

# CASE STUDY

## EMERSON MANOR

Single Family Land Entitlement and Disposition



### CONTACT



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### DETAILS

**LOCATION**  
Cobb County, GA

**ASSET TYPE**  
11 Single Family Residential Lots

**TIME FRAME**  
Closed 4Q 2015

**PROPERTY FEATURES**

- Fully entitled, fully engineered for 11 Single Family Lots
- Zoned R-15
- High volume submarket of Atlanta
- Pope High School District
- Homes priced \$800K+

### RESPONSIBILITIES

- » Negotiated initial contract and several extensions with the seller
- » Coordinated extensive due diligence on the site, including:
  - » Wetlands Delineation
  - » Asbestos Study
  - » New Survey and Topography
  - » Geotechnical Study
- » Negotiated off site sewer easement with neighboring property owner
- » Coordinated all rezoning efforts, with 5-0 commission approval, on consent agenda
- » Coordinated site design, engineering and land disturbance permit issuance
- » Marketed to top homebuilders and developers across metro-Atlanta
- » Met with and served as liaison to the various governmental entities that had jurisdiction over the site including:
  - » Cobb County Planning and Zoning
  - » Cobb County Commission
  - » East Cobb Civic Association
  - » Holly Springs Memorial Association
  - » Cobb DOT
  - » Cobb County Preservation Commission
  - » Georgia Native Plant Rescue
  - » Cobb County Water and Sewer

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### DEAL SYNOPSIS

Macallan Real Estate contracted to purchase 5 acres along Holly Springs Road in East Cobb County, GA. Over the next nine months, our team was able to complete extensive due diligence, fully engineer the site, rezone it and finalize a land disturbance permit. Upon receiving the final development approvals, we sold the property to a mid-sized single family builder who is planning to build 11 homes, with an average price above \$800,000.