



Lake Lanier

Offering Memorandum

RESIDENTIAL DEVELOPMENT OPPORTUNITY ON

LAKE LANIER | ± 24.22 ACRES

± 19.37

± 4.85

Browns Bridge Road

Lake Lanier

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± 19.37

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Browns Bridge Road



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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DISCLAIMER

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OPPORTUNITY ON LAKE LANIER | ± 24.22 ACRES

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

EXECUTIVE SUMMARY

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OPPORTUNITY ON LAKE LANIER | ± 24.22 ACRES



SALE DESCRIPTION

Bull Realty is pleased to present this rare opportunity to acquire ± 24.22 acres in the highly desirable Forsyth County. This two-parcel assemblage is located just adjacent to Lake Lanier, one of Georgia's most sought-after lakes, and are zoned R1R and CBD.

With 1,050' of frontage on Browns Bridge Road, the two parcels sit on wooded and rolling with a small creek. 49 additional acres can be assembled with Lake Lanier frontage and are approved for 22 boat slips.

Forsyth County has been one of the fastest-growing areas in the United States in terms of percentage of growth for several years, and has an average of \$84,872 per household income. It is also the wealthiest county in the state of Georgia, and currently is the 30th wealthiest county in the nation.

HIGHLIGHTS

- ± 24.22 acres adjacent to Lake Lanier in Forsyth County
- ±19.37 acres zones R1R and ±4.85 acres zoned CBD
- Parcel ID: 319 127 and 319 128
- 1,050' frontage on Browns Bridge Rd (Hwy 369)
- Utilities include electricity, power, water, telephone and cable
- Terrain is wooded and rolling with a small creek
- Can be assembled with 49 adjacent acres with Lake Lanier frontage and approved for 22 boat slips

PRICE | \$39,000/acre

PROPERTY INFORMATION

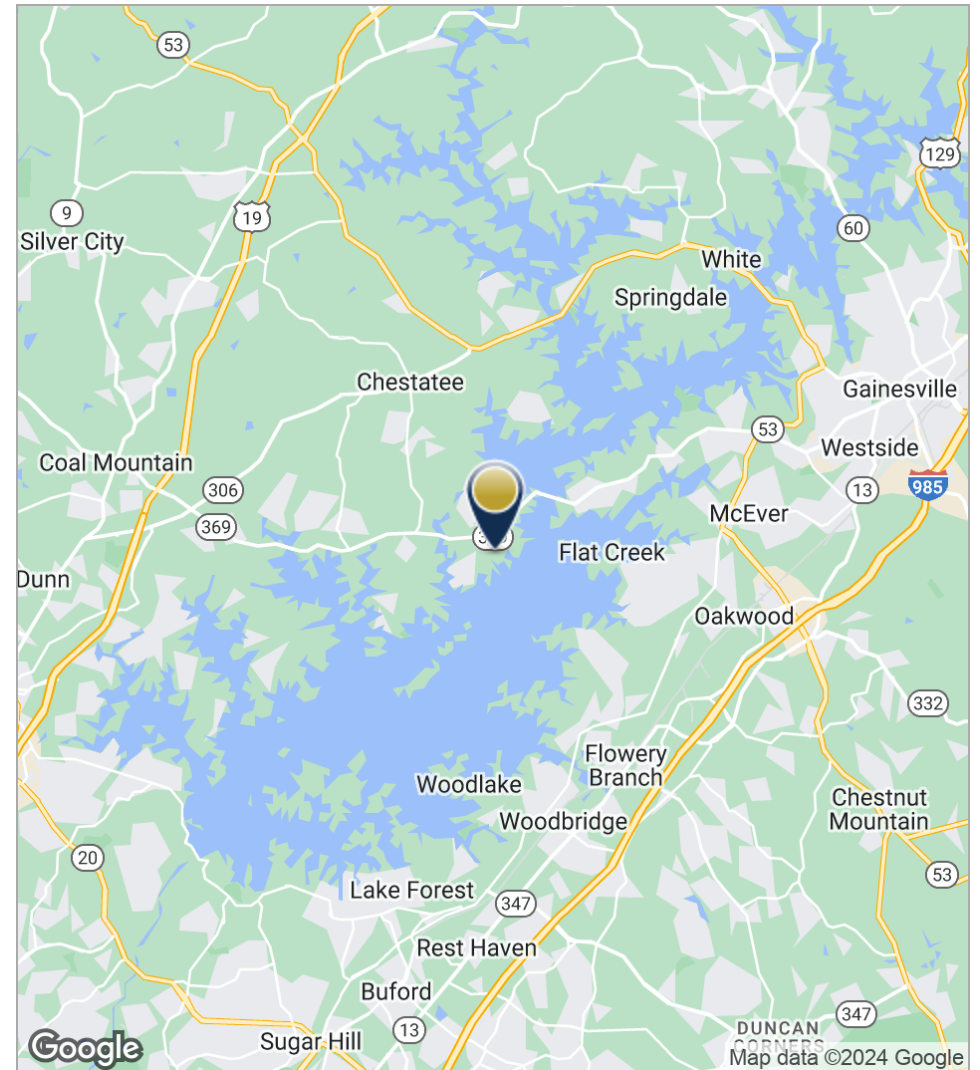
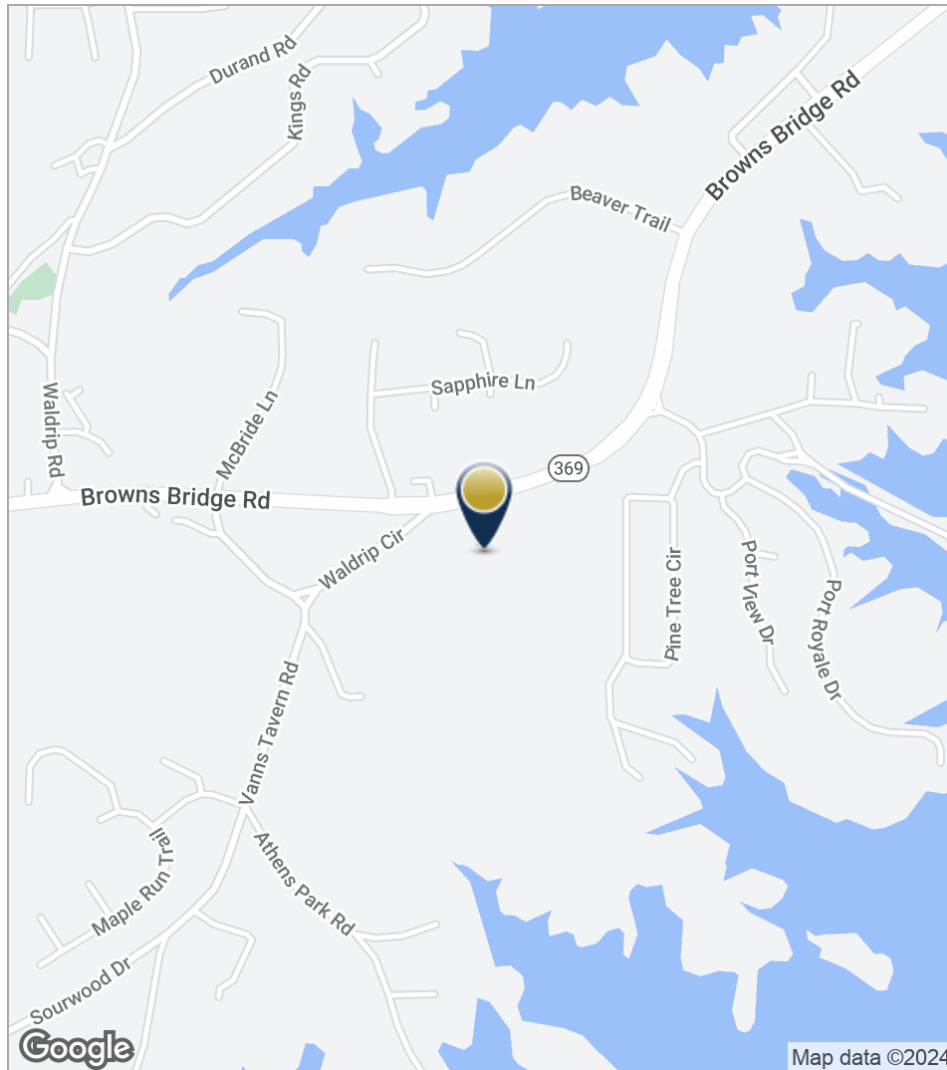
RESIDENTIAL AND COMMERCIAL DEVELOPMENT OPPORTUNITY ON LAKE LANIER | ± 24.22 ACRES

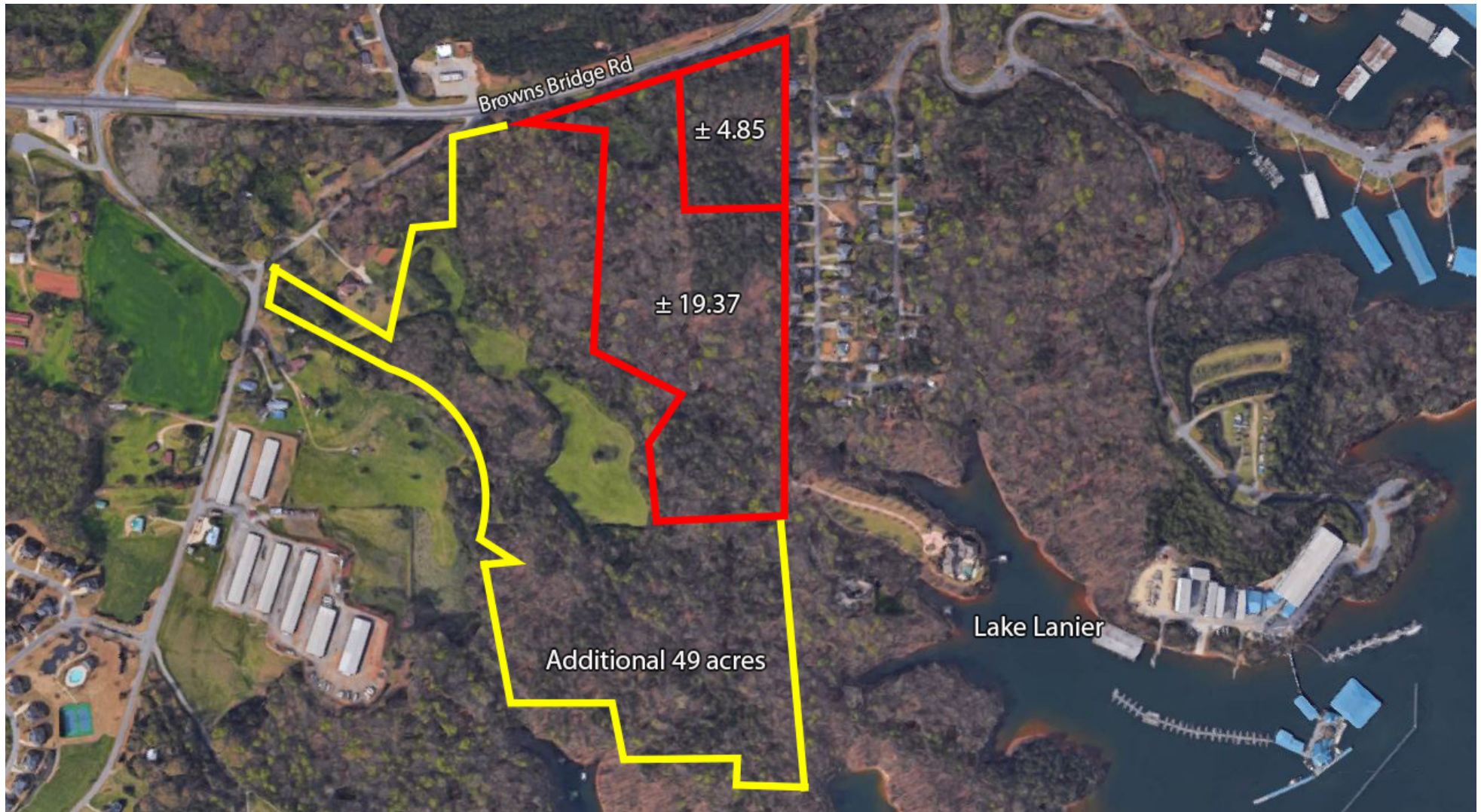
Property Address:	± 24.22 Acres Browns Bridge Road, Cumming, GA 30041
County:	Forsyth
Site Size:	± 24.22 Acres
Zoning:	CBD and R1R
Frontage:	±1,050' on Browns Bridge Rd (Hwy 369)
Parcel ID:	319 127 & 319 128
Utilities:	Electricity, power, water, telephone and cable
Terrain:	Wooded and rolling with a small creek
Proposed Use:	Residential
Sale Price:	\$39,000 / acre



LOCATION MAPS

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OPPORTUNITY ON LAKE LANIER | ± 24.22 ACRES





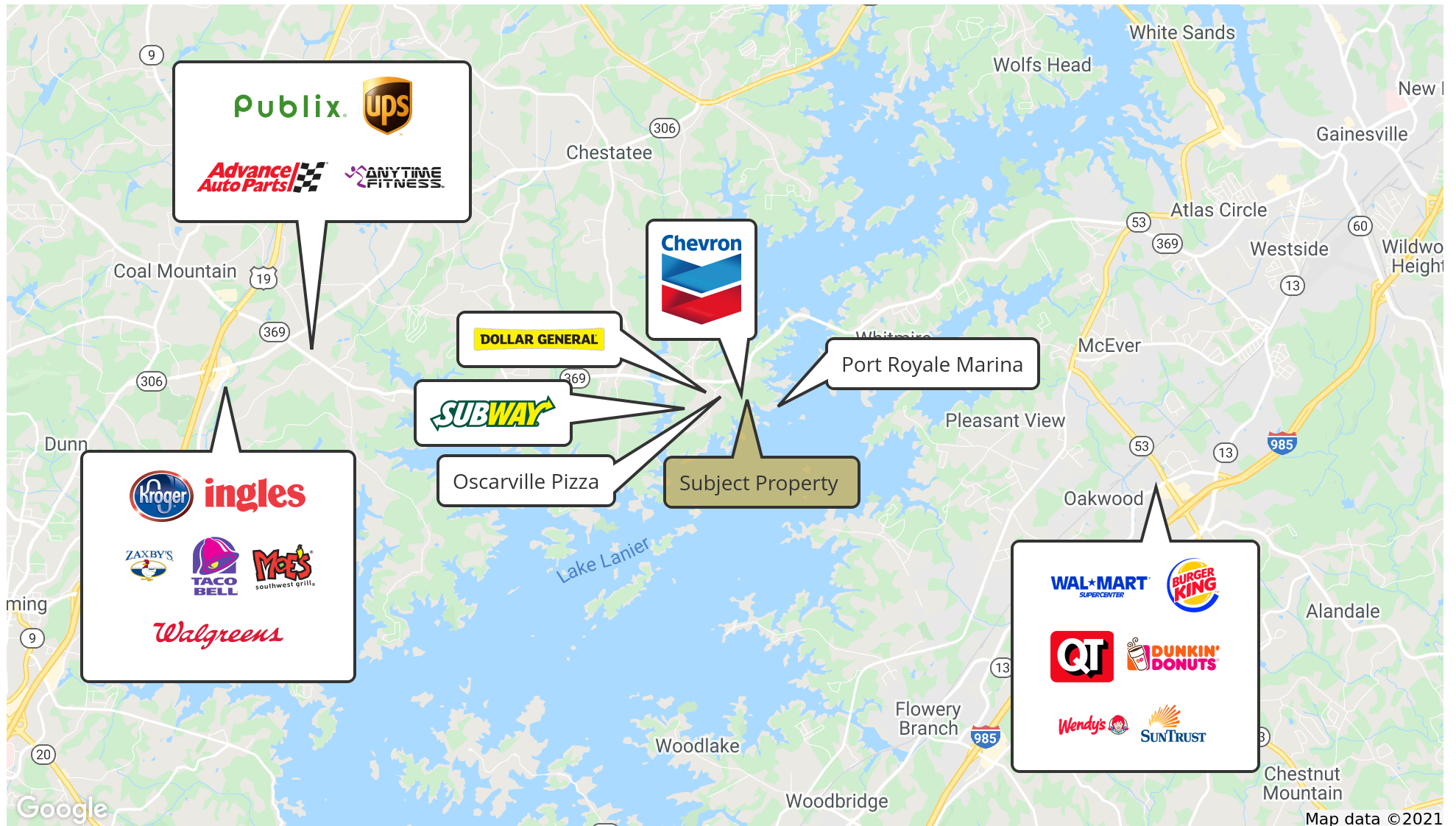
AERIAL PHOTOS

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OPPORTUNITY ON LAKE LANIER | ± 24.22 ACRES



IN THE AREA

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OPPORTUNITY ON LAKE LANIER | ± 24.22 ACRES



ABOUT THE AREA

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CUMMING

The city of Cumming is a community bustling with vibrant life, while remaining rich in history and tradition. Cumming City Hall has become the face of Downtown Cumming. With its architecture, features a four-faced clock tower and its modernized style reminiscent of the classic look and feel of old town Cumming.

The Cumming Fairgrounds hosts a large spectrum annual events including antique car shows, the annual Cumming Country Fair & Festival and the Fridays at the Fairgrounds food truck events. There is a variety of attractions and facilities including a quarter-midget race track, historic villages and a covered arena tailored to host events such as concerts, rodeos and large gatherings.

FORSYTH COUNTY

Forsyth County is conveniently located between Atlanta and the North Georgia mountains. The county is consistently ranked as one of the fastest growing counties in the United States.

Forsyth County is a great place to call home and to do business. It has tax rates among the lowest in the metro Atlanta, an award-winning parks and recreation system, and nationally recognized schools and teachers.

A milestone for the county was the completion of Lake Sidney Lanier in 1957 by the U.S. Army Corps of Engineers. This event brought recreation and revenue to the surrounding counties. More than 7.5 million people annually visit Lake Lanier, making it one of the most visited and used Corps' lake in the country.

Source: CityofCumming.net



BROKER PROFILE

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DARRELL CHAPMAN

Partner, Bull Realty



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Professional Background

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.

CONFIDENTIALITY AGREEMENT

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OPPORTUNITY ON LAKE LANIER | ± 24.22 ACRES

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 24.22 Acres Browns Bridge Road. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to __/__/__

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

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