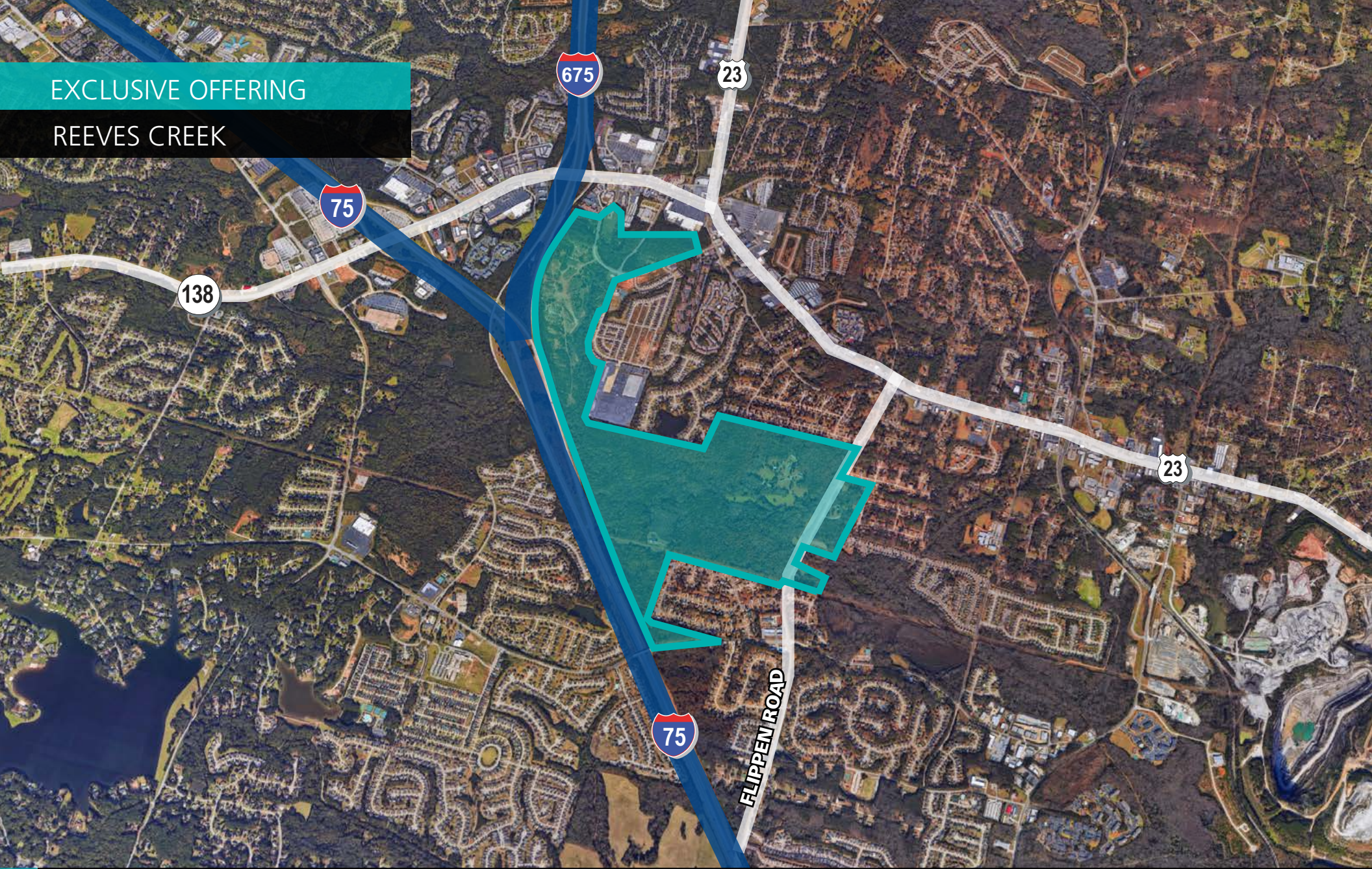




EXCLUSIVE OFFERING
REEVES CREEK

SINGLE-FAMILY, TOWNHOUSE AND MULTIFAMILY COMPONENTS OF REEVES CREEK
436-ACRE MIXED-USE DEVELOPMENT | HENRY COUNTY | GEORGIA

436 Acres | Reeves Creek | Henry County, Georgia



Reeves Creek 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 (i) land for multifamily development (ii) land for townhouse development and/or (iii) land for single family development in the Reeves Creek project 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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Looking north from Walt Stephens Road



**REEVES
CREEK**

WALT STEPHENS ROAD

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the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present the residential components of **Reeves Creek**, a 436-acre project along Interstates 75 and 675 in Henry County, Georgia. As the last significant undeveloped property in unincorporated Henry County with frontage on Interstate 75, Henry County is negotiating an Agreement of Understanding with Forrest Development Group, Inc. ("FDG") to develop the property into a mixed-use development that will include the following components:

- 80,000 SF Convention Center
- 10,000 Seat Arena
- Office
- Commercial
- Hotels
- Retail
- Medical
- Townhouses
- Multifamily
- Single Family
- Cottage Homes
- Assisted Living

Henry County supports the development of Reeves Creek and plans to include in their 2020 budget \$90 million for a public/private partnership to develop the 10,000-seat arena and the 80,000 square foot convention center on a portion of the land. FDG has submitted the project to the state for approval as a development of regional impact (DRI) and an application to rezone the land has been submitted. Once all approvals are obtained, FDG intends to develop the main infrastructure of Reeves Creek.



Reeves Creek offers the following attributes:

- Located in north Henry County providing excellent access to Hartsfield-Jackson International Airport and Atlanta.
- Unique mixed-use environment.
- Excellent access to I-75 and I-675.
- Strong demand for all types of residential housing in the area.
- All project infrastructure (including sewer capacity) will be put in place by FDG.
- Potential to increase access via addition of a half diamond interchange on I-75 at Walt Stephens Road.
- Convenient access to nearby amenities in Downtown McDonough and over 1.5 million square feet of retail in South Point, Henry Town Center, and McDonough Marketplace.

FDG desires to select developers and/or builders of townhouses, single family and multifamily who will commit to acquire the various residential land parcels in Reeves Creek upon completion of the infrastructure. Interested parties should submit a letter of intent pursuant to the terms outlined in the Process section of this Offering Memorandum.

The balance of this Offering Memorandum provides detailed information on the Project and the individual residential parcels available.

Atlanta



Hartsfield-Jackson Atlanta International Airport



the property

Location

Reeves Creek is located in north Henry County, just south of where I-75 and I-675 merge. **Reeves Creek** will have direct access to Highway 138 (Lake Spivey Parkway) and Flippen Road.



Zoning

Reeves Creek will be rezoned in Henry County to allow for the intended improvements. A zoning application has been submitted and will be finalized after the Development of Regional Impact Application (DRI) is approved by Atlanta Regional Commission (ARC).

Access

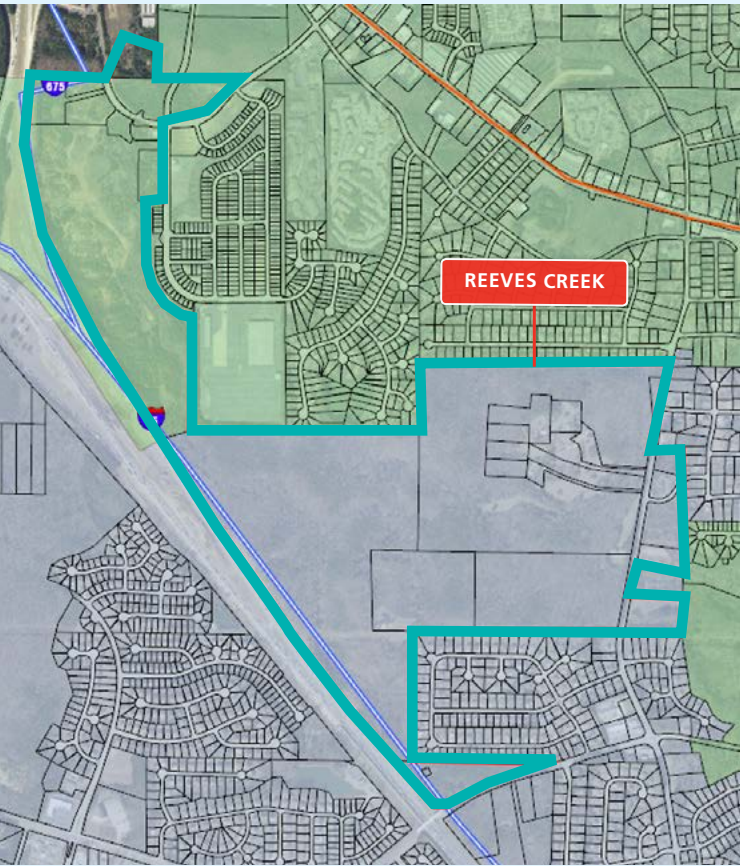
Reeves Creek will be accessed as follows:

- Via a fully signalized intersection at Hwy 138 (Davis Road will be realigned and will become Reeves Creek Parkway)
- Via two access points on Flippen Road
- Via Walt Stephens Road



Schools

High School District Map



★ SCHOOLS ★
Red Oak and Smith Barnes Elementary Schools
Dutchtown Middle School
Dutchtown High School

SCHOOLS BY USE			
	Single-Family	Townhomes	Multifamily
Elementary School	Smith Barnes	Smith Barnes	Red Oak
Middle School	Dutchtown	Dutchtown	Dutchtown
High School	Dutchtown	Dutchtown	Dutchtown

Key: Dutchtown High District Stockbridge High District

the single-family detached component

Reeves Creek contains two parcels for single family detached development as shown below.

Single-Family (Parcel 1)

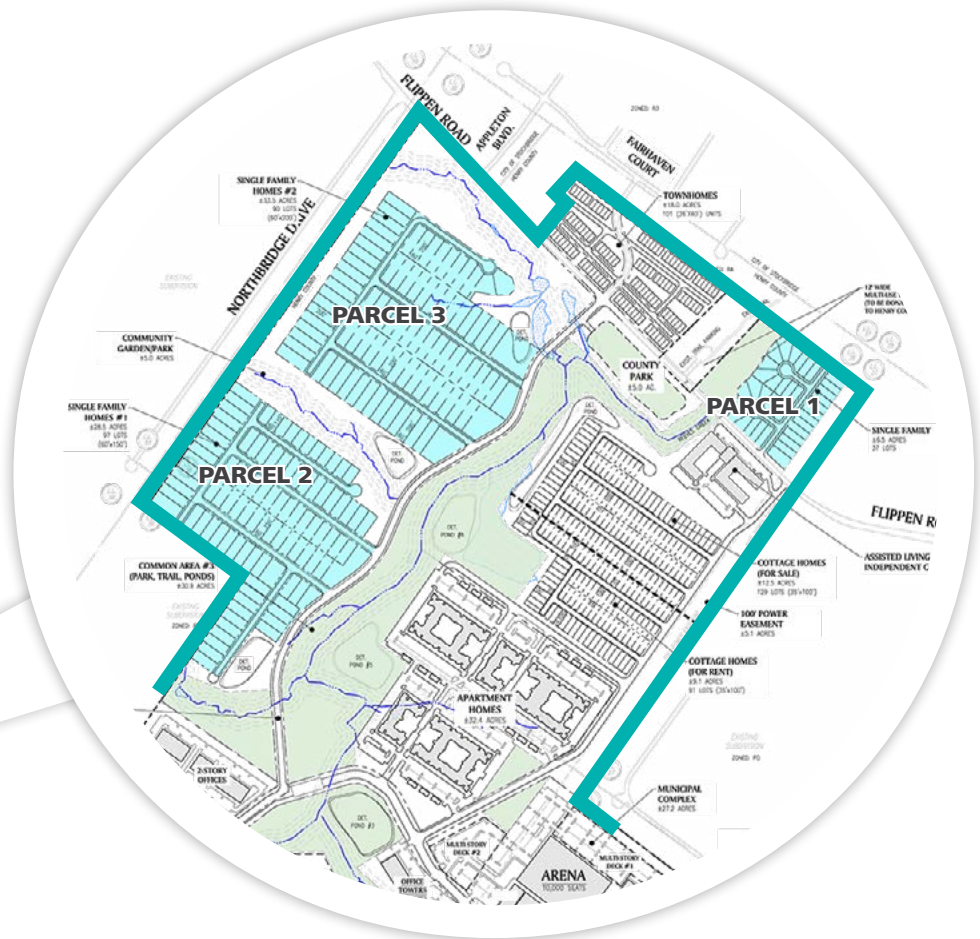
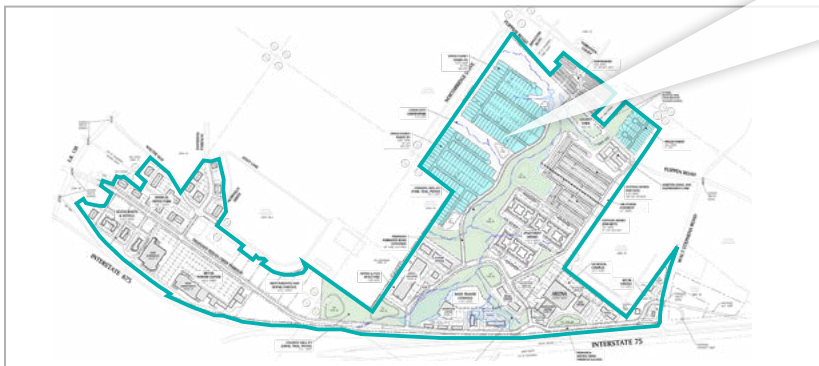
This 6.5-acre parcel is planned for 37, 50' wide single-family detached lots. It is available based on a price of \$18,000 per raw single-family lot.

Single-Family #1 (Parcel 2)

This 28.5-acre parcel is planned for 97, 60' X 150' single-family detached lots. It is available based on price of \$20,000 per raw single-family lot.

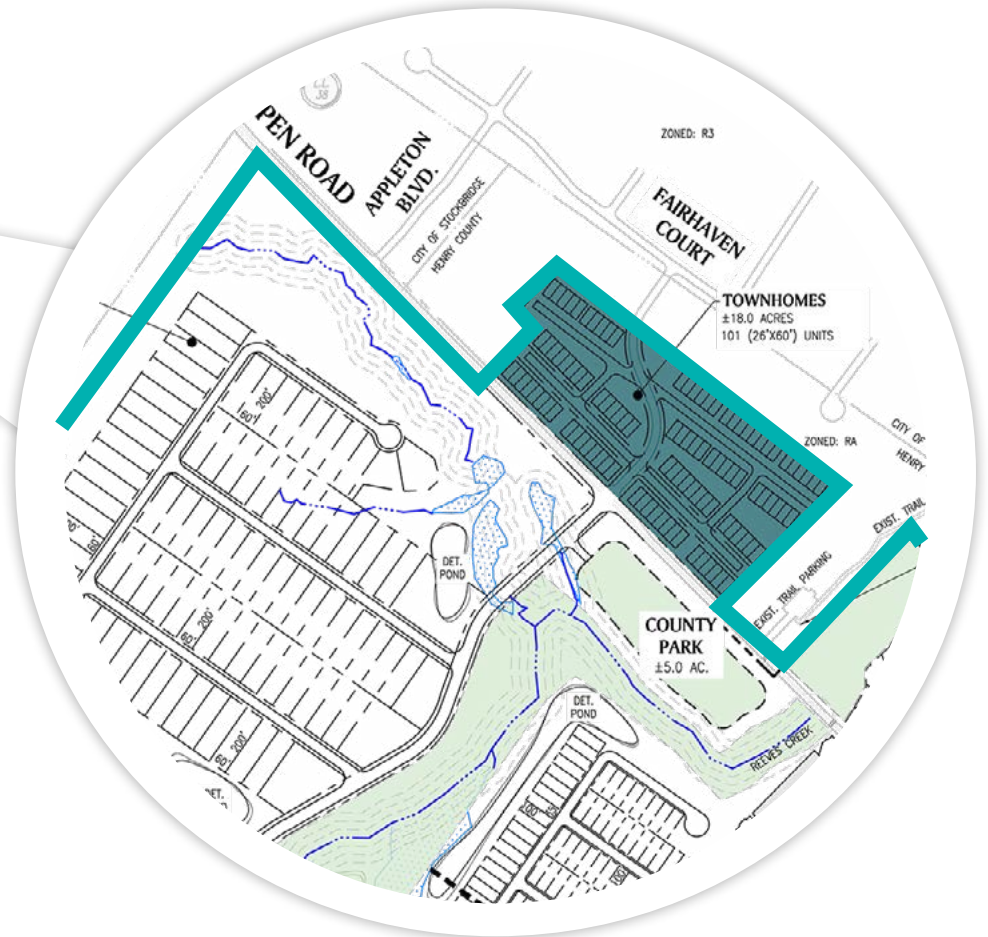
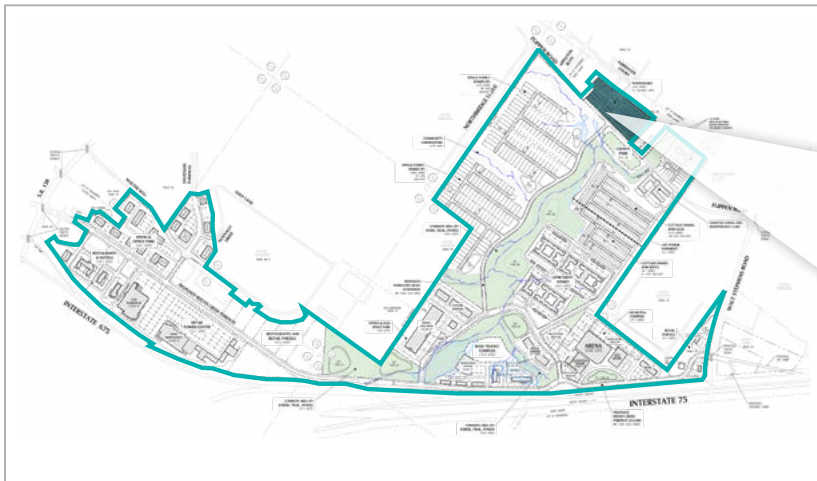
Single-Family #2 (Parcel 3)

This 33.5-acre parcel is planned for 90, 60' X 200' single-family detached lots. It is available based on price of \$20,000 per raw single-family lot.



the townhouse component

The townhouse parcel contains 18 acres and is planned for 101, 26' X 60' townhouse pads. The parcel is available based on a price of \$15,000 per raw townhouse pad.



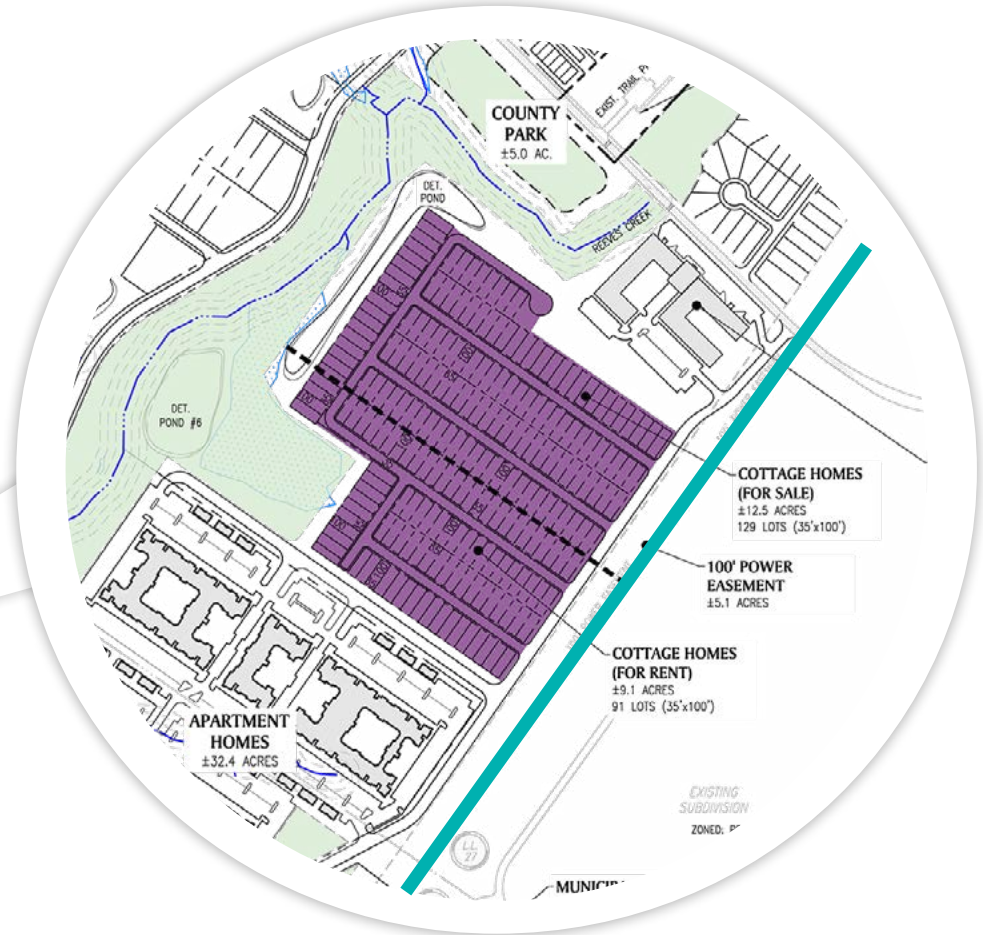
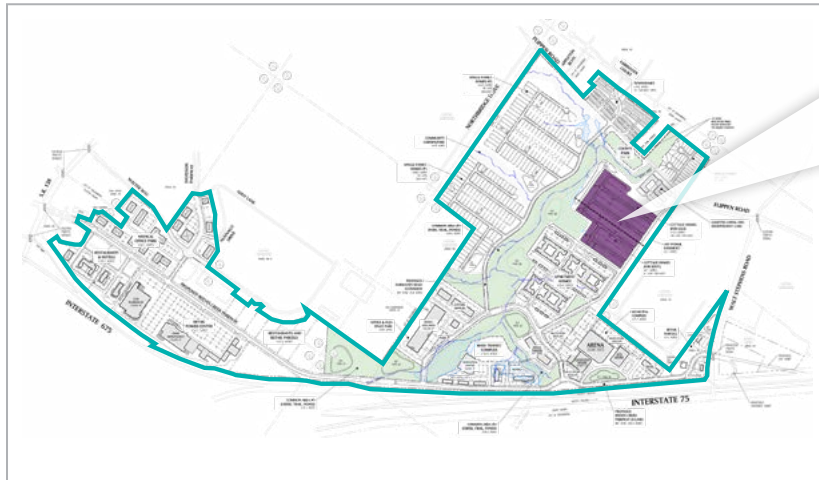
the cottage homes component

Cottage Homes (For Sale)

This 12.5-acre parcel is planned for 129, 35' X 100' cottage home lots. It is available based on a price of \$17,500 per raw lot.

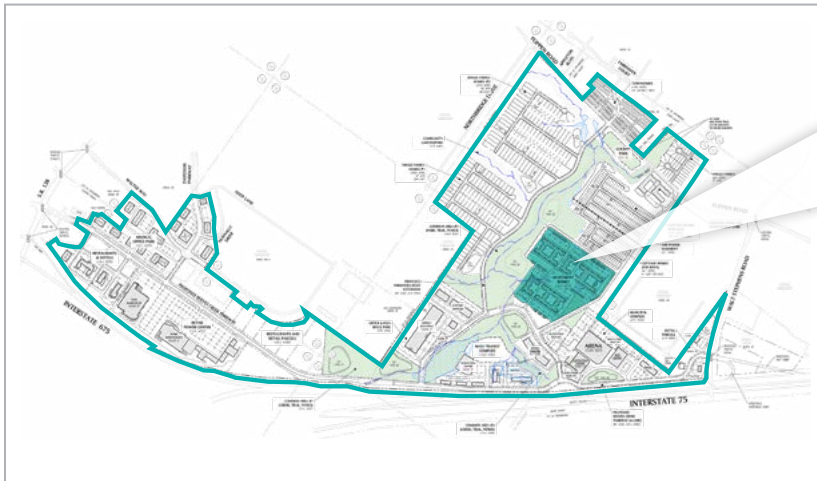
Cottage Homes (For Rent)

This 9.1-acre parcel is planned for 91, 35' X 100' cottage home lots. It is available based on a price of \$17,500 per raw lot.



the multifamily component

The multifamily parcel consists of 32.4 acres as shown below and the zoning requests 800 multifamily units. While the market will determine the development density, it is anticipated that all multifamily development will be based on surface parking. Based on a development density of 18 units per acre for a surface-parking, multifamily development, the site will yield 583 units in two separate developments. The multifamily land is available at a price of \$14,000 per unit.



the process

The land for the project is under contract to FDG and any transaction is dependent on approval by Henry County. Interested parties should submit a proposal in the form of a term sheet that includes the following information:

- Parcel/Use desired
- Price per unit
- Earnest Money
- Due diligence period
- Closing period
- Contingencies

We are available to discuss Reeves Creek and address any questions at your convenience.



SUMMARY OF SINGLE-FAMILY RESIDENTIAL PRODUCT

LOT TYPE	LOT WIDTH	QUANTITY	ASKING PRICE
Single-Family Homes 1	60	97	\$20,000
Single-Family Homes 2	60	90	\$20,000
Single-Family	50	37	\$18,000
Cottage Homes (For Sale)	35	129	\$17,500
Cottage Homes (For Rent)	35	91	\$17,500
Townhouses	26	101	\$15,000
Total		545	

SUMMARY OF MULTIFAMILY RESIDENTIAL PRODUCT

PRODUCT TYPE	ACRES	UNITS/ACRES	TOTAL UNITS	ASKING PRICE/UNIT
Garden Style 1	18	15	270	\$14,000
Garden Style 2	14.4	15	216	\$14,000
Total	32.4			

support information

Below is a link to the file that is related to **Reeves Creek** 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.

- [Master Plan](#)



Reeves Creek Trail



Atlanta Motor Speedway

FOR MORE INFORMATION, PLEASE CONTACT:

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