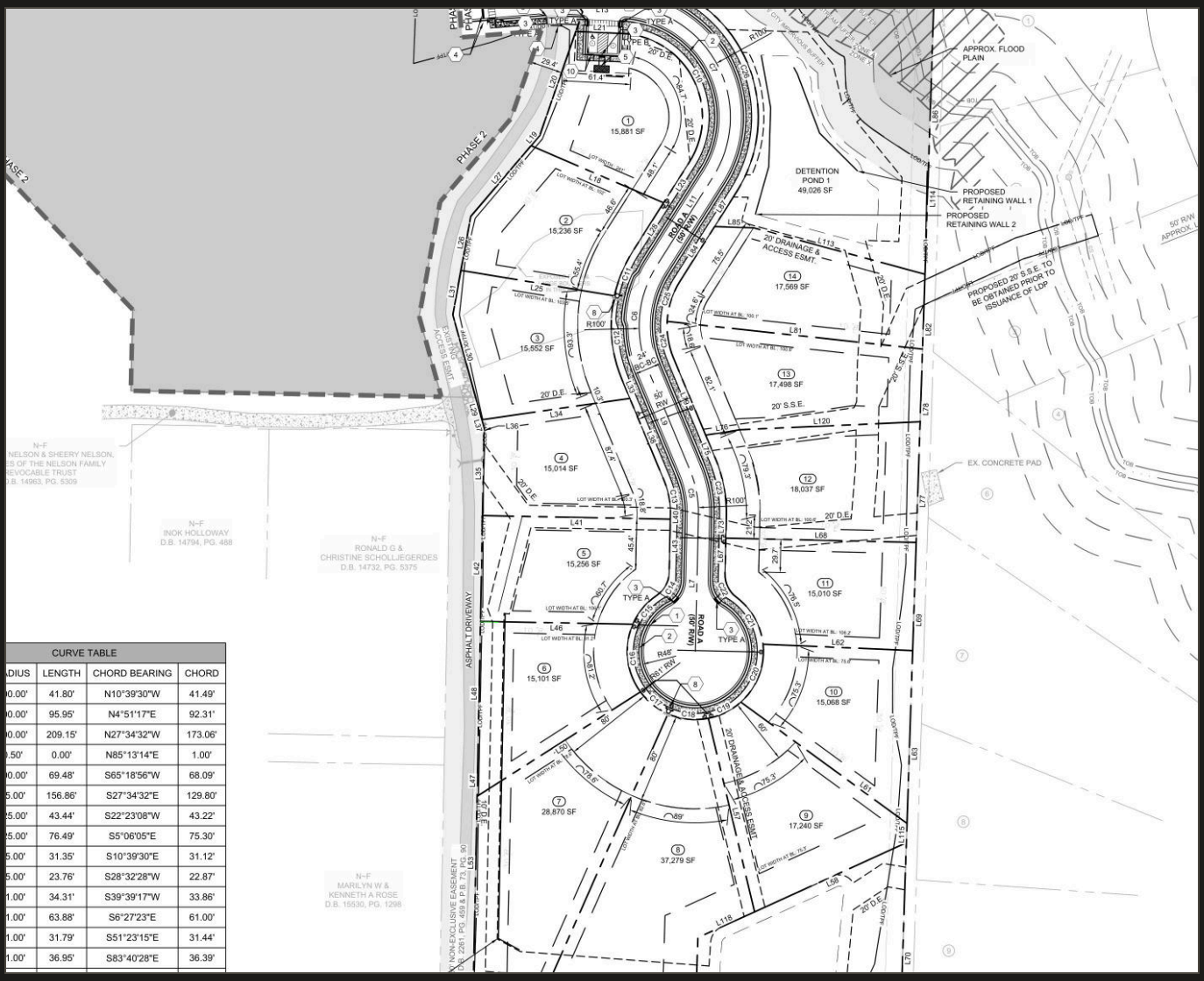
AMY MOLLOHAN & CO.
REAL ESTATE

ANSLEY REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE

OFFERING MEMORANDUM

Sumter Drive

14 entitled single-family lots | City of Marietta, Georgia



CURVE TABLE			
ADIUS	LENGTH	CHORD BEARING	CHORD
0.00'	41.80'	N10°39'30"W	41.49'
0.00'	95.95'	N4°51'17"E	92.31'
0.00'	209.15'	N27°34'32"W	173.06'
.50'	0.00'	N85°13'14"E	1.00'
0.00'	69.48'	S65°18'56"W	68.09'
5.00'	156.86'	S27°34'32"E	129.80'
5.00'	43.44'	S22°23'08"W	43.22'
5.00'	76.49'	S5°06'05"E	75.30'
5.00'	31.35'	S10°39'30"E	31.12'
5.00'	23.76'	S28°32'28"W	22.87'
1.00'	34.31'	S39°39'17"W	33.86'
1.00'	63.88'	S6°27'23"E	61.00'
1.00'	31.79'	S51°23'15"E	31.44'
1.00'	36.95'	S83°40'28"E	36.39'

ASSIGNMENT SALE | CALL FOR OFFERS

AMY MOLLOHAN, CCIM

EXECUTIVE SUMMARY

An entitled infill neighborhood in Marietta

14	8.8	12	$1.4M+
Entitled single-family lots	Acres in Phase 1, zoned R-2	Lots that can take a full basement	Target home values

Monsieur Properties LLC is assigning its purchase contract for Phase 1 of Sumter Drive: 14 lots of 15,010 to 37,279 SF on one new private street, inside the City of Marietta and 4 minutes from the Marietta Square. Fill dirt from Phase 2 comes with the purchase. The 3-acre Phase 2 tract is offered separately. Call for offers.

INVESTMENT HIGHLIGHTS

01 **Entitled infill**
14 lots inside the City of Marietta, next to Kennesaw Mountain National Battlefield Park.

02 **Basement lots**
Up to 12 of 14 lots take a full basement: rear walkouts, front daylight, or either.

03 **Sewer secured**
The offsite 20 ft sanitary sewer easement to the east is signed.

04 **Dirt included**
Phase 2 fill dirt balances the site and comes with the Phase 1 purchase.

05 **No rock found**
2022 test pits reached 13 to 17 ft at 10 locations with no rock refusal.

06 **Custom scale**
Every lot fits a 3-car side or courtyard entry; suggested homes of 3,100 to 9,000 SF.

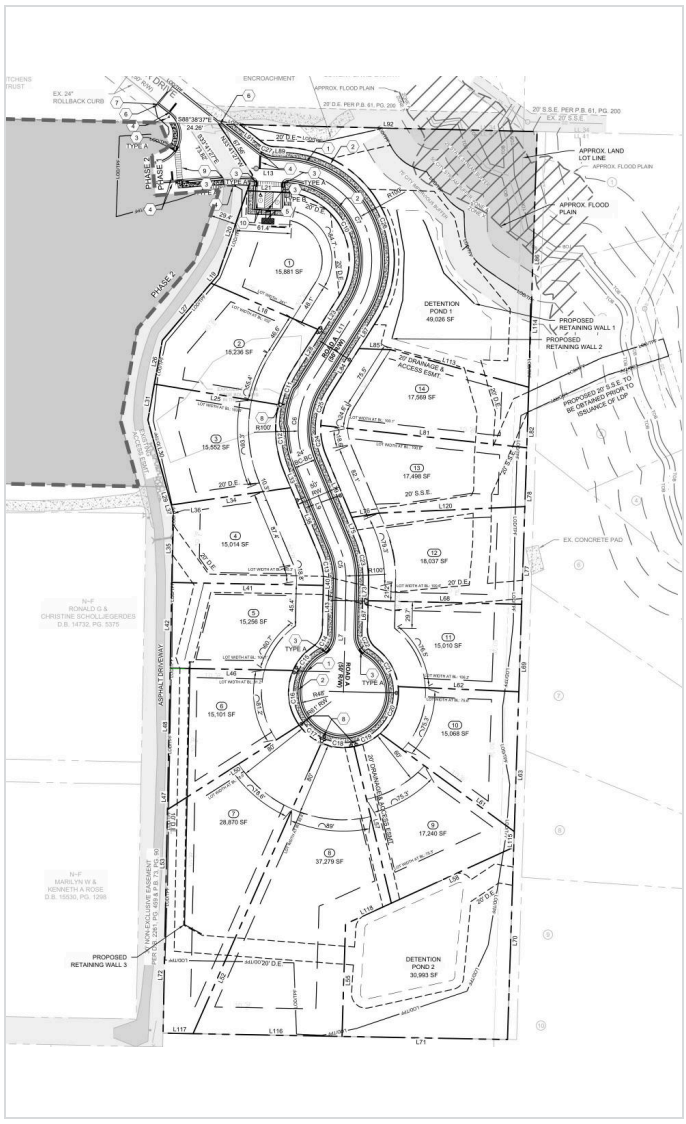
CONFIDENTIALITY

This Offering Memorandum is provided by Amy Mollohan & Co. solely to help qualified buyers evaluate the Sumter Drive lots. By accepting it, you agree to keep its contents confidential. Information comes from the owner, its engineer and other sources believed reliable but is not guaranteed. Plans, quantities, elevations and suggested home sizes are concept-level and subject to change; verify everything independently.

PROPERTY OVERVIEW

The site at a glance

ITEM	DETAIL
Address	1409 & 1440 Sumter Drive, Marietta, GA (Cobb County)
Parcels	19004100050 and 19004100090, Land Lot 41, 19th District
Offering	Assignment of contract by Monsieur Properties LLC
Phase 1	8.80 acres, 14 lots of 15,010 to 37,279 SF
Zoning	R-2, City of Marietta; 15,000 SF minimum lot
Setbacks	30 ft front, 10 ft side, 30 ft rear; 40 ft height limit
Utilities	City of Marietta water, light and sewer; offsite 20 ft sewer easement signed
Engineer	Gaskins + LeCraw; civil plans dated 10/29/2026



Site plan: Gaskins + LeCraw, C-1.0.

Street

About 750 ft of 24 ft private street, HOA-maintained, ending in a cul-de-sac

Lots

Lots 1 to 5 on the west side, 6 to 10 on the cul-de-sac, 9 to 14 on the east side

Open space

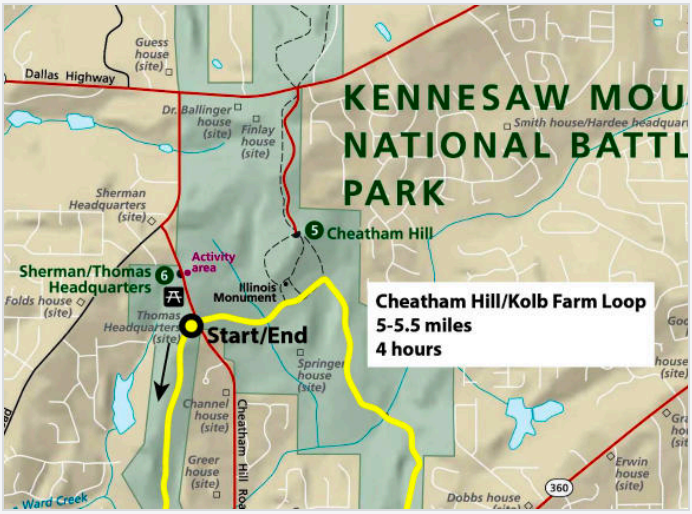
Detention Pond 1 at the entrance and Pond 2 at the south end

Entrance

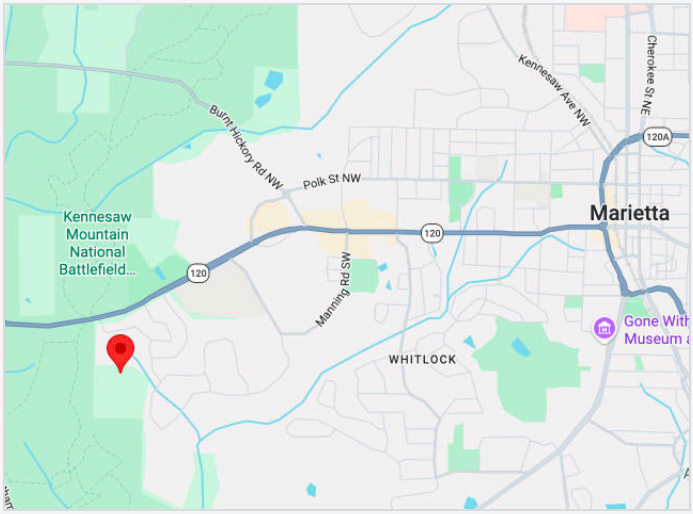
Single access from Sumter Drive with mail kiosk and ADA parking

LOCATION

Adjacent to Kennesaw Mountain National Park



Cheatham Hill/Kolb Farm loop, 5 to 5.5 miles, starting at the Cheatham Hill trailhead



The site, west of the Marietta Square. Map: Google

The park

Adjacent to Kennesaw Mountain National Battlefield Park and the Cheatham Hill trailhead, beside The Youth Museum

Marietta Square

4 minutes to the Square and downtown Marietta

Schools

A.L. Burruss Elementary, Marietta Middle, Marietta High (Marietta City Schools)

City of Marietta

Within the city limits, on City water, light and sewer

LIVING IN MARIETTA



Marietta Square. Shops, restaurants and events



Kennesaw Mountain. Trails next door



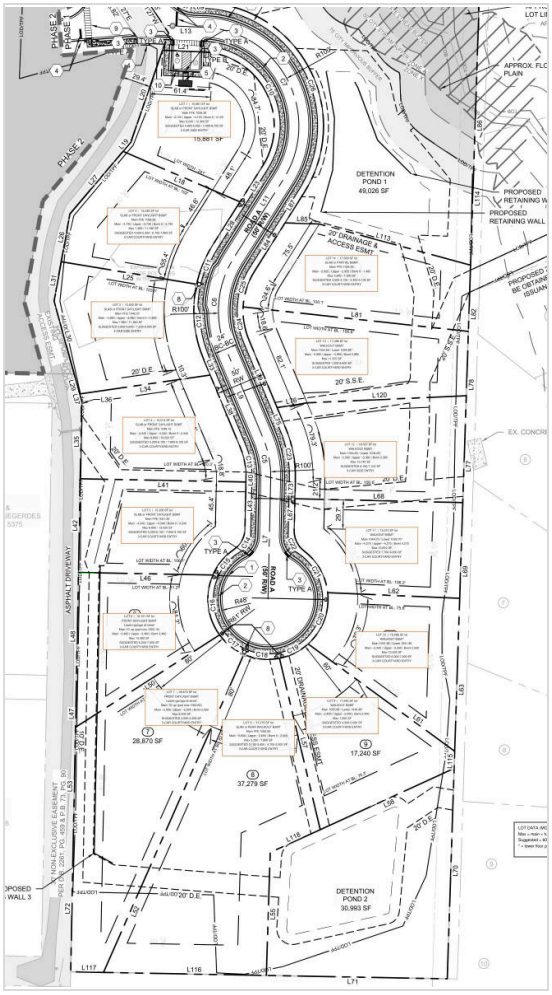
The Big Chicken. Marietta's landmark

LOT SCHEDULE

Fourteen lots, sized for custom homes

LOT	LOT SF	FOUNDATION	SUGGESTED SF
1	15,881	Slab or front daylight	4,900 to 8,700
2	15,236	Slab or front daylight	4,500 to 7,800
3	15,552	Slab or front daylight	4,800 to 8,400
4	15,014	Slab or front daylight	5,200 to 9,100
5	15,256	Slab or front daylight	5,200 to 9,100
6	15,101	Front daylight	6,200 to 7,300
7	28,870	Front daylight	3,600 to 4,200
8	37,279	Slab or rear walkout	3,100 to 5,500
9	17,240	Rear walkout	4,300 to 5,000
10	15,068	Rear walkout	6,000 to 7,000
11	15,010	Rear walkout	7,700 to 9,000
12	18,037	Rear walkout	6,100 to 7,100
13	17,498	Rear walkout	7,200 to 8,400
14	17,569	Slab or partial bsmt	3,500 to 5,100

Suggested SF is total heated area at 60 to 70 percent of each lot's maximum, slab to basement. Side entry garages on Lots 1, 3 and 12; courtyard entry on all others.



Lot data plan: foundation and size by lot

Rear walkouts

Lots 9 to 13 walk out toward the rear, with a 10 ft minimum basement drop

Front daylight

Lots 6 and 7 put the garage and lower level at street grade, main floor 10 ft up

Either way

Lots 1 to 5 and 8 work as slab or basement homes; Lot 14 as slab or partial basement

Maximums

The lot data plan shows main, upper and basement maximums within setbacks and 35 percent coverage

HOME DESIGN

What fits on each lot

LOTS	FOUNDATION	GARAGE	PRODUCT FIT
Lots 1 to 5	Slab or front daylight	Side (1, 3) or courtyard	Ranch, 1.5-story or 2-story; a lower level adds 2,500 to 3,000 SF
Lots 6 and 7	Front daylight	Courtyard	Garage and lower level at the street, main floor stepping into the hill
Lot 8	Slab or rear walkout	Courtyard	The largest lot at 37,279 SF, falling toward Pond 2
Lots 9 to 13	Rear walkout	Courtyard; side on 12	Full walkouts to the rear yards on the east side
Lot 14	Slab or partial bsmt	Courtyard	At the entrance beside Pond 1

All lots: 3-car garage, 30/10/30 ft setbacks, 40 ft height limit, 35 percent maximum coverage, 1,600 SF minimum floor area.

SAMPLE HOME DESIGNS



Design A: Painted brick European

Two stories with a garage wing and a basement that daylights down the slope.

Best fit: Lots 9 to 13 and 6, 7 | 4,962 heated SF, 3-car garage



Design B: English cottage

Steep gables, arched entry and a side-loaded garage behind the facade.

Best fit: Lots 1, 3, 12 or any courtyard lot | 5,215 heated SF, 3-car garage



Design C: Modern farmhouse

Board and batten with a covered porch; turn the front garage to a courtyard entry.

Best fit: Lots 4 and 5 | 4,094 heated SF, 3-car garage



Design D: Transitional brick

Hip roof, symmetrical facade and an arched entry; garage to the side.

Best fit: Lots 2, 4 and 5 | 3,983 heated SF, 3-car garage

MARKET COMPARABLES

Recent homes nearby: $1.0M to $2.25M, median $367/SF

9
Closed sales, Nov 2025 to Oct 2026

$367
Median price per SF, closed

$1.66M
Kisz new build, Oakton, May 2026

Closed

ADDRESS	CLOSED	PRICE	SF	$/SF
287 Mountain View Ridge NW Historic Marietta, built 2023, finished bsmt	Mar 2026	$2,250,000	6,000	$375
660 Colston Rd SW Whitlock Heights, Talcott Homes, finished bsmt	Jun 2026	$1,800,000	6,054	$297
298 Saint Marys Ln Oakton, Kisz Construction, new	May 2026	$1,660,000	4,543	$365
419 Campbell Hill St NW Smith Christopher Homes, new, finished bsmt	Jul 2026	$1,515,000	4,130	$367
816 Highvale Dr Highvale, under construction	Oct 2026	$1,381,784	3,446	$401
201 Wakehurst Way Cottages at Keeler Woods, new	Mar 2026	$1,231,253	3,321	$371
002 Wakehurst Way Cottages at Keeler Woods, new	Feb 2026	$1,117,777	2,744	$407
204 Wakehurst Way Cottages at Keeler Woods, new	Nov 2025	$1,058,967	3,290	$322
920 Wemberley Ln Cottages at Keeler Woods, built 2023	Dec 2025	$1,035,000	3,763	$275

Active

ADDRESS	STATUS	ASKING	SF	$/SF
270 Windsor Dr SW Kisz Construction, 0.97 ac, A.L. Burruss	Active	$1,975,987	5,494	$360
411 Campbell Hill St NW Historic Marietta, new	Active	$1,790,000	5,110	$350
719 Arborcroft Ct Highvale, new	Active	$1,272,500	3,300	$386
813 Highvale Dr Highvale, new	Active	$1,225,664	4,645	$264

Source: FMLS, October 29, 2026. All in Marietta 30064, Marietta High district. Deemed reliable, not guaranteed.

DEVELOPMENT OVERVIEW

Site work at a glance

Infrastructure

- About 750 ft of private street with curb, gutter and a 5 ft sidewalk
- Two detention ponds with outlet structures
- Retaining walls: 9 ft at the ponds, 15 ft maximum on the west side
- Public sewer, including the signed offsite easement
- Water main, two hydrants and 14 services

Site conditions

- Earthwork: 34,669 CY cut and 55,361 CY fill, about 21,000 CY net fill
- Net fill can be pulled from Phase 2, which is permitted for disturbance; the dirt is included with Phase 1
- 2022 test pits: 13 to 17 ft, no rock refusal
- Floodplain and stream buffers limited to the northeast corner

PHASE 2

About 3 acres, offered separately

Room for 4 lots
The undeveloped tract west of Phase 1 has potential for 4 more lots.

Held for sewer
Lots are held back while the best sewer route is determined.

Dirt stays with Phase 1
Phase 2 is sold subject to the Phase 1 right to its fill dirt.

DUE DILIGENCE

Available to qualified buyers

01 Civil plan set, Gaskins + LeCraw (10/29/2026)

02 Boundary and topographic survey (4/30/2024)

03 Test pit report, Still Construction (Dec 2022)

04 Signed offsite sewer easement

05 Fire flow test

06 Zoning and approval correspondence

07 Lot schedule and suggested home sizes

OFFERING TERMS

How to submit an offer

TERM	DETAIL
Structure	Assignment of contract from Monsieur Properties LLC
Phase 1	All 14 lots available; call for offers
Fill dirt	Phase 2 dirt included, dug and restabilized under the Phase 1 permit
Phase 2	About 3 acres offered separately, subject to the Phase 1 dirt rights
HOA	Mandatory HOA to own and maintain the private street, ponds and retaining walls
Offers include	Lots, price, assignment fee, takedown schedule, due diligence, earnest money, closing and site work
Finished homes	Preference given to offers that engage Amy Mollohan & Co. to represent the builder on the finished homes
Closing	45 days after the Land Disturbance Permit (LDP) is issued; LDP expected 12/1/2026
Offers	Considered as submitted; send to Amy Mollohan, CCIM



YOUR CONTACT

Amy Mollohan, CCIM

- No. 4 agent in Cobb County by volume, Cobb Association of Realtors, 2024 to 2026
- Over $150 million in closed real estate transactions; RealTrends Verified No. 107 in Georgia, 2026
- Atlanta Magazine Atlanta All Star every year since 2020; Best of Cobb 2024 and 2025
- Real estate investor for 15+ years who has carried raw land through entitlement and sold it
- Licensed in Georgia and Florida; Georgia Tech graduate

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DISCLAIMER

For information only. Amy Mollohan & Co., Ansley Christie's International Real Estate and the owner make no warranty as to accuracy. Plans, quantities, house sizes and costs are preliminary and subject to change. Buyers should rely on their own investigation. The owner may accept or reject any offer or withdraw the property at any time.