



EXCLUSIVE OFFERING
JONESBORO ROAD

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159.31 ACRES PLANNED FOR 224 SINGLE-FAMILY DETACHED LOTS
HENRY COUNTY | GEORGIA

159.31 ACRES PLANNED FOR 224 SFD LOTS | Henry County, Georgia



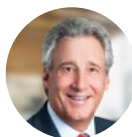
Lake on Property

159.31 ACRES

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 159.31 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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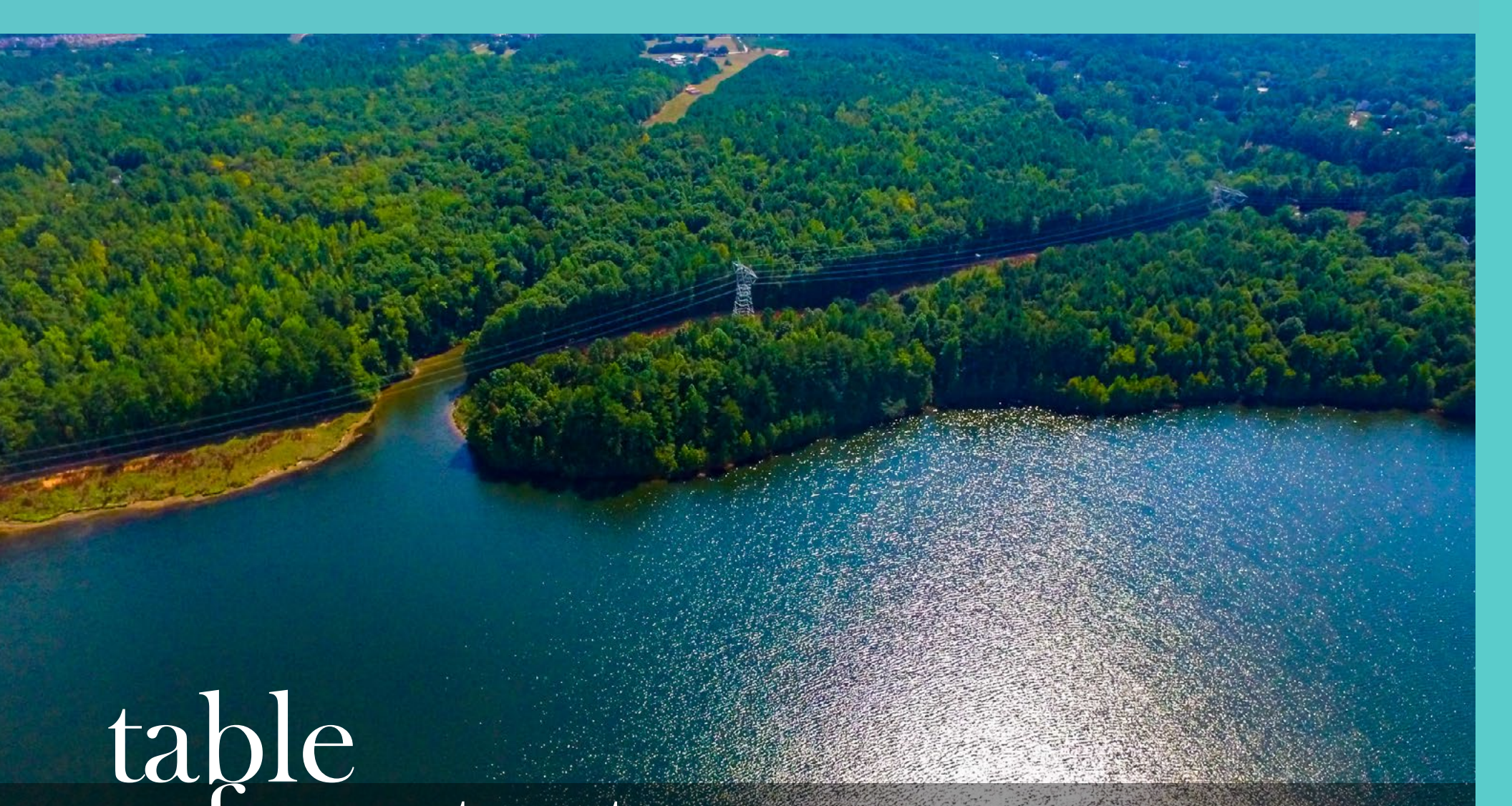


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the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present 159.31 acres on **Jonesboro Road** ("The Property") planned for 224 future single-family detached ("SFD") lots in Henry County, Georgia.

Jonesboro Road offers:

- Convenient access to Interstate 75 via the Jonesboro Road interchange located approximately 3.5 miles away.
- Situated in Henry County, the 4th best-selling county in Metro Atlanta for new house sales. The months supply of vacant developed lots ("VDLs") has decreased 35% in the last year.
- Located in the Dutchtown High School district where the average price of a new SFD house is \$339,000, the second-highest price in all of Henry County.
- A high-demand district and with only a 37.2 month supply of VDLs, land will need to be developed in order to meet the housing demand.
- Zoned and planned for the intended use.
- Adjacent to the Blalock Reservoir, the property has more than 2,000 SF of shoreline on the reservoir.

With 159.31 acres yielding 224 raw lots, the property allows a builder to enter into or expand their presence 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.

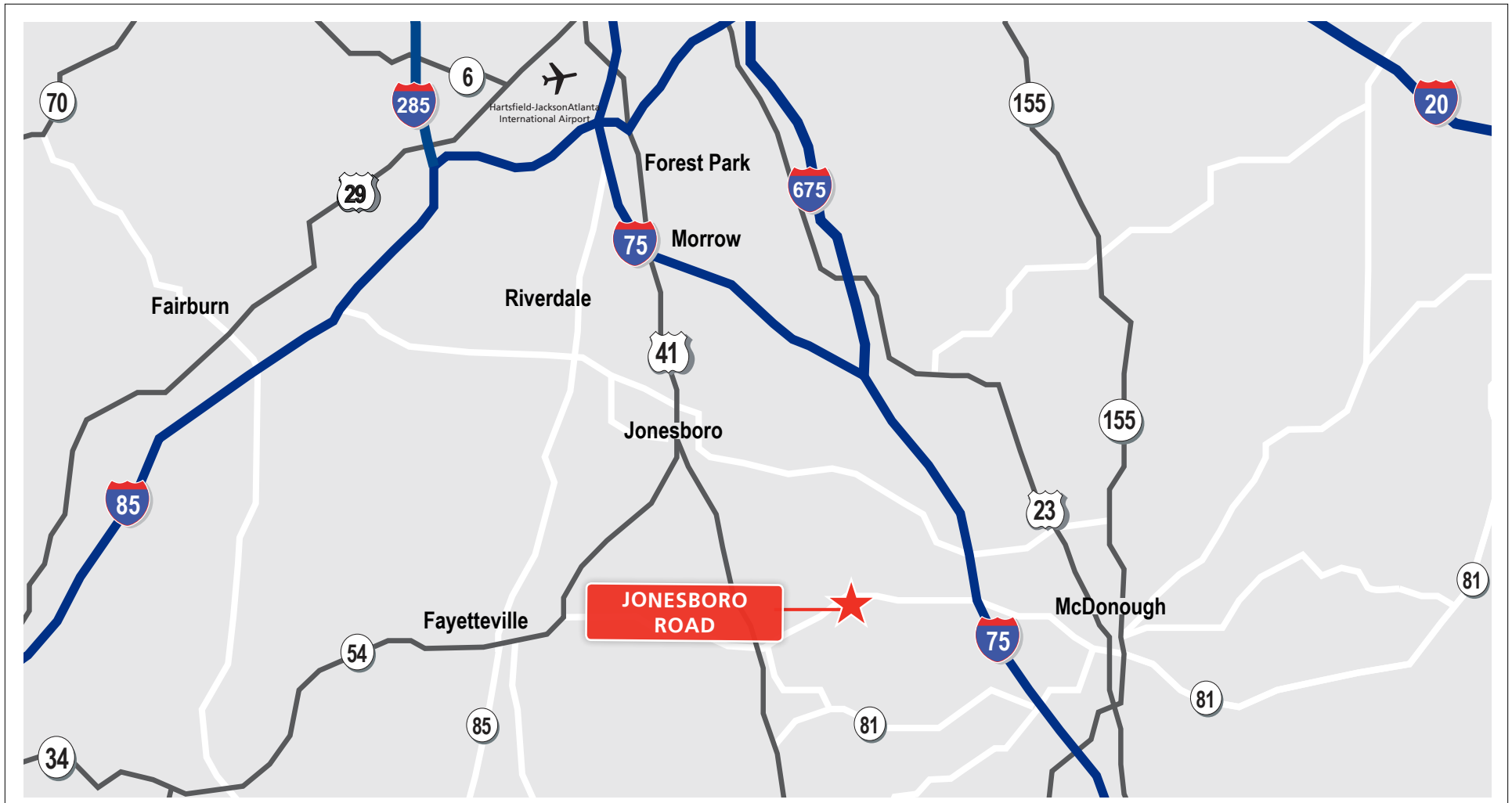
View of Property



the property

Location

Jonesboro Road is located approximately 3.5 miles west of the Interstate 75/Jonesboro Road intersection in Henry County, Georgia. The address for the property is 3736 Jonesboro Road, Hampton, GA 30228.



Surrounding Amenities



Low Altitude Aerial



Site Plan

Requirements:

The site plan for the 224 raw lots is shown below. The Property is currently zoned R2 in Henry County with the following requirements:

Minimum Lot Area (on public sewer): 18,000 SF

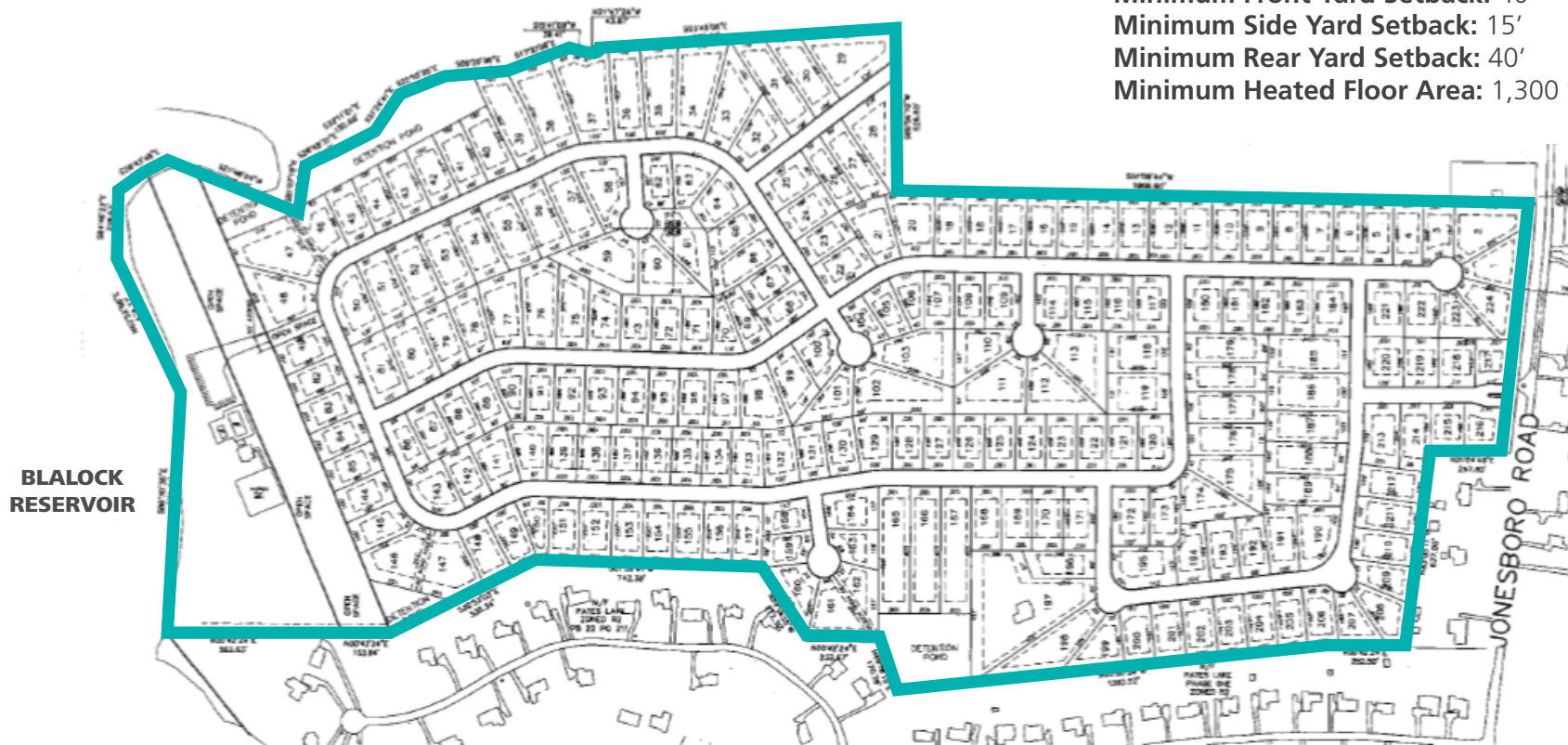
Minimum Lot Width: 100'

Minimum Front Yard Setback: 40'

Minimum Side Yard Setback: 15'

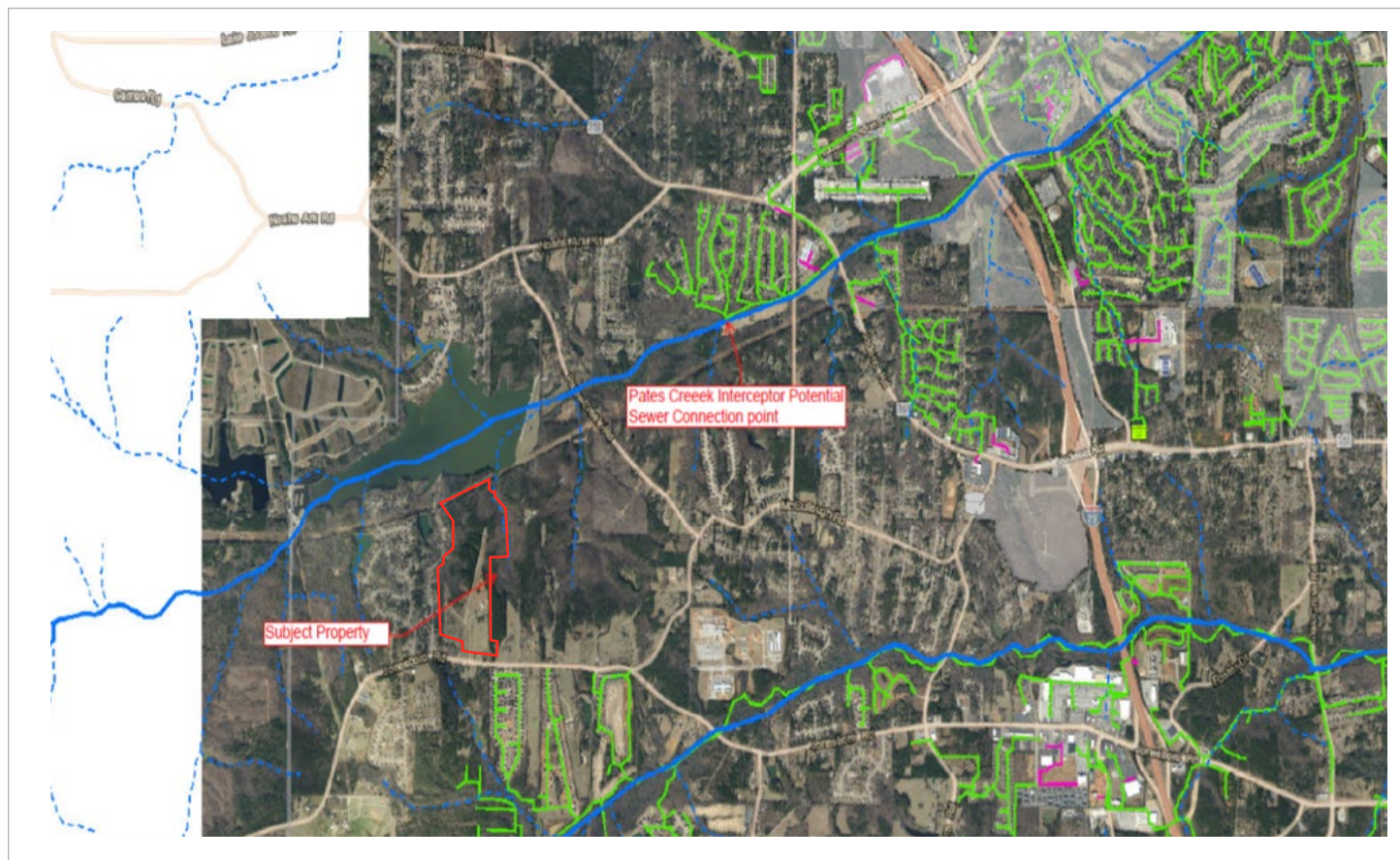
Minimum Rear Yard Setback: 40'

Minimum Heated Floor Area: 1,300 SF



Utilities

The Property is served by domestic water. Sanitary sewer is available but in order to serve the whole property, a gravity sewer line may be needed to be run approximately 8,300 feet to the Pates Creek Interceptor. According to the Water and Sewer Authority, a lift station serving a single development will not be allowed. Below is a map of the location of sanitary sewer. All utilities should be independently verified by prospective purchaser.



Schools

Jonesboro Road is served by the schools shown below:

★ SCHOOLS ★

Dutchtown Elementary School

Dutchtown Middle School

Dutchtown High School



Dutchtown High



Existing Home

the market

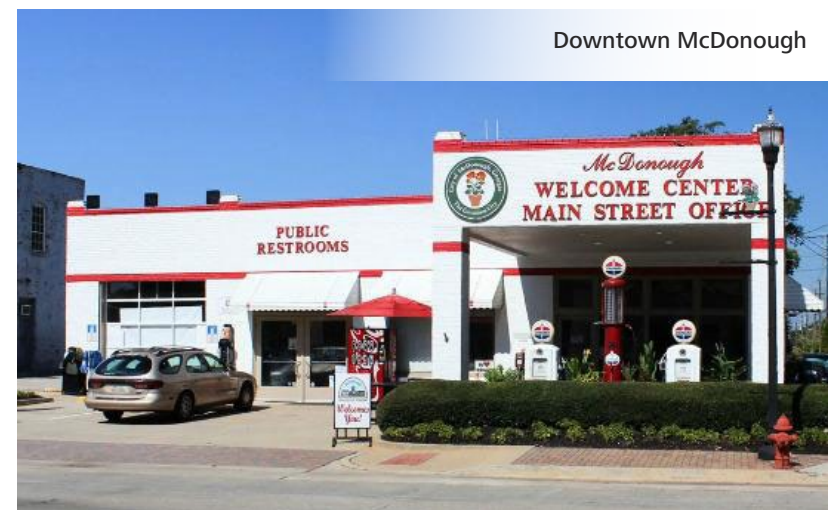
The Property is located just approximately 7.5 miles west of Downtown McDonough. Founded in 1823, the city of McDonough is centered around a traditional town square design. This community offers convenient access to many different aspects of life. Below are some market highlights from the growing Henry County and City of McDonough:

- **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 such tenants as JCPenney, Kohl's, Academy Sports, and many more.
- **The Tanger Outlets** are located just off of the Bill Gardner Parkway exit on Interstate 75. This outlet mall offers an array of options for shopping at discount pricing and is a popular destination for many.

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



Heritage Park



Downtown McDonough

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 2016-2Q19 is as shown below:

YEAR	% OF TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% GROWTH IN NUMBER OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE SALES PRICE
2016	7%	1,154	-	\$255,000	-
2017	7%	1,265	+9.6%	\$256,000	+0.4%
2018	8%	1,488	+1.6%	\$257,000	+0.4%
2Q19	9%	701	N/A	\$273,000	+6.2%

Below are some highlights from this market through 2Q19:

- Annual starts were 1,690, representing a 14% increase year over year.
- Annual closings were 1,734, representing a 30% increase year over year.
- Currently, there are 3,801 VDLs in this market. Based on the annual starts, there is a 27.0 month supply of VDLs, which is a 35% decrease year over year.
- A total of 66% of the remaining VDLs in Henry County are in subdivisions with an active builder.

Dutchtown High School Detached Housing and Lot Analysis

The Dutchtown High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Dutchtown High School District from 2016-2Q19 is as follows:

YEAR	% OF TOTAL HENRY COUNTY SFD NEW SALES	# OF SALES	% GROWTH IN NUMBER OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE SALES PRICE
2016	8%	90	-	\$316,000	-
2017	12%	149	+65.6%	\$296,000	-6.3%
2018	12%	173	+16.1%	\$303,000	+2.4%
2Q19	32%	58	N/A	\$339,000	+11.9%

Below are some highlights from this market through 2Q19:

- Annual starts in this market are 107.
- Annual closings in this market are 157.
- Currently, there are 332 VDLs in this market. Based on the annual starts, there is a 37.2 month supply of VDLs.
- A total of 45% of the remaining VDLs in Dutchtown High are in subdivisions with an active builder.

the process

The 159.31 acres is offered at a price of \$5,600,000 or \$35,151 per acre or \$25,000 per planned lot.

Interested parties should submit a letter of intent 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 **Jonesboro Road** 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](#)
- [Sewer Outfall](#)
- [Site Plan](#)

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





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