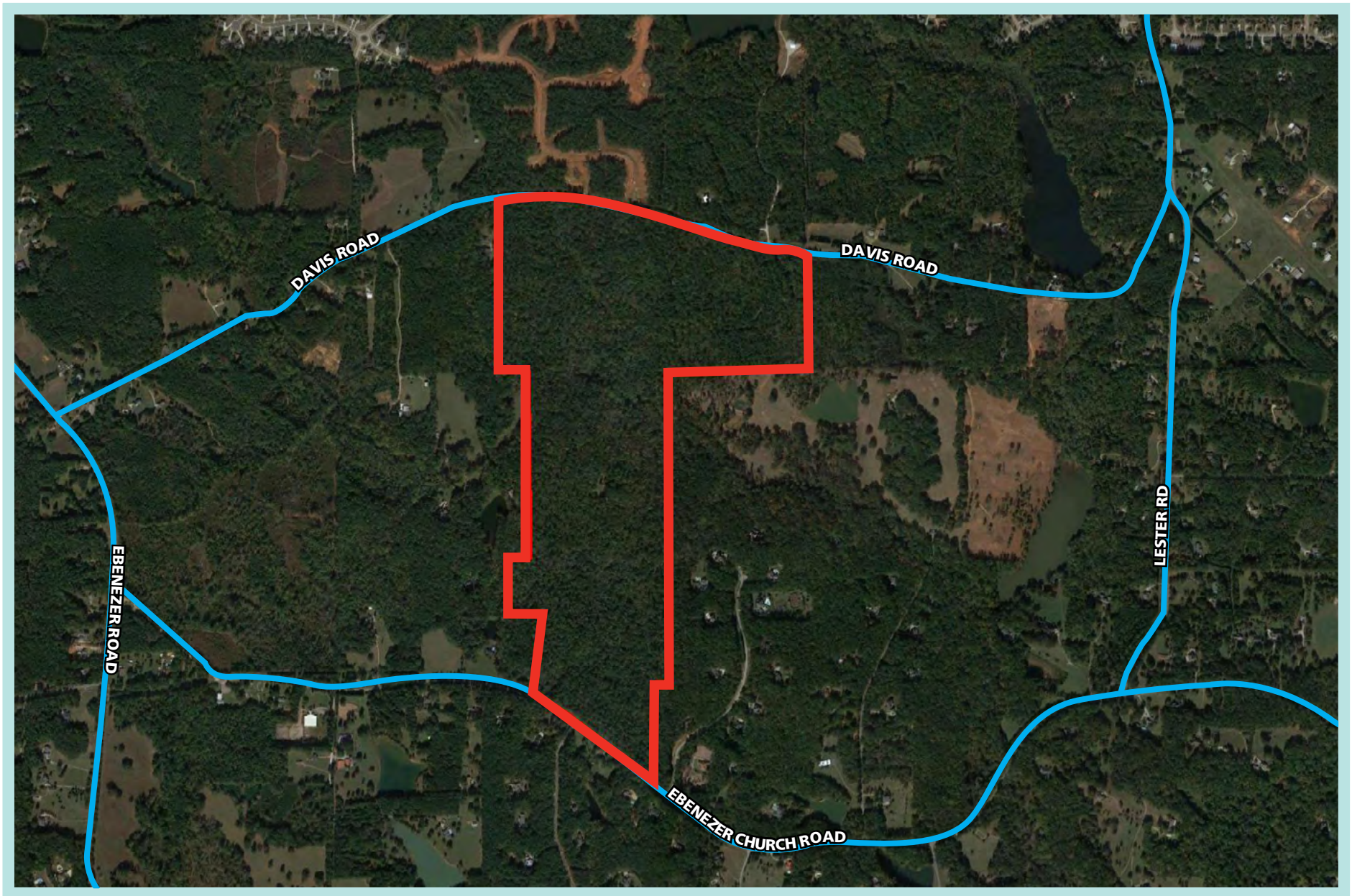
The Property is located on Ebenezer Church Road and Davis Road across the road from Hillred Drive. The parcels for sale are 0702-005, 0703-023, and 0703-016.



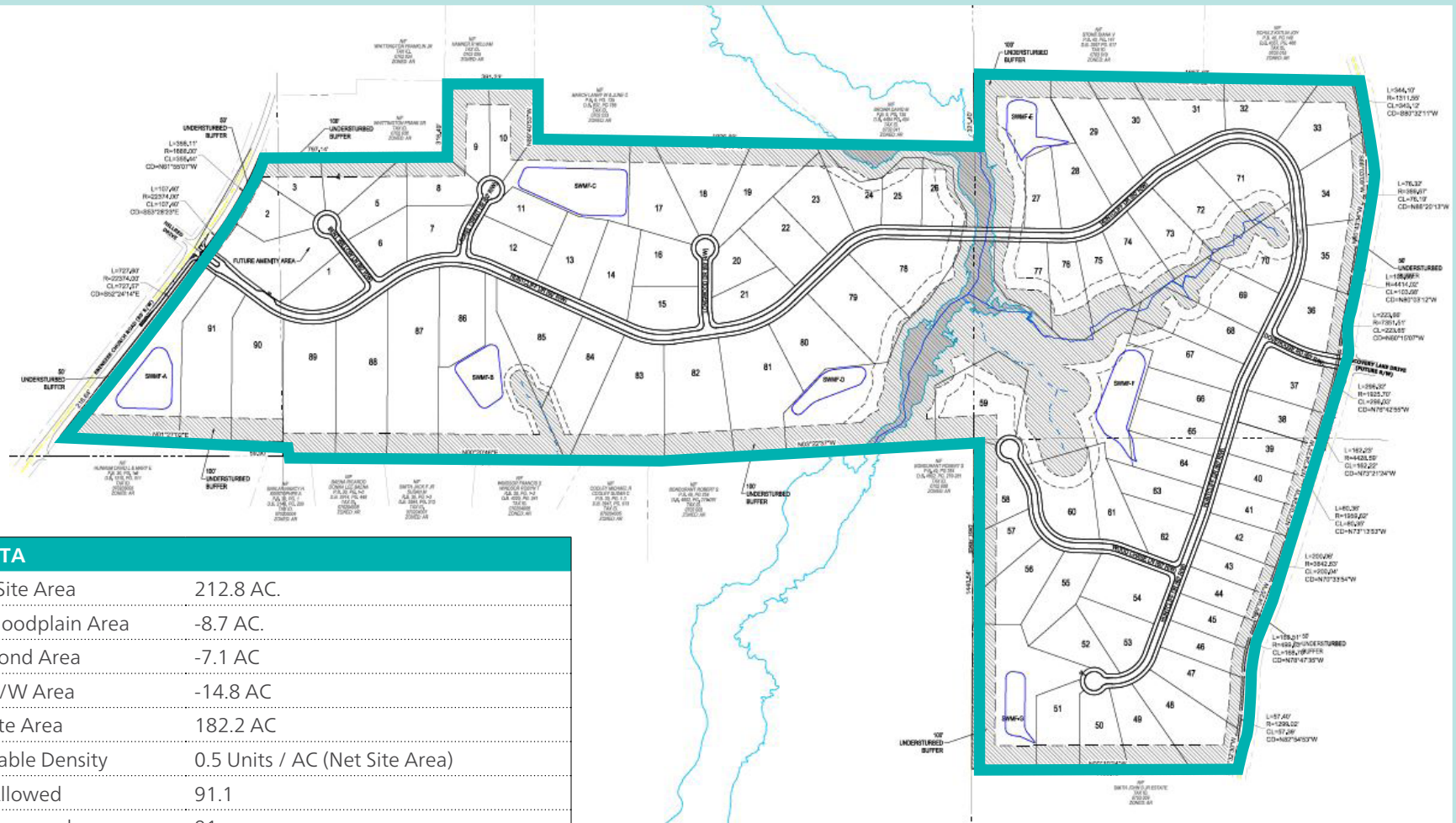
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



PRELIMINARY PLAT



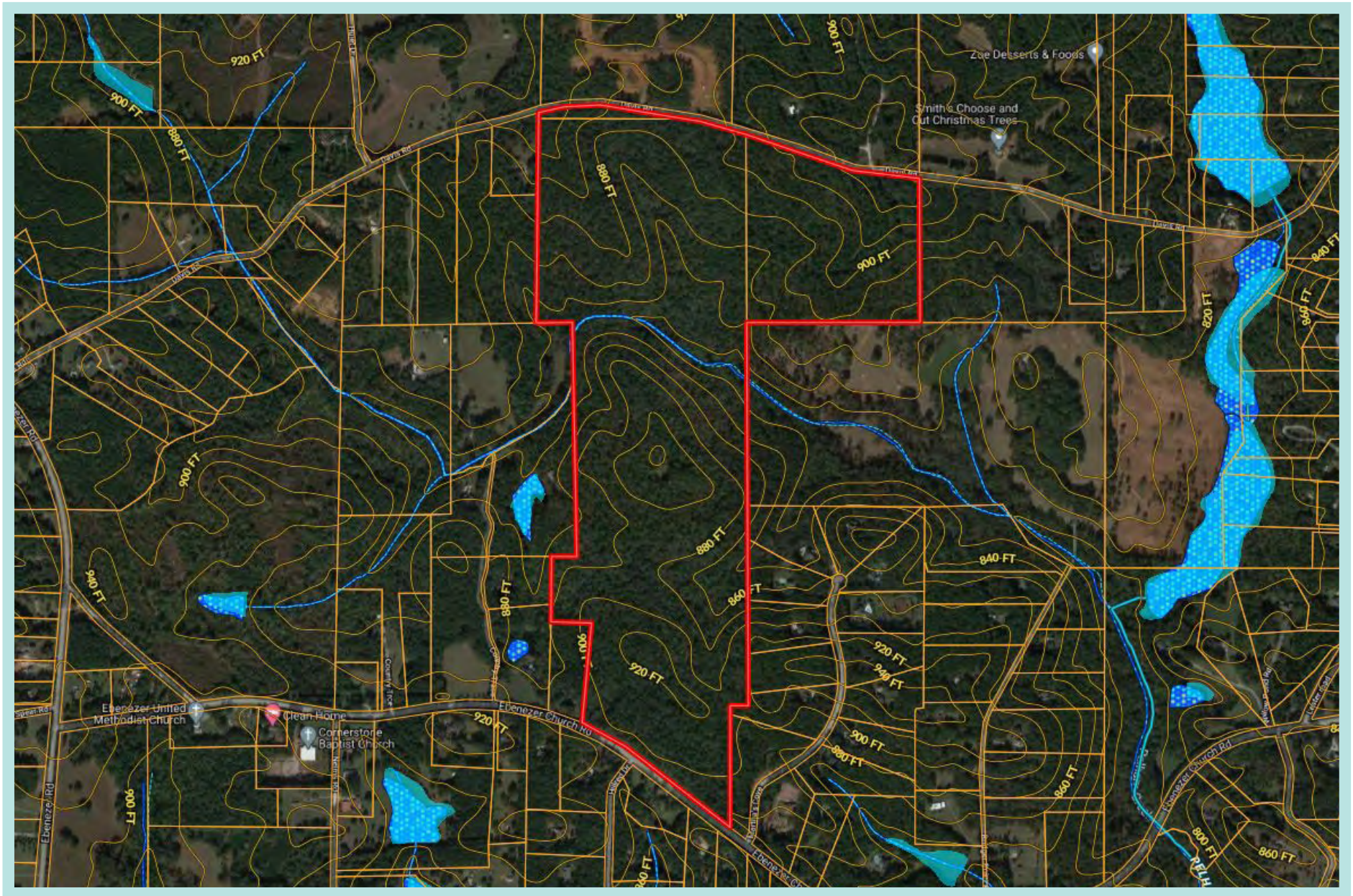
SITE DATA

Total Site Area	212.8 AC.
Less Floodplain Area	-8.7 AC.
Less Pond Area	-7.1 AC
Less R/W Area	-14.8 AC
Net Site Area	182.2 AC
Allowable Density	0.5 Units / AC (Net Site Area)
Lots Allowed	91.1
Lots Proposed	91
Open Space Required	2,500 SF/Lot x 91= 227,500 SF = 5.2 AC
Open Space Proposed	38 AC
Setbacks	Front: 50' Rear: 30' Side: 15'

LOT SIZE DISTRIBUTION

1 to 2 Acres	70 Lots
2 to 3 Acres	13 Lots
3 to 4 Acres	8 Lots
Total	91 Lots

TOPOGRAPHY



ADDITIONAL DETAILS:

ZONING

The Property is currently zoned PUD-PRD in Fayette County with the following requirements:

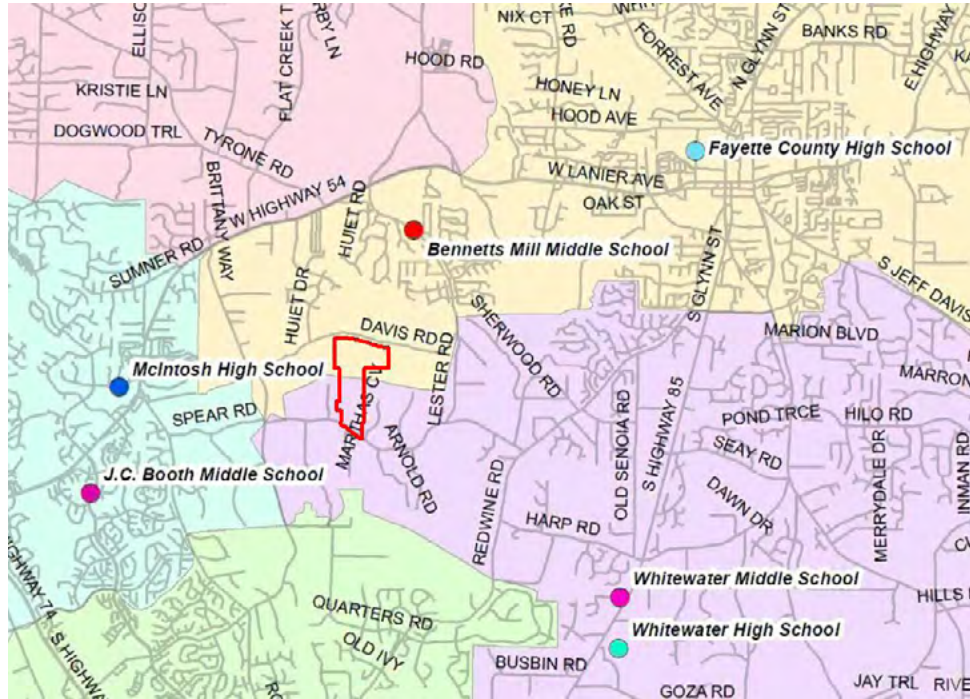
Maximum Units:	91 Lots
Development Size:	100 contiguous acres
Front Yard Setback:	40'
Side Yard Setback:	15'
Rear Yard Setback:	30'
Common open Space:	2,500 SF per lot
Minimum House Size:	2,300 SF
Minimum Lot Frontage:	125'
Minimum Lot Size:	1 acre

UTILITIES

The Property will be served by county water and on-site septic systems. All utilities should be independently verified by potential purchaser.



SCHOOLS



The Property is split between districts as shown by the map above. According to the Fayette Board of Education the schools for the new community will be as shown in the chart.

SCHOOL	RATINGS	STATE RANK	TOTAL STATE SCHOOLS RANKED
Cleveland Elementary	★★★★☆	518th	1,234
Whitewater Middle	★★★★☆	58th	559
Whitewater High	★★★★★	39th	438

Whitewater High School



Whitewater Middle School



The Market

The Property The Property is conveniently located between Peachtree City and Fayetteville. This community offers convenient access to many different aspects of life.

Below are some market highlights from the growing Fayette County

- **Peachtree City** (approximately 2 miles from the community) is known for it's almost 90 miles of golf cart paths. Peachtree City was ranked in 2017 as the safest city in Georgia and among the top 5th percentile in the nation.
- **Pinewood Studios** (approximately 4 miles from the community) is a 700-acre movie studio with 18 sound stages ranging from 15,000 to 40,000 square feet. The studio has over 1 million square feet of investment and is the second largest purpose-built studio in the nation. Pinewood Forest, which is adjacent to the studio, is a mixed-use mini-city. Upon build-out, it will have over 1,200 homes, along with schools, hotels, movie theater, and town center.
- **Piedmont Fayette Hospital** (approximately 4.5 miles from the community) is a 282 bed, acute care community hospital and is staffed with more than 1,600 employees and a medical staff of over 500 physicians. Piedmont Fayette Hospital has received the Healthgrades America's 50 Best Hospitals Award for 5 consecutive years.
- Fayette County school district is ranked the 8th best school district in the state of Georgia out of 189 districts.

With all of the surrounding amenities, convenient access to Atlanta, a strong job market and an excellent school system, the property is an excellent opportunity for a builder to establish a presence in this market.



FAYETTE COUNTY DETACHED HOUSING AND LOT ANALYSIS

Fayette County has the 4th highest average home price in Metro Atlanta with an average new home at \$473,000. This is also the highest in the south metro Atlanta market. The new construction SFD housing sales data for Fayette County from 2015-1Q20 is as follows:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF SALES GROWTH	AVERAGE SALES PRICE
2015	2%	263	-	\$375,000
2016	2%	264	+0.4%	\$422,000
2017	2%	339	+28.4%	\$443,000
2018	3%	460	+35.6%	\$449,000
2019	3%	457	0.7%	\$462,000
1Q20	2%	88	N/A	\$473,000

Below are the highlights for this market through 2Q20:

- Annual starts in this market are 429.
- Annual closings in this market are 438.
- There are currently 1,031 VDLs in this market. Based on the annual starts, there is a 28.8 month supply of lots in this market.
- Of the remaining VDLs in this market, 70% are located in subdivisions with an active builder.

FAYETTE HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The new construction SFD housing sales data for Fayette County High from 2017-1Q20 is as follows:

YEAR	%TOTAL FAYETTE COUNTY SALES	# OF SALES	AVERAGE SALES PRICE
2017	13%	44	\$372,000
2018	17%	79	\$403,000
2019	16%	74	\$422,000
1Q20	18%	16	\$427,000

Below are the highlights for this market through 1Q20:

- There are currently 192 VDLs in this market. Based on the annual starts, there is a 22.2 month supply of lots in this market.
- The largest remaining VDL subdivision only has 91 VDLs.

WHITEWATER HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The new construction SFD housing sales data for Whitewater High from 2017-1Q20 is as follows:

YEAR	%TOTAL FAYETTE COUNTY SALES	# OF SALES	AVERAGE SALES PRICE
2017	16%	53	\$460,000
2018	7%	32	\$485,000
2019	8%	30	\$484,000
1Q20	6%	5	\$622,000

Below are the highlights for this market through 1Q20:

- There are currently 89 VDLs in this market.
- The largest remaining VDL subdivision only has 20 VDLs.

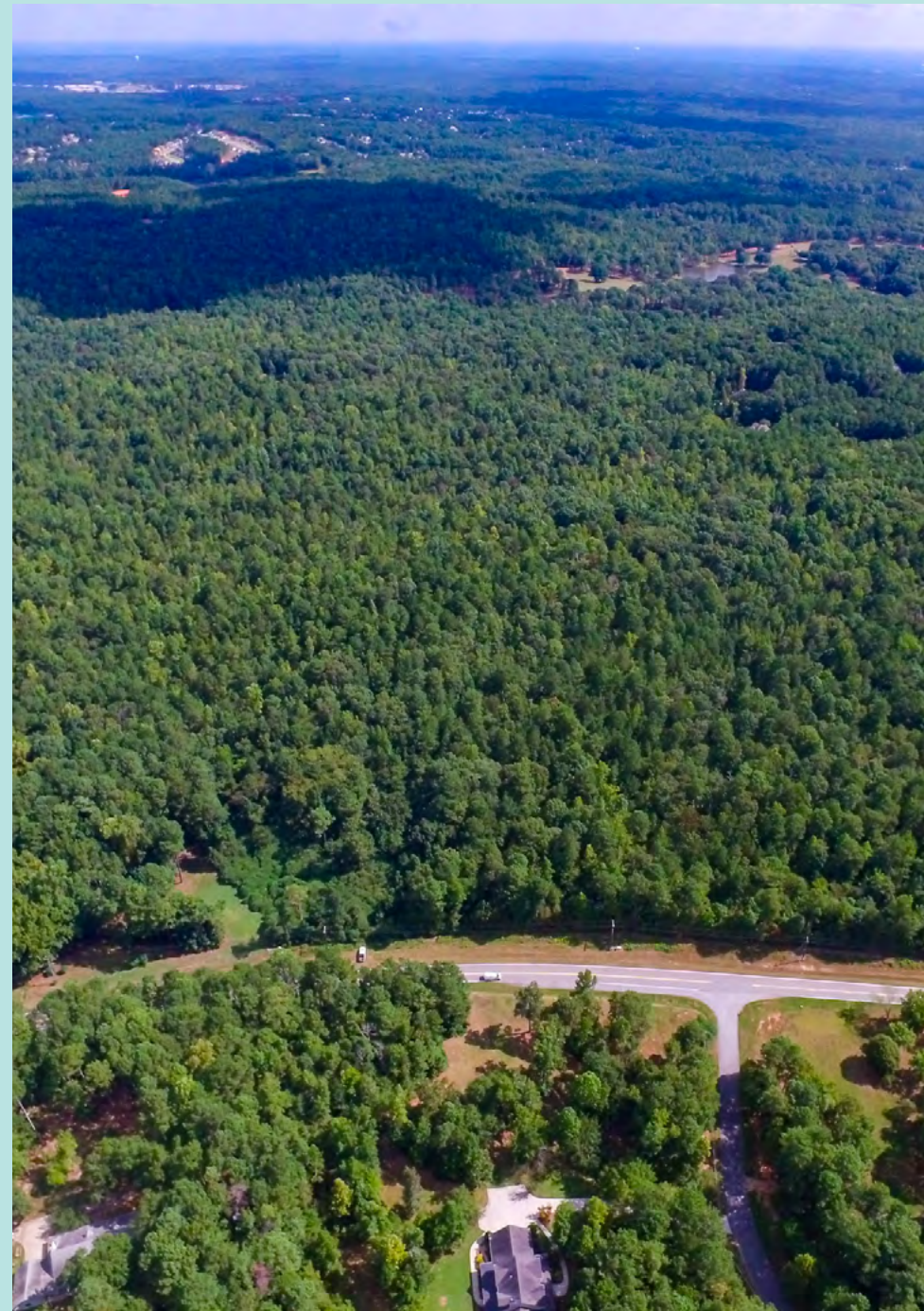
Proposal Requirements

The owner has set an offering price for the Property at \$3,500,000 (\$16,509 per acre or \$38,461.53 per lot).

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 **Huntcliff Manor** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ FILE](#)



[CONSTRUCTION PLANS \(PDF\)](#)



[CONSTRUCTION PLANS \(DWG\)](#)



[SITE PLAN WITH SOILS](#)



[ZONING APPROVAL](#)



[ZONING CODE](#)

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



Camp Southern Ground - 0.5 miles from the Property

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 **\$300+ 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