

CASE STUDY

LINE CREEK

1,061 ACRE RESIDENTIAL DEVELOPMENT DISPOSITION



CONTACT



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DETAILS

LOCATION
Coweta County, GA

- PROPERTY FEATURES**
- » 1,061 Acres
 - » Zoned Agricultural
 - » 7,000 feet of frontage along GA Hwy 16
 - » 3 access points along GA Hwy 16
 - » 2.5+ miles of frontage along Line Creek
 - » 7 Ponds ranging in size from 1+ acre to 13+ acres
 - » 6,000+ SF home with pool, cattle barn, pole barn and other ancillary structures
 - » Substantial Timber Value

RESPONSIBILITIES

- » Conducted a development feasibility analysis that included researching the following:
 - A. Local housing market
 - B. Rezoning/Annexation
 - C. Utilities
 - D. Wetlands/Streams
 - E. Soils
 - F. Water/Sewer
 - G. Norfolk Southern Rail Line
- » Created multiple land plans showing the property's potential as a Master Planned community
- » Created marketing material and campaign targeting top developers across the Southeast
- » Commissioned new aerial photography of the site
- » Held meetings with active builders, developers, local land owners, and investors in the Coweta County area

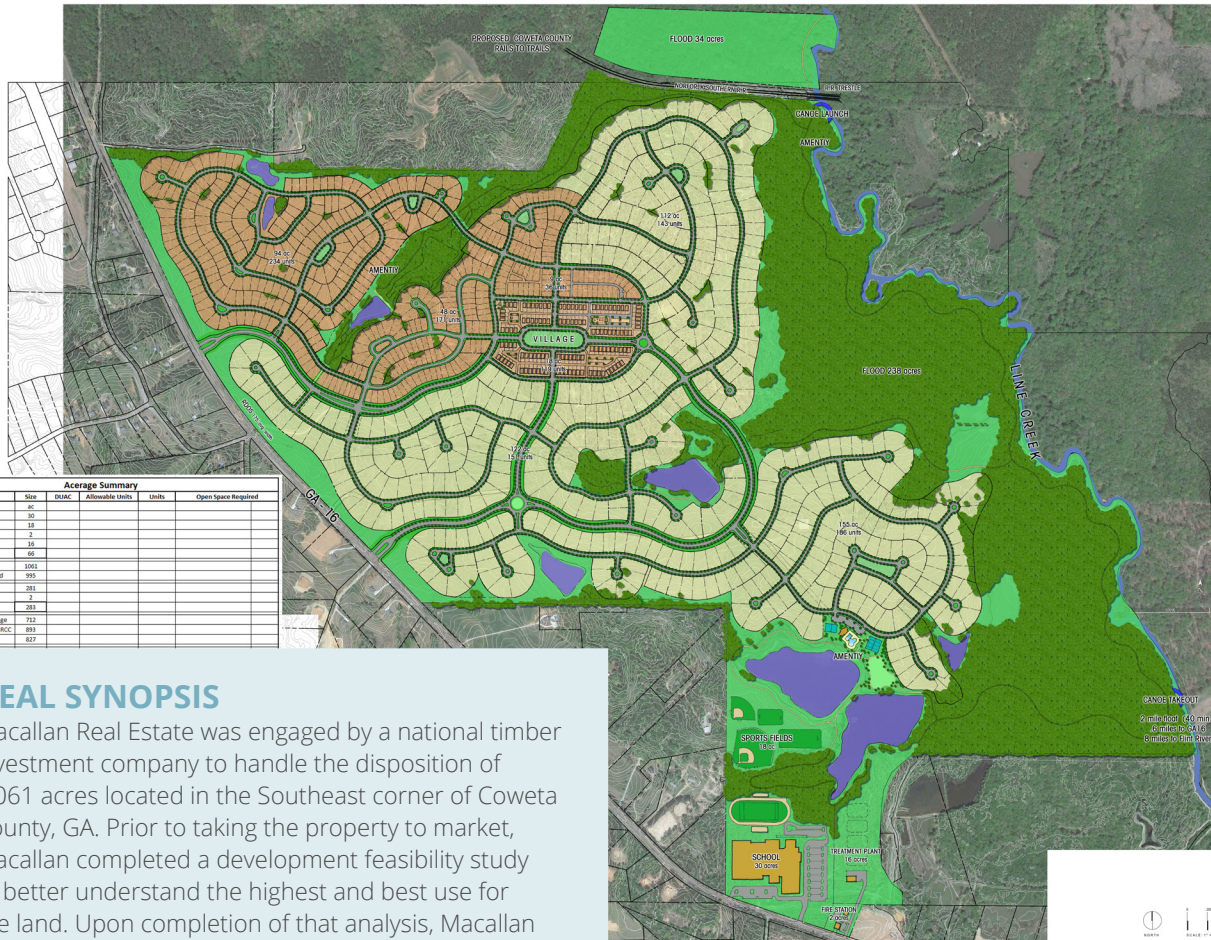
SERVED AS LIAISON FOR GOVERNMENT ENTITIES INCLUDING:

- » City of Senoia
- » Coweta County
- » Coweta County Water & Sewerage Authority

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Acreage Summary				
Use	Size	DKWC	Allowable Units	Units
School	45			
Sports Fields	18			
Fire Station	2			
Treatment Plant	15			
Total Donated Land	66			
Development Tract	1061			
Tract Less Donated Land	995			
Flood Plain	281			
20% Slope	283			
Topography	283			
Net Development Acreage	712			
Development Tract Less DKWC	891			
Less Donated Land	827			

DEAL SYNOPSIS

Macallan Real Estate was engaged by a national timber investment company to handle the disposition of 1,061 acres located in the Southeast corner of Coweta County, GA. Prior to taking the property to market, Macallan completed a development feasibility study to better understand the highest and best use for the land. Upon completion of that analysis, Macallan created a conceptual master plan that outlined the site's development potential. After an expansive marketing campaign that netted multiple offers, the property was sold to a developer/investor who is planning to develop the site for a mix of residential uses, comparable to the land plan created to market the site.

