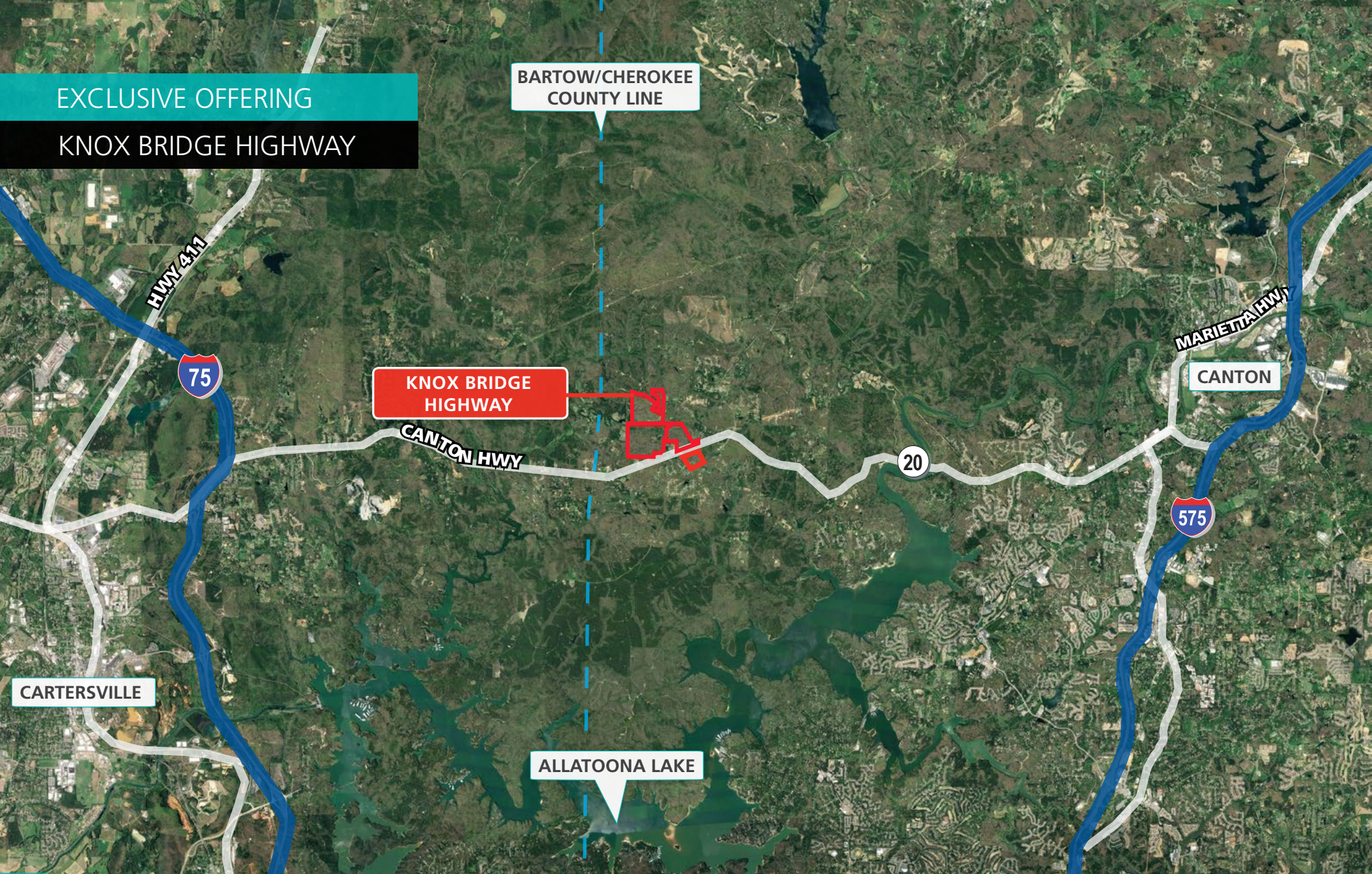


EXCLUSIVE OFFERING
KNOX BRIDGE HIGHWAY



397± ACRES
CHEROKEE COUNTY | GEORGIA



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 397+ in Cherokee 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 make 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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397± ACRES

An aerial photograph showing a vast expanse of forested hills. The trees are in various shades of green, yellow, and orange, suggesting an autumn season. In the distance, a large body of water, Allatoona Lake, is visible. A callout box with the text "ALLATOONA LAKE" points to the lake. The foreground shows a dense forest with some small houses and roads visible.

ALLATOONA LAKE

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■ Google Earth KMZ File

the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **397± Acres on Knox Bridge Highway** ("The Property") for a large scale residential community composed of single family detached ("SFD") houses in Cherokee County, Georgia.

The property offers the following attributes:

- Located less than 6 miles east of Interstate 75 at the GA Highway 20 interchange and approximately 8 miles west of Interstate 575 via the GA Highway 20 interchange. Each of these allow convenient access to Downtown Atlanta all the way to the North Georgia Mountains.
- Allatoona Lake, a 12,010 acre reservoir, is located just miles away, offering access to many different amenities such as boating, camping and hiking.
- Located in Cherokee County, the 4th best-selling county in Metro Atlanta for new house sales. The months of supply of vacant developed lots ("VDLs") is a mere 26.8 months.
- Served by Cherokee High School which is the best-selling high school district for new SFD product in all of Cherokee County.
- Cherokee High School is ranked 4 out of 5 stars, according to SchoolDigger.com.
- The Cherokee High School district has only a 35.6 month supply of VDLs, meaning land will need to be developed in order to meet the housing demand. Of the remaining VDLs, 75% are in subdivisions controlled by an active builder.
- Potential to rezone property to a zoning that will increase the density of the development.

With 397± acres, the property allows for a large development that may consist of multiple price points and offering a prime opportunity to enter into or expand within this market.

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

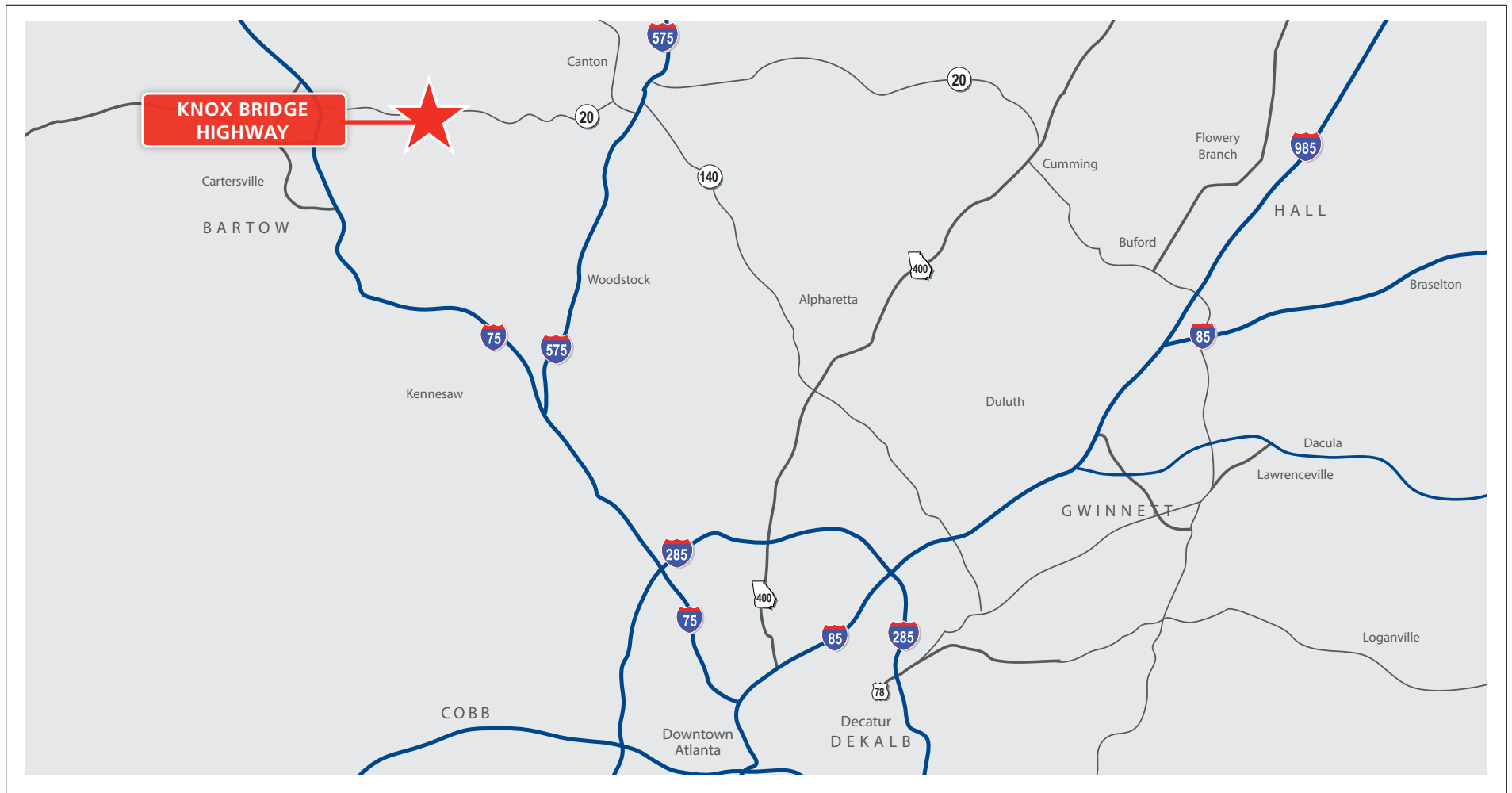


Allatoona Lake

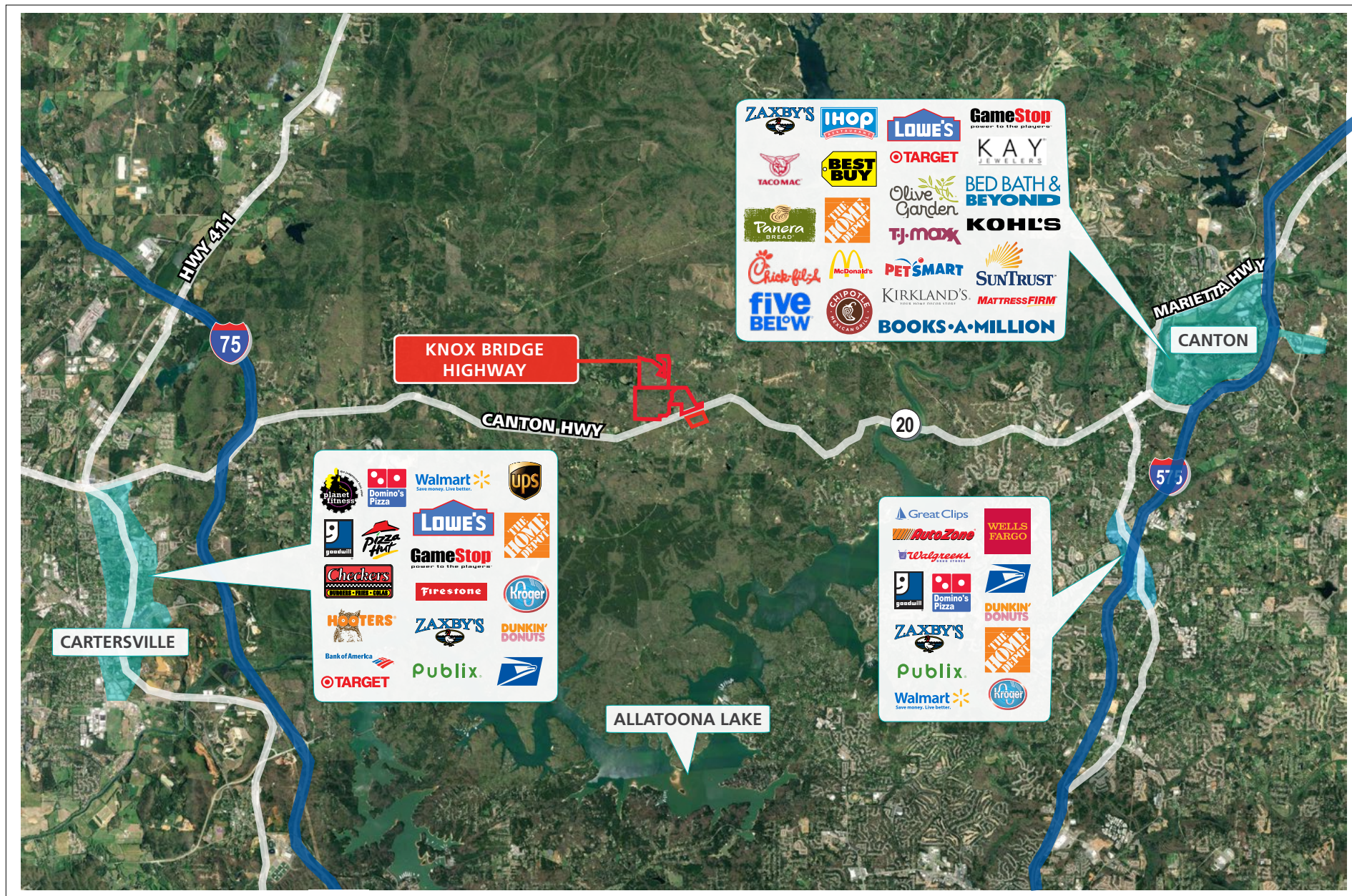
the property

Location

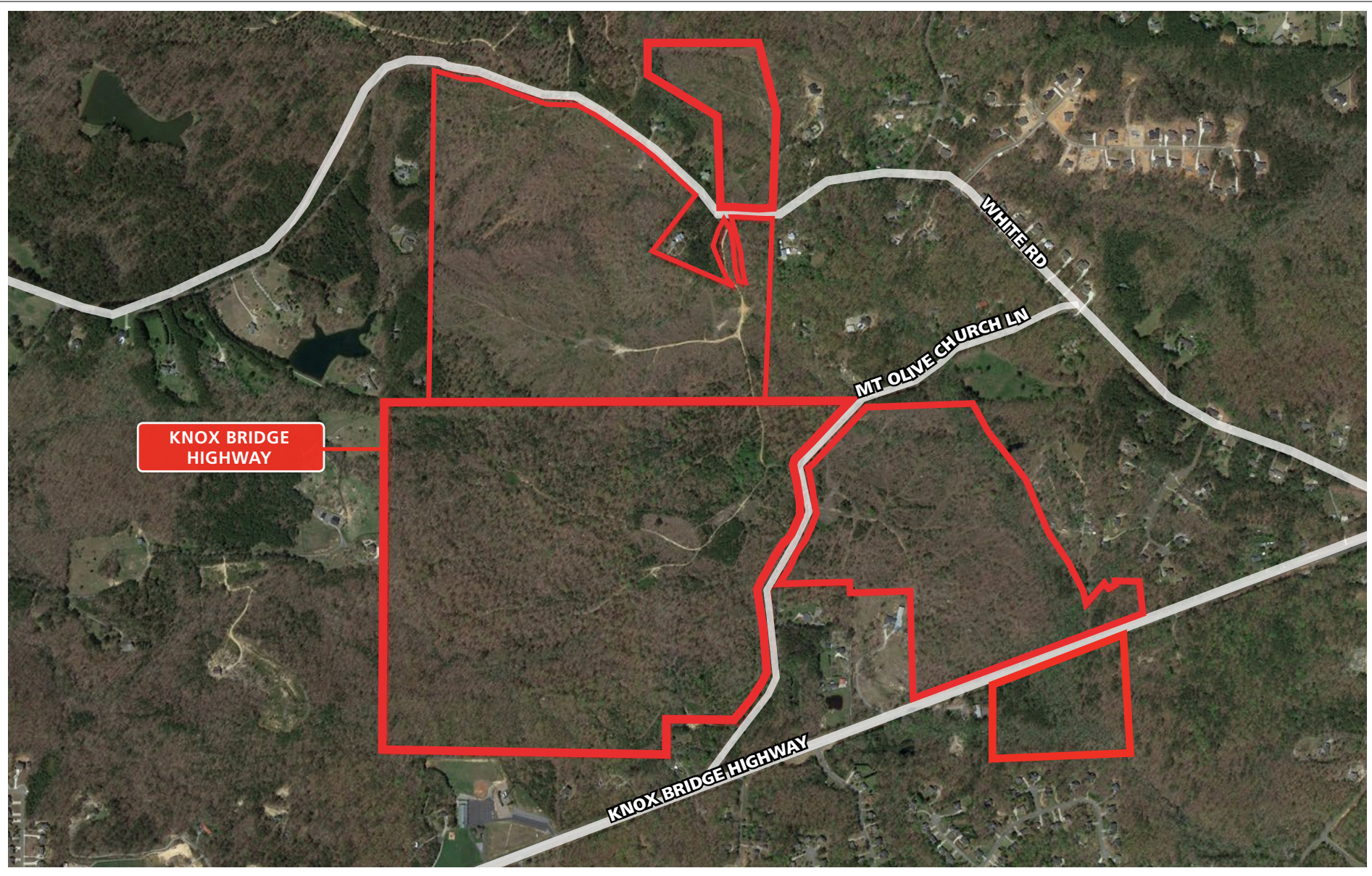
The Property is located on Knox Bridge Highway (GA Highway 20) in Cherokee County, Georgia. The address of a parcel next door to the Property is 1109 Knox Bridge Highway, White, GA 30184 in Cherokee County.



High Altitude Aerial with Retail

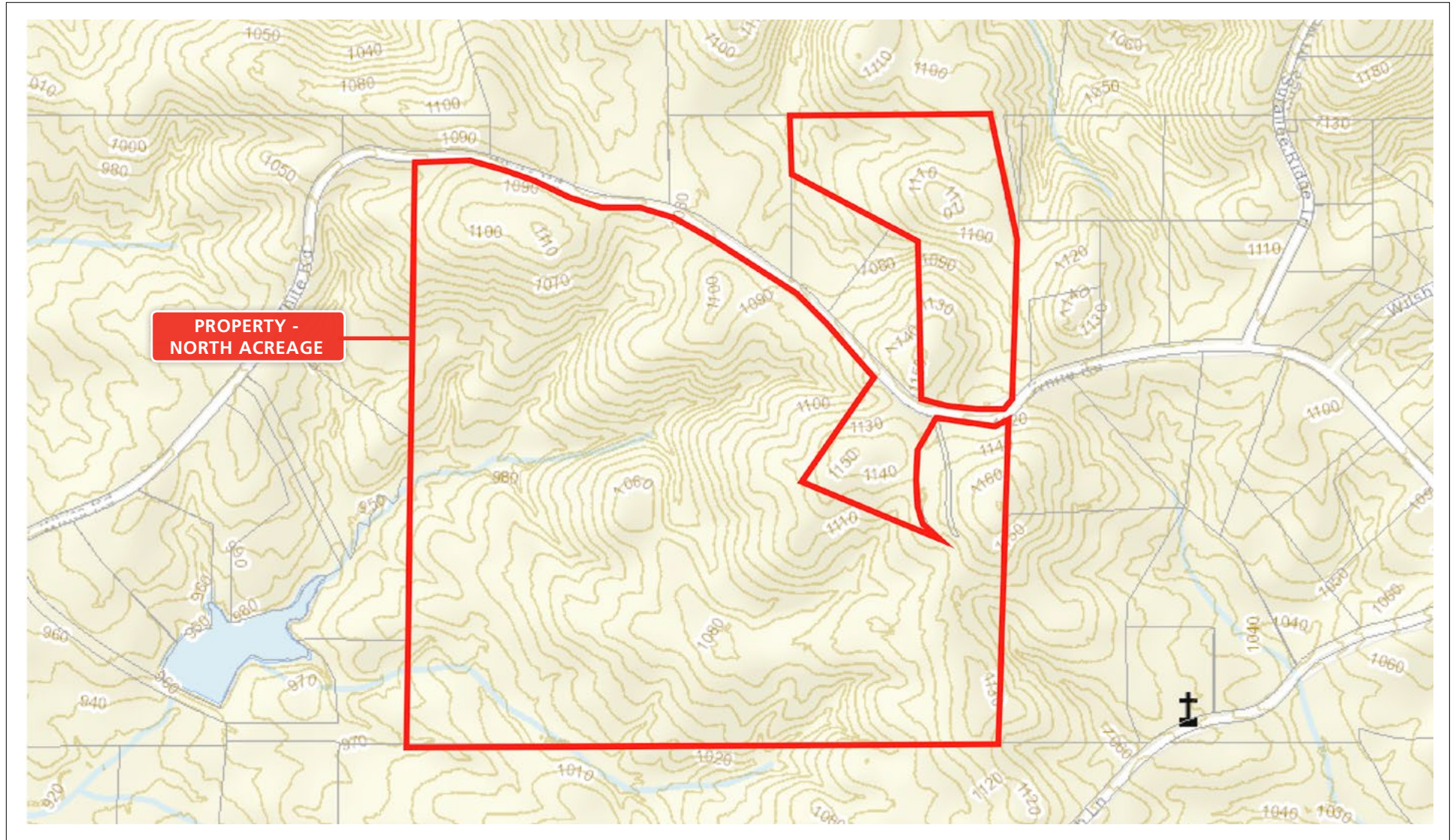


Low Altitude Aerial



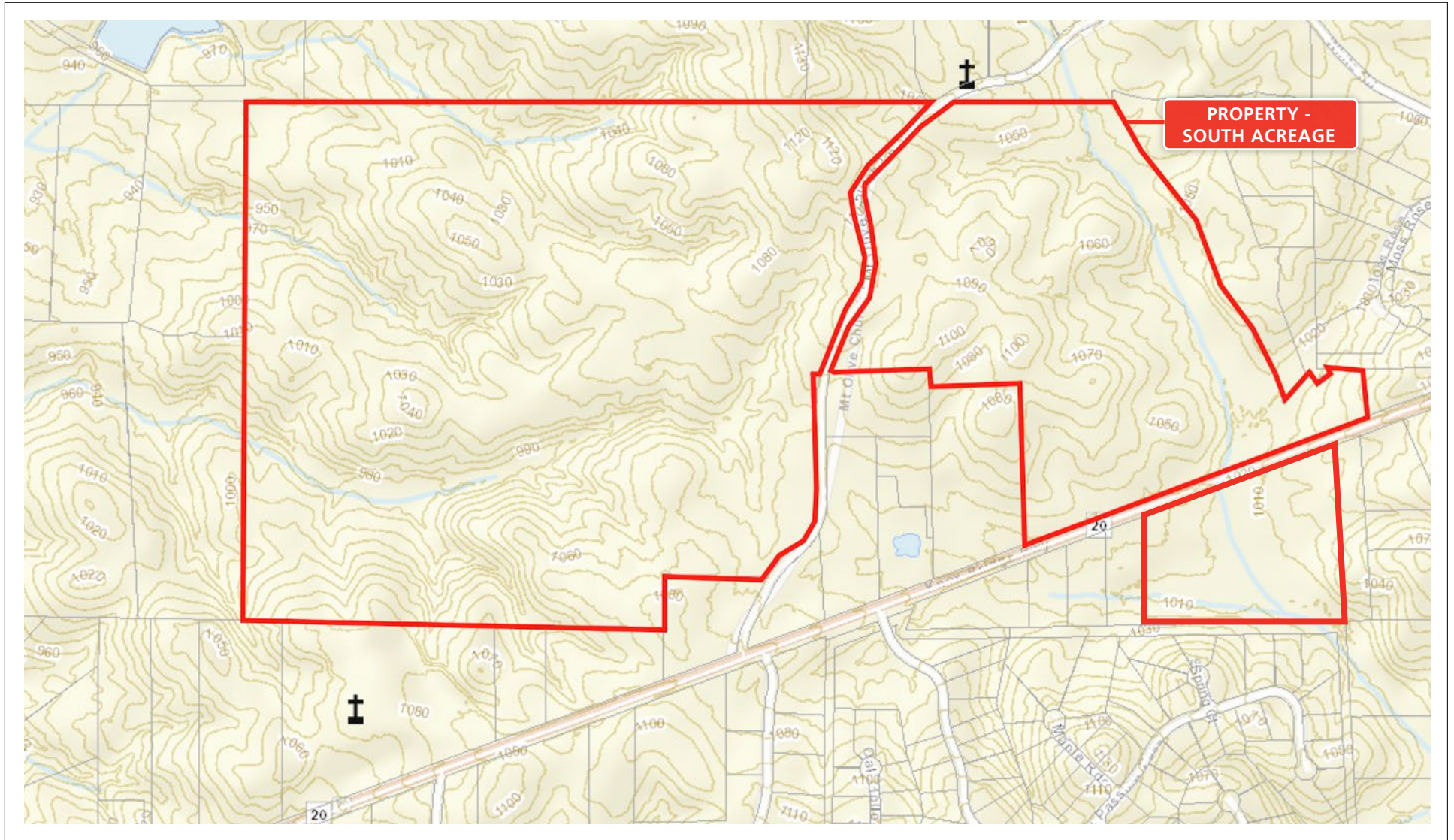
Topography - North Acreage

Below is the topography for the property with 10' contour intervals.



Topography - South Acreage

Below is the topography for the property with 10' contour intervals.



Zoning/Requirements

The Property is currently zoned AG (General Agricultural) in Cherokee County with the following requirements:

Minimum Lot Area: 2 - 5 Acres

Minimum Lot Width: 150'

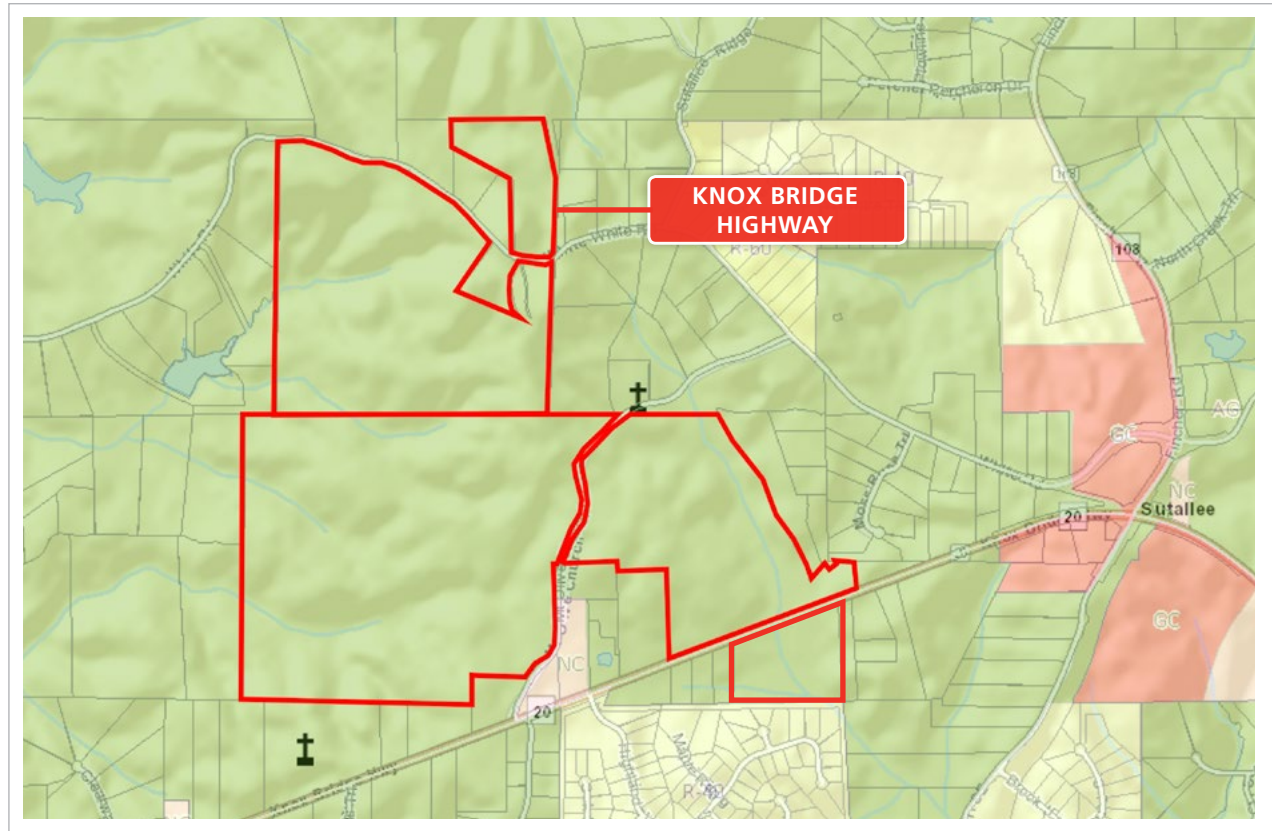
Minimum Front Yard Setback: 75'

Minimum Side Yard Setback: 50'

Minimum Rear Yard Setback: 50'

Maximum Density: 0.2 Units/Acre

The Property has the opportunity to be rezoned, and based on the surrounding zonings, R-40 may be attainable. This zoning would increase density to 1 unit per acre.




Utilities

The Property is served by domestic water. Sanitary sewer is not available to the Property. All utilities should be independently verified by prospective purchaser.

School System

Below are the state rankings, according to SchoolDigger.com, for the schools that service the Knox Bridge Highway property.



Cherokee High

SchoolDigger.com 2019 Ratings			
SCHOOL	RATING	STATE RANK	TOTAL STATE SCHOOL RANKED
J. Knox Elementary	★★★★☆	455 th	1,234
Teasley Middle	★★★☆☆	228 th	551
Cherokee High	★★★★☆	119 th	435

the market

The Property is located less than approximately 8 miles from the city of Canton, Georgia. Situated between Atlanta and the North Georgia Mountains, the community offers convenient access to many different aspects of life and is a very desirable place to live.

Below are some market highlights from the rapidly growing Cherokee County and City of Canton:

- Downtown Canton embodies small-town charm while moving at a big-city pace. The city has many historic buildings, shops and restaurants. Cherokee Nation history is preserved at the Funk Heritage Center nearby, and the Canton Theater and Cherokee County Arts Center feature performances year around.
- Lake Allatoona is a 12,010 acre reservoir that spreads over three counties in Georgia (Cherokee, Cobb, and Bartow). The lake offers visitors an array of activities including fishing, hunting, camping, boating, and water sports.
- Red Top Mountain State Park is located nearby and consists of 1,776 acres of recreation, including campground, beaches and tennis courts.
- Northside Hospital Cherokee opened in 2017. The 118-bed, full-service community hospital has approximately 700 physicians and 2,000 employees. It is located at Hwy 20 and I-575.

With all of the surrounding amenities, convenient access to the interstate, a good job market, and a thriving city, the property is an excellent opportunity for a builder to establish a presence in this market.



Cherokee County Detached Housing and Lot Analysis

As the fourth best-selling county for new SFD housing in the Atlanta MSA, the Cherokee County housing market continues to show trends of strong growth for both new and resale SFD houses. The new construction SFD housing sales data for Cherokee County from 2015-2019 is as shown below:

YEAR	% OF TOTAL METRO ATLANTA SFD NEW SALES	NUMBER OF SALES	% GROWTH OF # OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVG. SALES PRICE
2015	9%	1,251	-	\$316,000	-
2016	8%	1,377	+10.1%	\$341,000	+7.9%
2017	8%	1,483	+7.7%	\$361,000	+5.9%
2018	8%	1,550	+4.5%	\$381,000	+5.5%
2Q19	8%	688	N/A	\$380,000	N/A

Below are some highlights from this market through 2Q19.

- Annual starts were 1,674 and annual closings were 1,628.
- Currently, there are 3,744 VDLs in this market. Based on the annual starts, there is a 26.8 month supply of VDLs.
- A total of 75% of the remaining VDLs in Cherokee County are in subdivisions with an active builder.

Cherokee High School Detached Housing and Lot Analysis

The Cherokee High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Cherokee High School District from 2015-2Q19 is as follows:

YEAR	% OF TOTAL CHEROKEE COUNTY SFD NEW SALES	NUMBER OF SALES	AVG.SALES PRICE	% GROWTH IN AVG. SALES PRICE
2015	26%	323	\$261,000	-
2016	23%	322	\$282,000	+8.0%
2017	20%	290	\$293,000	+3.9%
2018	24%	379	\$335,000	+14.7%
2Q19	26%	178	\$350,000	+4.5%

Below are the highlights for this market through 2Q19:

- Annual starts were 450 and annual closings were 415.
- Currently, there are 1,334 VDLs in this market. Based on the annual starts, there is a 35.6 month supply of VDLs.
- A total of 75% of the remaining VDLs in Cherokee High are in subdivisions with an active builder.

With the continued decreasing supply of VDLs and houses located in Cherokee County and the Cherokee High School market, we believe the Property can fill the immediate and future need for housing in this market.

the process

The 397± acres are being offered at a price of \$1,965,150 or \$4,950 per acre.

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 Property and address any questions at your convenience.



support information

Below are files that are related to **Knox Bridge Highway** 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](#)

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





FOR MORE INFORMATION, PLEASE CONTACT:

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