

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

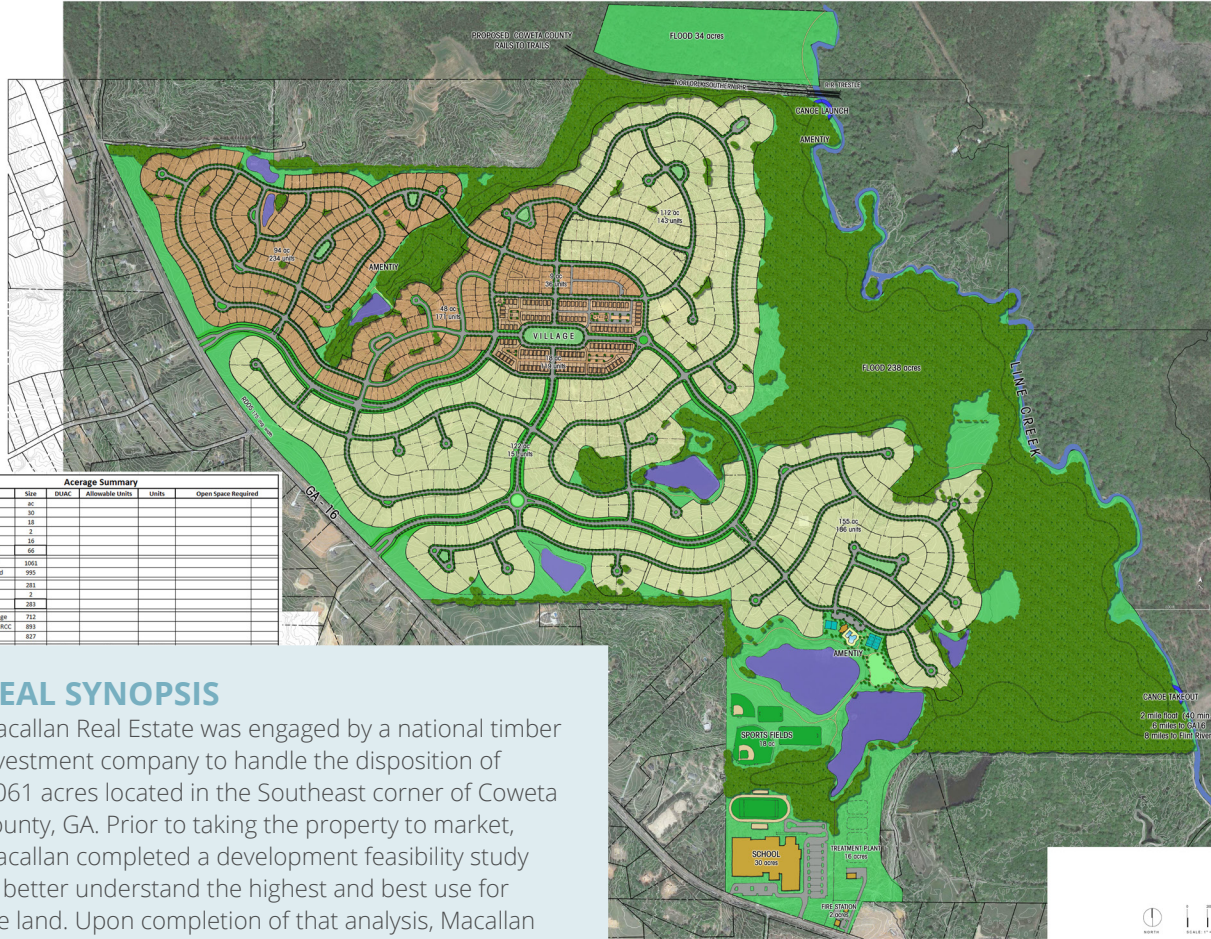
SERVED AS LIAISON FOR GOVERNMENT ENTITIES INCLUDING:

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

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| Acreage Summary | | | | |
|-----------------------------|------|------|-----------------|-------|
| Use | Size | DKWC | Allowable Units | Units |
| Open Space Required | 45 | | | |
| School | 30 | | | |
| Sports Fields | 18 | | | |
| Fire Station | 2 | | | |
| Treatment Plant | 15 | | | |
| Total Donated Land | 65 | | | |
| Development Tract | 1061 | | | |
| Tract Less Donated Land | 996 | | | |
| 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.

