

# Ex-Hooters CEO Coby Garrett Brooks Sells Sprawling Georgia Hunting Ranch



By Chris Fuhrmeister, *Atlanta Business Chronicle*

**C**oby Garrett Brooks, the former CEO of Hooters, sold his Georgia hunting ranch last month.

Despite a slowdown in the luxury and broader real estate markets, Brooks received his asking price of \$4.1 million.

Brooks sold the roughly 790-acre ranch to Paul Curry of Clearwater, Florida, Jon Kohler of Jon Kohler & Associates told Atlanta Business Chronicle. Jon and Erica Kohler represented the seller. The sale closed on March 29.

Brooks led Atlanta-based Hooters of America Inc. from 2003 until he sold the company to private equity firm HIG Capital and Chanticleer Holdings in 2011.

His primary residence is in Marietta. Brooks appeared on an episode of the CBS reality TV series “Undercover Boss” while he was with Hooters in 2010. He is now a franchisee of Texas-based restaurant chain Twin Peaks.

Curry did not immediately respond to a voicemail seeking comment.

## **The Florida-Georgia Preserve**

Known as the Florida-Georgia Preserve, the ranch sprawls through Decatur County, Georgia, and Gadsden County, Florida. The property can be used for both Georgia and Florida hunting seasons, including high-fence trophy deer hunting on the Florida side. Taking both states’ seasons into account, the ranch offers deer hunting annually



from Aug. 1 through March 1, according to the listing.

A roughly 2,600-square-foot cabin sits on the ranch. Its exterior includes stone pillars and a front deck and seating area. Inside, there is a stone fireplace and antler chandeliers. The living room features vaulted ceilings. There are floor-to-ceiling windows and sliding doors that open to a back deck and swimming pool. Part of the back deck can be enclosed with remote-operated screens and includes an oversized ceiling fan and outdoor TV area.

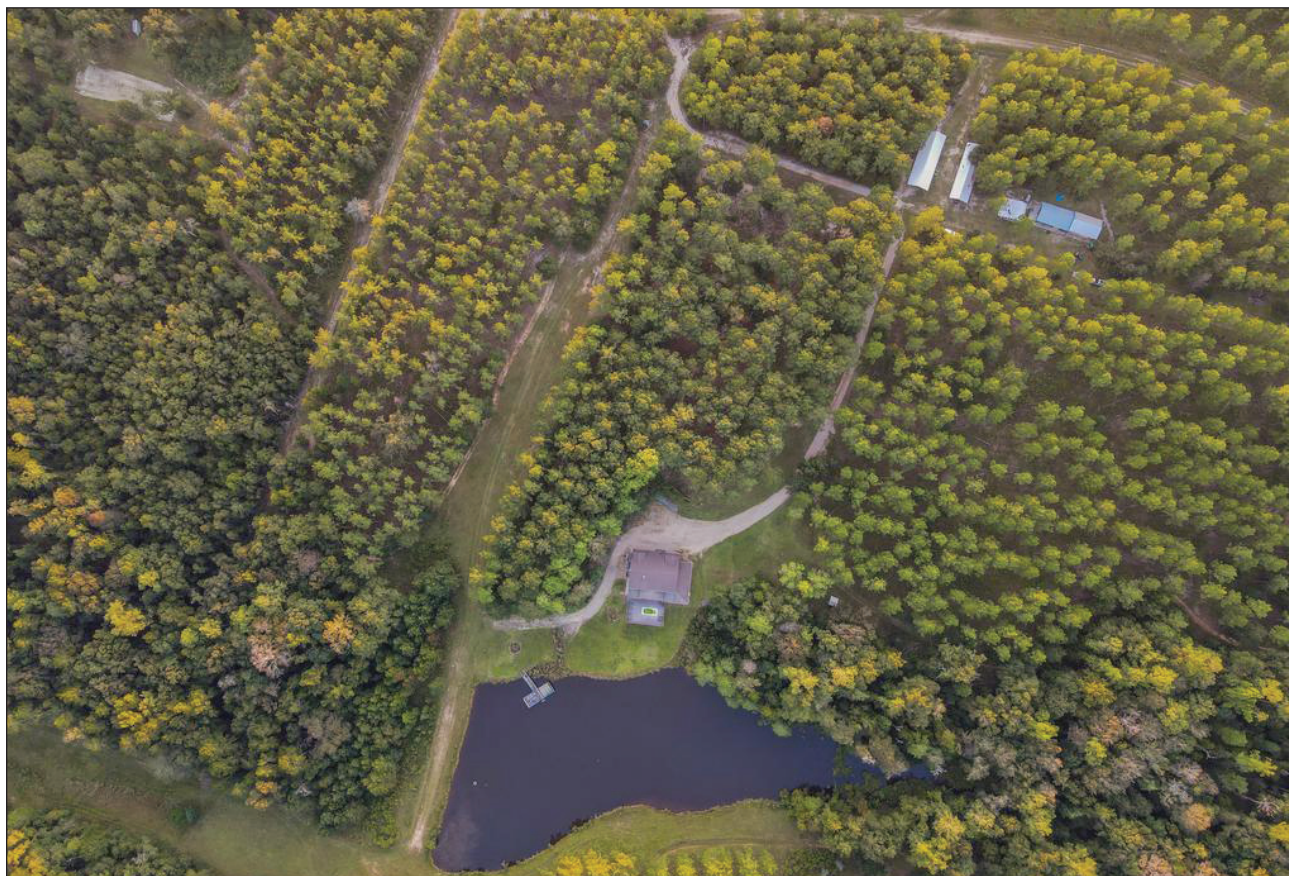
The primary bedroom and bathroom, plus an additional guest room and bathroom, are downstairs. The main level also has a kitchen and combination laundry-mud room. Two bunk rooms are on the second floor. An outdoor shower, covered fishing deck and outdoor fire pit are adjacent to the cabin.



The property's features include a pond that covers about 1.6 acres, two open-air equipment barns and a covered outdoor freezer and space for processing deer. On the Florida side, there are 200 acres enclosed by nearly 2.75 miles of 8-foot-high fencing and two gates.

### **Luxury sales decline**

Luxury home sales have waned as rising mortgage rates and economic uncertainty have suppressed the



housing market. It is common for luxury listings to remain on the market for months and sell for below asking price.

In metro Atlanta, luxury sales fell by 56% during the three months ending Jan. 31 compared to the same period a year earlier, according to a March 10 report from national brokerage firm Redfin Corp. (NASDAQ: RDFN). Meanwhile, new luxury listings increased 17% year-over-year, and the number of luxury homes for sale increased 36% during that period.



Despite rising supply and sinking demand, the median price for a luxury home rose 17% year over year to \$1.15 million.