

EXCLUSIVE OFFERING
TURNER CHURCH ROAD



158± ACRES FOR RESIDENTIAL DEVELOPMENT
HENRY COUNTY | GEORGIA

158± Acres | Turner Church Road | Henry County, Georgia



Turner Church Property

Turner Church 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 158+ acres 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:

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the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present 158± Acres on **Turner Church Road** ("The Property") for a large scale residential community composed of single family detached ("SFD") houses in Henry County, Georgia.

Turner Church Road offers the following attributes:

- Less than 5 miles from Interstate 75, offering convenient access to the interstate via the GA Highway 20 interchange.
- 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.
- Located in Union Grove High School district which currently has had the second-highest average price for new house sales.
- Union Grove is currently ranked 4 out of 5 and is the top ranked High School in Henry County.
- The district has only a 39.2 month supply of VDLs, meaning land will need to be developed in order to meet the housing demand.
- Potential to rezone property to a zoning that will increase the density of the development. The property is adjacent to the city of McDonough and may be annexed.

With 158± acres, the property allows for a large development that may consist of multiple price points and offering a prime opportunity to enter into or expand within this market.



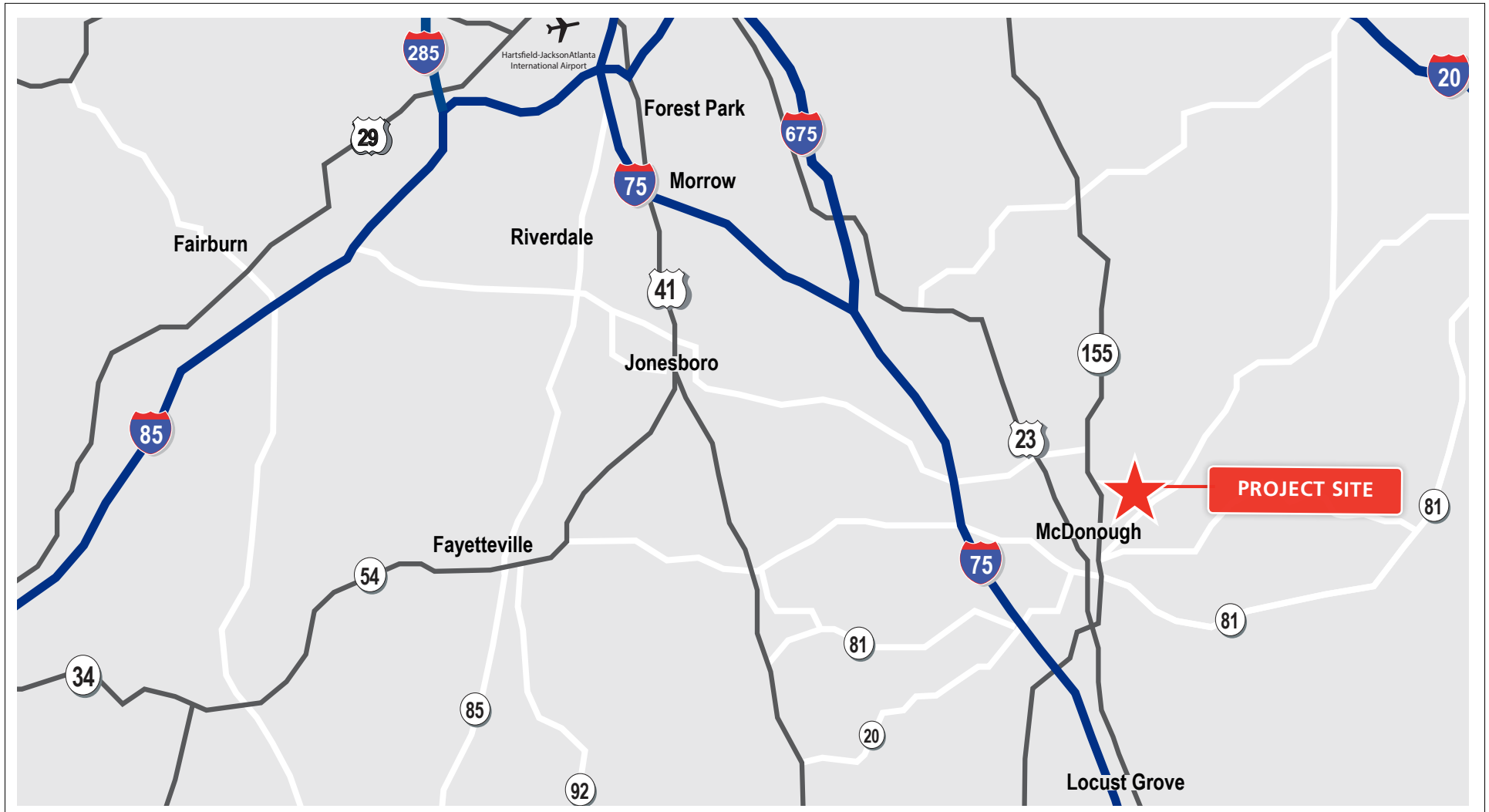
Turner Church Road - Different Angles

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

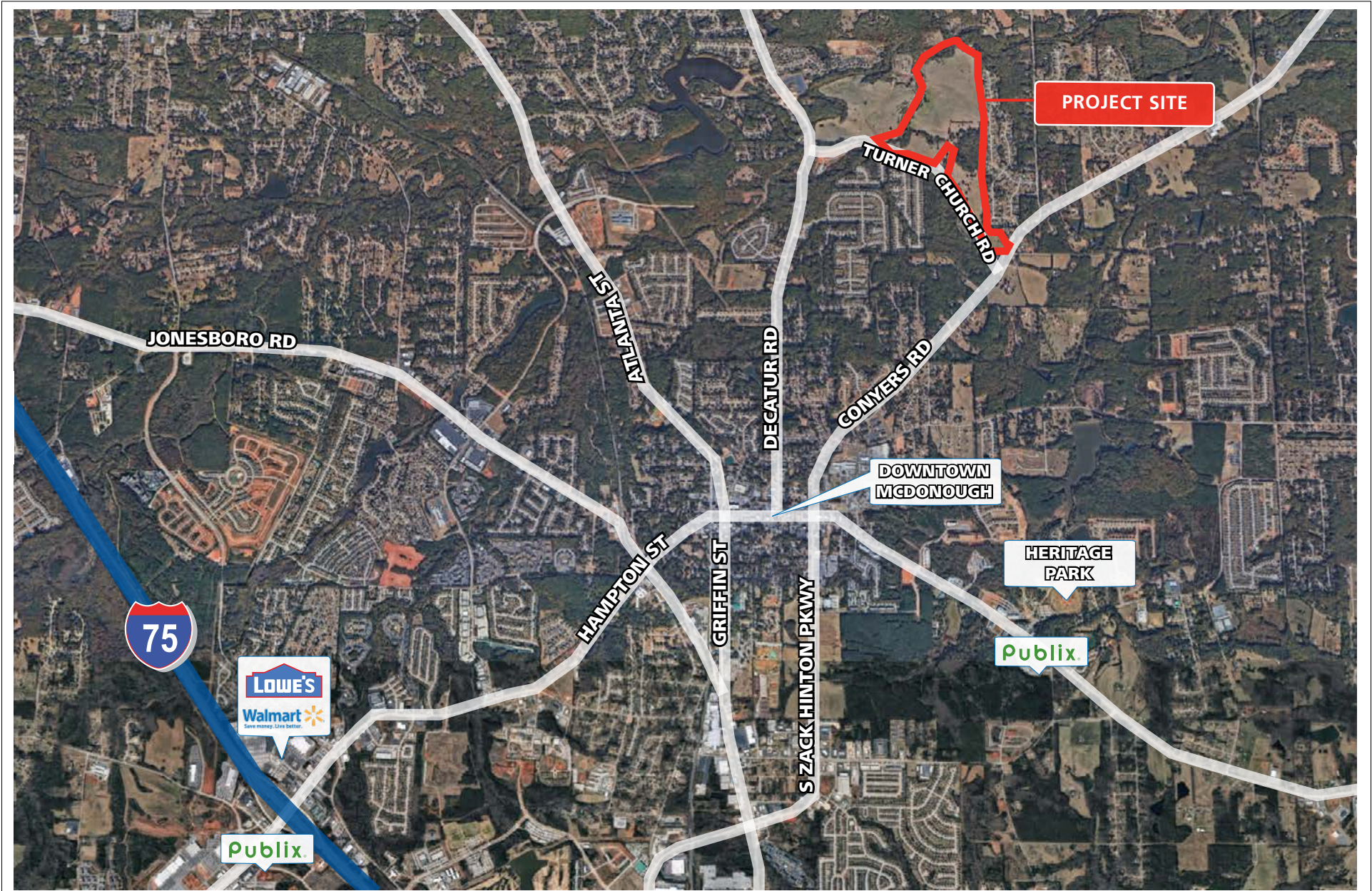
the property

Location

Turner Church Road is located approximately 4 miles northeast of the Interstate 75 and GA Highway 20 intersection in Henry County, Georgia. The parcel is 105-01061000 in Henry County.



High Altitude Aerial

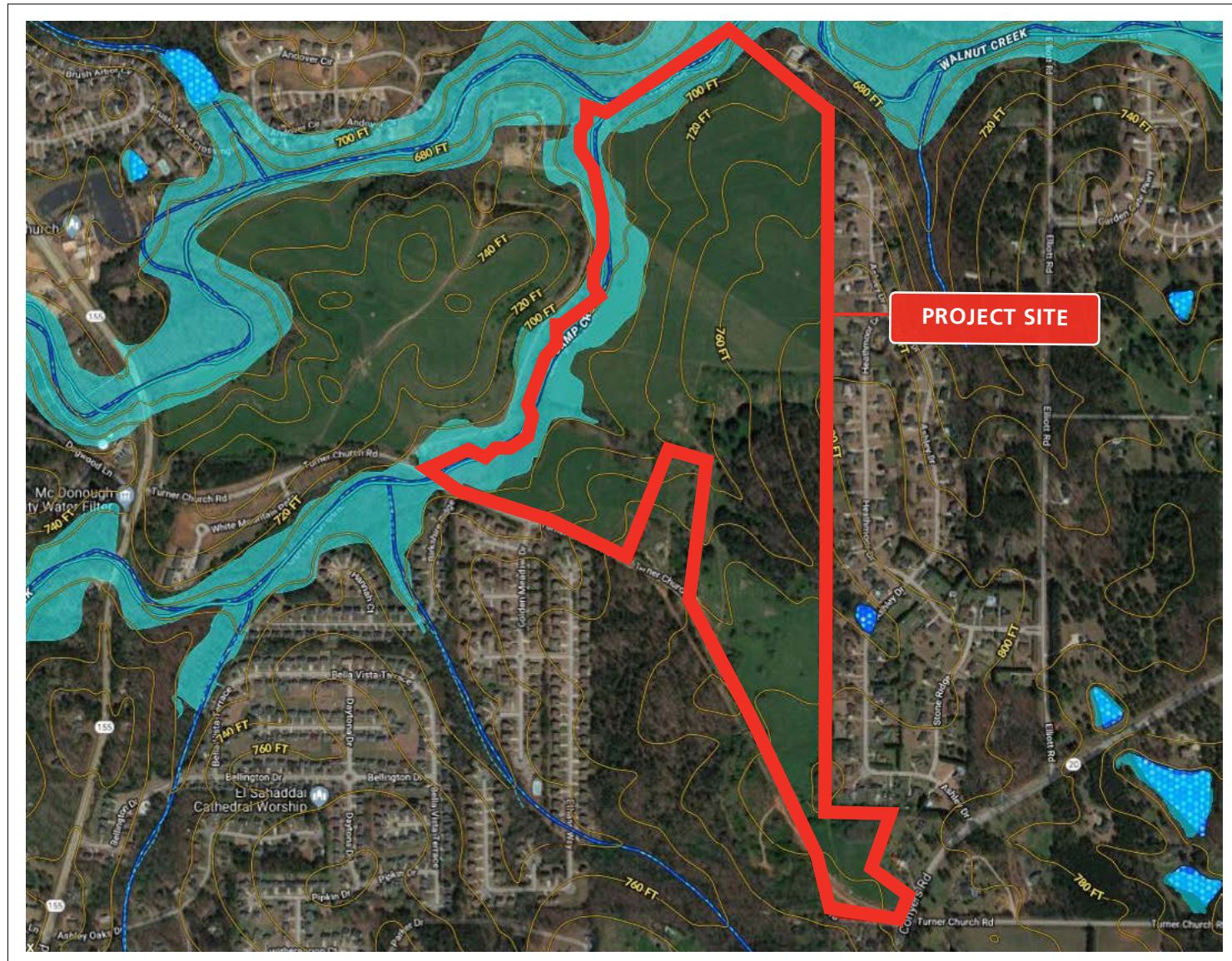


Low Altitude Aerial



Topography

Below is the topography and flood map for the property with 20' contour intervals:



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'

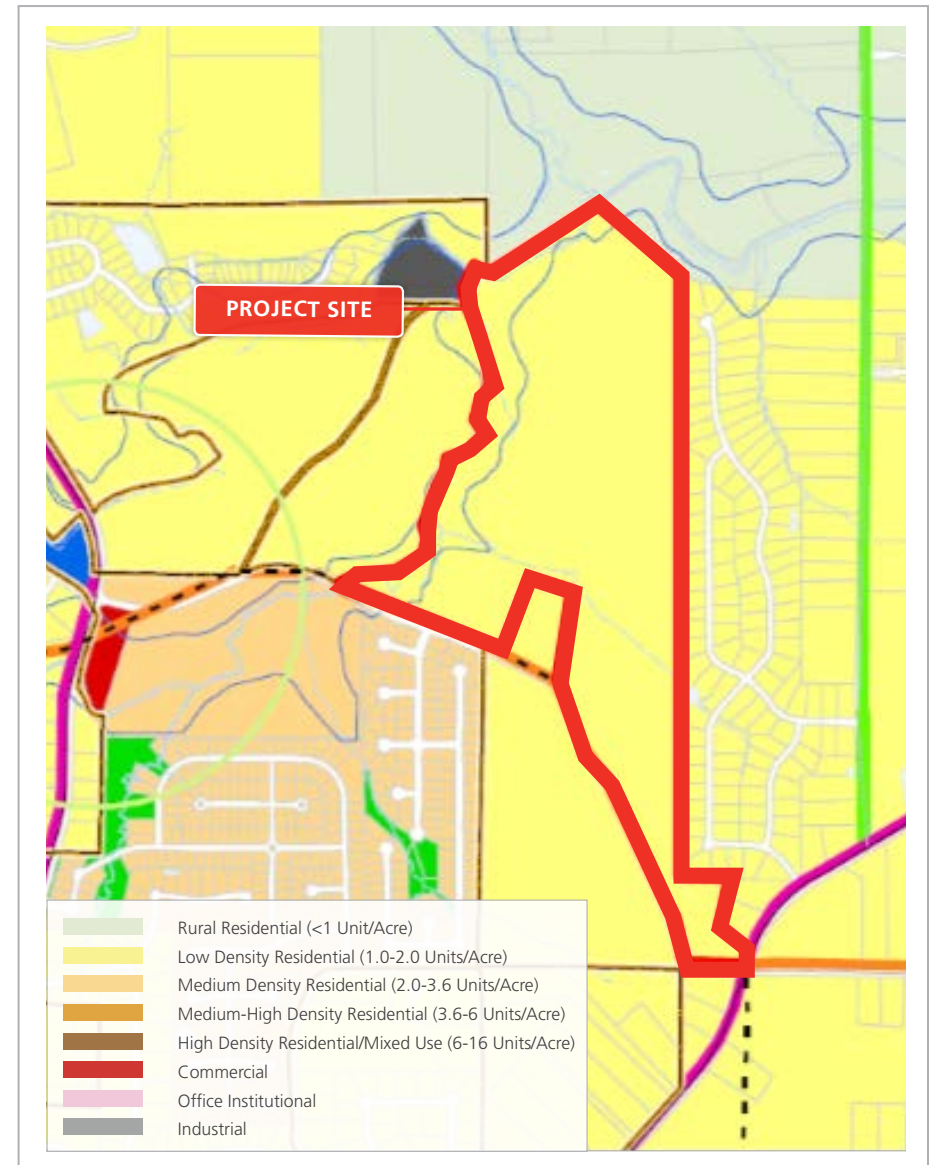
Minimum Rear Setback: 40'

Minimum Heated Floor Area: 1,500 SF

The future land use map shows the property with up to 2 units per acre, but with annexation into the City of McDonough, there may be a possibility to increase density.

Utilities

The Property is served by domestic water. Sanitary sewer is adjacent and available to the property by the county and city. All utilities should be independently verified by prospective purchaser.



School System

Below are the state rankings, according to SchoolDigger.com, for the schools that service the Turner Church Road property.



SchoolDigger.com 2018 Ratings			
SCHOOL	RATING	STATE RANK	TOTAL STATE SCHOOL RANKED
East Lake Elementary	★★★★☆☆	382 nd	1209
Union Grove Middle	★★★★★☆☆	105 th	543
Union Grove High	★★★★★☆☆	69 th	428

the market

The **Property** is located less than 2 miles away from Downtown McDonough. Founded in 1823, the city of McDonough is centered around a traditional town square design. This community offers convenient access to many different aspects of life.

Below are some market highlights from the growing Henry County and City of McDonough:

- Downtown McDonough is centered around the McDonough Square, a nearly 1 acre park. The historic square is filled with shops and restaurants, and residents enjoy live music and a variety of festivals year round.
- Located at the Highway 20 and I-75 interchange is South Point retail, which anchors the commercial retail for the area. The 700,000 square foot regional shopping center has tenants such as JCPenney, Kohl's, Academy Sports, and many more.
- Heritage Park, which is less than 2 miles from the community, is a 129 acre county park with pavilions, playgrounds, ballfields, and a 0.9 mile paved walking/jogging track. The park also features the Heritage Museum and Historic Village and a Veterans Museum.

With all of the surrounding amenities, convenient access to the interstate, a strong job market, and a thriving city, **The Property** is an excellent opportunity for a builder to establish a presence in this market.



Downtown McDonough



Heritage Village at Heritage Park

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.

Union Grove High School Detached Housing and Lot Analysis

The Union Grove High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Union Grove High School District from 2015-2Q18 is as follows:

YEAR	% OF TOTAL HENRY COUNTY SFD NEW SALES	NUMBER OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE
2015	8%	72	–	\$257,000
2016	8%	97	+34.7%	\$317,000
2017	9%	120	+23.7%	\$344,000
2Q18	8%	56	N/A	\$312,000

Below are some highlights from this market:

- Annual starts increased 26% to 131 through 3Q18.
- Annual closings in this market are 106 through 3Q18.
- Currently, there are 536 VDLs in this market. Based on the annual starts, there is a 39.2 month supply of VDLs, which is a 33% decrease from 3Q17.
- A total of 80% of the remaining VDLs in Union Grove High are in subdivisions with an active builder.

With the continued decreasing supply of VDLs and houses located in Henry County and the Union Grove High School market, we believe the property can fill the immediate and future need for housing in this market.

the process

The 158± acres is offered at a minimum price of \$5,530,000 or \$35,000 per acre, based on a minimum of 2 units per acre. If purchaser increases yield higher than 2 units per acre, owner would like to participate in the upside.

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 links to open the files.

- [Google Earth KMZ File](#)
- [County Sewer Map](#)

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



Heritage Park



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Downtown McDonough

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PIONEER
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