

MORGAN FALLS

150 AGE RESTRICTED DETACHED RESIDENTIAL LOTS
GRAVEL SPRINGS RD | GWINNETT COUNTY, GEORGIA



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REAL ESTATE

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150 AGE RESTRICTED DETACHED RESIDENTIAL LOTS
GRAVEL SPRINGS RD | GWINNETT COUNTY, GEORGIA



MORGAN
Falls


MALL OF GEORGIA
A SIMON MALL

SITE

NEW INTERCHANGE
(2020)

Morgan Falls is an active adult, residential community located in the heart of Gwinnett County, GA. This community is located just east of The Mall of Georgia, along Highway 324/124/Gravel Springs Road and is adjacent to Buford City limits. Over the past two years, the owners of the property have been working to finalize all entitlements and expect to have a Land Disturbance Permit from Gwinnett County by March 1, 2018. This package outlines the property details, residential market overview, zoning conditions, due diligence materials prepared by third party vendors, approved development plans and necessary utility upgrades.



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PROPERTY OVERVIEW



OVERVIEW

- Total Acreage: 78 Acres
- Approved Lots: 150
- Units Per Acre: 1.92
- Minimum Lot Width: 52'
- Side Yard Setbacks: 5'
- Minimum Lot Area: 7,200 SF
- Zoning: R-SR Age Restricted Residential (55+)
- All utilities to the site, except for sewer which will require a lift station (already designed and permitted)
- **PRICE: DETERMINED BY MARKET**

SITE

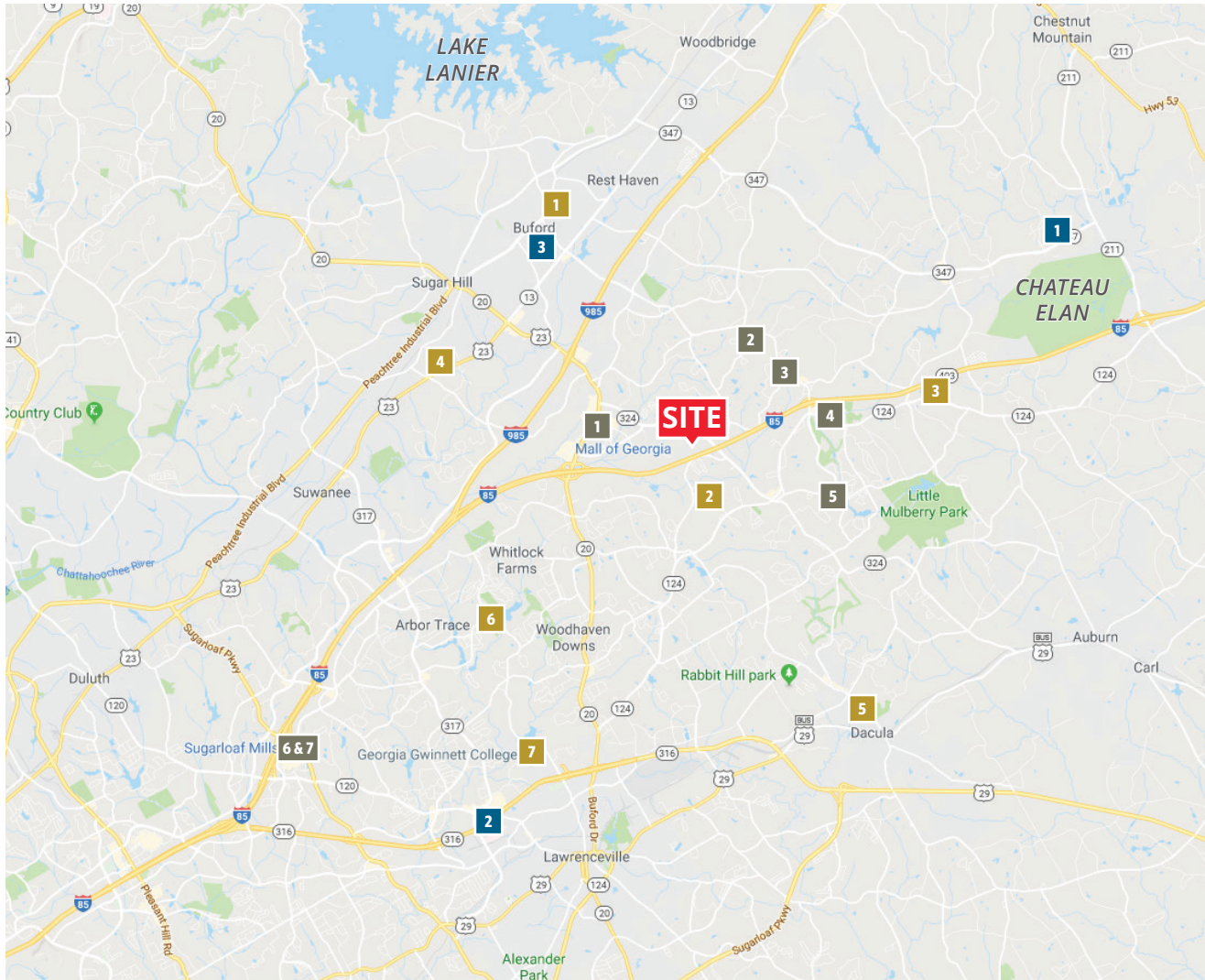


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AREA MAP



Schools	
1	Buford High
2	Mountain View High
3	Mill Creek High
4	Lanier High
5	Dacula High
6	Collins Hill High
7	Georgia Gwinnett College
Retail	
1	Mall of Georgia
2	Kroger
3	Walmart
4	Publix
5	Kroger
6	Sugarloaf Mills
7	Bass Pro Shops
Medical	
1	Northeast Georgia Regional
2	Gwinnett Medical Center
3	Northside Hospital Buford

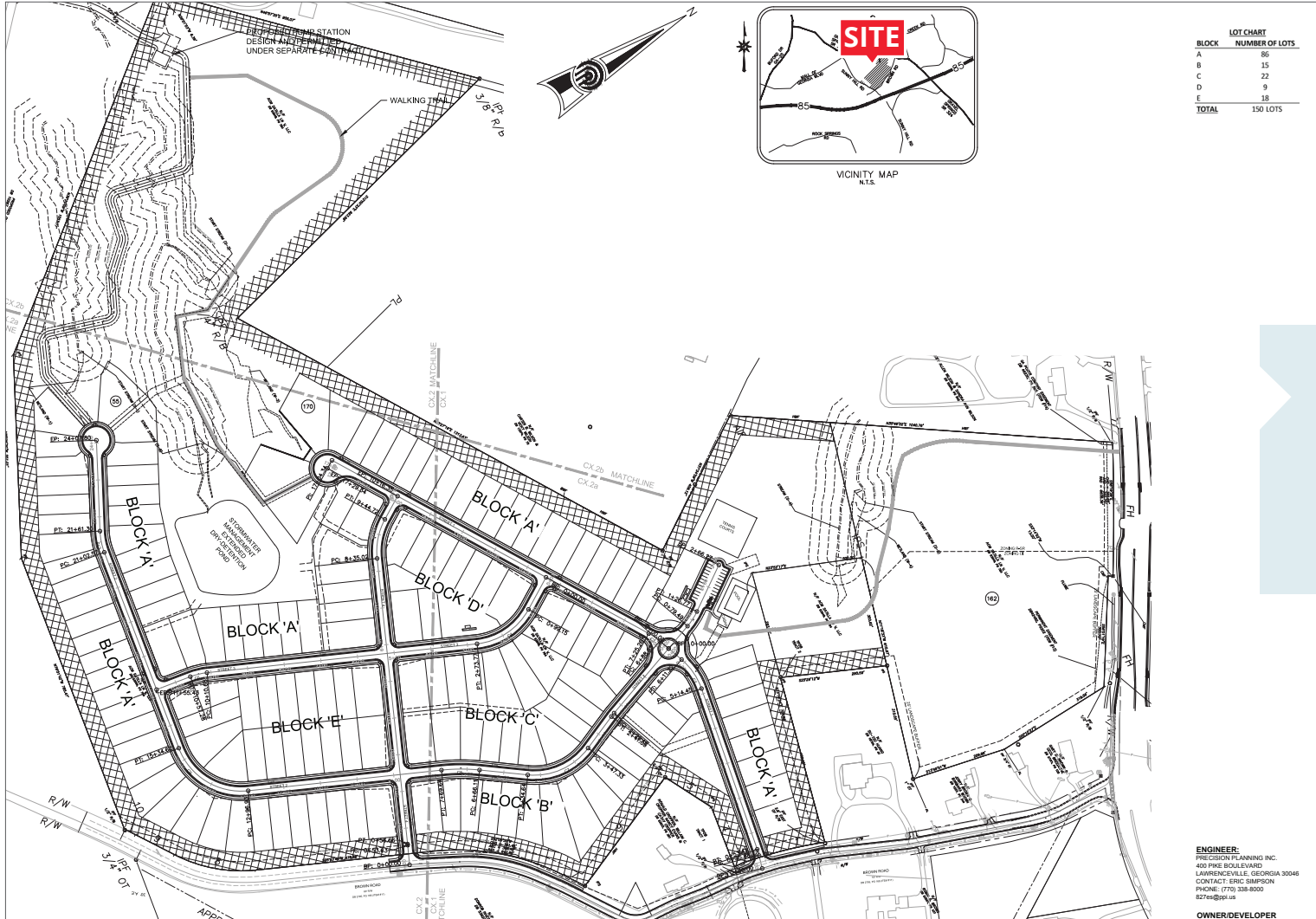


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SITE PLAN



For a full set of construction drawings please click [HERE](#) to download.



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ZONING OVERVIEW



ZONING

In December of 2016, Gwinnett County approved a rezoning request for this property to allow for R-SR. The property was approved with the following conditions:

- Maximum 150 lots
- Minimum lot area 7,200 SF | Minimum lot width of 52'
- 55 and older
- Minimum heated floor area shall be 1,700 SF for single story
- Minimum heated floor area shall be 2,400 for two-story
- Average home size across the development shall be 2,000 SF+
- Home constructed of brick or stacked stone on four sides, with minor treatments of wood, fiber cement or shake siding.
- Minimum two car garage
- Minimum two tennis courts, swimming pool and clubhouse
- Developer must create nature trails and open spaces

You can download the entire approved zoning resolution by [CLICKING HERE](#).



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PERMITTING



PERMITTING

Morgan Falls has been designed and is nearing a land disturbance permit. Precision Planning of Lawrenceville has handled all of the civil design and development planning. After substantial geotechnical exploration, the site was designed to reduce development costs.

A full set of civil plans can be downloaded by [CLICKING HERE](#).

A takeoff of material quantities necessary for horizontal development can be downloaded by [CLICKING HERE](#).

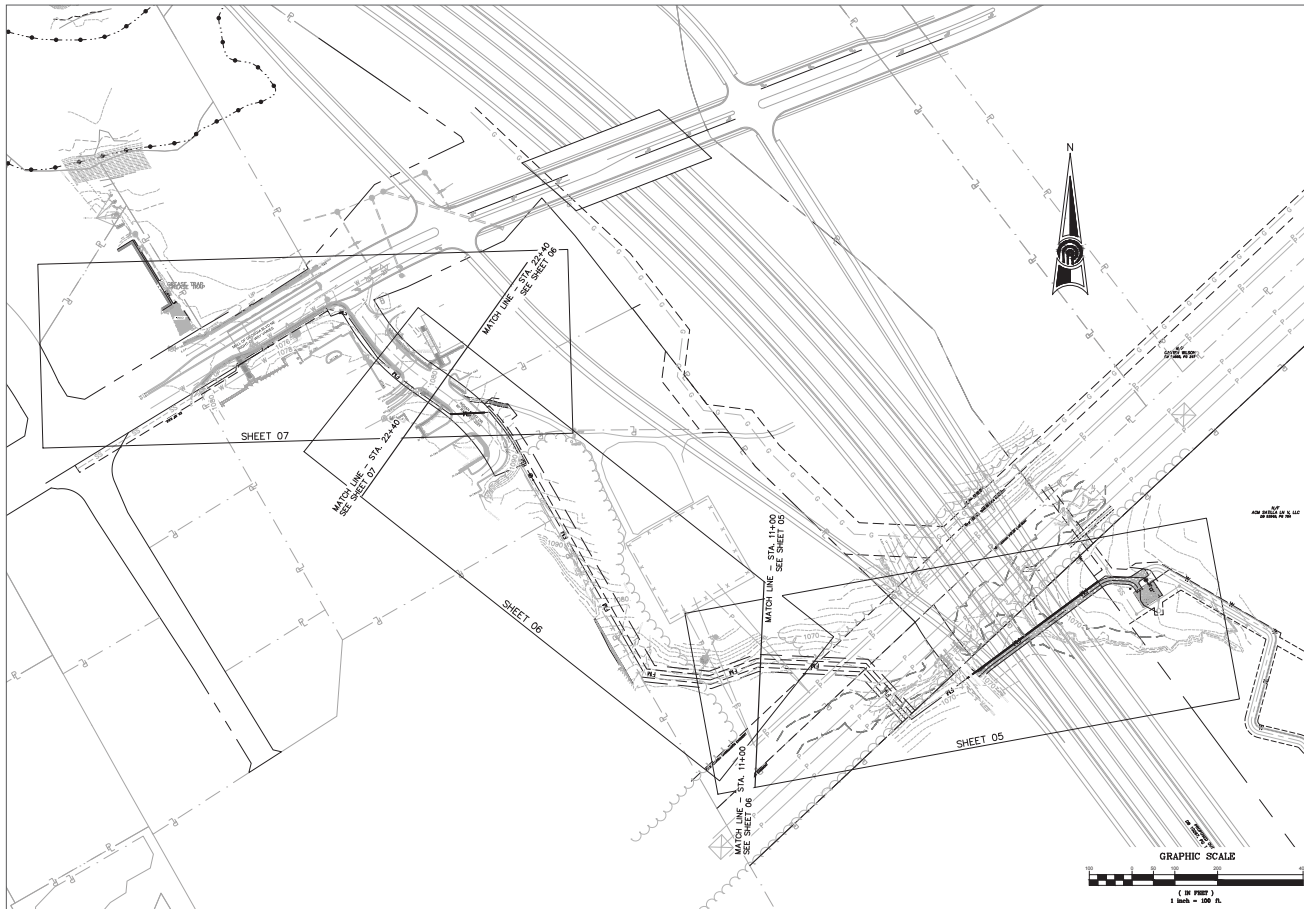


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UTILITIES



The property is currently served by power, water, gas, internet, telephone and cable. In August 2017, Gwinnett County BOC approved a Development Participation Agreement to allow the developer of Morgan Falls to build a lift station and force main to provide sewer to the property. This resolution also waived all “future phase out fees” related to the construction of the lift station.

The Development Participation Agreement can be downloaded by [CLICKING HERE](#).

Precision Planning is also designing the approved lift station, the force main and has started the permitting process which we expect to be completed by March 1, 2018.

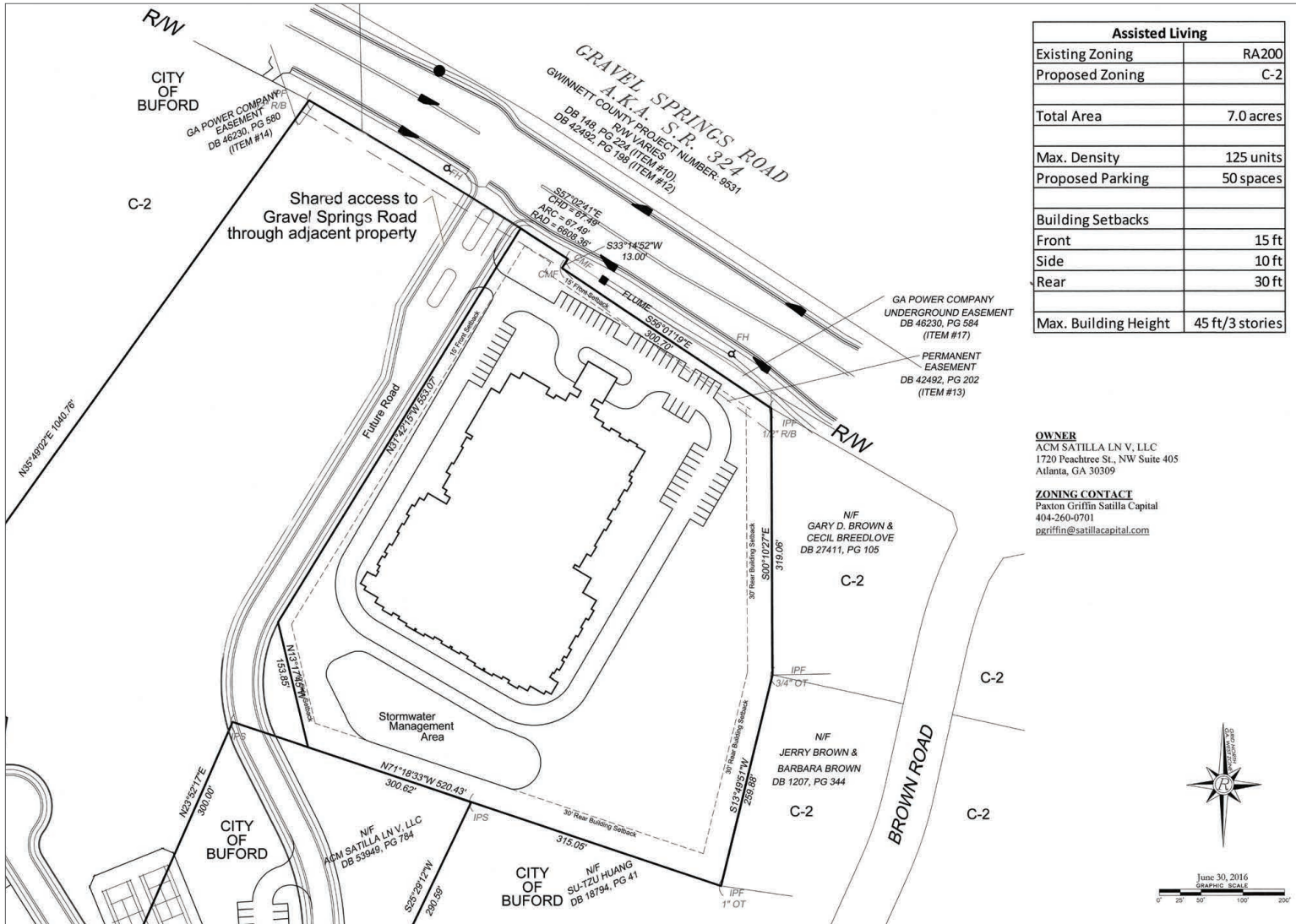
The lift station plans and force main route can be viewed by [CLICKING HERE](#).



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ADJACENT ASSISTED LIVING FACILITY



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MORGAN FALLS

MARKET OVERVIEW



New Construction Single Family Home Sales								
	Metro Atlanta		Gwinnett		Buford High School		Mill Creek/Mountain View	
Year	Total Sales	Average Price	Total Sales	Average Price	Total Sales	Average Price	Total Sales	Average Price
2015	17,630	\$329,909.00	2,890	\$273,642.00	34	\$435,400.00	652	\$266,276.00
2016	20,689	\$333,724.00	3,561	\$289,857.00	90	\$463,363.00	628	\$286,135.00
2017 YTD	18,796	\$335,875.00	2,637	\$314,406.00	109	\$441,059.00	398	\$325,759.00

New Construction Active Adult Home Sales								
	Metro Atlanta		Gwinnett		Buford High School		Mill Creek/Mountain View	
Year	Total Sales	Average Price	Total Sales	Average Price	Total Sales	Average Price	Total Sales	Average Price
2015	1,002	\$313,491.00	38	\$287,093.00	6	\$376,811.00	16	\$268,013.00
2016	893	\$330,214.00	19	\$289,408.00	1	\$364,072.00	3	\$289,449.00
2017 YTD	789	\$342,024.00	43	\$289,992.00	2	\$382,450.00	0	\$0.00

- Within a 20 mile radius of this site, more than 2,000 55+ Homes sold over past 5 years with average price point of \$330,000+
- High Barriers of entry to this market have led to very low inventory for immediate area
- Very desirable schools (Buford, Mill Creek and Mountain View) have had exceptional sales number for traditional new construction sales
- No new 55+ communities actively selling, under development or approved in Northern Gwinnett County

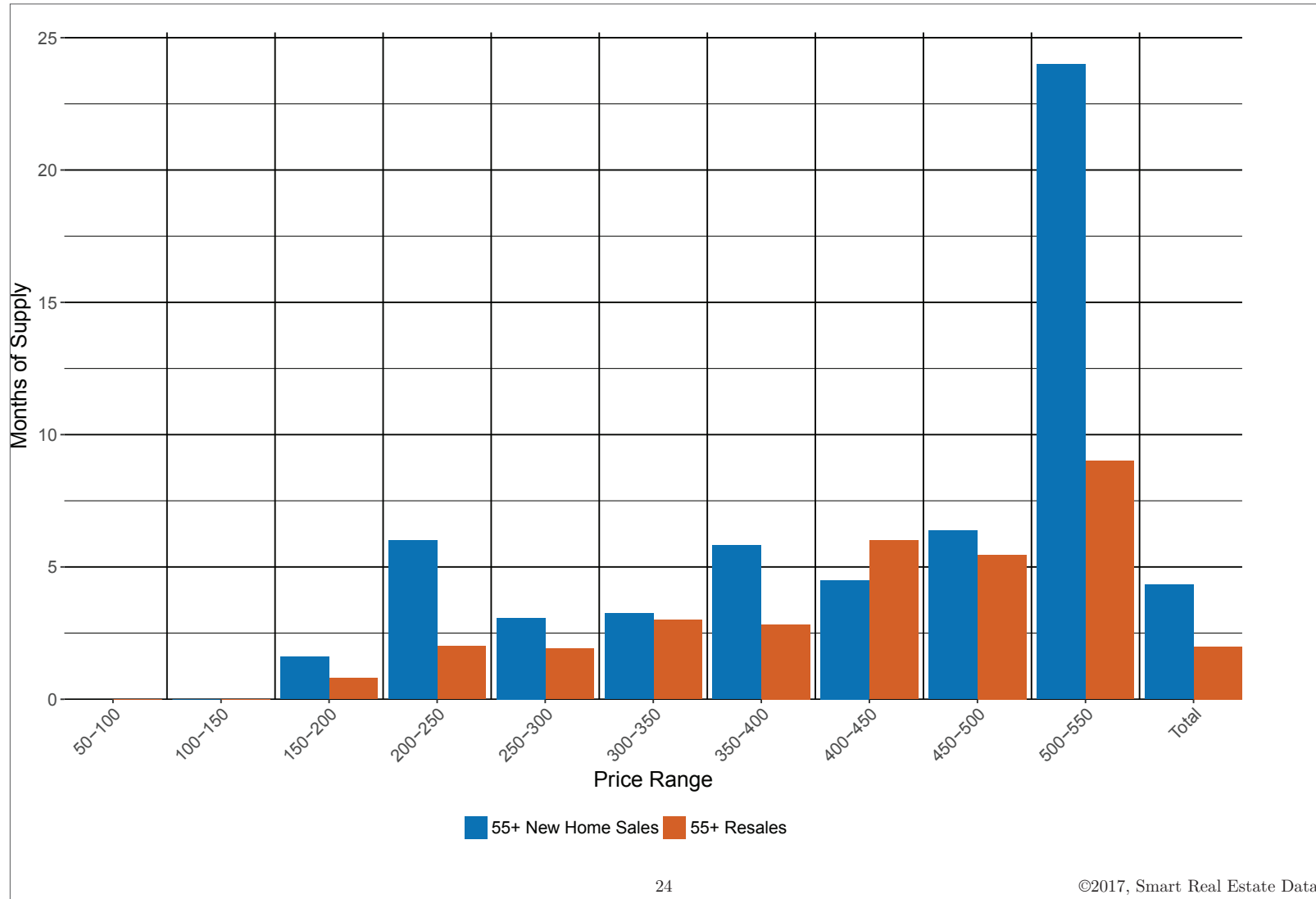
1/11/2018
Source : SMARTNUMBERS



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MARKET OVERVIEW - METRO ATLANTA



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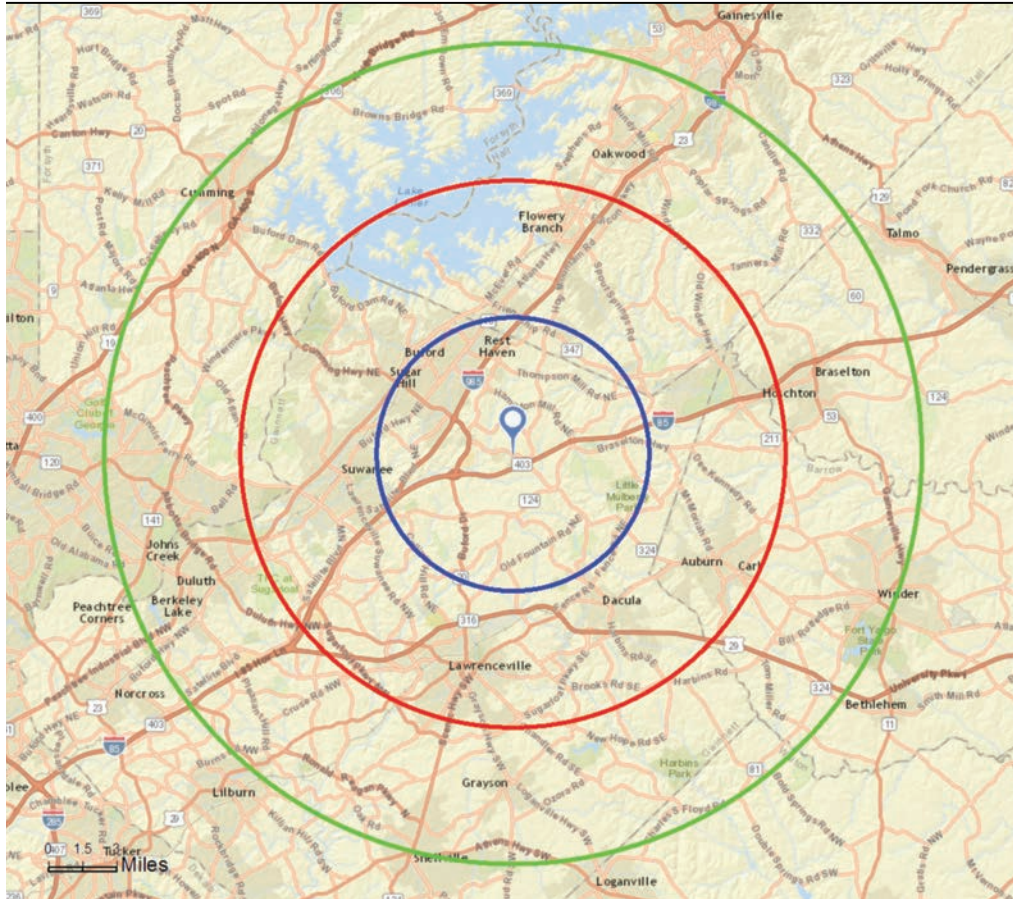
DEMOGRAPHICS



Site Map

Gravel Springs Road
2812 Gravel Springs Road Buford GA 30515
Rings: 5, 10, 15 mile radii

Latitude: 34.067730
Longitude: -83.95527



DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2016 TOTAL POPULATION	132,095	420,354	920,636
2016 HOUSEHOLDS	42,401	137,055	304,889
MEDIAN HH INCOME	\$79,502	\$74,402	\$70,478
PER CAPITA HH INCOME	\$30,199	\$30,031	\$30,187

For full demographic profile please click [HERE](#) to download.



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MALL OF GEORGIA



BY THE NUMBERS

Anchored by Seven Major Retailers
Belk, Dillard's, Macy's, JCPenney, Barnes & Noble, Dick's Sporting Goods, and Von Maur

Square Footage
Mall of Georgia spans 1,825,000 square feet.

Three Levels
Boasting more than 225 specialty stores.

Restaurants
13 fast-casual dining options and over 750 seats.
Eight full-service restaurants.



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ADDITIONAL DUE DILIGENCE



- Geotech : click [HERE](#) to download
- Wetland Delineation : click [HERE](#) to download
- Alta Survey : click [HERE](#) to download
- CAD Files : click [HERE](#) to download
- Zoning Resolution For Assisted Living/Memory Care : click [HERE](#) to download
- For Traffic Study by AR Engineering : click [HERE](#) to download



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