



DAVIDSON FORSYTH

— 115 ACRES ON PEACHTREE PARKWAY (HWY 141) —

FORSYTH COUNTY



OFFERING MEMORANDUM



DISCLAIMER

THIS IS A CONFIDENTIAL OFFERING intended solely for your own limited use to determine whether you wish to express any further interest in the Property. This Offering is presented by NAI BRANNEN GODDARD LLC as the Exclusive Representative of SCARF Forsyth GA LLC, (the “Owner”) for the specific property offered. It is intended exclusively for principals who may be prospective purchasers. Should any party receiving this Offering elect to engage a third party real estate agent on its behalf, both the prospective buyer and the third party real estate agent understand, acknowledge, and agree that such third party real estate agent should look solely to its purchaser/client for any potential compensation it may be due.

The information provided and to be provided with respect to Property being marketed was obtained from a variety of sources. Although this material has been reviewed by representatives of the Owner, it does not purport to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

OWNER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF THE INFORMATION PRESENTED OR TO BE PRESENTED WITH RESPECT TO THE PROPERTY. OWNER, AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

The Owner reserves the right to withdraw any Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by or on behalf of the Owner and executed by both parties, and (iii) approved by any other parties who may have an interest in the Property. Neither the prospective buyer nor Owner shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property.



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OFFERING

NAI Brannen Goddard is pleased to present this 115-acre opportunity in south Forsyth County. The Property is one of the last remaining large tracts in Atlanta's northern established suburbs. With access from Peachtree Parkway (Hwy 141), located in the State's top school districts, and surrounded by strong demographics, there is a wide range of highest and best uses for the Property.

SIZE

±115 Acres

MUNICIPALITY

Unincorporated Forsyth County

ZONING

CBD, MINE, & M2

OVERLAY

Peachtree Parkway-Bethelview
Road Overlay

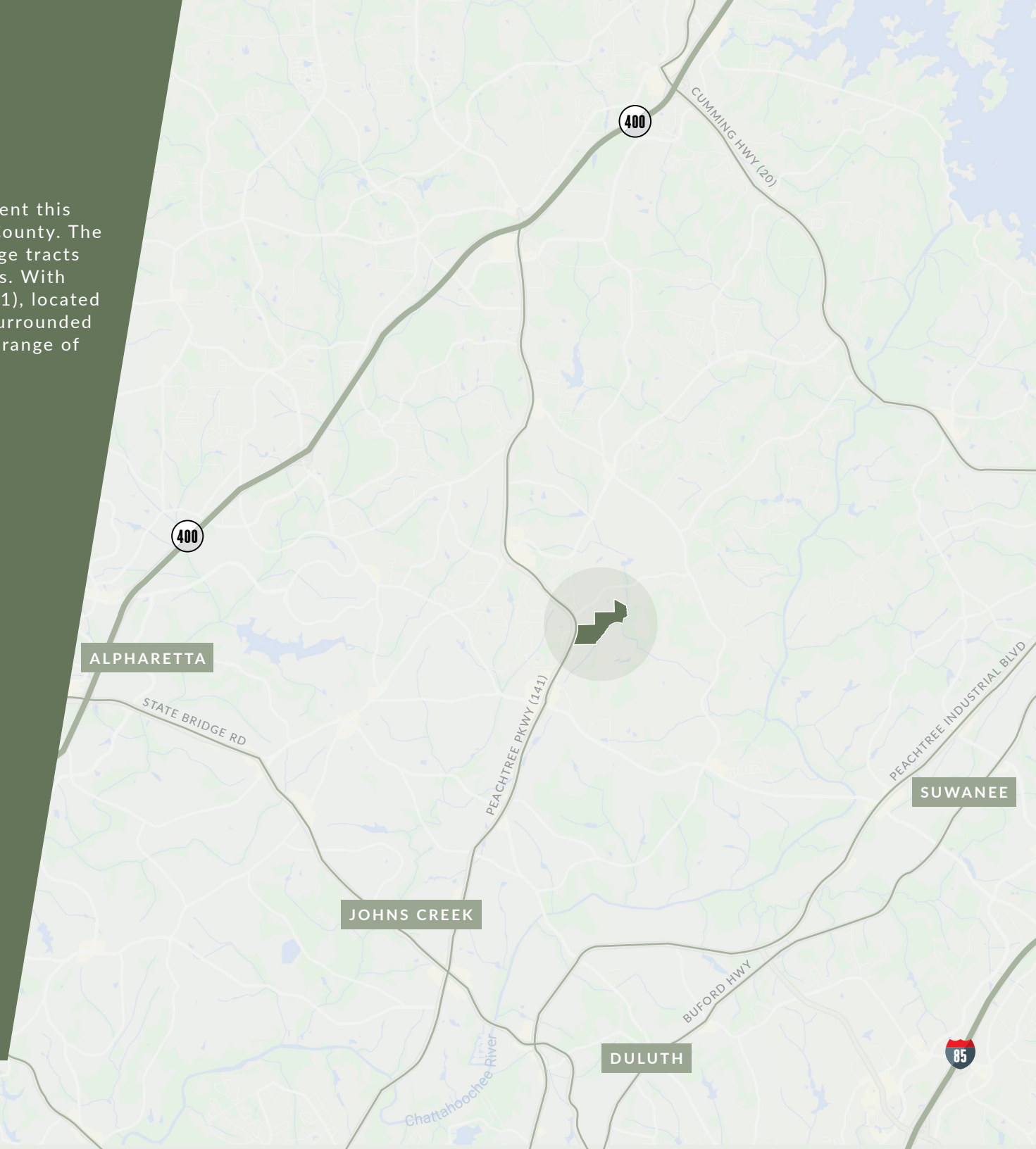
CHARACTER AREA

Big Creek - Peachtree Parkway
Community Node

SCHOOLS

Johns Creek Elementary School (8/10)
Riverwatch Middle School (8/10)
Lambert High School (10/10)

Ratings by [greatschools.org](https://www.greatschools.org)



ACCESS

- Full median break on Peachtree Parkway (Hwy 141)
- 1,450' of frontage on Peachtree Parkway (Hwy 141)

PEACHTREE PKWY (141)
1,450' FRONTAGE

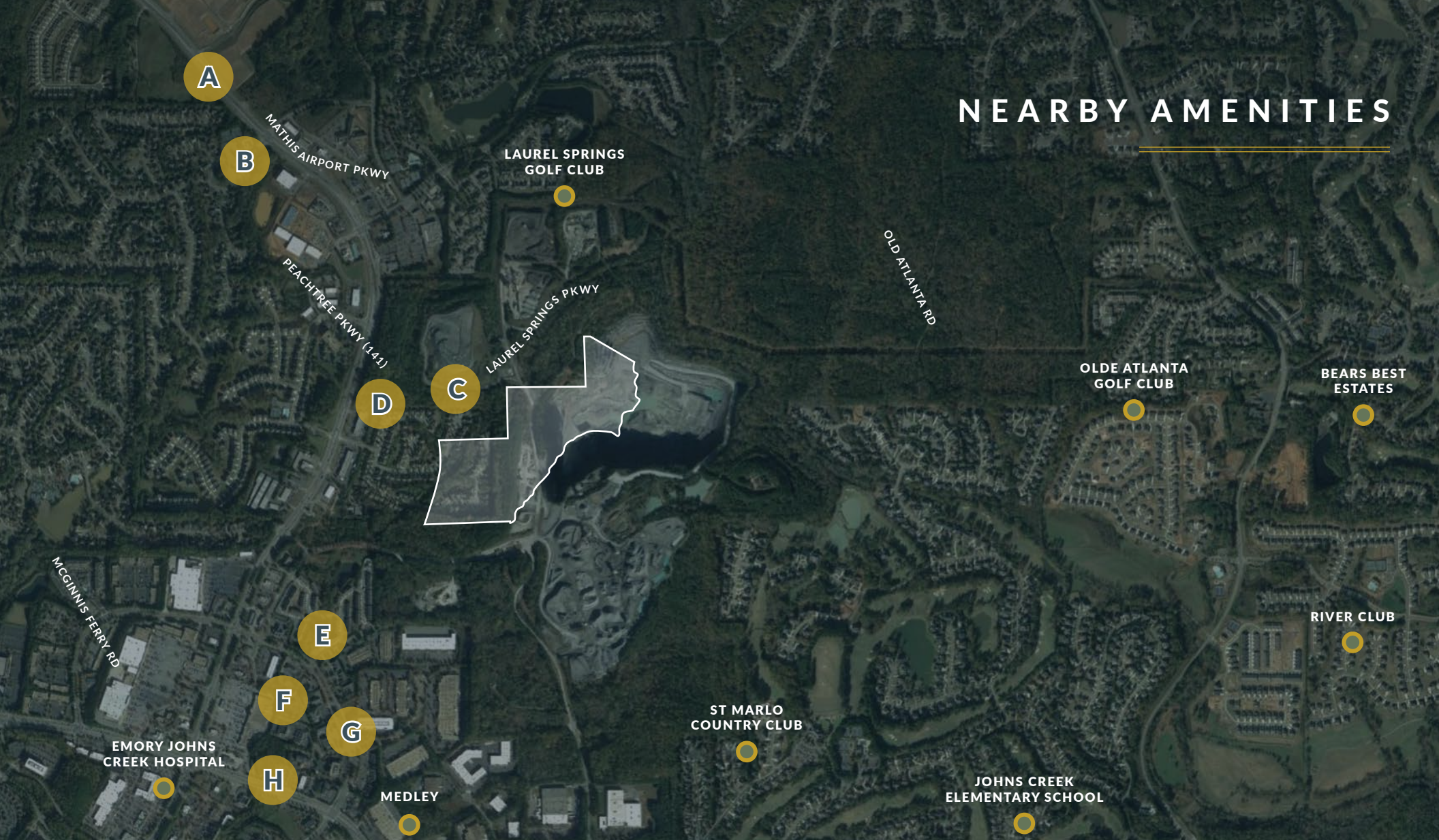
LAUREL SPRINGS PKWY



115 kV TRANSMISSION LINE

SUBSTATION

NEARBY AMENITIES



A Walmart  Walgreens

B  TARGET  THE HOME DEPOT  STARBUCKS COFFEE

BED BATH & BEYOND

C  CVS pharmacy  Publix

 Bank of America  First Citizens Bank

D  PATEL BROTHERS TRUIST 

E  LOWE'S  WELLS FARGO

F  KOHL'S  STAPLES

 SPROUTS FARMERS MARKET  PNC BANK

 PETSMART  Michaels
Where Creativity Happens™

G  KROGER CHASE 

H  TJ-maxx  LAIFITNESS.

Walgreens Party City



NEARBY AMENITIES



MEDLEY is a 43-acre mixed-use destination in Johns Creek, Georgia, and new “third place” for the community. Medley is being developed in accordance with the city’s 192-acre Town Center Vision and Plan, and will become a magnetic “entertainment” destination thoughtfully catered to the Johns Creek community.

Located at the intersection of Johns Creek Parkway and McGinnis Ferry Road, Medley will include 200,000 square feet of space of retail, restaurants and entertainment concepts, 900 residential units, which includes a mix of townhomes and luxury multifamily homes, and 110,000 square feet of Class A office space. The destination will feature vibrant, walkable

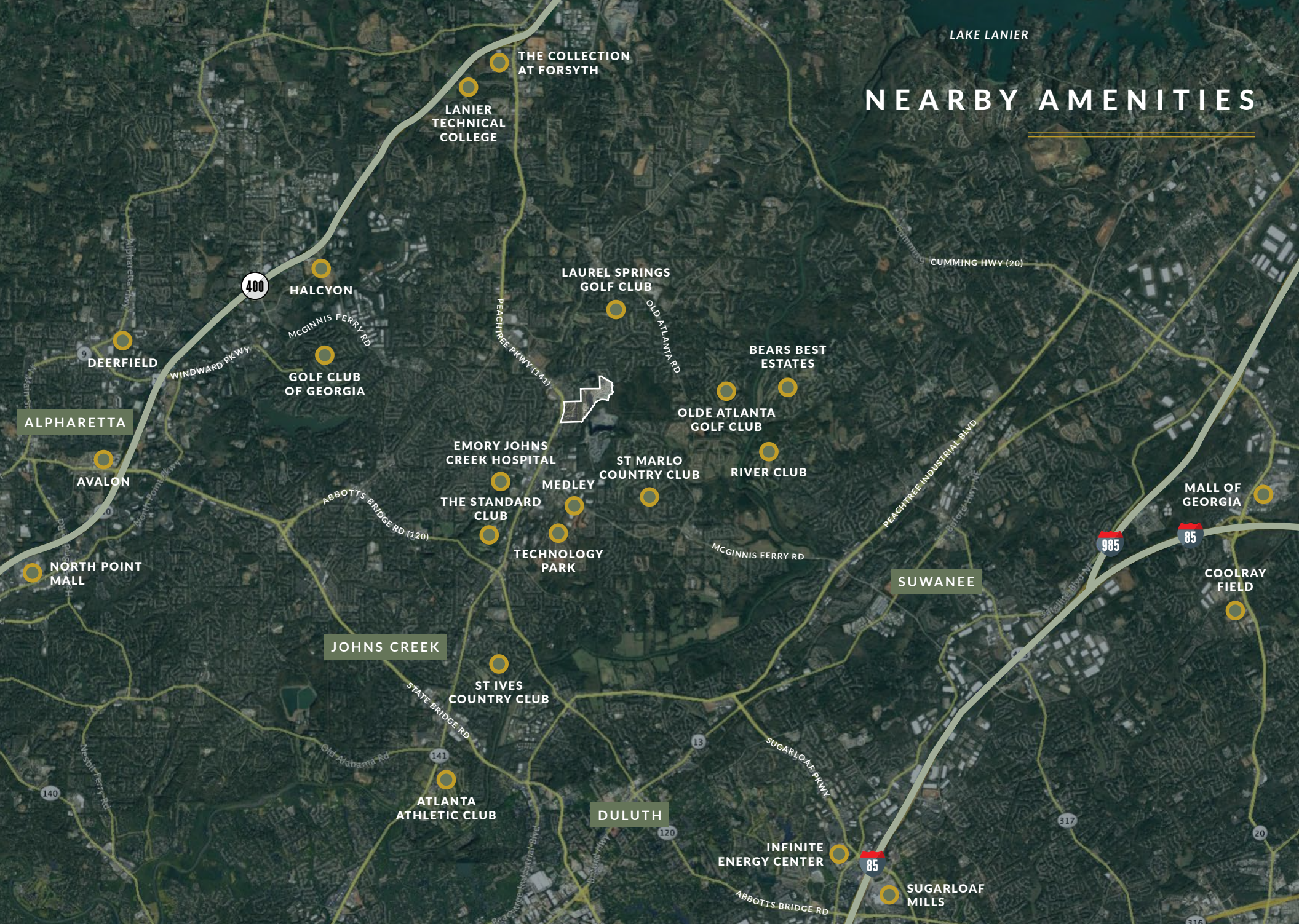
streets, “jewel box” retailers with activated rooftops, boutiques, restaurants with outdoor patios, community greenspace with events and luxury homes overhead.

The project will break ground Third Quarter 2023, and celebrate the opening of Phase I Third Quarter 2025.

Source: medleyjohnscreek.com and torodevco.com

LAKE LANIER

NEARBY AMENITIES



DRIVING DISTANCES

- 10.7 MILES TO CUMMING
- 5.5 MILES TO HALCYON
- 9.9 MILES TO ALPHARETTA
- 9.2 MILES TO AVALON
- 1.2 MILES TO JOHNS CREEK
- 15.1 MILES TO MALL OF GEORGIA
- 10.1 MILES TO INFINITE ENERGY CENTER
- 8.8 MILES TO PEACHTREE CORNERS
- 14.5 MILES TO INTERSTATE 285
- 19.7 MILES TO PERIMETER CENTER
- 26.0 MILES TO BUCKHEAD
- 30.3 MILES TO DOWNTOWN ATLANTA
- 39.1 MILES TO HARTSFIELD-JACKSON (ATL) ATLANTA INTERNATIONAL AIRPORT

DAVIDSON FORSYTH



FORSYTH COUNTY



MOST INNOVATIVE COMMUNITY

Source: Technology Association of Georgia



BEST CITY IN AMERICA TO START A BUSINESS

Source: Nerd Wallet Georgia



THIRD FASTEST GROWING COUNTY (#25 IN U.S.)

Source: US Census



LOWEST TAXES IN METRO ATLANTA

Source: Robert Wood Johnson Foundation



#1 COMMUNITY FOR INCOMING INVESTMENT

Source: Smart Asset



MOST AFFLUENT COUNTY (#1 in GA / #16 IN U.S.)

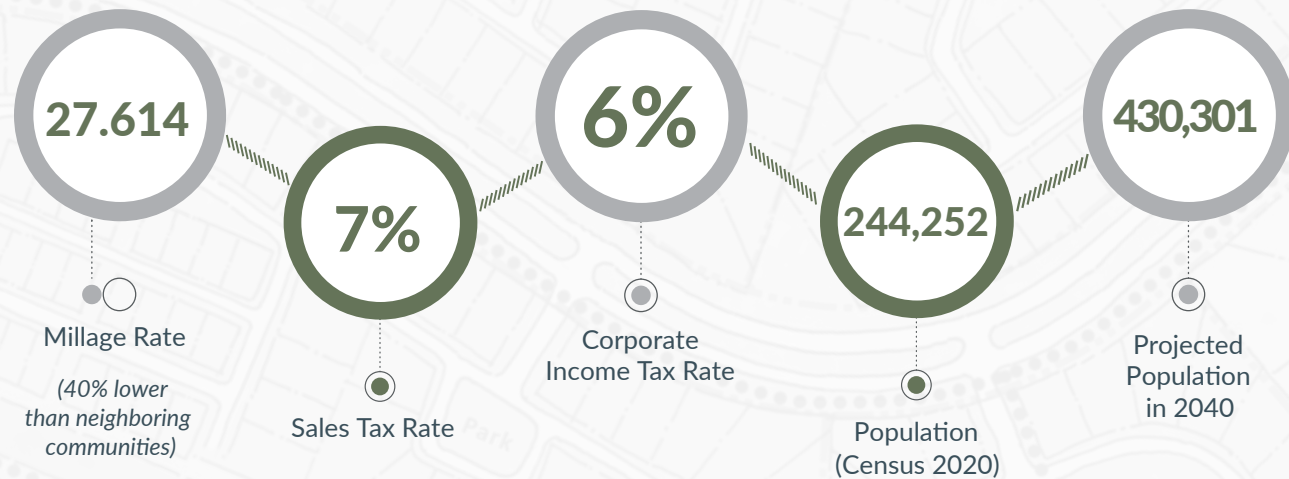
Source: US Census

ECONOMIC DEVELOPMENT

The economic development arm for Forsyth County is a partnership of the Forsyth County Government, the Forsyth County Development Authority and the Cumming-Forsyth County Chamber of Commerce. As one of the fastest growing and most affluent counties in the U.S., it is one of the nation's best places to live, work and play. Strong civic leadership, a highly competitive tax structure, one of the lowest millage rates in the region and an outstanding educational system contribute to Forsyth County's thriving economic climate.

BENEFIT
FROM THE
**LOWEST
TAXES**
IN METRO
ATLANTA

IT'S NO SECRET THAT FORSYTH COUNTY IS
A GREAT PLACE TO LIVE AND LAUNCH A BUSINESS.

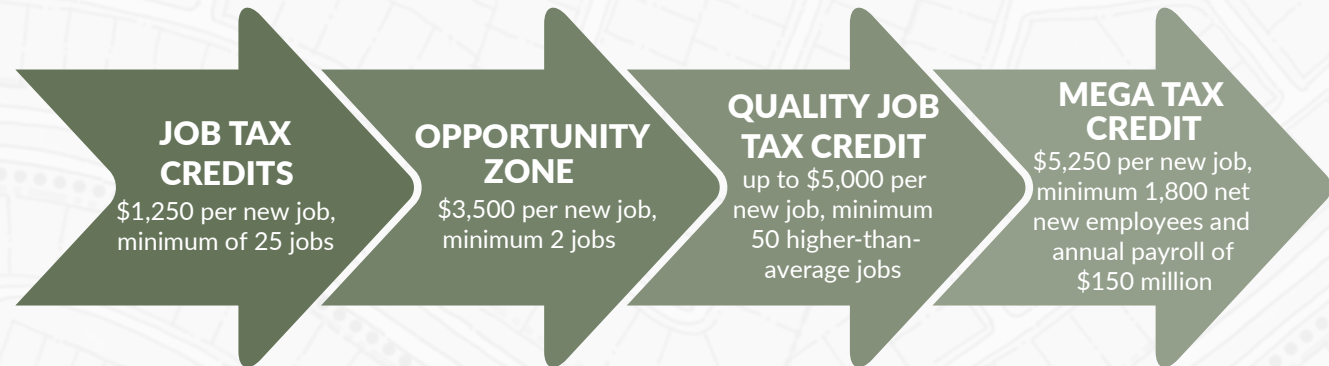


BUSINESS DEVELOPMENT INCENTIVES

Forsyth County offers a wide range of resources to assist businesses with creating new jobs and capital investment, including tax credits, tax exemptions, and abatements.

FINANCIAL RESOURCES FROM THE STATE OF GEORGIA

Georgia's Economic Development Financing Programs



TAX EXEMPTIONS AND ABATEMENTS

100%

exemption on sales taxes for
manufacturing equipment
purchased in GA

100%

exemption on taxes on
goods & inventory

Abatements of up to
100% on property taxes
(client must acquire property)

JOB TAX CREDITS

\$1,250

per new job,
minimum 25 jobs

ABATEMENTS OF UP TO

100%

on property taxes

FORSYTH COUNTY SCHOOL SYSTEM

TOP SAT SCORES IN GEORGIA

Average SAT Score: 1,146

(GA: 1,050 and US: 1,060)

HIGH SCHOOL
GRADUATION RATE

94.4%

(GA: 80.6% and US: 86.7%)

TOP ACT SCORES IN
METRO-ATLANTA

**Average ACT Score:
24.5**

(GA: 21.4 and US: 21)

INTERNATIONAL **Baccalaureate
Diploma Program**

OFFERED AT **1 of 6**

TRADITIONAL HIGH SCHOOLS

FORSYTH COUNTY'S ALLIANCE ACADEMY

is a county-wide, elective, nontraditional high school. Its magnet-style curriculum offers career pathways in fields like Aerospace and Logistics, Healthcare, Mechatronics and Energy, and more.

Forbes
Magazine
named Forsyth
County as
one of the
**BEST
PLACES IN
AMERICA**
to Get Ahead

HOME TO
UNIVERSITY
OF NORTH
GEORGIA
MIKE
COTTRELL
COLLEGE OF
BUSINESS
MBA
PROGRAM

HIGHER EDUCATION

54%

OF ADULTS HAVE A
**BACHELOR'S
DEGREE**

(GA: 28.8% and
U.S.: 29.8%)

**UNIVERSITY
OF NORTH
GEORGIA**
1,320

STUDENTS AT
THE FORSYTH
COUNTY CAMPUS

UNG OFFERS BACHELOR'S DEGREES IN
**CYBERSECURITY,
HEALTHCARE SERVICES BUSINESS
ADMINISTRATION AND INFORMATICS**

UNG HAS BEEN DESIGNATED AS A
**NATIONAL CENTER OF ACADEMIC
EXCELLENCE IN CYBER DEFENSE
BY THE DEPARTMENT OF
HOMELAND SECURITY**

**LANIER TECHNICAL
COLLEGE**
4,051

STUDENTS AT THE FORSYTH
COUNTY CAMPUS

LANIER TECH BOASTS
A PLACEMENT
RATE OF
100%
FOR ITS STUDENTS

DEMOGRAPHICS

10-MINUTE DRIVE TIME



116,746
RESIDENTS



38.7
MEDIAN AGE



\$194,390
AVERAGE
HOUSEHOLD INCOME



3.13
AVERAGE
HOUSEHOLD SIZE



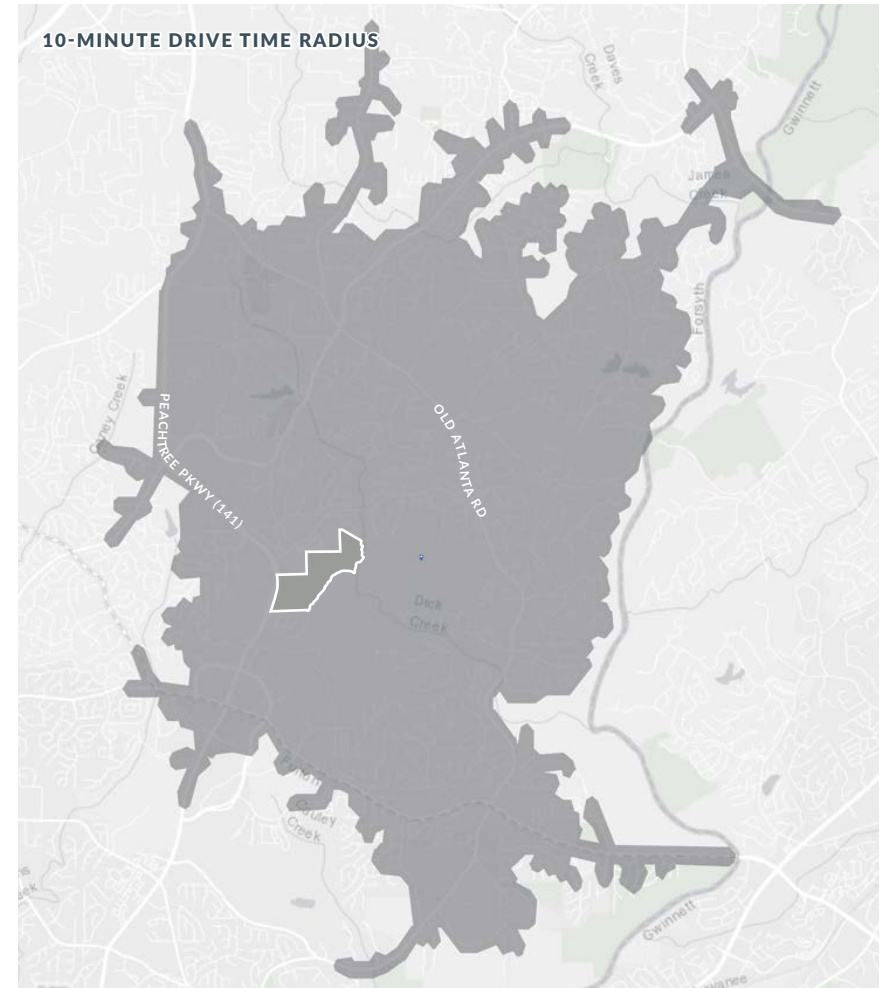
214
WEALTH INDEX



\$511,792
MEDIAN
HOME VALUE



80.5%
ASSOCIATE'S DEGREE
OR HIGHER



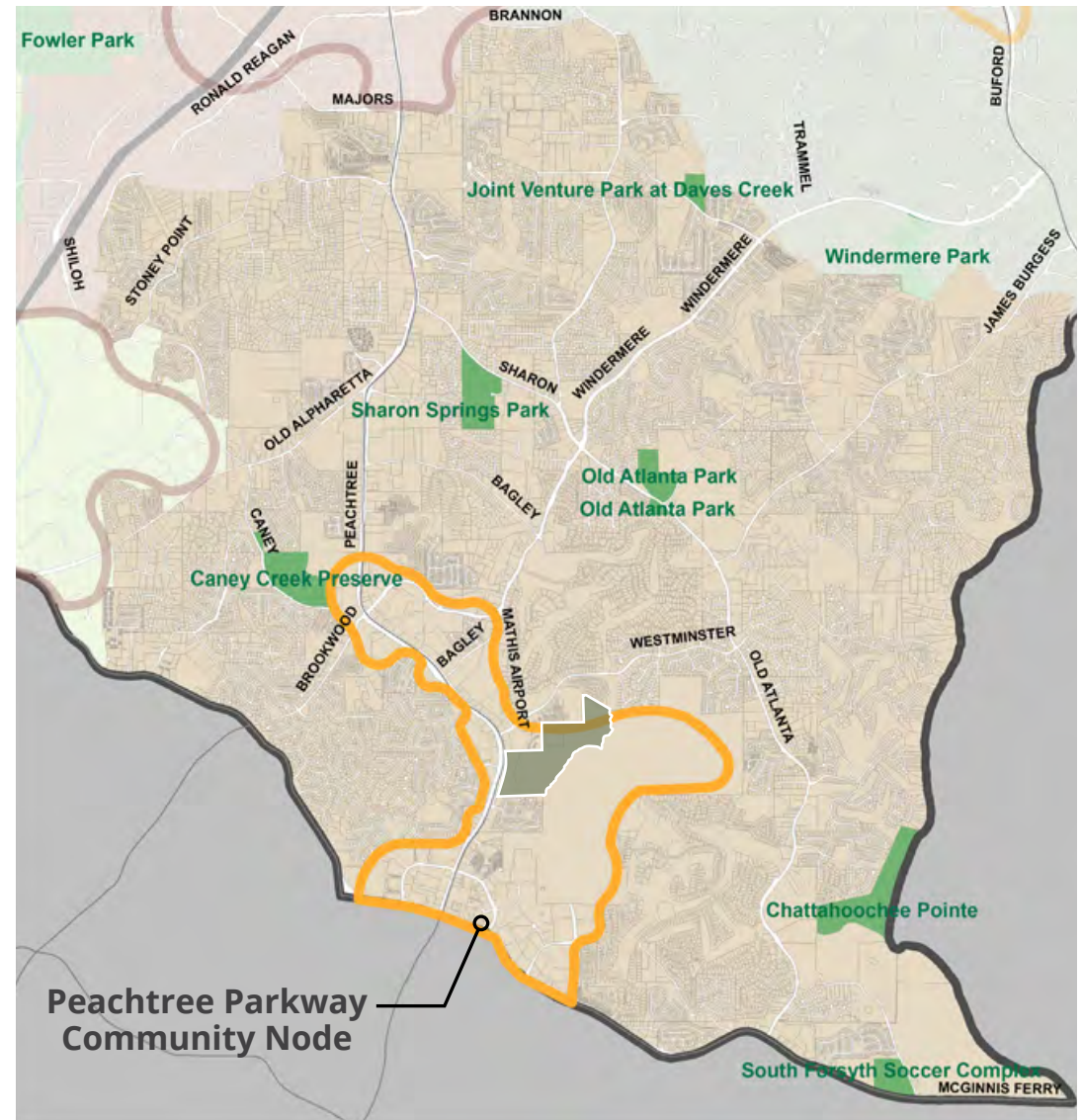
ZONING

BIG CREEK CHARACTER AREA

	Ch. Area	Co. Node
Residential		
RES1	✓	
RES2	✓	
RES3	✓	
RES4		
RES6		
MHP		
Commercial		
NS	✓	✓
UV	✓	✓
CBD	✓	✓
HB	✓	
HC		
Office		
BP		✓
O&I	✓	✓
OR	✓	✓
OCMS		

	Ch. Area	Co. Node
Industrial		
M1	✓	✓
M2	✓	
MINE	✓	
Agricultural		
A1	✓	
AG-RES	✓	✓
Specialty Districts		
MPD		✓
MCD		✓
MRD	✓ *	✓ *

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for the character area.*





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NAI Brannen Goddard