



EXCLUSIVE OFFERING  
HIGHWAY 41



**139.46 ACRES**  
HENRY AND SPALDING COUNTY | GEORGIA





Lake on Property

139<sup>±</sup> ACRES

## Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 139.46 acres on Highway 41 in Henry and Spalding 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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# table of contents

01. THE OPPORTUNITY

02. THE PROPERTY

03. THE MARKET

04. THE PROCESS

05. SUPPORT INFORMATION (DOWNLOADABLE)

- Google Earth KMZ File
- Sewer Outfall
- Additional House Pictures
- Survey

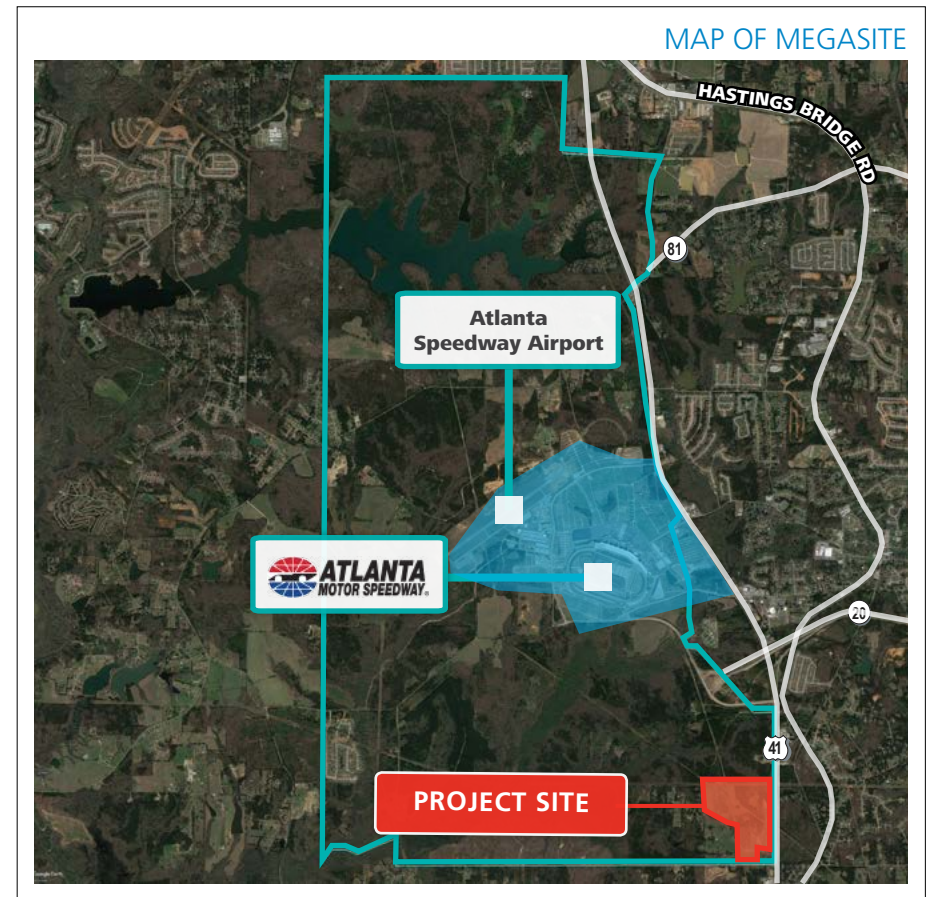


# the opportunity

Ackerman & Co. and Pioneer Land Group are pleased to present **139.46 Acres on Highway 41** ("The Property") located in a potential Henry County Megasite area with approximately 7 acres of the site located in Spalding County.

**Highway 41** offers the following attributes:

- Approximately 10 miles from Interstate 75, offering convenient access to the interstate via the Hampton McDonough Rd. interchange or the Bill Gardner Pkwy. interchange.
- Located in Henry County, the 3rd best-selling county in Metro Atlanta for new house sales. The months of supply of vacant developed lots ("VDLs") has decreased over 20% in the last year.
- Located in Hampton High School District in which new houses are selling at an average price of \$215,000.
- The district has only a 10.6 month supply of VDLs, meaning land will need to be developed in order to meet the housing demand.
- The property has over 8,000 feet of road frontage.
- Located in a potential megasite initiative, which is a long range plan for the development of 6,000± acres along Highway 19/41. The centerpiece of the megasite is the Atlanta Motor Speedway and the Atlanta Speedway Airport, which has a runway more than 5,500 feet long.

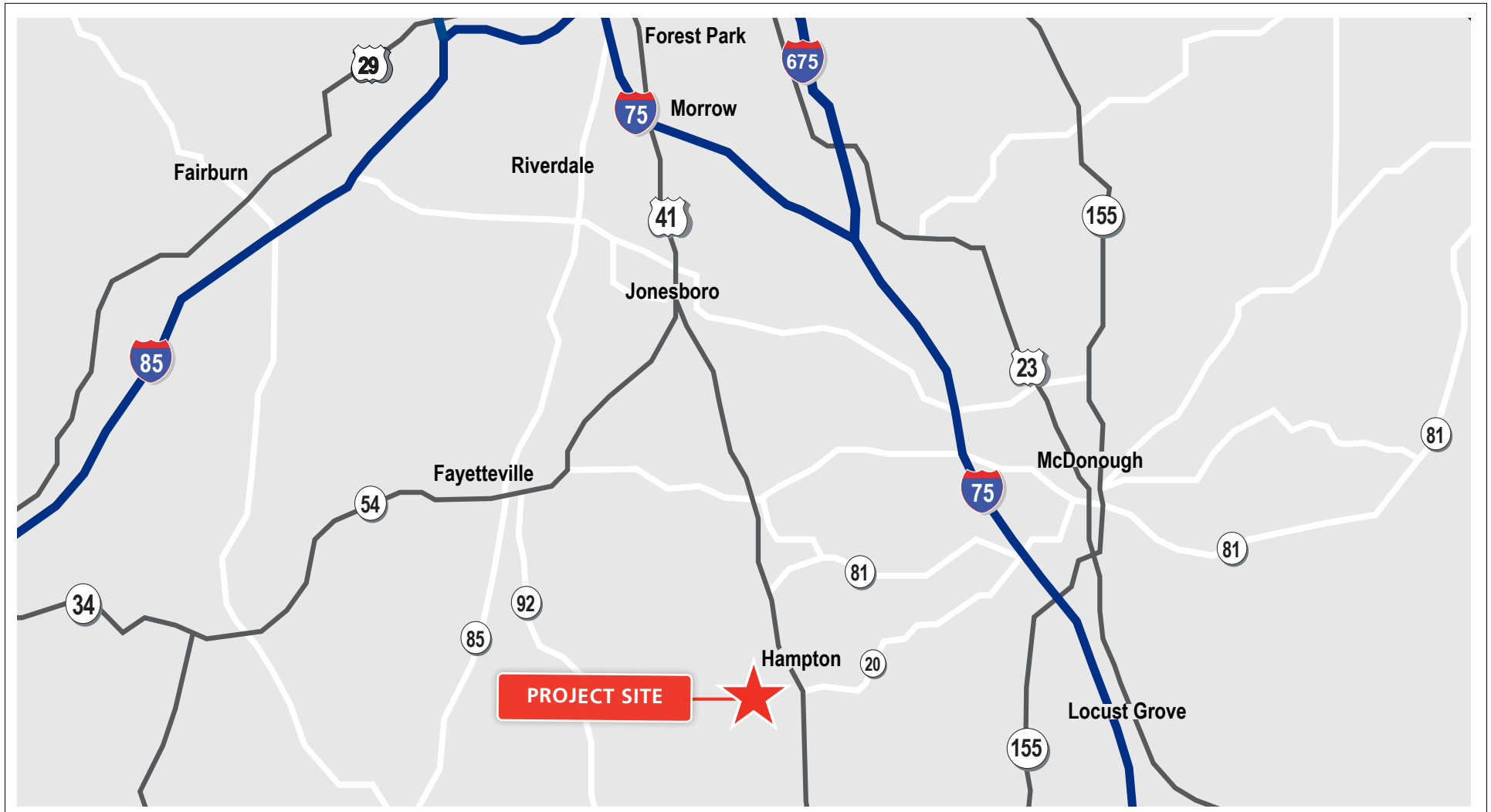


With 139.46 acres, the property allows for a large development that may consist of multiple price points and offering a prime opportunity to enter into or expand within this market. Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.

# the property

## Location

**The Property** is just southwest of the City of Hampton in Henry and Spalding County, Georgia. The address for the property is 86 Minter Dr., Hampton, GA 30228.





High Altitude Aerial with Retail



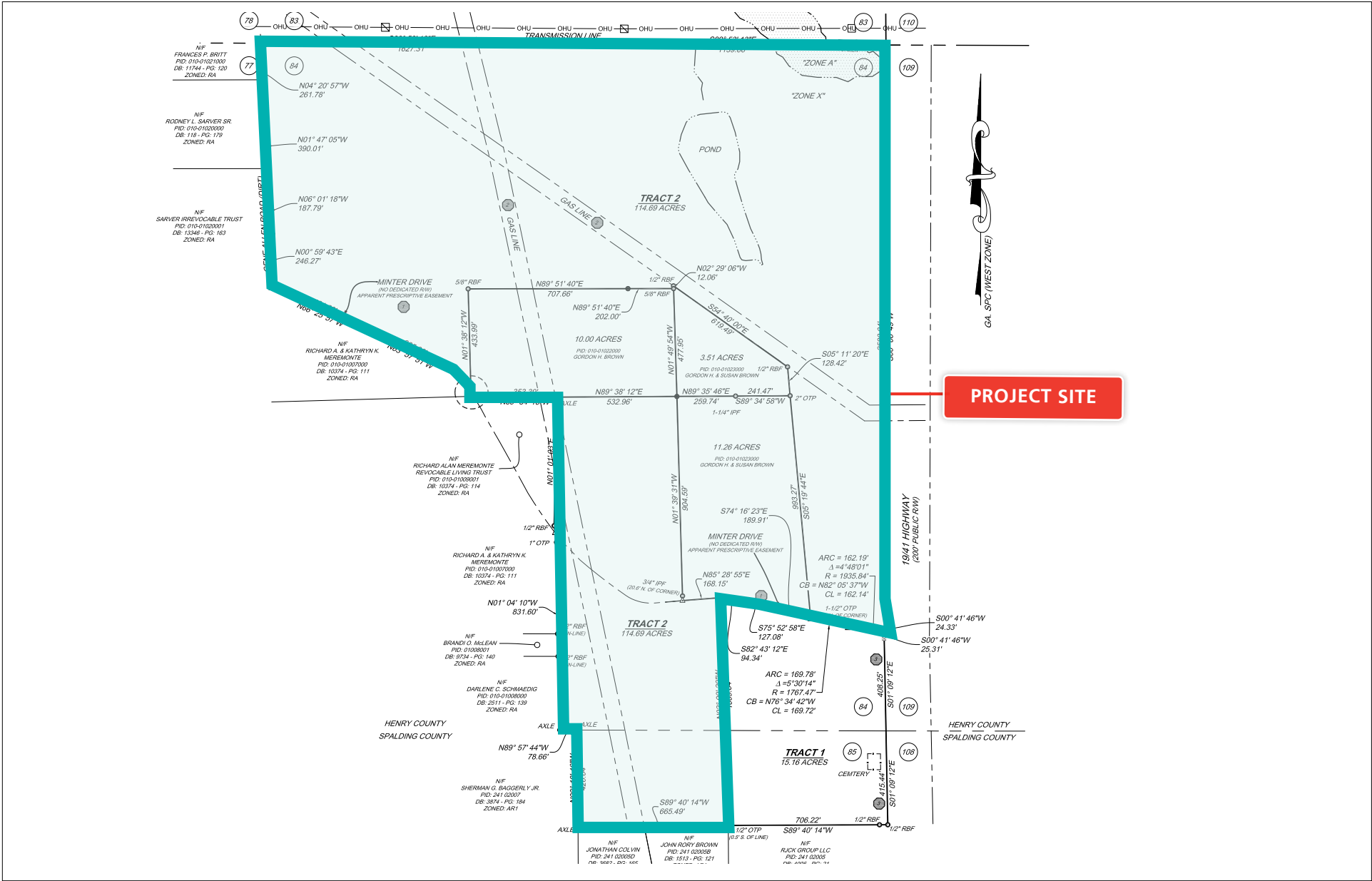


Low Altitude Aerial





Survey





## Existing House

Currently, the property has an existing 3-bedroom home located on site. The house is totally upkept and rent/live-in ready. Below are some photos of the house, and there is a link to more pictures in the Support Information section of this Offering Memorandum.





## 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'

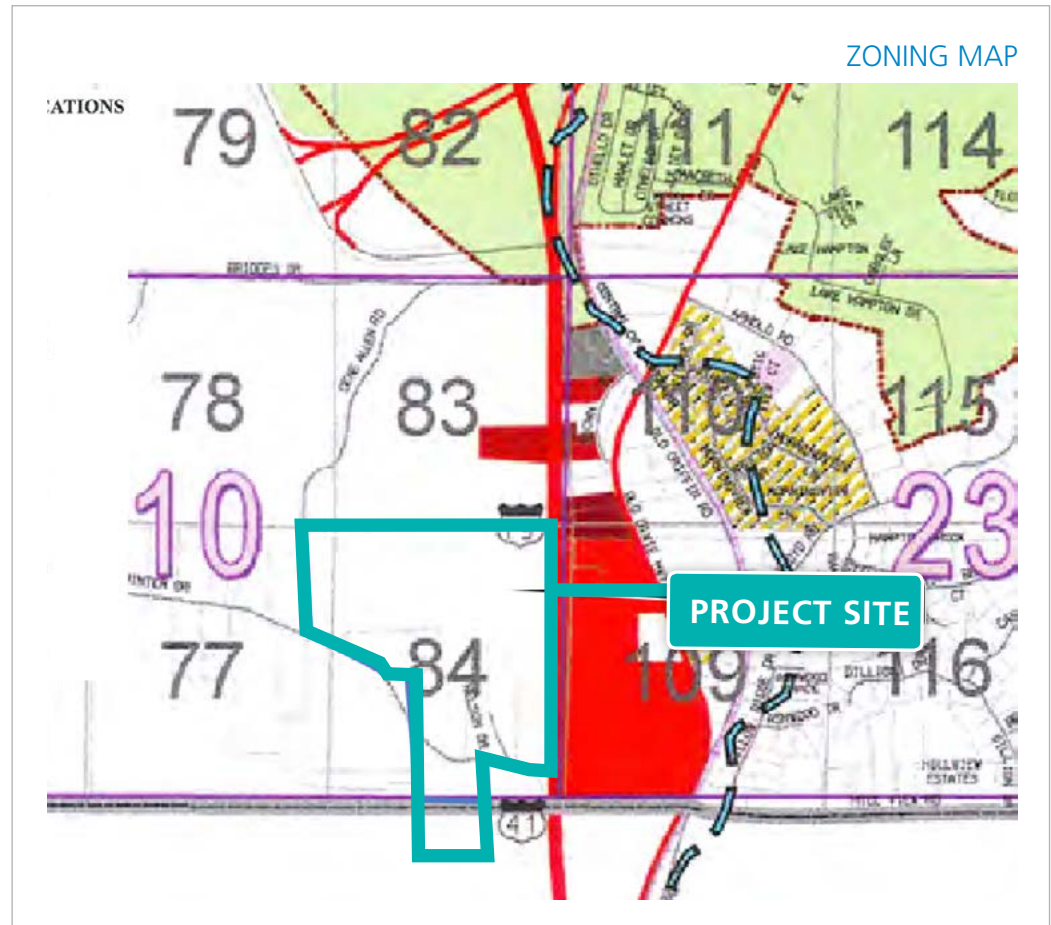
**Minimum Rear Setback:** 40'

**Minimum Heated Floor Area:** 1,500 SF

**The Property**, according to the current Future Land Use Map of Henry County, has a future land use of commercial. However, according to the draft Future Land Use Map for 2019, the property has a future land use of mixed-use.

Approximately 7 acres at the south end of the property are located in Spalding County.

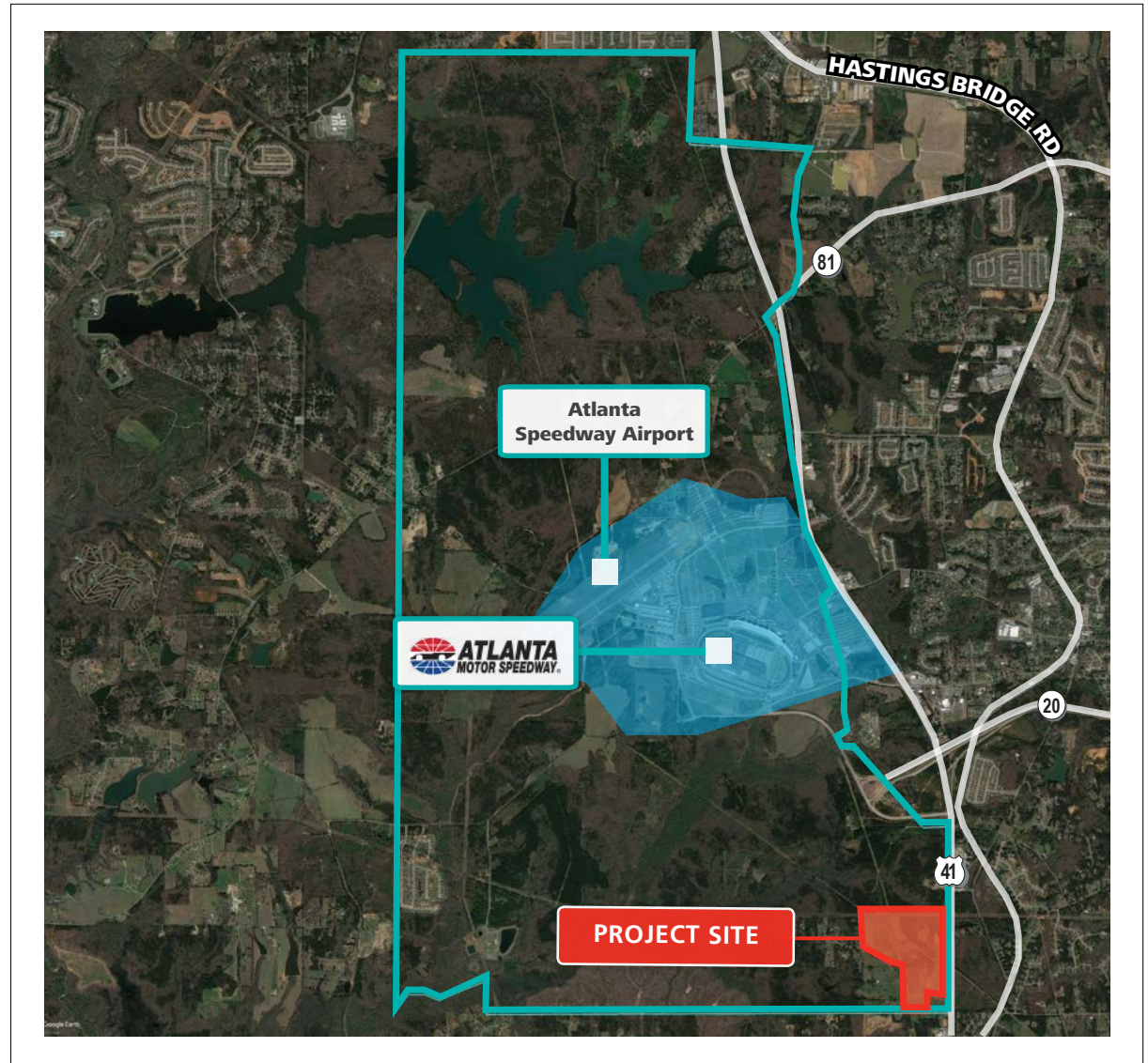
ZONING MAP





## Megasite

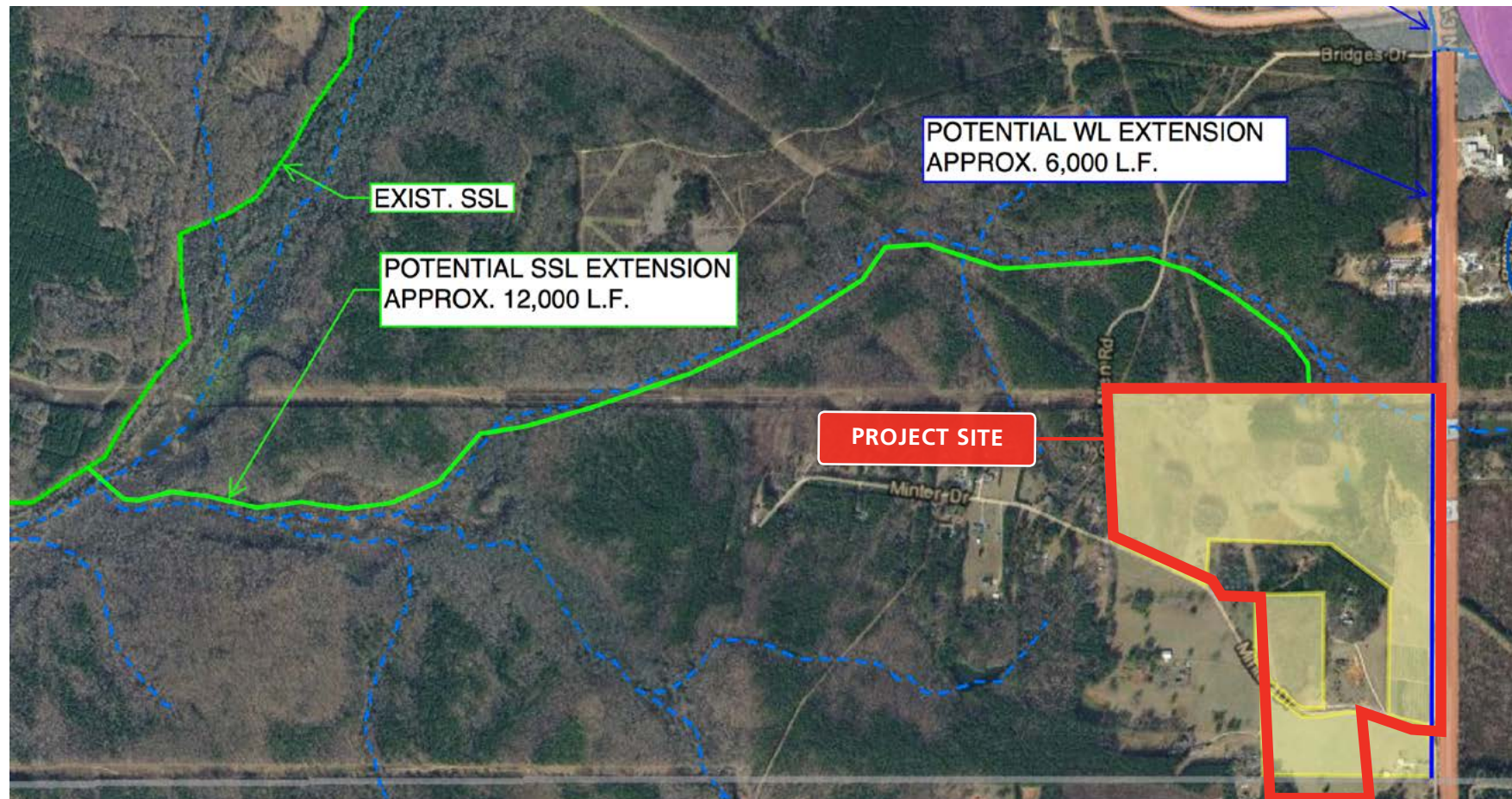
In 2019, a master planning process is expected to start for a Henry County Megasite initiative. It is a long range plan to develop 6,000± acres along Highway 19/41. The centerpiece of the megasite is the Atlanta Motor Speedway and the Atlanta Speedway Airport, which has a runway more than 5,500 feet long. The 139± acres being sold are located within this megasite as shown to the right:





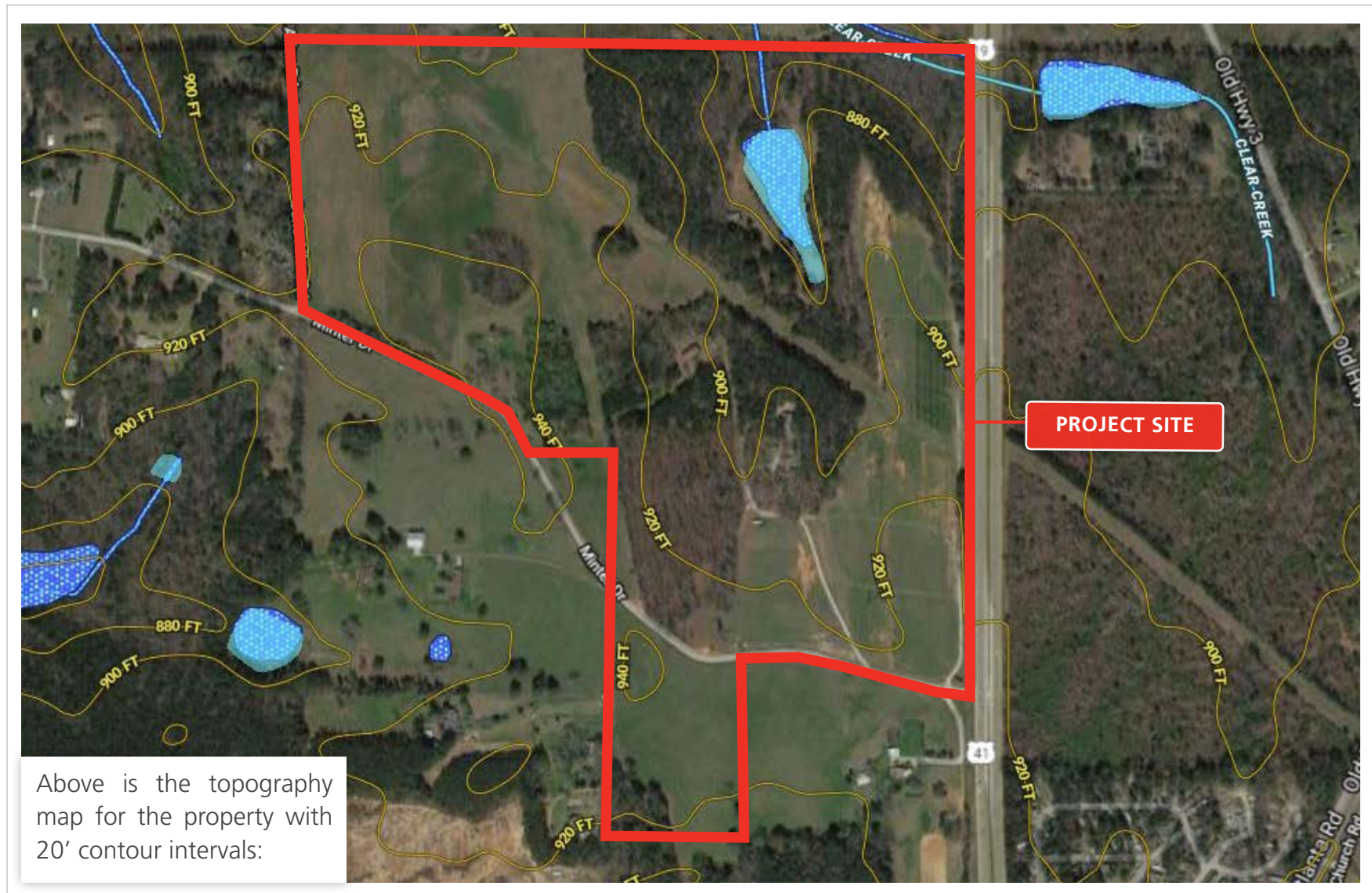
## Utilities

**The Property** is served by domestic water. Sanitary sewer is available but will require a lift station and sewer outfall. All utilities should be independently verified by prospective purchaser. Below is the outline of existing and potential water and sewer lines. The file can be downloaded from the Support Information section of this offering memorandum.





## Topography with Flood Plain





Schools



★ SCHOOLS ★
Rocky Creek Elementary School
Hampton Middle School
Hampton High School

Additional Details

ROAD FRONTAGE	
Highway 41	2,745± '
Minter Dr.	4,111± '
Gene Allen Rd.	1,198± '
Total	8,054± '

COUNTY TAXES		
Acreage	APN	Total Tax
117.56	010-01006000	\$1,497.62
14.46	010-01023000	\$1,828.02
10	010-01022000	\$1,255.17



## the market

**The Property** is located just approximately 10 miles southwest of 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:

- Atlanta Motor speedway is less than two miles away. This is a 1.5 mile oval racetrack that has hosted NASCAR Cup Series stock car races since 1960.
- 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.
- The Tanger Outlets, offering over 65 stores, are located approximately 4 miles along with many other retail options nearby.

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



Downtown McDonough



Atlanta Motor Speedway



## 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 were 1,652 through 3Q18, representing a 14.7% increase in the last year.
- Annual closings were 1,442 through 3Q18, representing a 7.4% increase in the last year.
- Currently, there are 4,845 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.



## Hampton High School Detached Housing and Lot Analysis

The Hampton High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Hampton 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	11%	100	–	\$203,000
2016	5%	59	+3.9%	\$211,000
2017	8%	98	-0.5%	\$210,000
2Q18	5%	37	+2.4%	\$215,000

Below are some highlights from this market:

- Annual starts were 138 through 3Q18, representing a 70% increase in the last year.
- Annual closings were 93 through 3Q18, representing a 19% increase in the last year.
- Currently, there are 122 VDLs in this market. Based on the annual starts, there is a 10.6 month supply of VDLs, which is a 73% decrease from 3Q17.
- A total of 74% of the remaining VDLs in Hampton High are in subdivisions with an active builder.

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



## the process

The 139.46 acres is offered at a price of \$1,500,000 or \$10,756 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

Seller has provided their standard Purchase & Sale Agreement form in the Support Information section.

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





## support information

Below is a file related to **Highway 41** and may be downloaded. This file 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](#)
- [Sewer Outfall](#)
- [Survey](#)
- [Additional House Pictures](#)

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







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Downtown McDonough

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