

EXCLUSIVE OFFERING
THURMAN ROAD



54 ACRES
HENRY COUNTY | GEORGIA

54 Acres | Thurman Road | Henry County, Georgia



Thurman Road Property

Thurman Road Henry County, GA

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 54 acres on Thurman Road in Henry County, Georgia ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. and Pioneer Land Group. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman and Co. and Pioneer Land Group represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:

JOHN SPEROS

Senior Vice President
Ackerman & Co.
Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net

WILL GOFF

Associate, Brokerage
Ackerman & Co.
Direct: 770.913.3957
Mobile: 404.723.3379
Email: wgoff@ackermanco.net

KYLE GABLE

Broker
Pioneer Land Group
Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@pioneerlandga.com

J.T. SPEROS

Associate, Brokerage
Ackerman & Co.
Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net

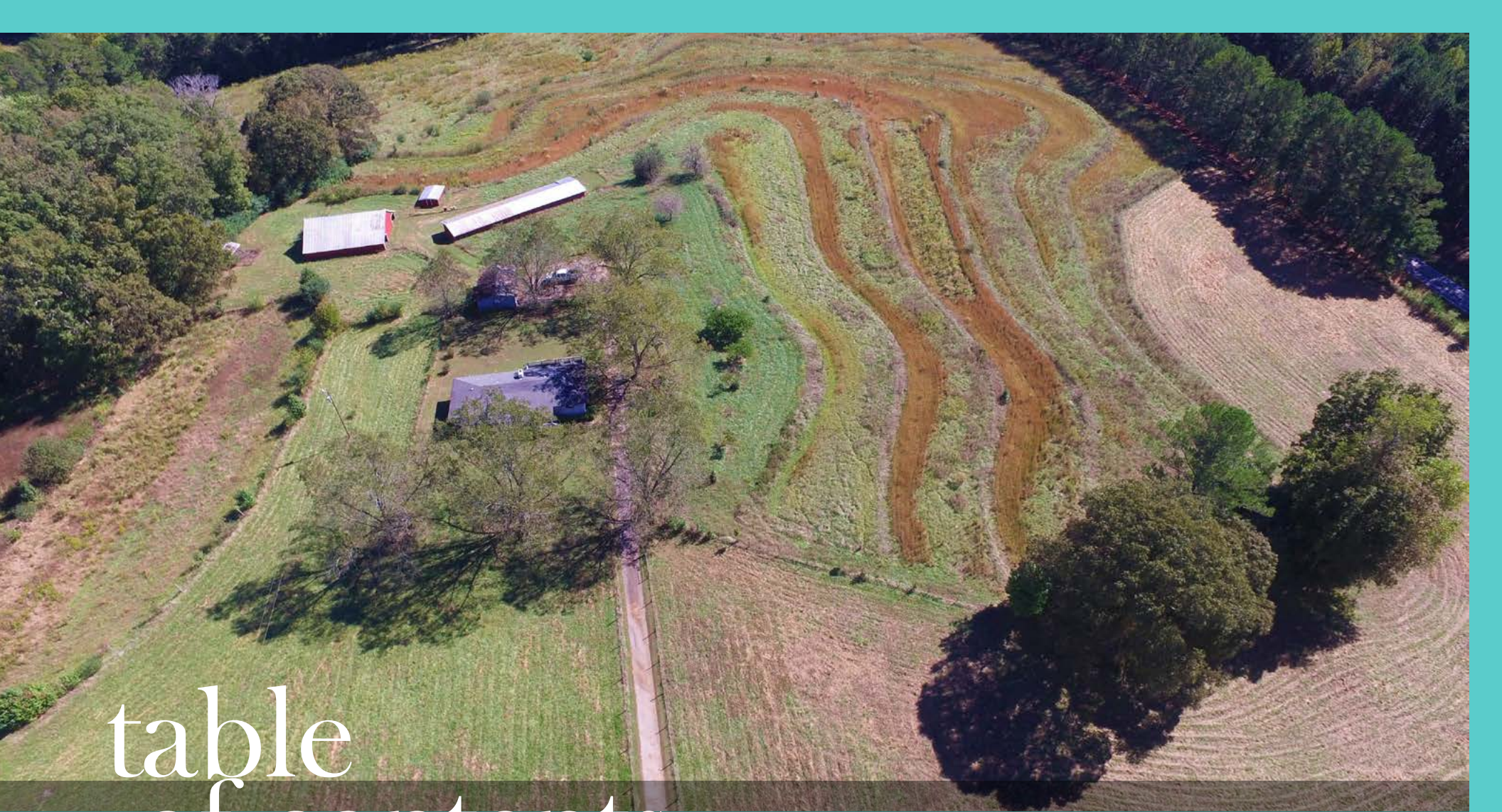


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the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **54 Acres on Thurman Road ("The Property")** for a residential community composed of single family detached ("SFD") houses in Henry County, Georgia.

Thurman Road offers the following attributes:

- Approximately 5 miles from Interstate 75 and Interstate 675, offering convenient access to the job markets in this corridor as well as an easy commute to Atlanta.
- Hartsfield-Jackson International Airport is located just over 10 miles away and is the world's busiest airport that employs over 55,000 people.
- Located in Henry County, the 4th best-selling county in Metro Atlanta for new house sales. The months of supply of vacant developed lots ("VDLs") has decreased over 34% in the last year.
- Potential to rezone property to a zoning that will increase the density of the development.
- Existing home and barns on the property with 70% being in pastures.
- Almost 2,000 feet of paved road frontage.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.

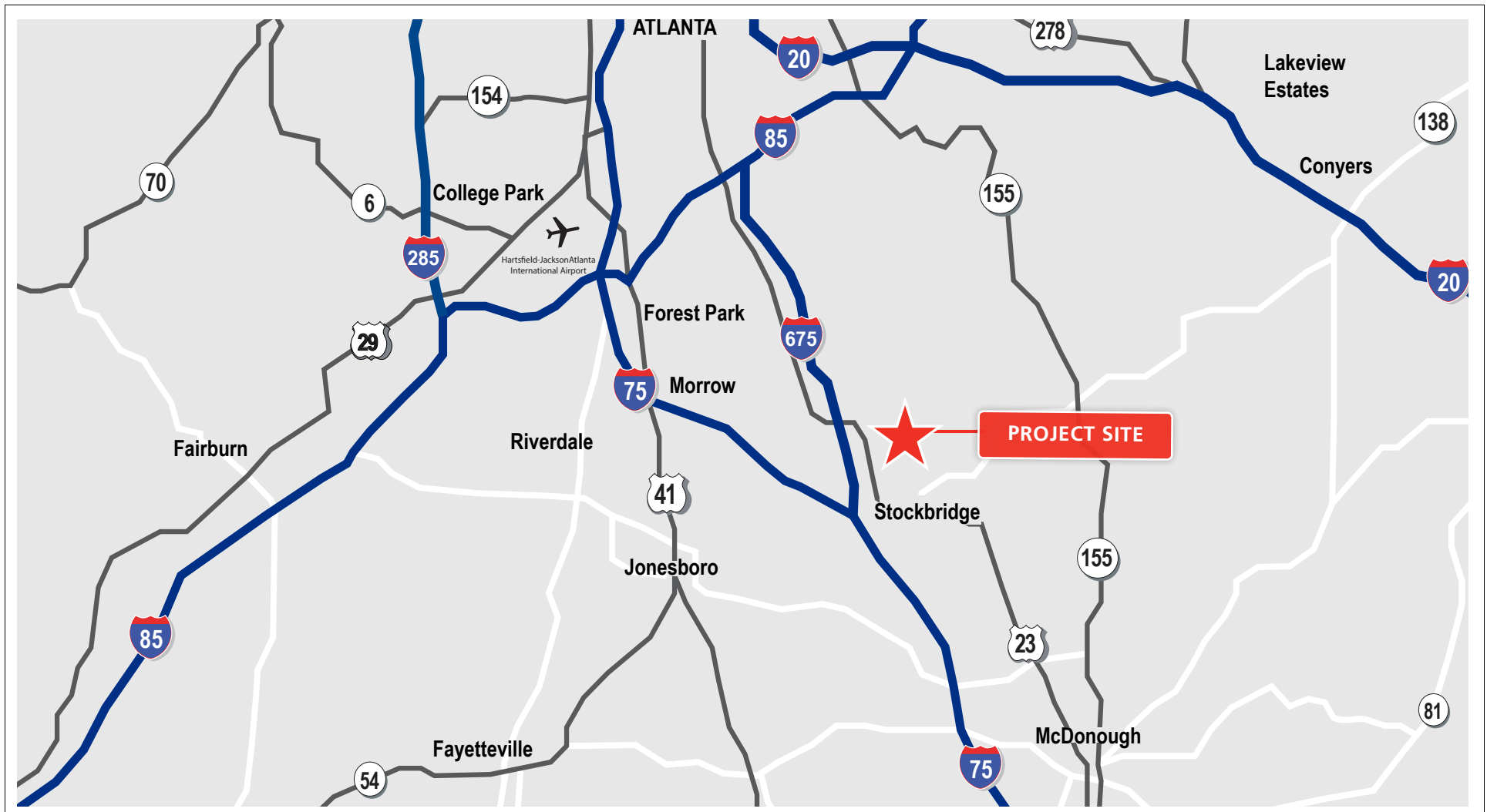
Thurman Road



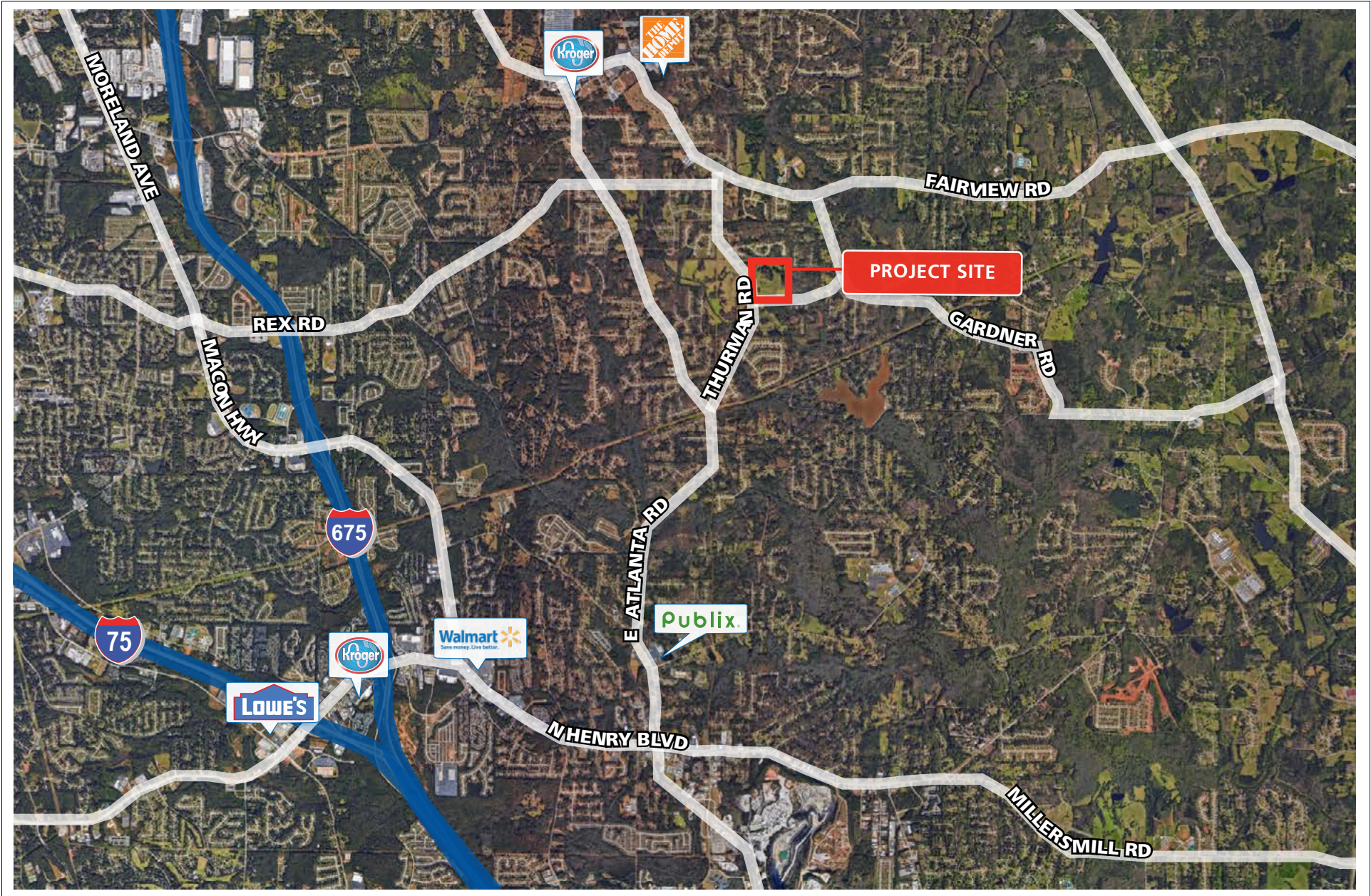
the property

Location

Thurman Road is located approximately 5 miles east of Interstate 675 at the Forest Pkwy interchange in Henry County, Georgia. The address for the 54± acres is 548 Thurman Rd, Stockbridge, GA 30281.



High Altitude Aerial

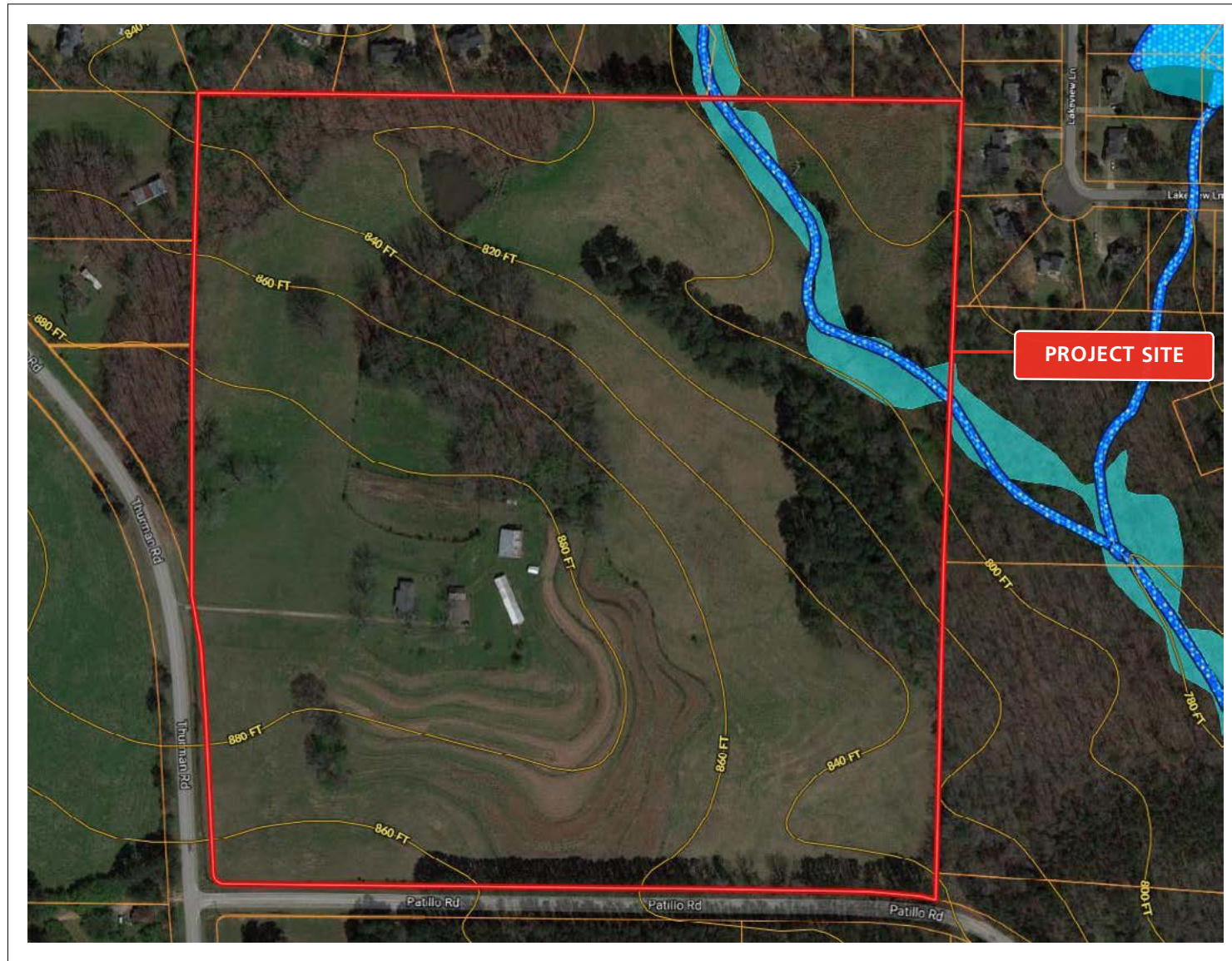


Low Altitude Aerial



Topography

Below is the topography map with flood plain for the property. Each contour line represents 20 feet of elevation change:



Zoning/Requirements

The Property is currently zoned RA (Residential Agricultural Zoning District) in Henry County with the following requirements:

Minimum Lot Size:

- 43,560 SF or 1 acre in area with septic system and county water
- 1.25 acres in area with septic system and private well
- 87,120 SF or 2 acres in area for new subdivisions

Minimum Lot Width: 175'

Minimum Front Setback: 75' from right-of-way line; 50' from right-of-way when part of subdivision requires new streets

Minimum Side Setback: 20'

Minimum Rear Setback: 40'

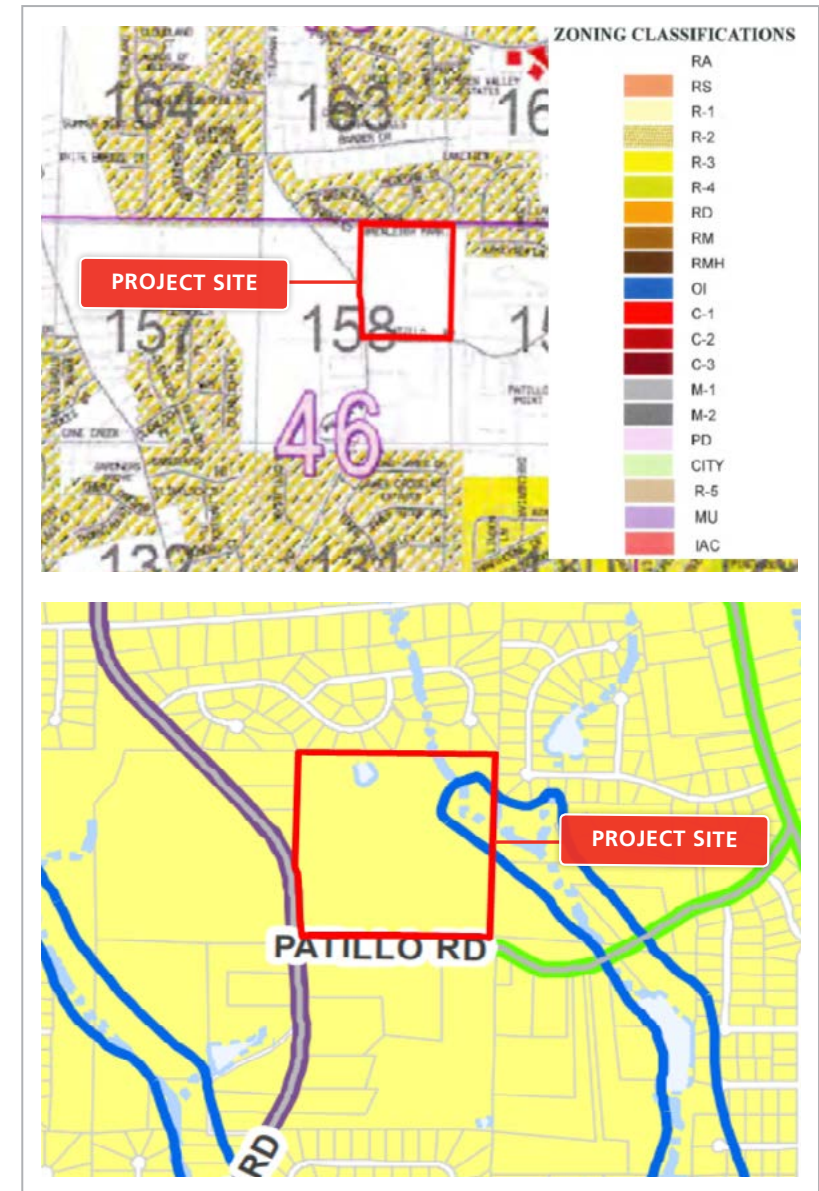
Minimum Heated Floor Area: 1,500 SF

Based on the future land use map, we believe that the property can potentially be rezoned to R2 allowing the following:

- 22,000 SF Lot Size on Sewer
- 115' Minimum Lot Width
- 30,000 SF Lot Size on Septic
- 125' Minimum Lot Width

Utilities

The Property is served by domestic water. All utilities should be independently verified by prospective purchaser.



Existing House

There is currently a house on the property. The house was built in 1965 and is a 3 bedroom and 1 bathroom house. There is a detached garage and multiple barns on the property.



Schools

Thurman Road and its surrounding neighborhoods are served by the following schools:



★ SCHOOLS ★

Fairview Elementary School

Austin Road Middle School

Stockbridge High School

the market

Henry County Detached Housing and Lot Analysis

As the fourth best-selling county for new SFD housing in the Atlanta MSA, the Henry County housing market continues to show trends of strong growth for both new and resale SFD houses. The new construction SFD housing sales data for Henry County from 2015-2Q18 is as shown below.

YEAR	% OF TOTAL METRO ATLANTA SFD NEW SALES	NUMBER OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE
2015	6%	894	–	\$249,000
2016	7%	1,154	+29.1%	\$255,000
2017	7%	1,265	+9.6%	\$256,000
2Q18	8%	714	N/A	\$250,000

Below are some highlights from this market:

- Annual starts increased 15% to 1,652 through 3Q18.
- Annual closings increased 7% to 1,442 through 3Q18.
- Currently, there are 4,584 VDLs in this market. Based on the annual starts, there is a 33.3 month supply of VDLs, which is a 34% decrease from 3Q17.
- A total of 64% of the remaining VDLs in Henry County are in subdivisions with an active builder.

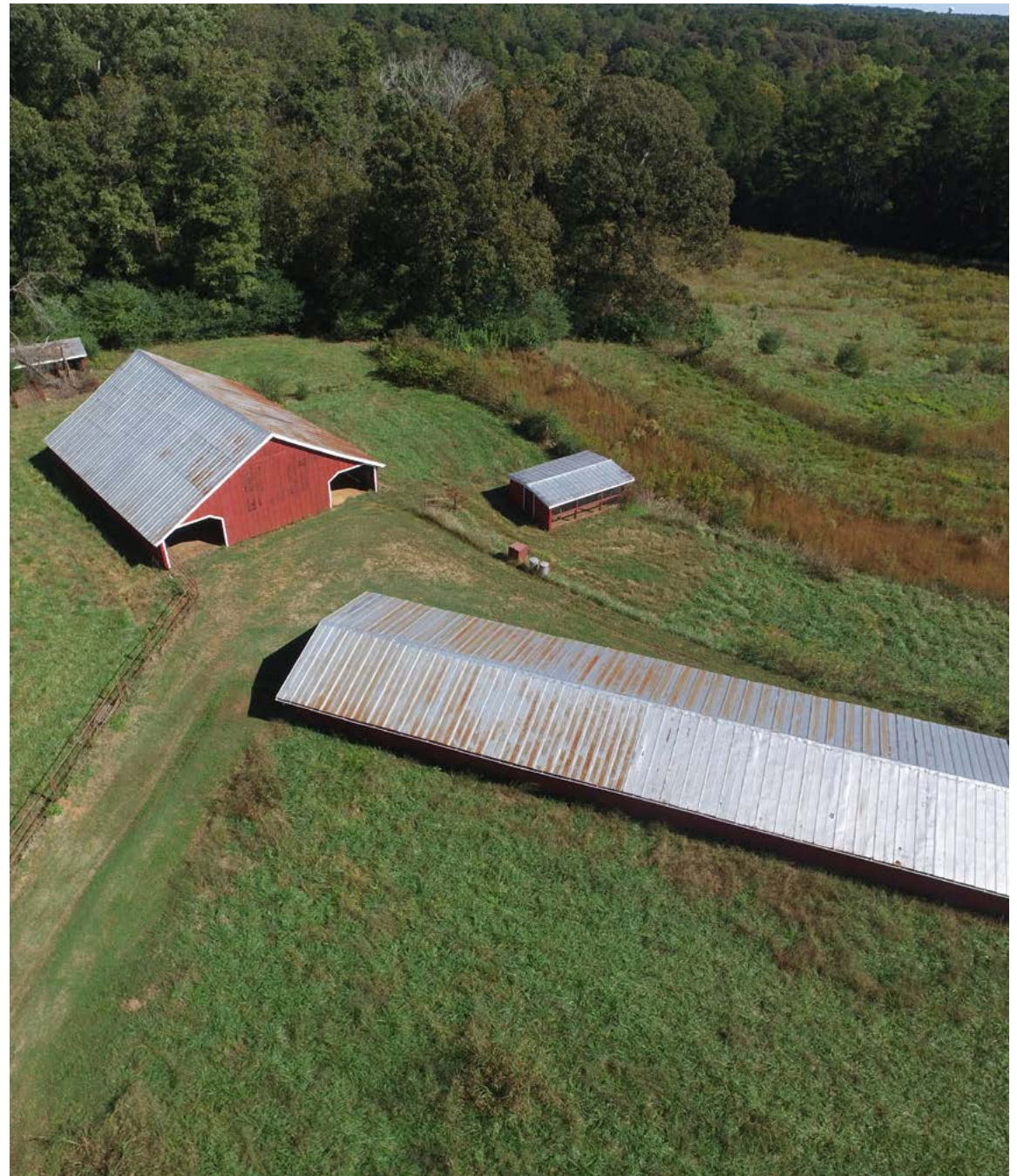
the process

The 54 acres are offered at a price of \$700,000 or \$12,962 per acre.

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience.



support information

Below are files that are related to **The Property** and may be downloaded. Some of the files may not be compatible on a mobile device and will need to be downloaded on a desktop. Click the link to open the file.

- [Google Earth KMZ File](#)
- [Soil Map](#)

To view all downloadable documents in one folder [click HERE](#).





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Direct: 770.913.3949
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