

EXCLUSIVE OFFERING
EBENEZER ROAD



9.45 ACRES PLANNED FOR SINGLE FAMILY DETACHED LOTS
COBB COUNTY | GEORGIA

9.45 Acres | Ebenezer Road | Cobb County, Georgia



Improved Intersection

9.45 ACRES

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 9.45 acres on Ebenezer Road in Cobb 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:



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the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present 9.45 acres on **Ebenezer Road** ("The Property") for a residential community composed of single family detached ("SFD") houses in Cobb County, Georgia.

The Project offers the following attributes:

- Less than 5 miles from Interstate 75, offering convenient access to the interstate via the Canton Rd Connector interchange.
- Excellent location with plenty of retail nearby the Property, including the new development currently under construction, Sandy Plains Marketplace, which includes a Publix Greenwise, Bad Daddy's Burger Bar, Jim 'N Nicks BBQ, a barbershop, dentist, and more.
- Town Center at Cobb is approximately 5 miles away, offering over 1.2 million square feet of retail.
- Located in Cobb County, the 5th best-selling county in Metro Atlanta for new house sales.
- The elementary, middle, and high school that serve Ebenezer Road are all rated at least 3 out of 5 stars, according to SchoolDigger.com.
- Located in the Sprayberry High School District which has a mere 24.5 month supply of VDLs, meaning land will need to be developed in order to meet the housing demand.

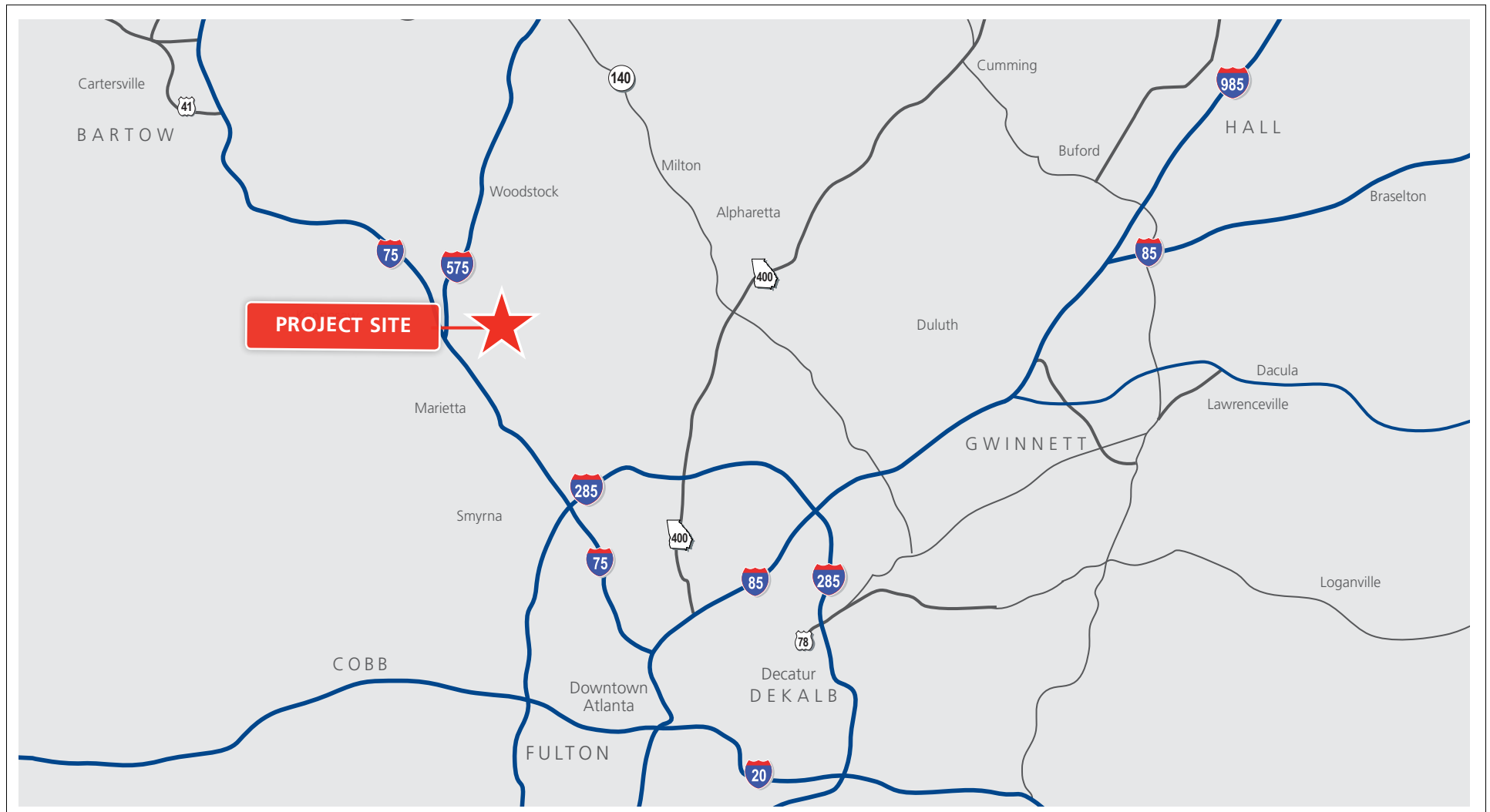


Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.

the property

Location

The Property is just northeast of the City of Marietta in Cobb County, Georgia. The address for the property is 2891 Ebenezer Rd, Marietta, GA 30066.



High Altitude Aerial with Retail



Low Altitude Aerial



Zoning/Requirements

The Property is currently zoned R-20 in Cobb County with the following requirements:

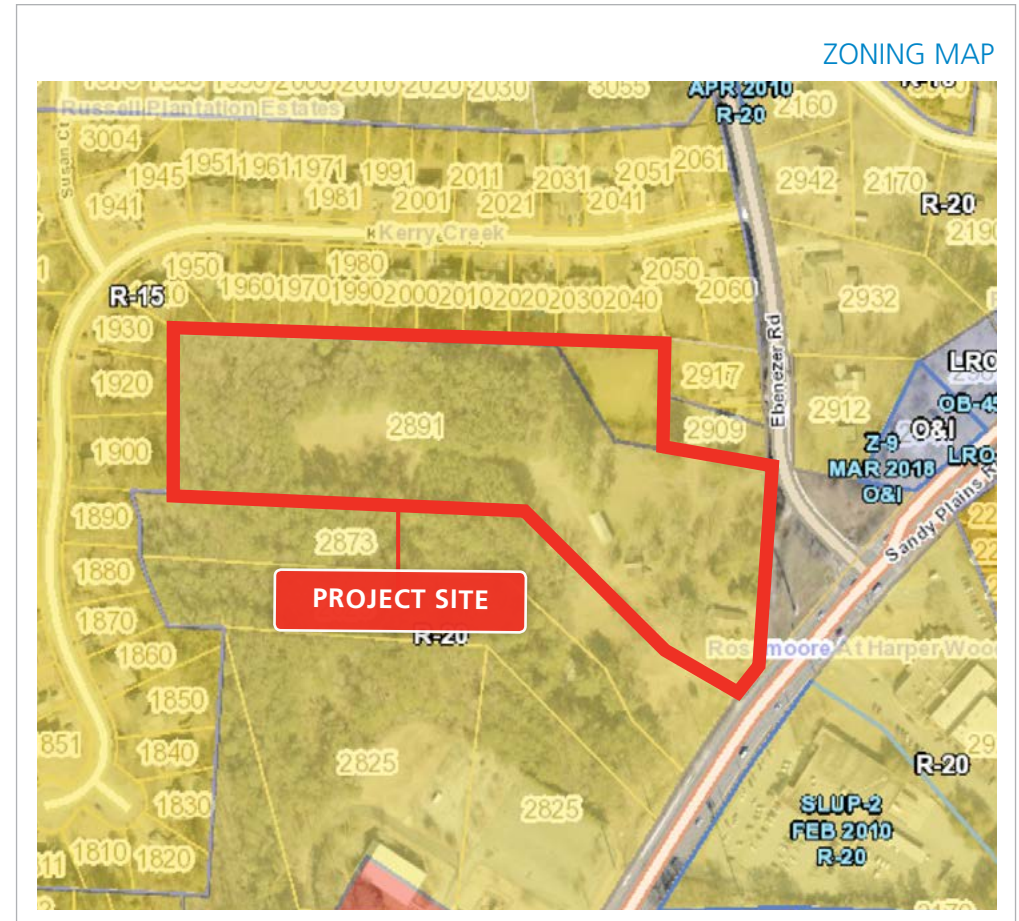
- Minimum Lot Size:** 20,000 SF
- Minimum Floor Area:** 1,200 SF
- Minimum Lot Width:** 75'
- Minimum Front Setback:** 40'
- Minimum Side Yard Setback:** 10'
- Minimum Rear Yard Setback:** 35'

Based on surrounding zonings, we believe that **R-15** or **RA-5** are attainable. The requirements for the **R-15** zoning are as follows:

- Minimum Lot Size:** 15,000 SF
- Minimum Floor Area:** 1,150 SF
- Minimum Lot Width:** 75'
- Maximum Density:** 2.1 Units/Acre
- Minimum Front Setback:** 40'
- Minimum Side Yard Setback:** 10'
- Minimum Rear Yard Setback:** 30'

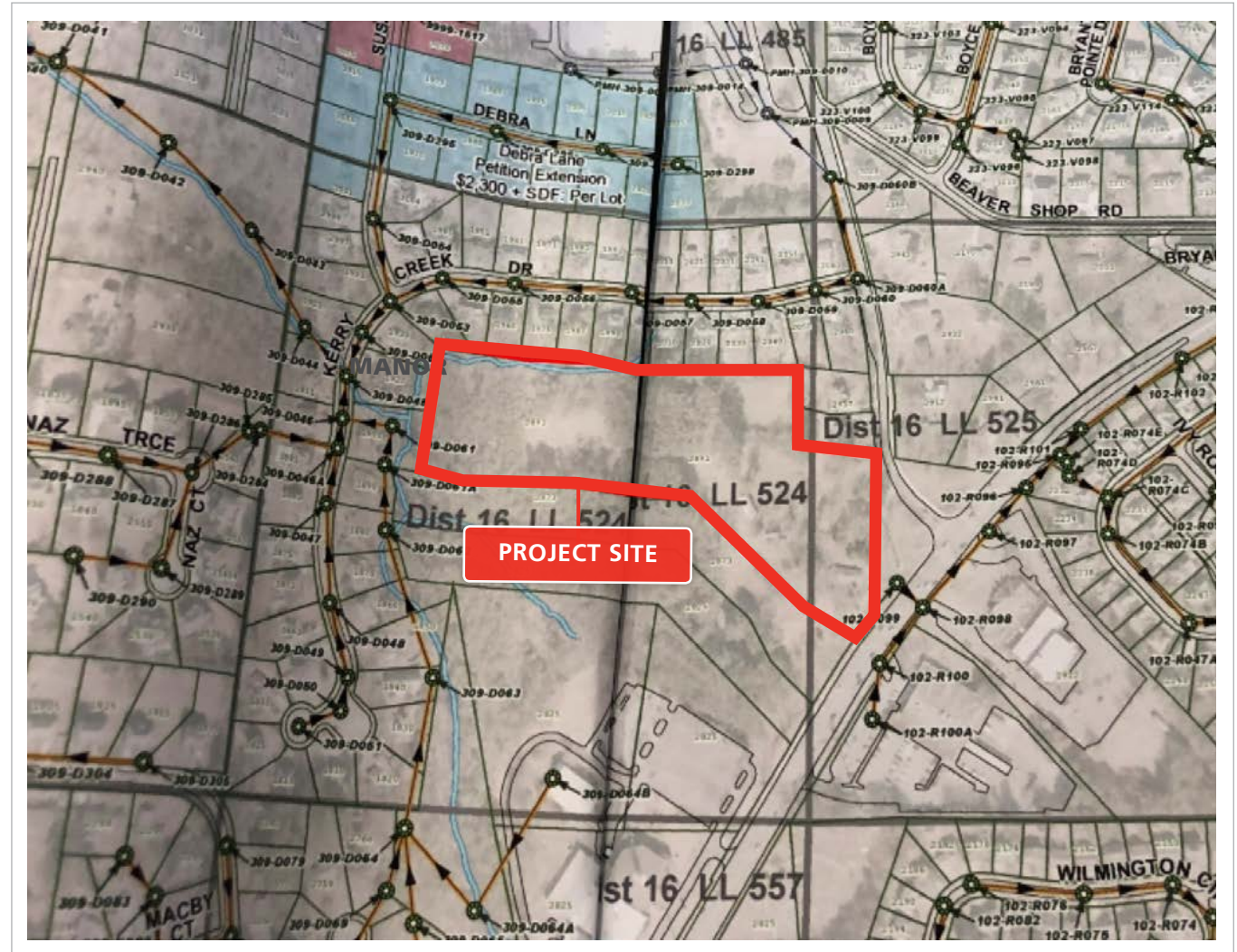
The requirements for the **RA-5** zoning are as follows:

- Minimum Lot Size:** 7,000 SF
- Minimum Floor Area:** 950 SF
- Minimum Lot Width:** 70'
- Maximum Density:** 5 Units/Acre
- Minimum Front Setback:** 40'
- Minimum Side Yard Setback:** 20'
- Minimum Rear Yard Setback:** 40'



Sewer Location

To the right is a map with the location of the sanitary sewer in reference to the property. Easement will be required to tie into the sewer.

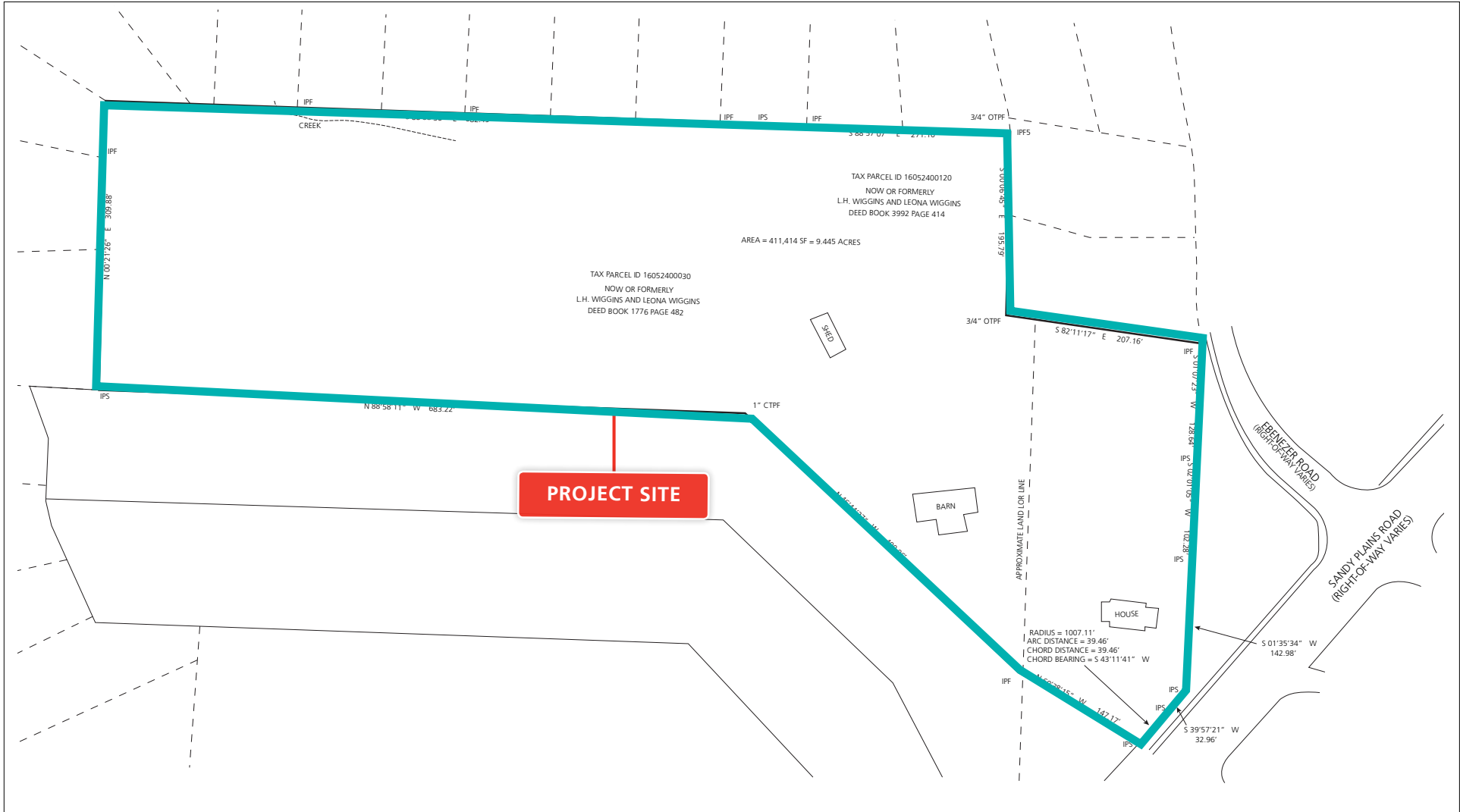


Topography

Below is the topography map for the property with two contour intervals.

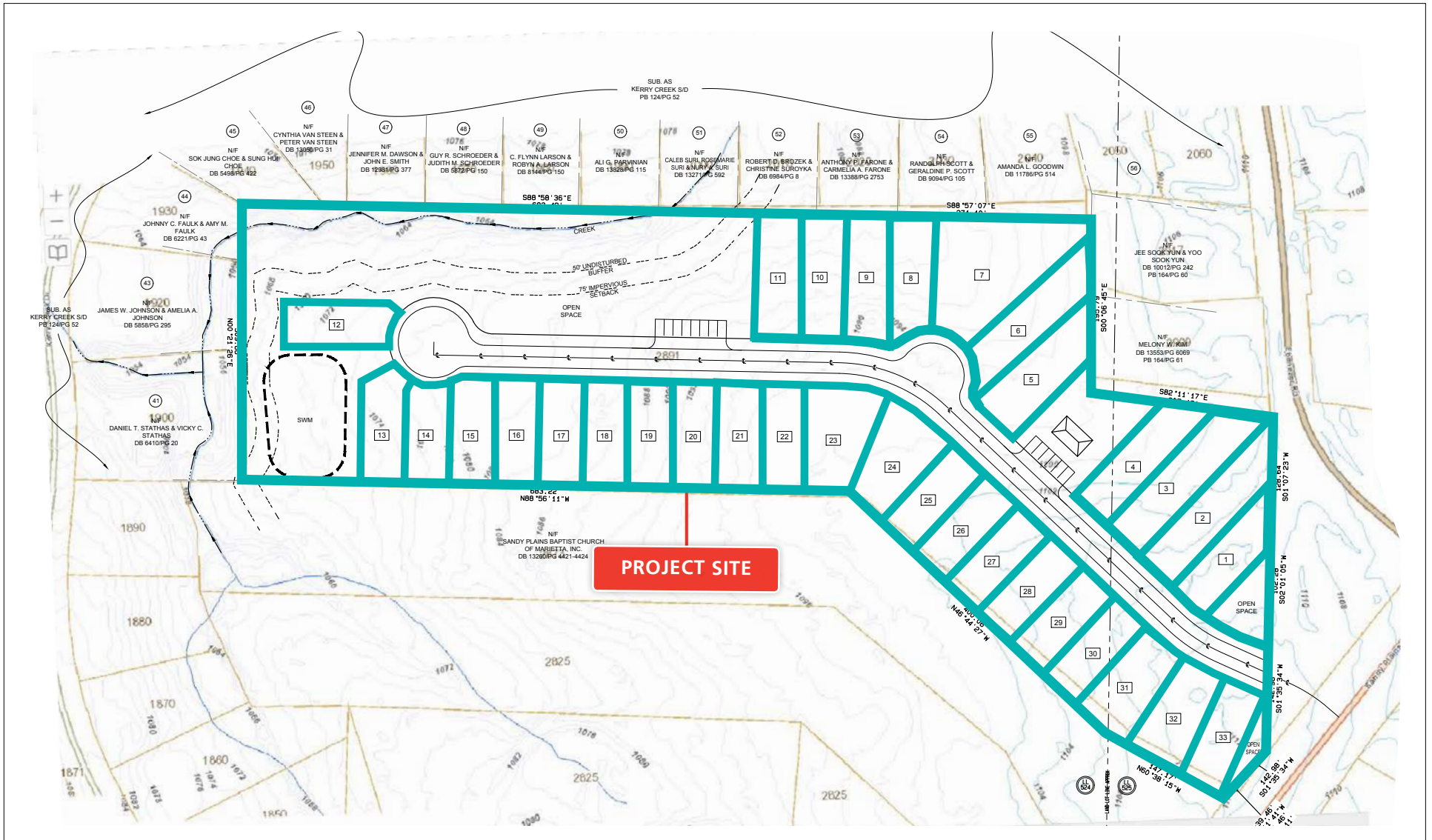


Survey



Site Plan

Below is a site plan done by Watts & Browning Engineering, Inc. showing 33 lots. The lot widths for these lots are 50' and were drawn for an RSL zoning.



Schools

Below are the 2018 ratings of each school that serves Ebenezer Road. These ratings come from SchoolDigger.com:



SchoolDigger.com 2018 Ratings			
SCHOOL	RATING	STATE RANK	TOTAL STATE SCHOOL RANKED
Addison Elementary	★★★★☆	160 th	1209
Daniell Middle	★★★☆☆	196 th	543
Sprayberry High	★★★★☆	82 nd	428

the market

Cobb County Detached Housing and Lot Analysis

As the fifth best-selling county for new SFD housing in the Atlanta MSA, the Cobb 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 Cobb County from 2015-2018 is as shown below.

YEAR	% OF TOTAL METRO ATLANTA SFD NEW SALES	NUMBER OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE
2015	9%	1,023	-	\$448,000
2016	7%	1,132	+10.7%	\$442,000
2017	7%	1,112	-1.8%	\$430,000
2018	6%	1,059	-4.8%	\$436,000

Below are some highlights from this market:

- Annual starts were 999 in 1Q19.
- Annual closings were 1,022 in 1Q19.
- Currently, there are 2,338 VDLs in this market. Based on the annual starts, there is a 28.1 month supply of VDLs.
- A total of 58% (1,357) of the remaining VDLs in Cobb County are in subdivisions with an active builder.

Sprayberry High School Detached Housing and Lot Analysis

The Sprayberry High School housing prices continue to grow at a steady rate for new SFD houses. The new construction SFD housing sales data for the Sprayberry High School District from 2015-2018 is as follows:

YEAR	% OF TOTAL COBB COUNTY SFD NEW SALES	NUMBER OF SALES	AVERAGE SALES PRICE	% OF TOTAL ANNUAL GROWTH
2015	4%	42	\$377,000	-
2016	3%	39	\$411,000	+9.0%
2017	3%	34	\$432,000	+5.1%
2018	4%	33	\$468,000	+8.3%

Below are some highlights from this market:

- Annual starts were 22 in 1Q19.
- Annual closings were 27 in 1Q19.
- Currently, there are 45 VDLs in this market. Based on the annual starts, there is a 24.5 month supply of VDLs.
- A total of 44% (20) of the remaining VDLs in Sprayberry High are in subdivisions with an active builder.

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

the process

The 9.45 acres is offered at a price of \$2,400,000 or \$253,969 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

Seller has provided their standard Purchase & Sale Agreement form in the Support Information section.

We are available to discuss the project and address any questions at your convenience.



support information

Below is a file related to **Ebenezer Road** and may be downloaded. This file may not be compatible on a mobile device and will need to be downloaded on a desktop. Click the link to open the file.

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

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





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