



HWY 42 & CAMPGROUND RD

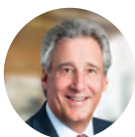
48.41 ACRES
HENRY COUNTY, GA

EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **48.41 Acres on Highway 42 and Campground 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

1 THE OPPORTUNITY

2 THE PROPERTY

3 THE MARKET

4 PROPOSAL REQUIREMENTS

5 SUPPORT INFORMATION

- SURVEY
- SEWER MAP
- KMZ

The Opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **48.41 acres at Highway 42 and Campground Road** in Henry County, GA.

Highway 42 offers the following attributes:

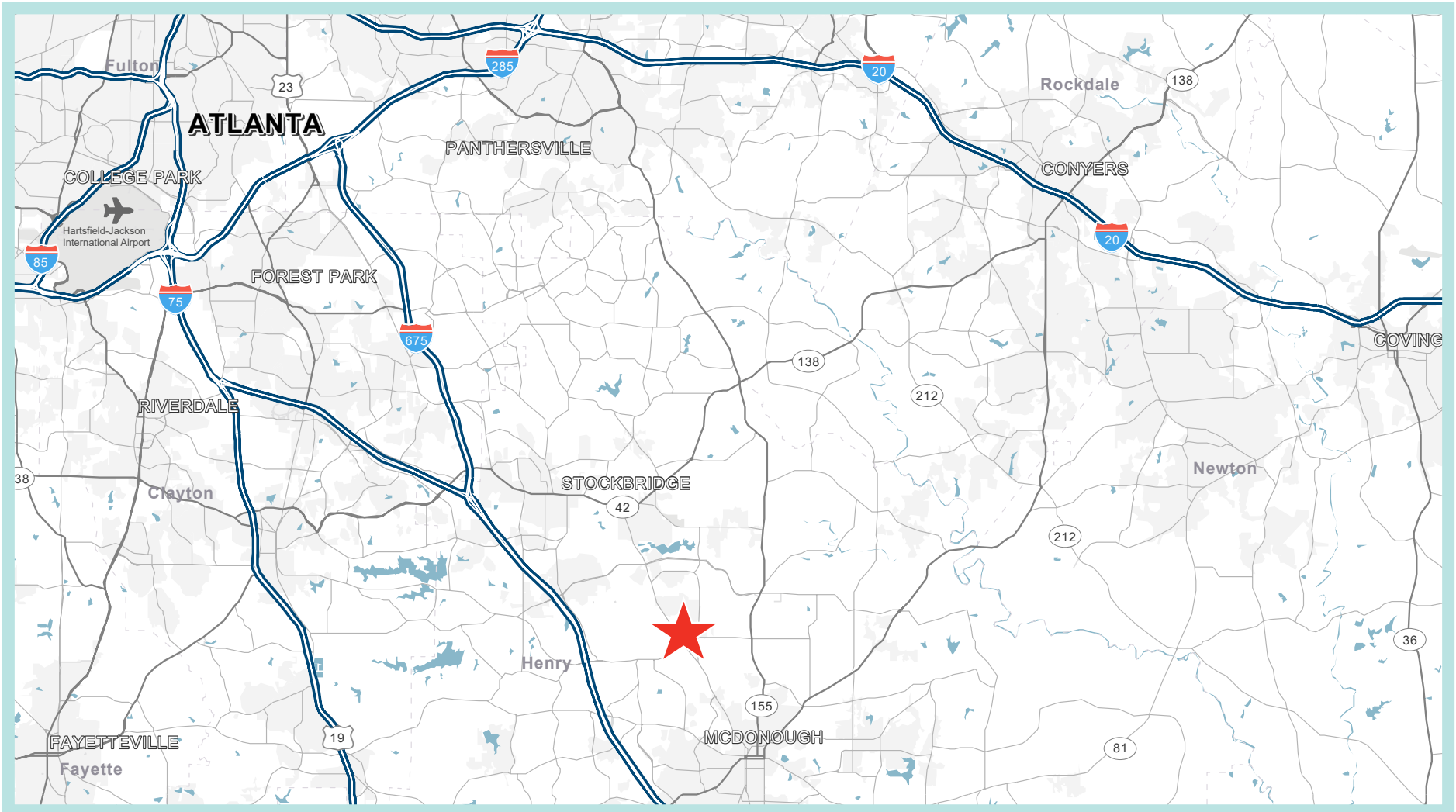
- Interstate 75 is just over two miles away and accessible by the new Jodeco Road/Campground Road Extension that opened in late 2019.
- Located in Henry County, the 4th best-selling county in Metro Atlanta for new house sales. The months of supply of vacant developed lots ("VDLs") is currently 26.6.
- Less than 3 miles from Eagles Landing Country Club, the Eagles Landing community has 3,500 homes and average price of the resale homes in 2020 was \$488,000. The community is centered around 27 holes of championship golf.
- Daily traffic count is almost 25,000.
- Excellent demographics within a 3-mile radius with almost 30,000 people with an average household income of \$94,605.
- Located at a new four-way traffic signal.
- Almost 1 mile of paved road frontage.

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



The Property

Highway 42 is located on the corner of Highway 42 and Campground Road in Henry County, GA. The address for the property is 1872 Highway 42 N McDonough, GA 30253.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES

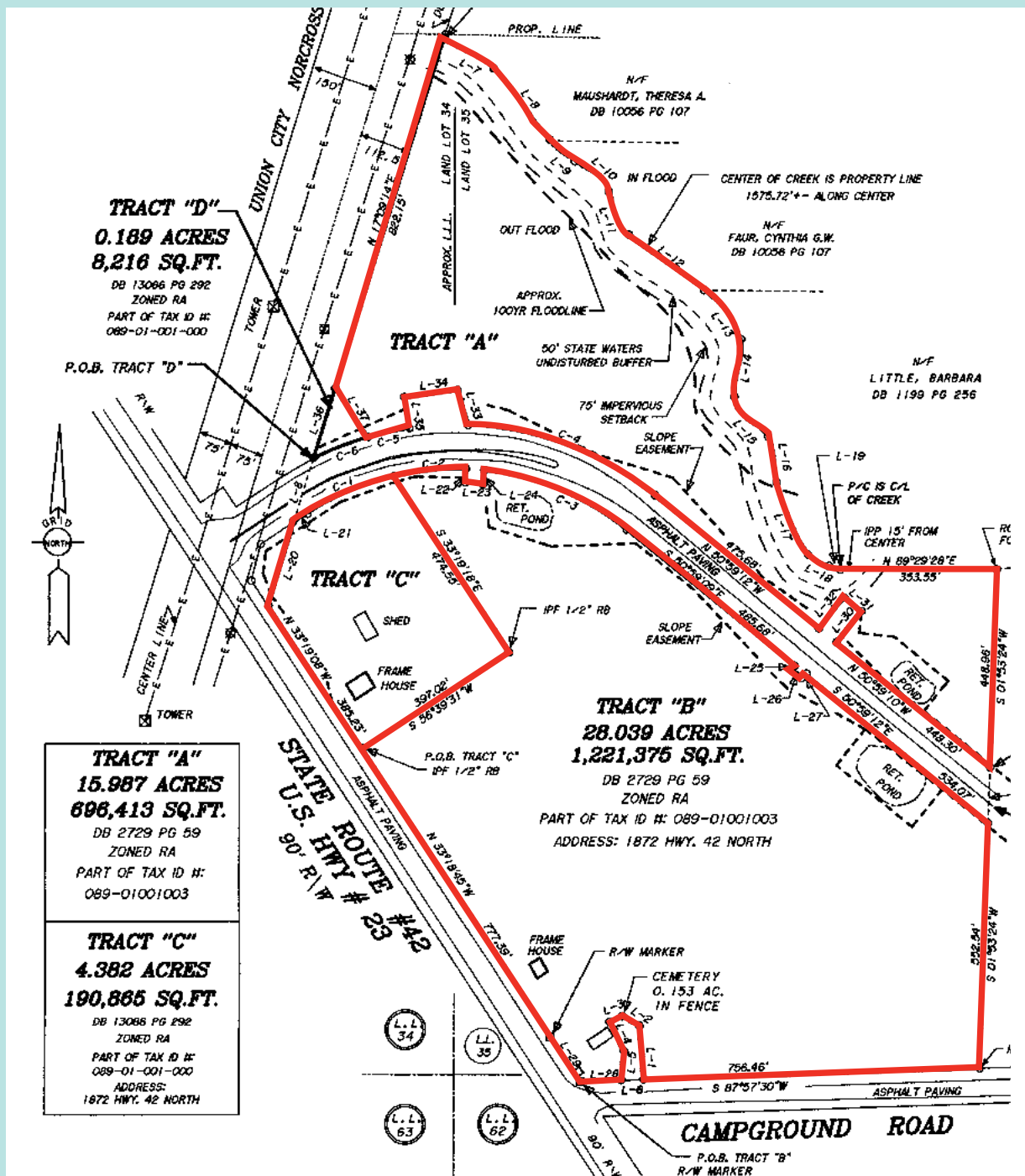


LOW ALTITUDE AERIAL



SITE SURVEY

Survey of Highway 42 – Tract A, B and C are included, not tract D



ADDITIONAL DETAILS:

ZONING / FUTURE LAND USE

The **property** is currently zoned RA (Residential Agricultural) in Henry County with the following requirements:

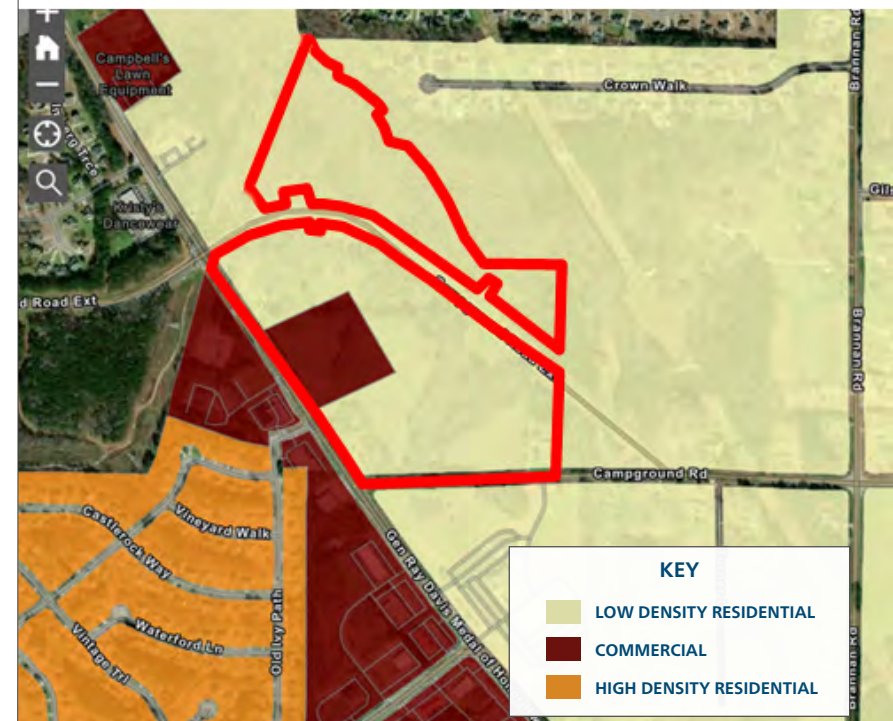
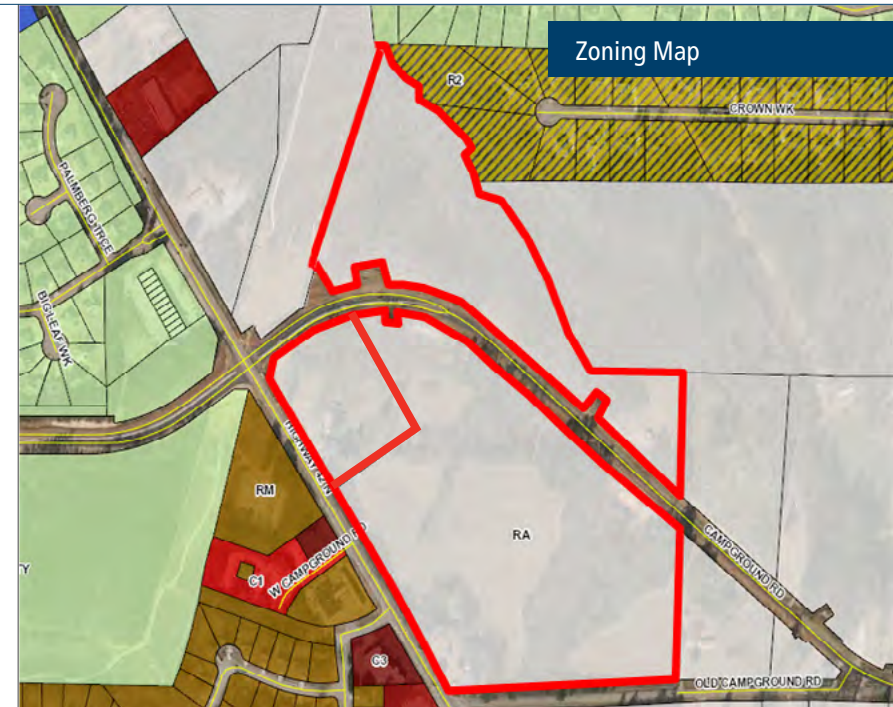
Minimum Lot Area:	1 acre
Minimum Lot Width:	175'
Minimum Front Setback:	75'
Minimum Side Setback:	20'
Minimum Rear Setback:	40'
Minimum Heated Floor Area:	1,500 SF

FUTURE LAND USE

- Commercial
- Low Density Residential

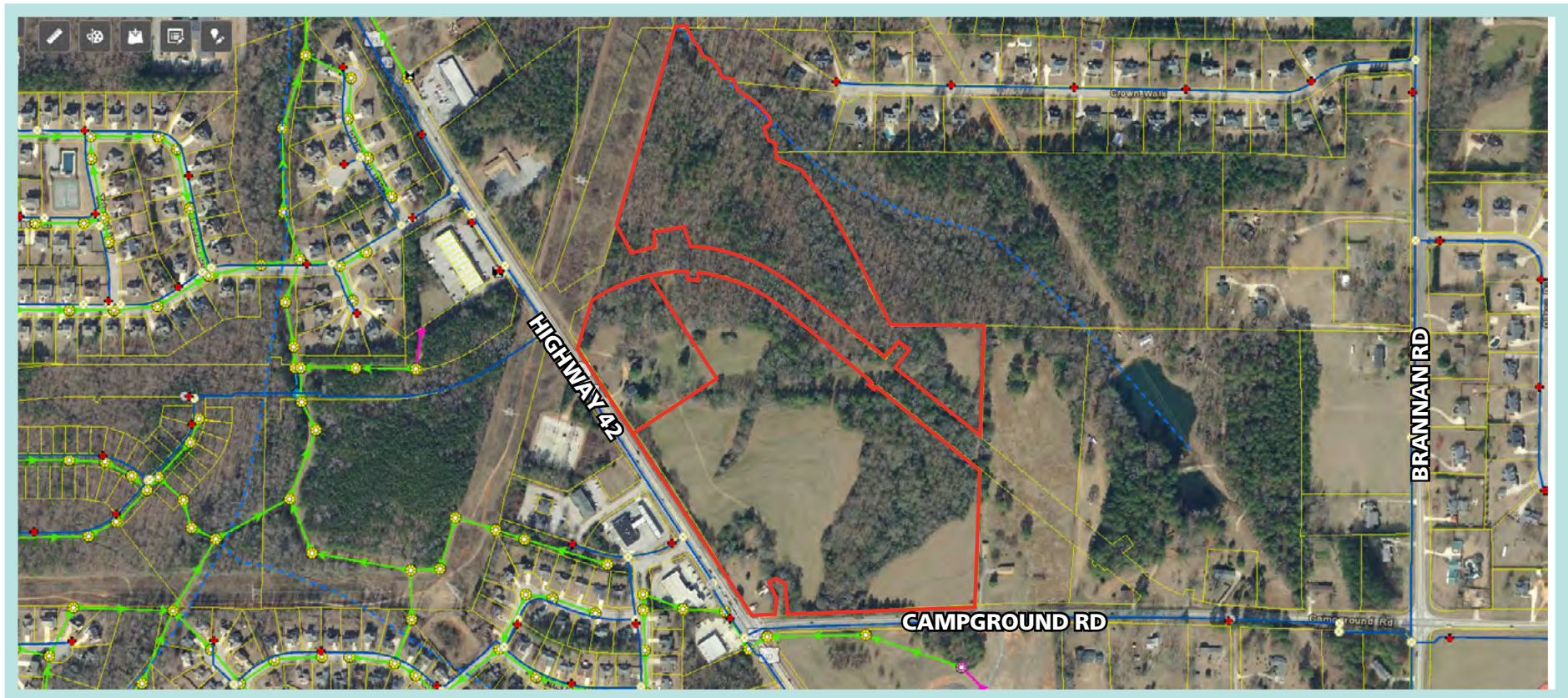
ANNEXATION

The Property is located adjacent to the City of Stockbridge and may be annexed.



SEWER MAP

Below is a map of the sewer and domestic water locations in reference to the property.



SEWER MAP KEY

 PUBLIC SEWER LINE

 MINOR STREAMS



HENRY COUNTY WATER AUTHORITY



FIRE HYDRANTS

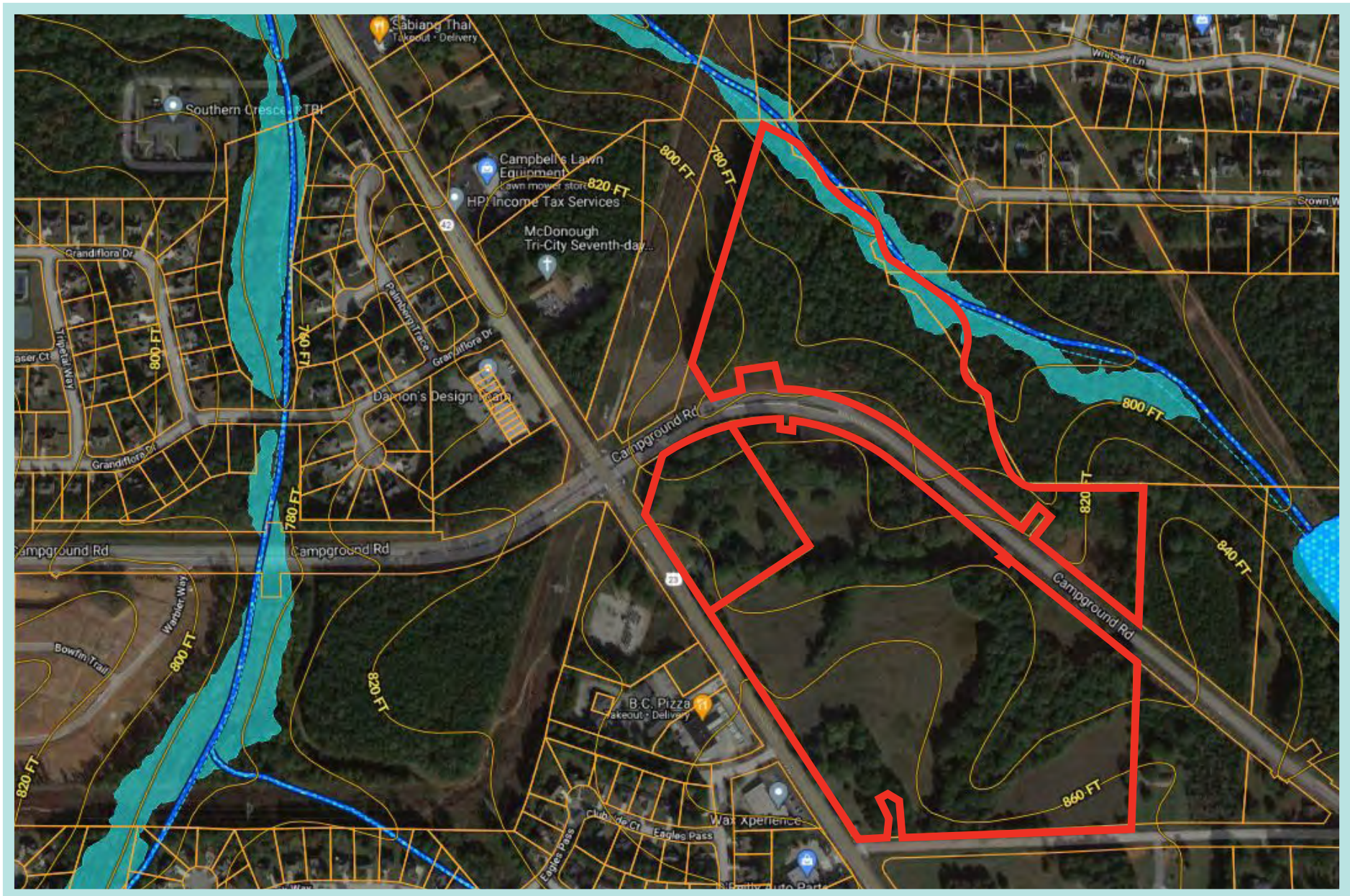


GATE



PROPERTY OUTLINE

TOPOGRAPHY MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimate	3,182	31,073	86,323
HOUSEHOLDS			
# of Households	1,124	10,733	30,426
INCOME			
Median Household Income	\$111,511	\$86,636	\$74,810
Average Household Income	\$130,743	\$110,919	\$96,827

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Hickory Flat Elementary	2.2 Miles
MIDDLE SCHOOL	
Union Grove Middle	4.4 Miles
HIGH SCHOOL	
Union Grove High	4.6 Miles



The Market

Highway 42 and Campground Rd is located approximately 3.5 miles away from historic 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 Shopping Center**, 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.
- Less than 3 miles from Eagles Landing Country Club. **The Eagles Landing** community has 3,500 homes and average price of the resale homes in 2020 was \$488,000. The community is centered around 27 holes of championship golf.



South Point Shopping Center



Eagles Landing Country Club

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 2016-2Q20 is as shown below.

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2016	7%	1,154	+29.1%	\$255,000	+2.4%
2017	7%	1,265	+9.6%	\$256,000	+0.4%
2018	8%	1,488	+17.6%	\$257,000	+0.4%
2019	9%	1,386	-6.8%	\$275,000	+7.0%
2Q20	7%	628	N/A	\$281,000	+2.2%

Below are the highlights for this market through 2Q20:

- Annual starts were 1,439.
- Annual closings were 1,549.
- Currently, there are 3,194 VDLs in this market. Based on the annual starts, there is a 26.6 month supply of VDLs.
- A total of 63% of the remaining VDLs in Henry County are in subdivisions with an active builder.

UNION GROVE HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Union Grove High School continues to trend in a positive direction in regards to housing as well. Through 2Q20, the average price of a resale home built in 2005 or later was \$336,000. Below is the new SFD house sale data from 2016 – 2Q20:

YEAR	%TOTAL HENRY COUNTY SFD NEW SALES	# OF SALES	% OF GROWN IN NUMBER OF SALES	AVERAGE SALES PRICE
2016	8%	97	-	\$317,000
2017	9%	120	+23.7%	\$344,000
2018	9%	132	+10.0%	\$317,000
2019	12%	145	+9.8%	\$327,000
2Q20	9%	58	N/A	\$324,000

Below are the highlights for this market through 2Q20:

- Annual starts of 158.
- Annual closings of 135.
- 69% of the remaining VDLs are in subdivisions with an active builder.
- There is a mere 23.3 month supply of VDLs.

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 needs for housing in this market.

Proposal Requirements

The 48.41 acres in Henry County are offered at a price of \$4,501,200 or \$93,000 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

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



Support Information

Below are files that are related to **Hwy 42 and Campground Rd** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ FILE](#)



[COUNTY SEWER MAP](#)



[SURVEY](#)

*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.



MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$300+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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