

210± Acre Residential Development Opportunity Zoned Mixed-Use-Hamlet (HM-MU) 210 Lots



McWhirter



Arosa Grove
0 Campbellton Redwine Road
Chattahoochee Hills (Fulton County), GA 30268

Presented by:

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Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



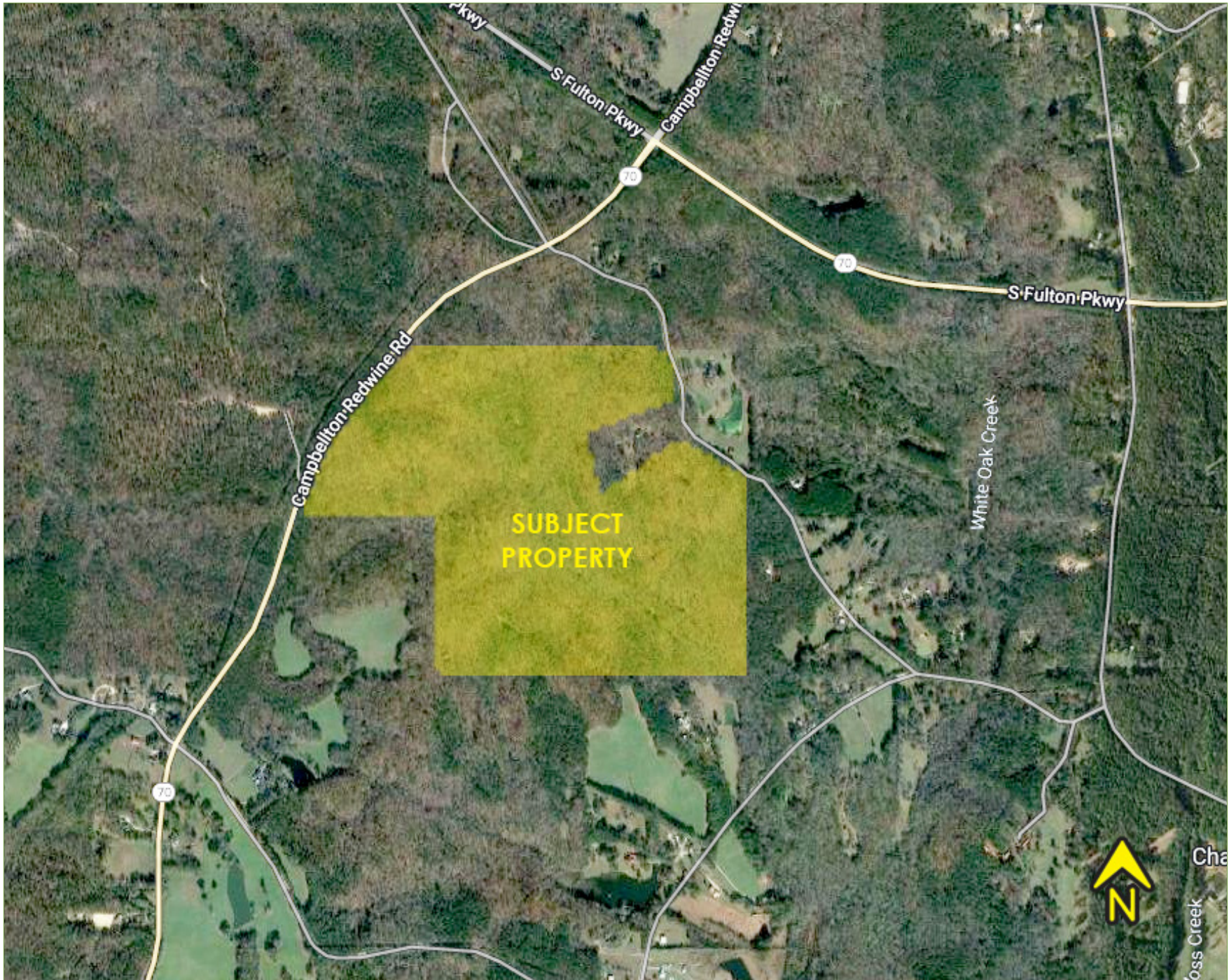
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Property Aerial



Property Summary

McWhirter Realty Partners is pleased to present this 210± acre site located southwest of Atlanta. The site consists of two parcels on Campbellton Redwine Road, just south of the highly traveled S Fulton Parkway.

Location

The site is located in Chattahoochee Hills, approximately 5 miles from the mixed-use Serenbe community. Serenbe is listed as an award-winning biophilic community connecting people to nature and year-round cultural events. Some of Serenbe's events include theatre, film series, festivals, music events, lectures and culinary workshops. Trail riding, boutique shopping, as well as art galleries are also of interest to Serenbe goers. Home sales in Serenbe average of \$1.5 to \$2.0+ Million.

Three miles from the site is Foxhall Resort, a 1,000-acre resort offering 40 acres of recreational activities including tennis, swimming, fishing, sporting clays, and more. Additionally, the site is 6.5± miles from Preserve Life, a 1,000+ acre state-of-the-art wellness cluster that provides an eco-friendly holistic wellbeing environment.

The site is approximately 23 miles from Hartsfield-Jackson Atlanta International Airport and approximately 31 miles from Downtown Atlanta.

Zoning

The property is currently zoned Mixed-Use – Hamlet (HM-MU). The zoning was approved in December 2023 and allows for 210 residential units and 8,400 square feet of non-residential uses and 71% open space. The residential zoning allows for a mix of townhomes, cottages (detached) and estate lots. Average lot sizes range from .25 to .33 acre with estate lots greater than 0.5 acre.

The zoning is not site plan specific.

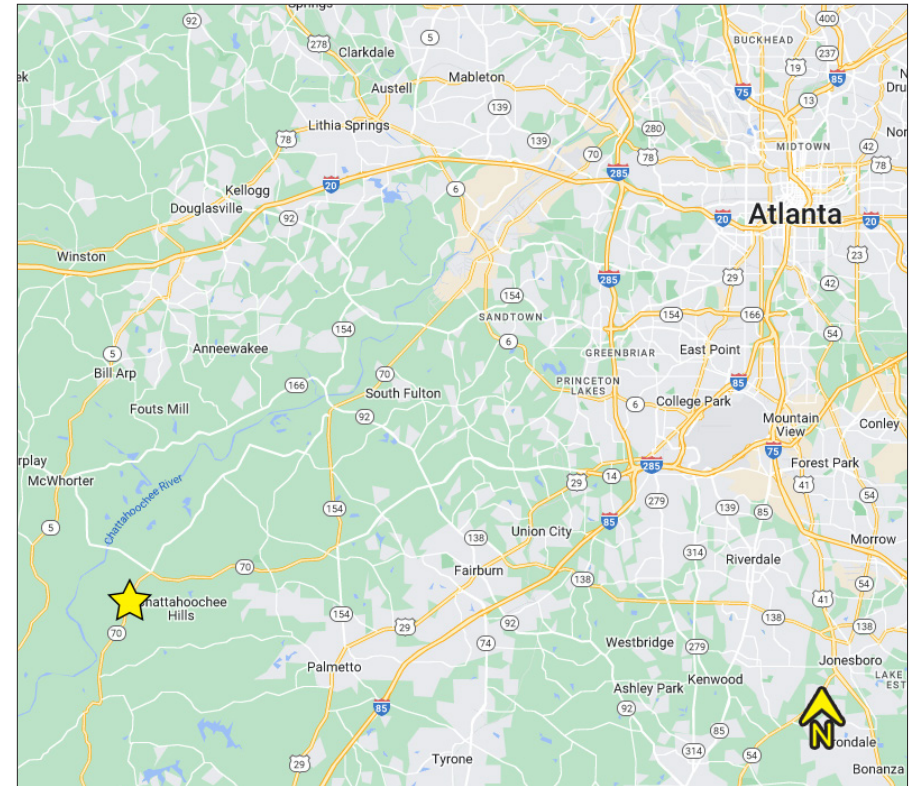
Schools

The property is served by the following public schools:

- Palmetto Elementary School (Ranked 7 out of 10 by Great Schools)
- Bear Creek Middle School (Ranked 5 out of 10 by Great Schools)
- Creekside High School (Ranked 4 out of 10 by Great Schools)
- Chattahoochee Hills Charter School

Price

The property is being marketed without an asking price. Please inquire to discuss proposed use and pricing.



Area Demographics

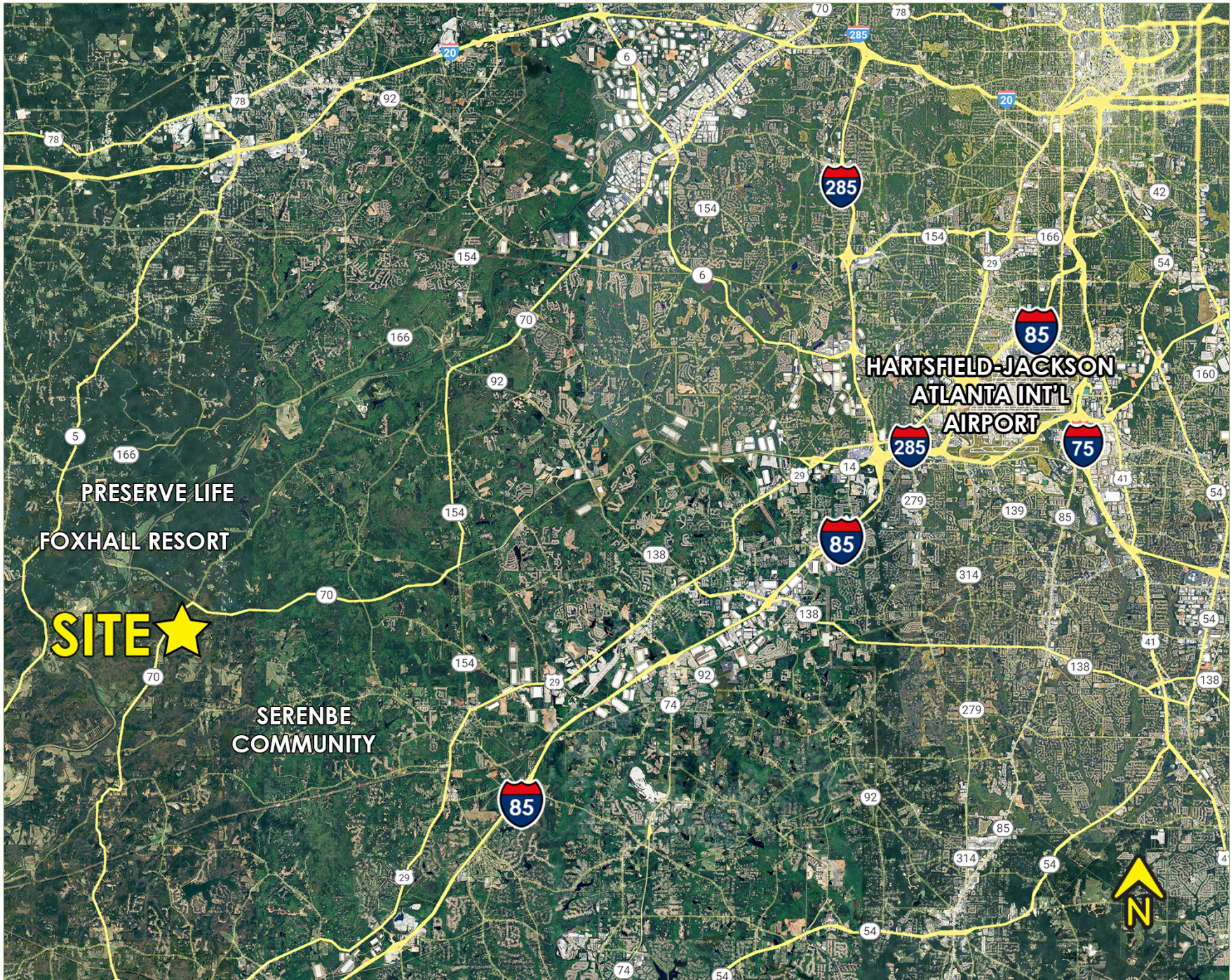
Population	3-mile	5-mile	10-mile
2028 Population Projection	849	6,542	83,215
2023 Population	839	6,346	81,913
2010 Population	732	4,903	71,037
Annual Growth 2023-2028	0.2%	0.6%	0.3%
Annual Growth 2010-2023	1.1%	2.3%	1.2%

Income	3-mile	5-mile	10-mile
Avg Household Income	\$107,227	\$108,069	\$100,733
Med Household Income	\$69,868	\$84,046	\$80,952

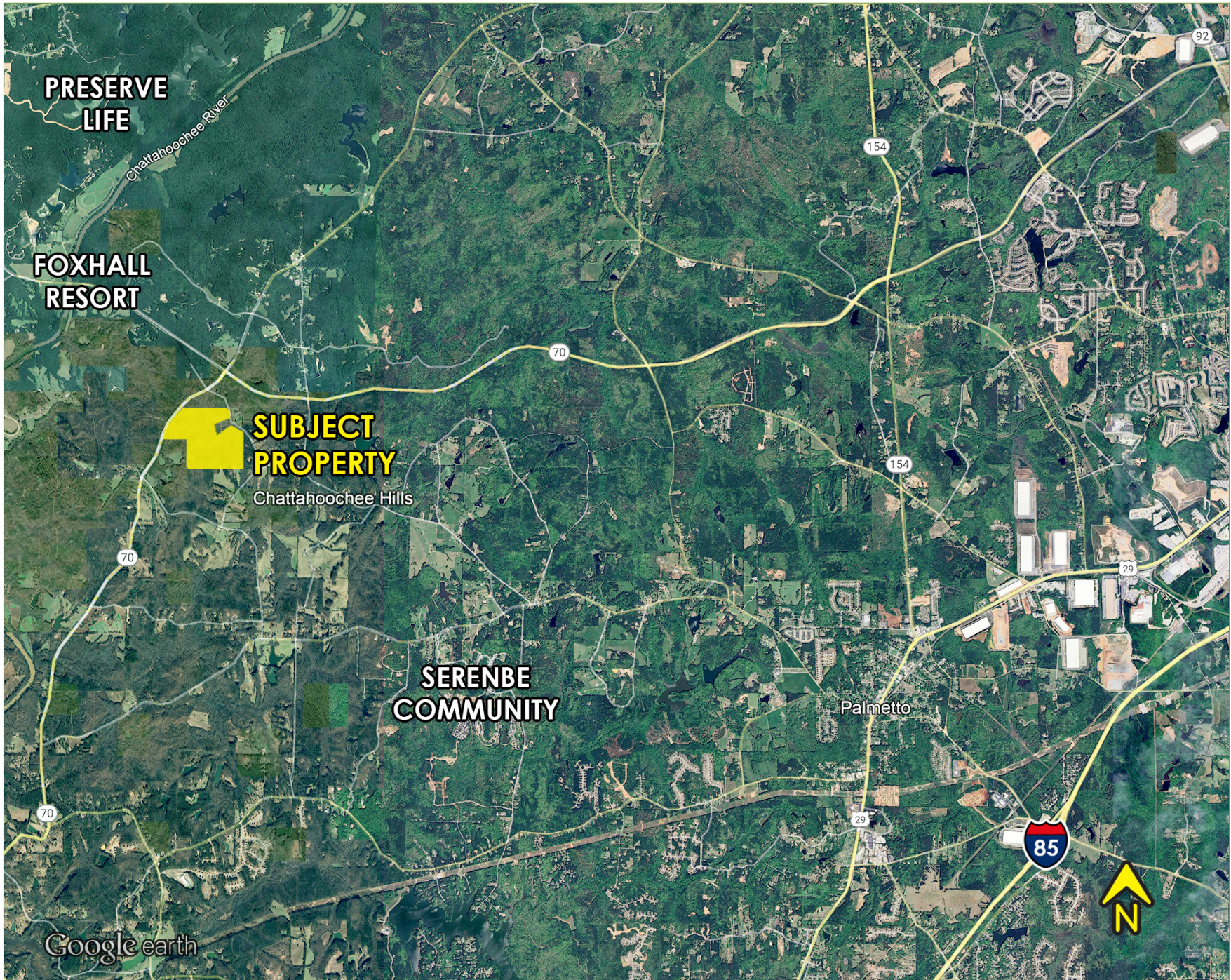
Source: CoStar

Note: The population within 25 miles of the subject property is estimated to be 1,436,057.

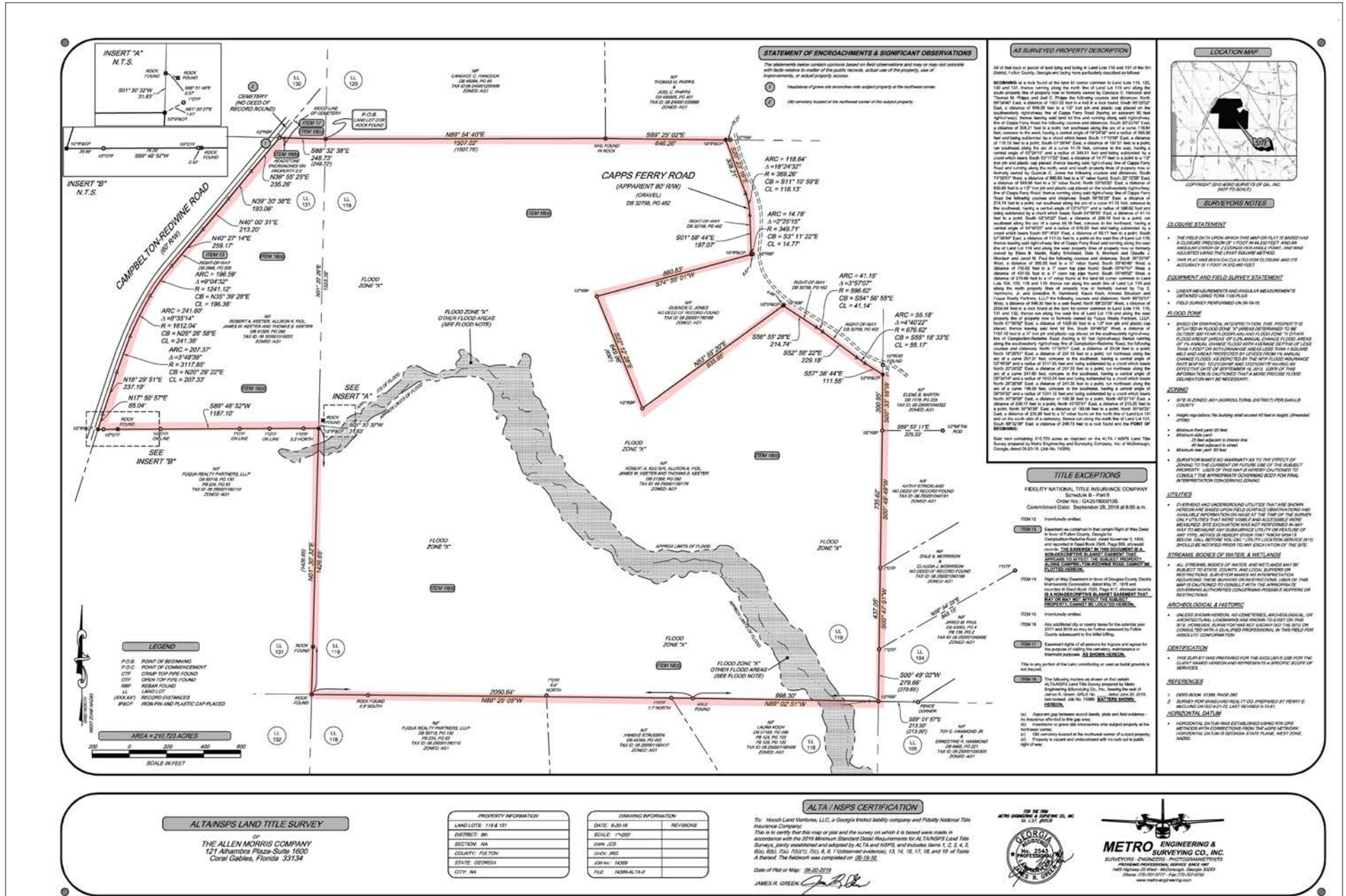
Aerial Map



Aerial Map



Site Survey



Master Plan



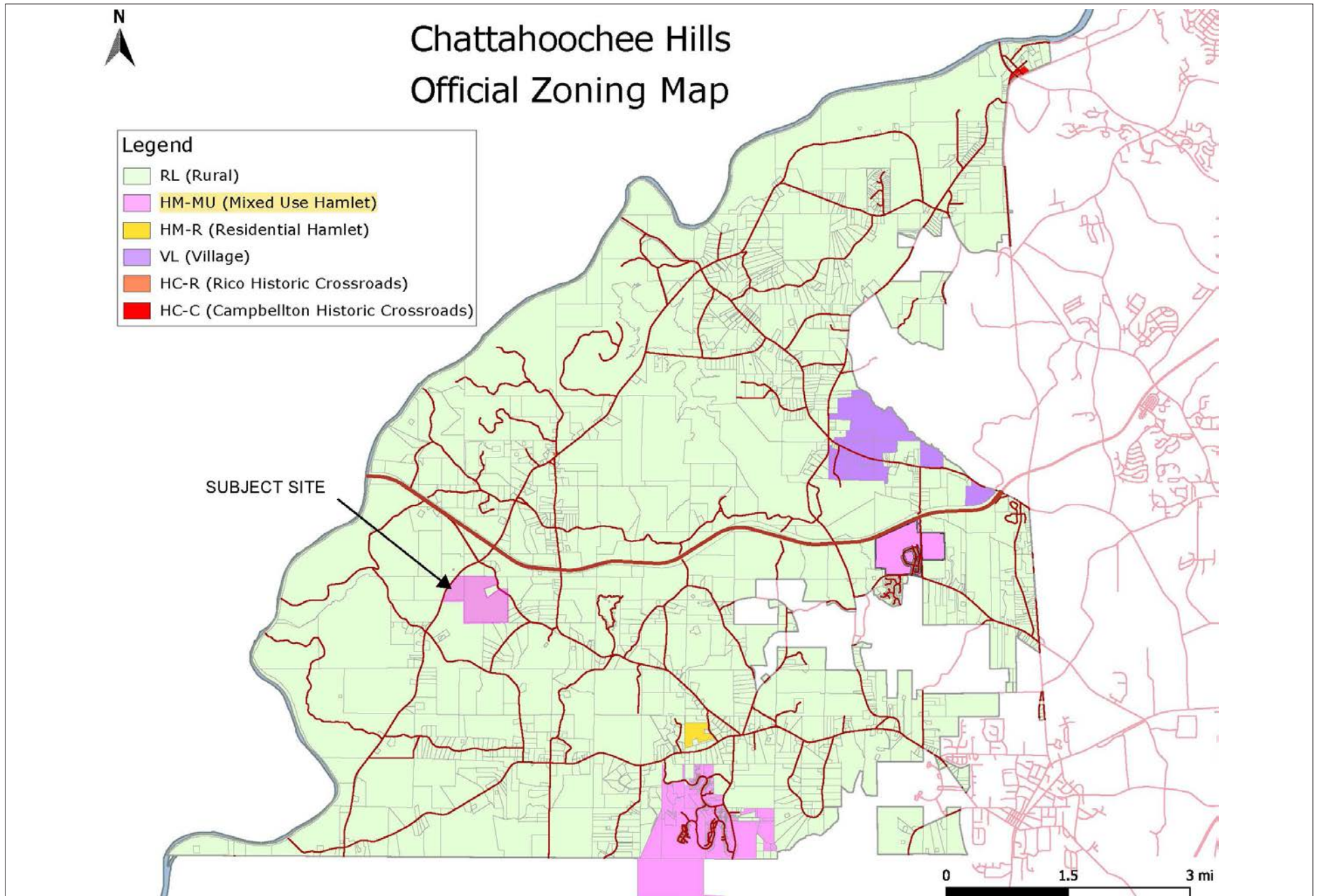




Campbellton Redwine Rd



Zoning Districts



Street View Photo



Listing Team



Nelson Vinson
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Nelson specializes in residential and commercial land sales, working directly with land owners, residential and commercial developers, and multi-family and residential home builders. Nelson takes a personal approach by engaging in the process through the entitlement and pre-development phase.

Nelson has in-depth knowledge of working with owners, investors, and developers through the marketing process, selection of buyer, and throughout the contract and due diligence period.

Nelson joined McWhirter in 2007 and was named partner in 2016. Nelson currently holds Associate Broker licenses in Georgia and Alabama.

Nelson is a member of the Atlanta Commercial Board of REALTORS® Million Dollar Club and has been recognized as a Top Ten Land Broker (#2) in 2009 and a Top Ten Land Broker (#7) in 2013.



Gray McWhirter
Partner

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Gray joined McWhirter in 2007 and became a Partner in 2014. He has over 17 years of commercial real estate experience and specializes in investment sales, land, and development. Gray has successfully closed more than \$150 million in commercial real estate transactions.

Gray is a recipient of ACBR's Silver Phoenix Award, and is a member of the ACBR's Young Council of REALTORS®.



McWhirter

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