

EXCLUSIVE OFFERING
HAMPTON LOCUST GROVE



42± ACRES ZONED/PLANNED FOR 58 SINGLE-FAMILY DETACHED LOTS
HENRY COUNTY | GEORGIA

42± Acres | Hampton Locust Grove Road | Henry County, Georgia



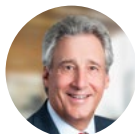
View of the Topography

Hampton Locust Grove Road

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 42± acres on Hampton Locust Grove 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:



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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
- Proposed Site Plan

the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present 42± acres on **Hampton Locust Grove Road** ("The Property") for a residential community composed of 58 single-family detached ("SFD") houses in Henry County, Georgia.

Hampton Locust Grove Road offers the following attributes:

- Less than 4 miles from Interstate 75, offering convenient access via the Bill Gardner Pkwy. interchange.
- Located in Henry County, the 3rd best-selling county in Metro Atlanta for new house sales. Only 27.4 months supply of Vacant Detached Lots ("VDL"s).
- The Luella High School district has only a 31.5 month supply of VDLs, meaning land will need to be developed in order to meet the housing demand.
- Adjacent and walking distance from a Publix anchored shopping center.
- The property is zoned and planned for 58 SFD lots.
- The future community will be served by sewer with a minimum lot size of 18,000 SF and a minimum lot width of 100'.
- Level and cleared site.



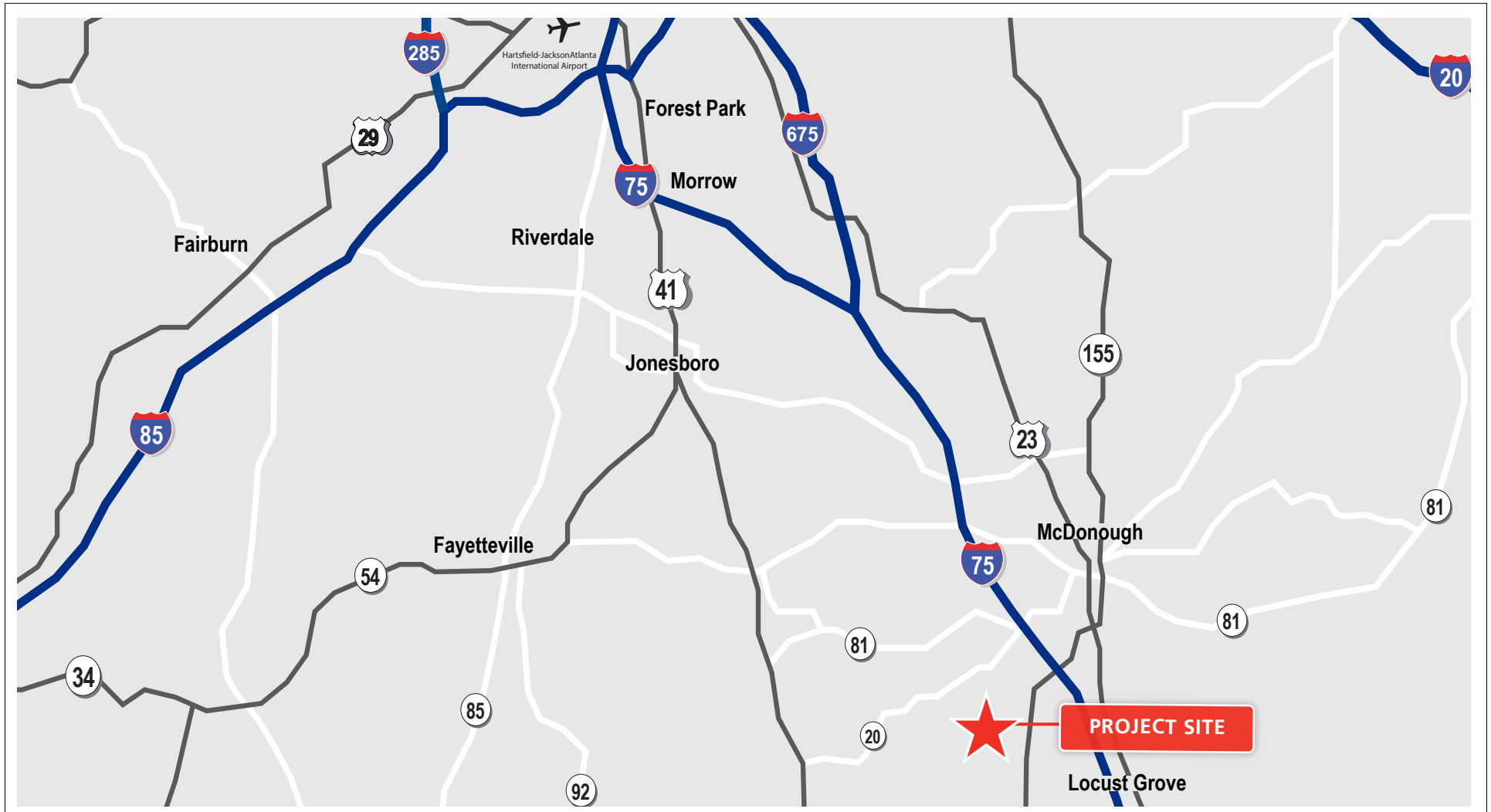
View of Property

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

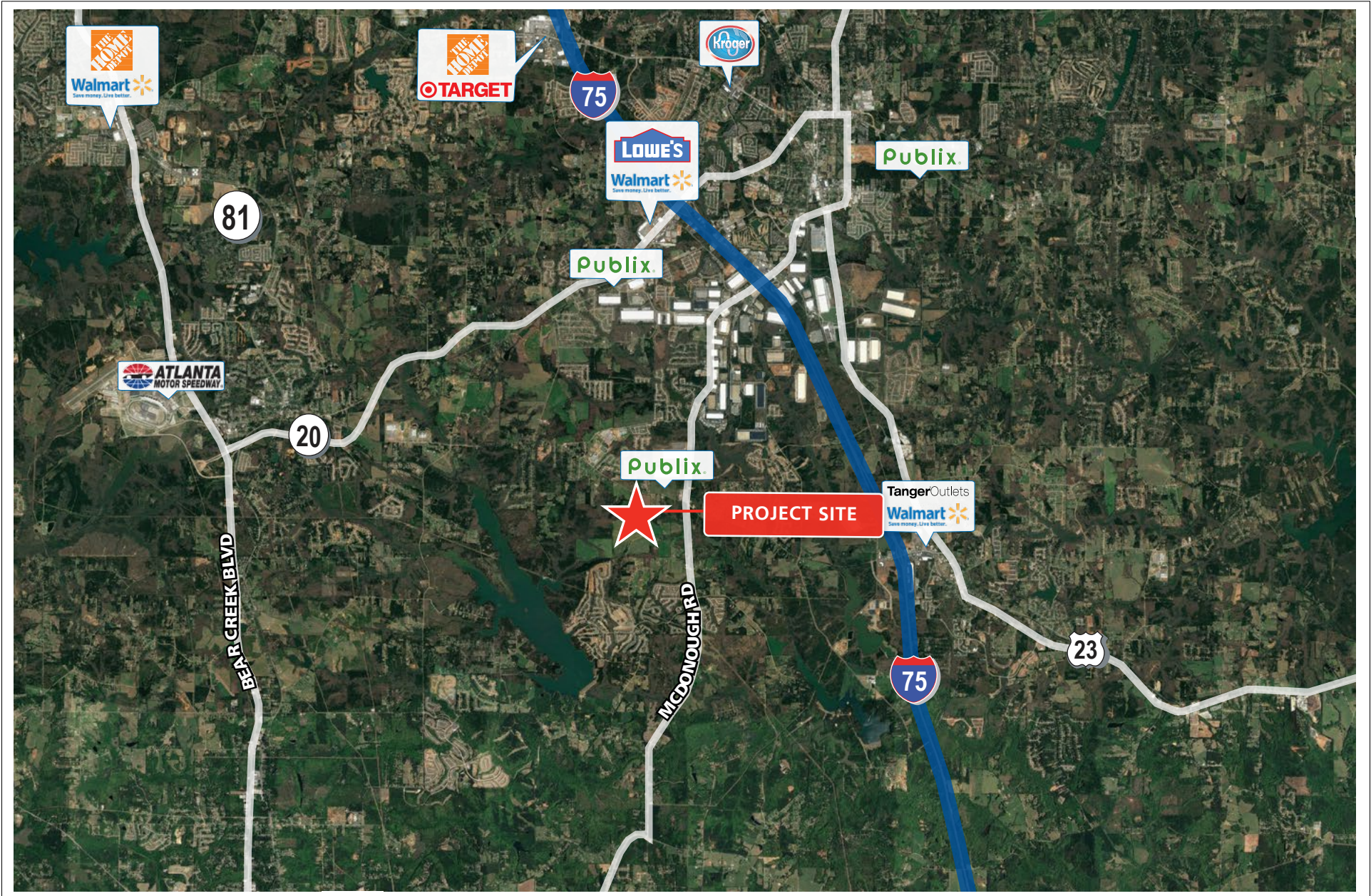
the property

Location

Hampton Locust Grove Road is located approximately 3.5 miles west of the Interstate 75 and Bill Gardner Pkwy. intersection in Henry County, Georgia. The address for the property directly across the street is 2514 Hampton Locust Grove Road, Locust Grove, GA 30248



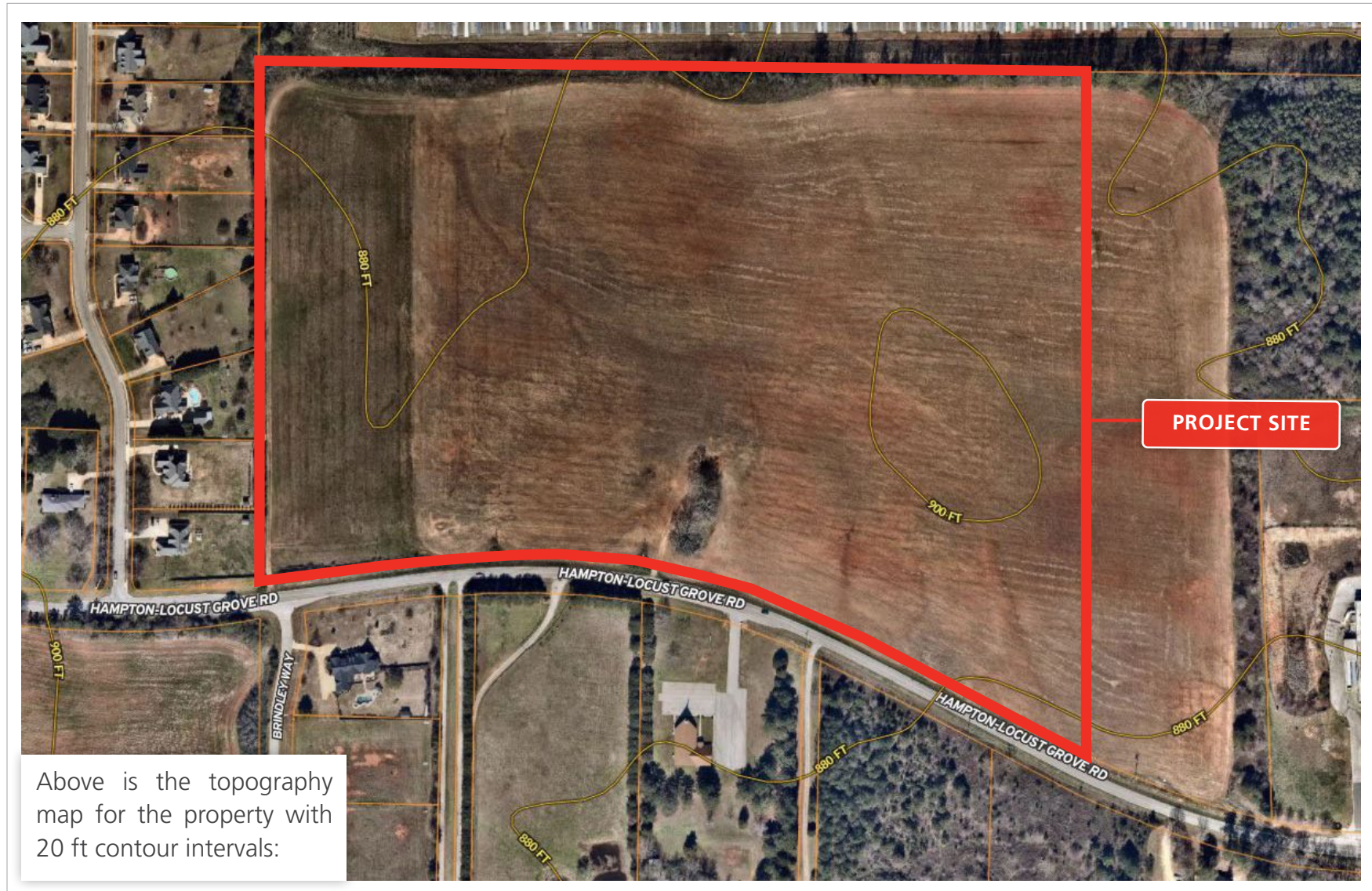
High Altitude Aerial



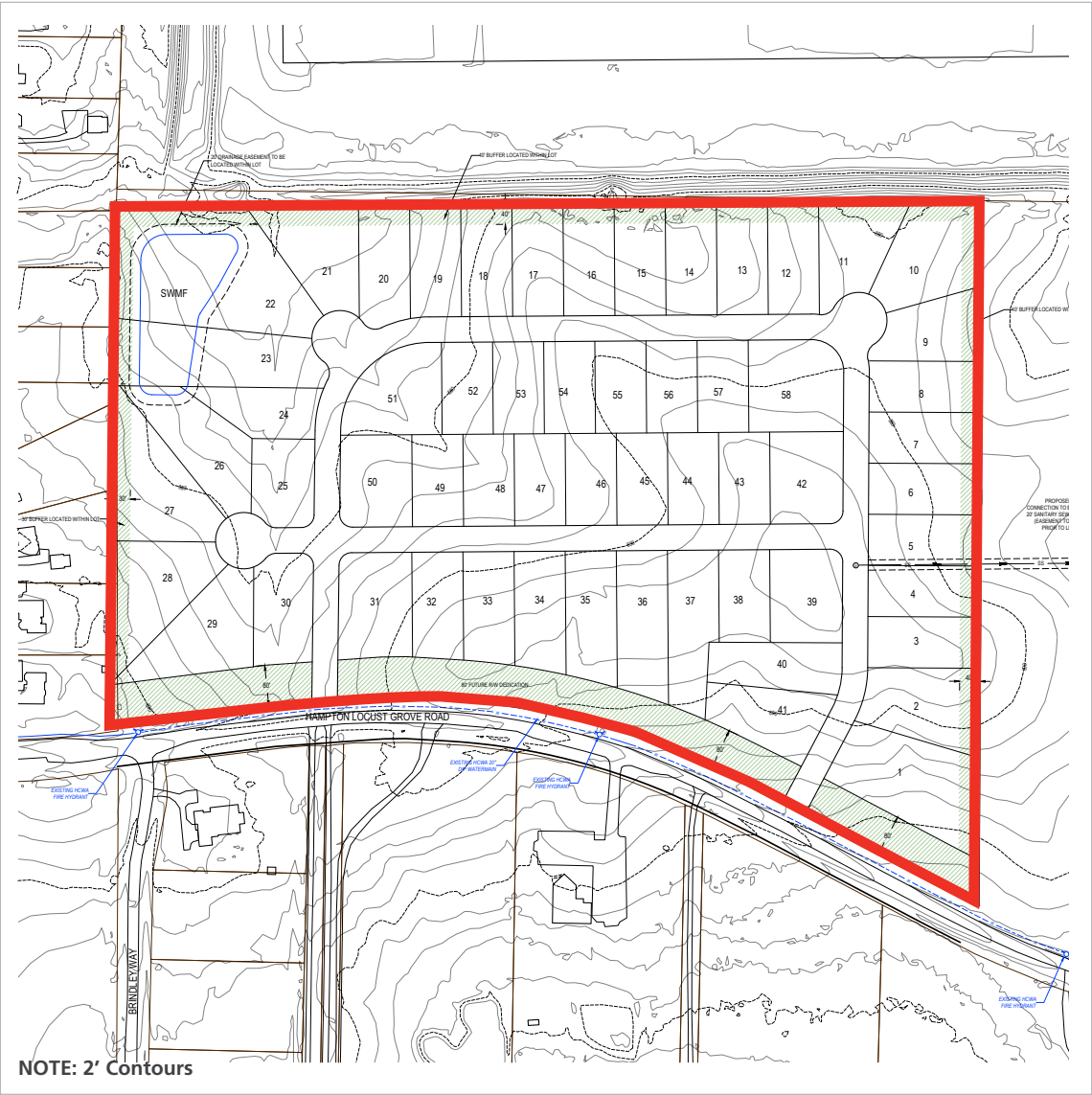
Low Altitude Aerial



Topography



Site Plan



SITE DATA

Total Site Area:	42± Acres
Total Number of Units:	58 Lots
Minimum Lot Size:	18,000 SF
Minimum Lot Width:	100'
Current Zoning:	RA
Proposed Zoning:	R-3
Building Setbacks:	
Front Setback:	30'
Rear Setback:	30'
Side Setback:	10'

NET LAND AREA CALCULATION

Total Site Area:	42± Acres
Less On-Site Floodplain/State Waters:	-0.00 Acres
Less On-Site Right-of-Way:	-4.8 Acres
Less Future R/W Dedication:	-3.1 Acres
Less Proposed Ponds:	-1.0 Acres
Net Land Area Total:	33.1 Acres

NET DENSITY CALCULATION

Proposed Units:	58 Units
Net Land Area	33.1 Acres
Net Density Proposed:	1.75 U/AC
Max. Net Density:	1.75 U/AC

TOTAL IMPERVIOUS AREA

419,200 SF (22.9%)

NOTE:

Site is located within the Indian Creek/Long Branch Creek watershed protection area. Site is not within the water quality critical area.

Zoning

The Property is zoned R3 with the following requirements:

Minimum Lot Size: 18,000 SF

Minimum Lot Width: 100'

Minimum Front Setback: 30'

Minimum Side Setback: 10'

Minimum Rear Setback: 30'

Utilities

The Property is served by domestic water. Sanitary sewer is located at the Publix shopping center and an easement will be required to obtain it. All utilities should be independently verified.

★ SCHOOLS ★

Luella Elementary School

Luella Middle School

Luella High School



the market

Hampton Locust Grove Road is located 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:

- 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.
- 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 strong job market, and a thriving city, **Hampton Locust Grove Road** is an excellent opportunity for a builder to establish a presence in this market.



Henry County Detached Housing and Lot Analysis

As the third 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 2015-3Q19 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
2018	8%	1,488	+17.6%	\$257,000
3Q19	8%	1,064	N/A	\$273,000

Below are some highlights from this market through 3Q19:

- Annual starts were 1,510.
- Annual closings were 1,703, representing a 17% increase in the last year.
- Currently, there are 3,451 VDLs in this market. Based on the annual starts, there is a 27.4 month supply of VDLs, which is a 16% decrease from 3Q18.
- A total of 62% of the remaining VDLs in Henry County are in subdivisions with an active builder.

Luella High School Detached Housing and Lot Analysis

The Luella High School housing market pricing continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Luella High School District from 2015-3Q19 is as follows:

YEAR	% OF TOTAL HENRY COUNTY SFD NEW SALES	NUMBER OF SALES	AVERAGE SALES PRICE
2015	22%	198	\$235,000
2016	20%	231	\$240,000
2017	22%	283	\$239,000
2018	16%	237	\$229,000
3Q19	9%	96	\$241,000

Below are some highlights from this market through 3Q19:

- Annual starts were 165.
- Annual closings were 161.
- Currently, there are 433 VDLs in this market. Based on the annual starts, there is a 31.5 month supply of VDLs.
- A total of 72% of the remaining VDLs in Luella High are in subdivisions with an active builder.

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

the process

The 42 acres are offered at a price of \$1,260,000 or \$30,000 per acre or \$21,724 per planned lot.

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 **Hampton Locust Grove Road** 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](#)
- [Site Plan](#)

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





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Downtown McDonough

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