



41

DOWNTOWN
HAMPTON

MAIN ST

20

MAIN ST

MAIN STREET HAMPTON

98 FUTURE SFD LOTS WITH PRELIMINARY
CONCEPT PLAN APPROVAL
HAMPTON, HENRY COUNTY, GA

EXCLUSIVE OFFERING

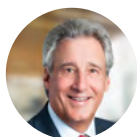
Ackerman & Co.



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **98 SFD Future Lots 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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MAIN ST

The Opportunity

Ackerman & Co. and Pioneer Land Group are pleased to present for sale 98 future single-family detached ("SFD") lots in Main Street Hampton, located in the city of Hampton, Henry County, Georgia.

Main Street Hampton offers the following attributes:

- Located in Henry County, the 4th best-selling county in Metro Atlanta for new SFD house sales. Henry County is the best-selling county in the South of the I-20 Market.
- There is currently a 26.6 months of supply of vacant developed lots ("VDLs") in Henry County.
- Located less than 2 miles from Atlanta Motor Speedway and Atlanta Speedway Airport, which has a runway of more than 5,500 feet long. These are the centerpieces of the 6,000+/- megasite that is currently in the master planning stages.
- Within walking distance of historic downtown Hampton which offers dining and shopping.
- 98 Future SFD Lots with Preliminary Concept Plan Approval. The Owner is in the process of completing the Land Disturbance Permit for the 98 future lots.
- Future lot sizes of 40-50' designed for front and rear entry product.
- Flexible amenity requirements by the City of Hampton.

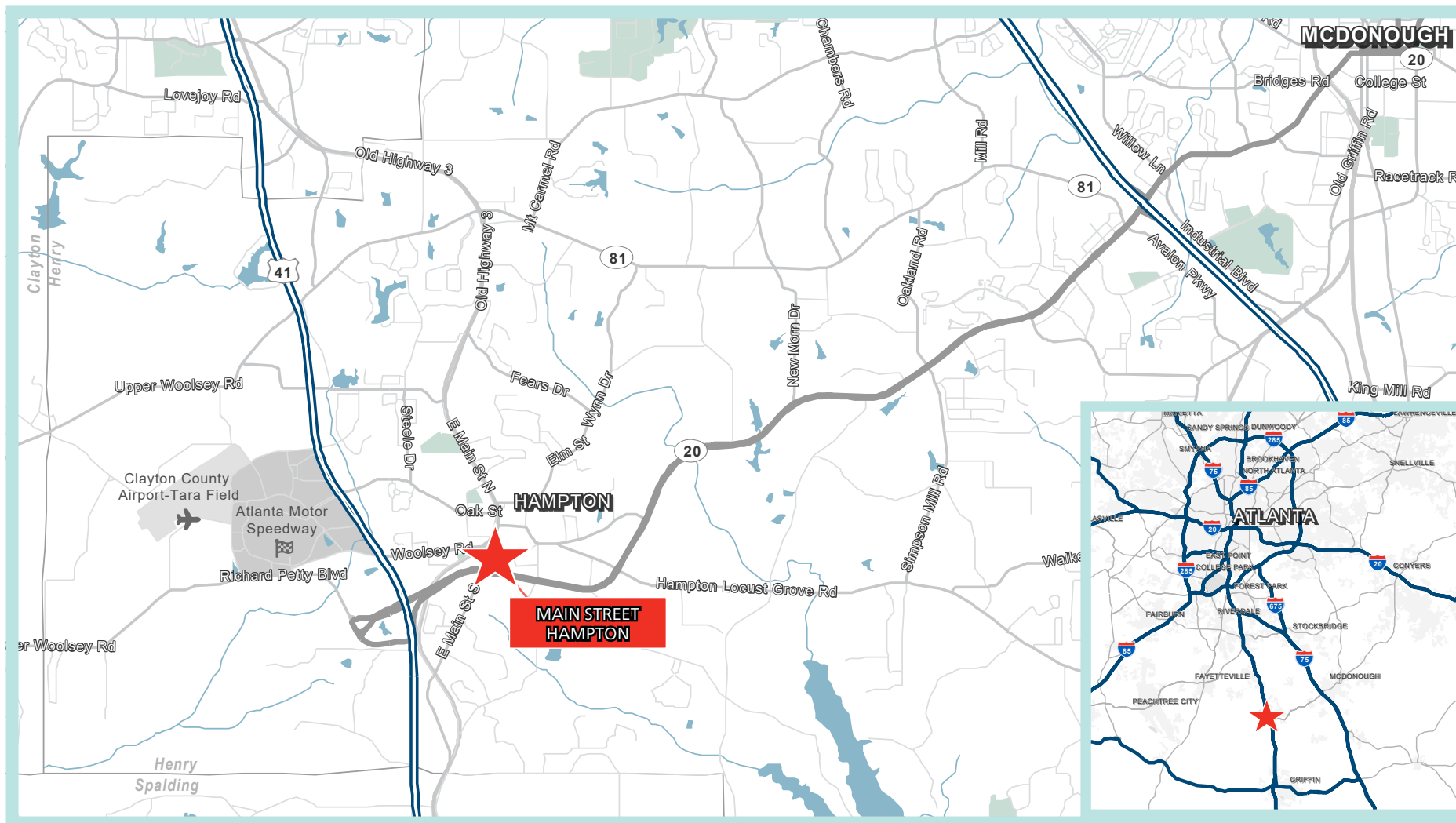
Main Street Hampton is an opportunity to build a premium community to meet the immediate and growing housing needs for this market.

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

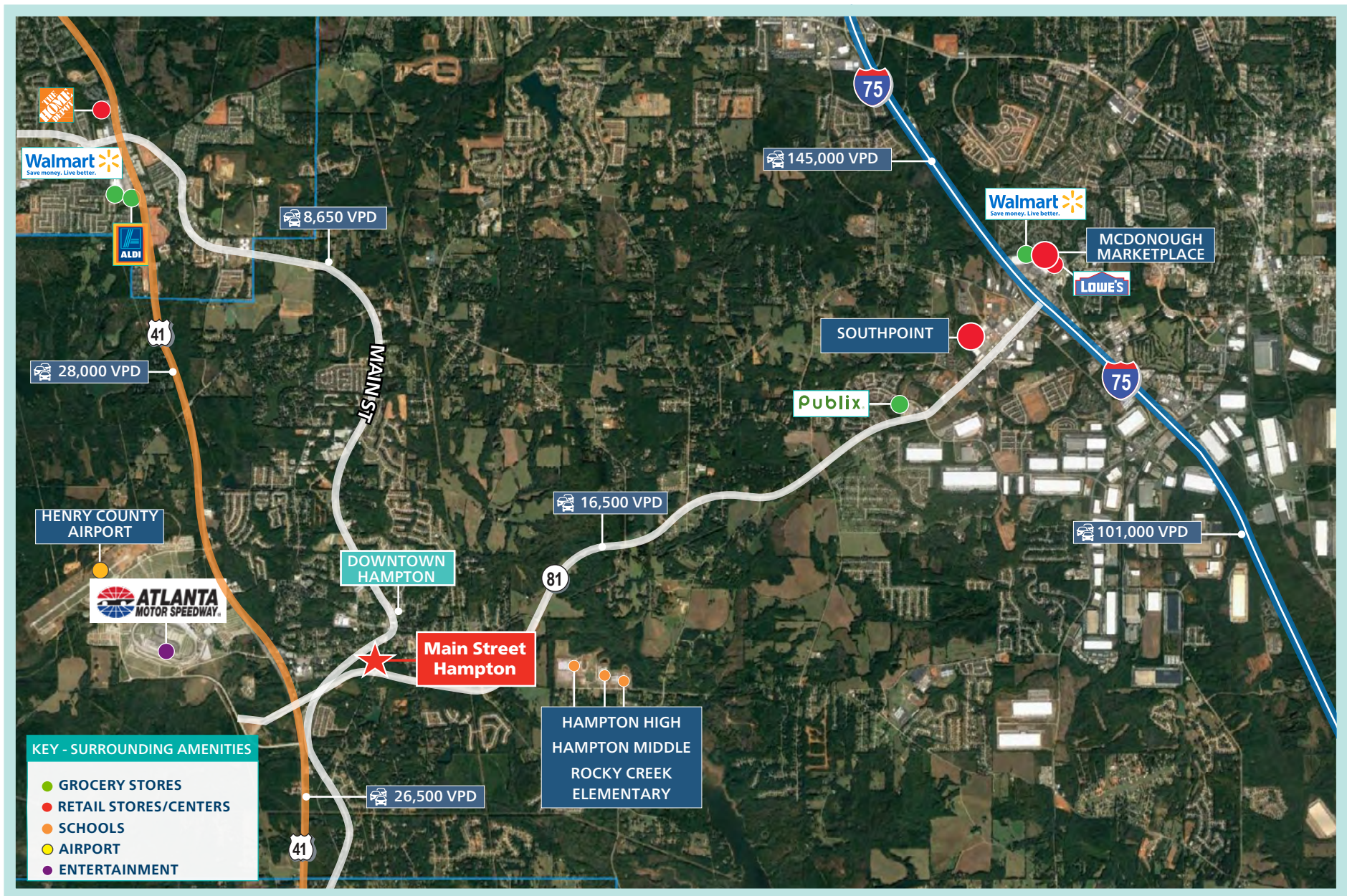


The Property

Main Street Hampton is located at the northwest corner of E Main St and Hwy 20 in the city limits of the Hampton, Henry County Georgia. The parcel IDs are 022-01052012 and 022-01054000.



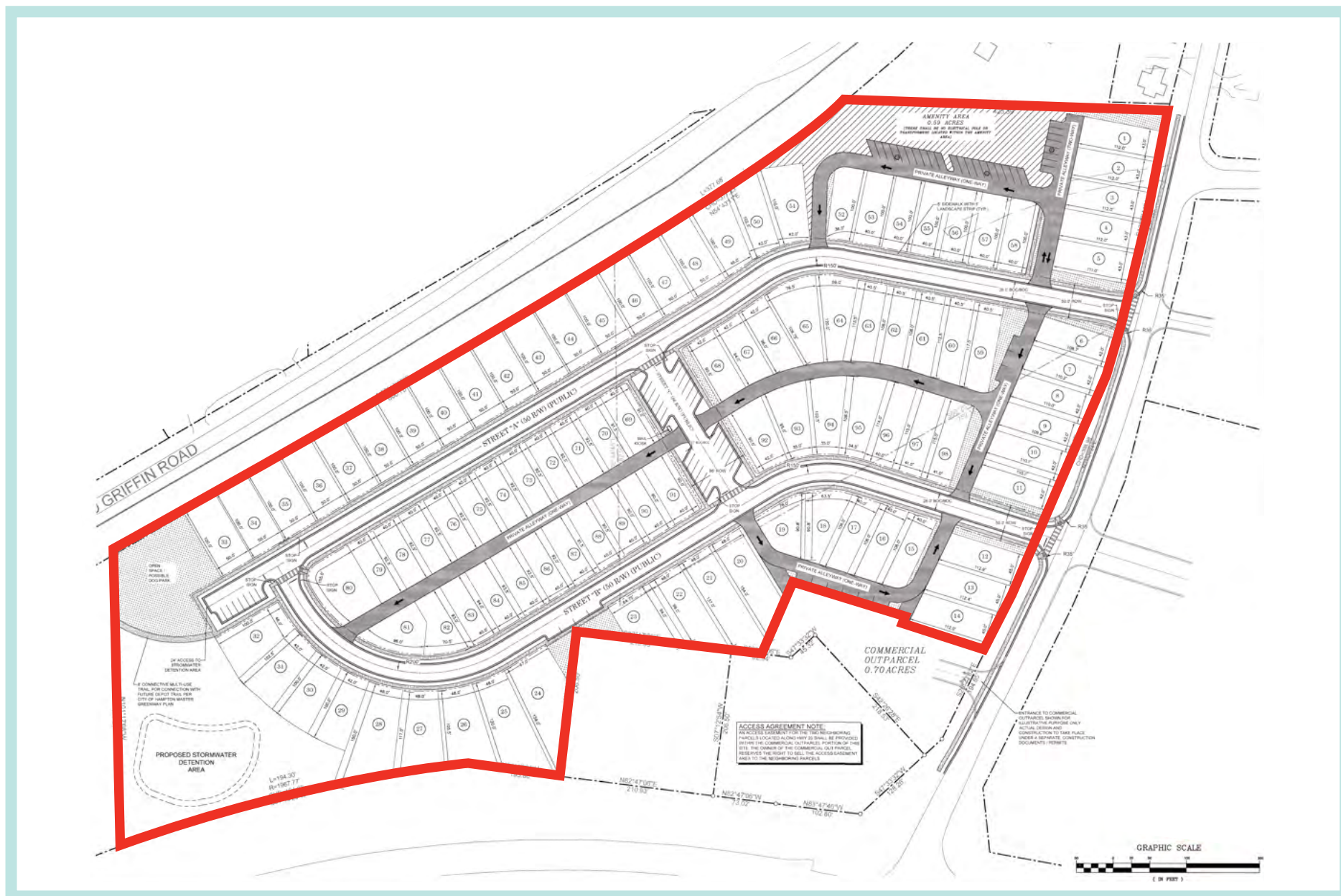
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



MAIN STREET HAMPTON PRELIMINARY PLAN



ADDITIONAL DETAILS:

ZONING

Main Street Hampton is currently zoned DT-MU (Downtown Mixed Use) in the city of Hampton with the following requirements:

Minimum Lot Width: 25' (single family detached)

Minimum Lot Area: 2,500 SF

Minimum Heated Floor Area: None

Front Setback: None

Side Setback: None

Rear Setback: None

AMENITIES

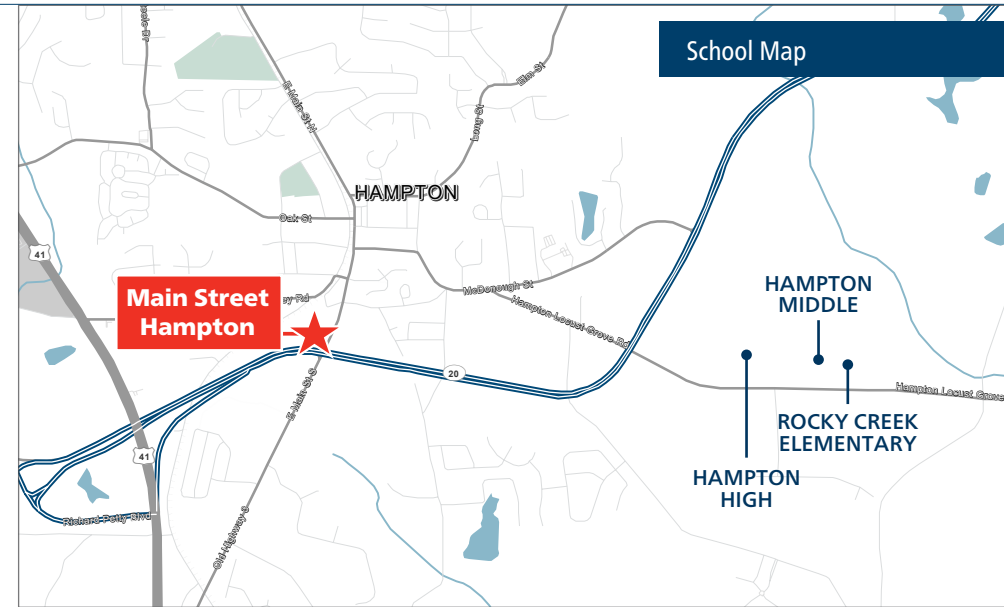
Either (1) Type 1 Amenity or (2) Type 2 Amenities or (3) Type 3 Amenities shall be a part of the development. Amenities shall be completed before 50% of the units are completed. The different type of amenities are available for download under the Support Information section.

UTILITIES

Main Street Hampton will be served by the city of Hampton water and sewer. Subject to independent verification.

COMMERCIAL OUT PARCEL

The Seller will retain ownership of the Commercial Outparcel that is shown on the Preliminary Concept Plan. A future access easement will be retained for the benefit of the owner of the Commercial Outparcel upon the sale of the residential component.



SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Rocky Creek Elementary	2.3 Miles
MIDDLE SCHOOL	
Hampton Middle	2.2 Miles
HIGH SCHOOL	
Hampton High	2.1 Miles

TOPOGRAPHY MAP



The Market

Main Street Hampton is located within walking distance of historic Downtown Hampton. This community offers convenient access to many different aspects of life.

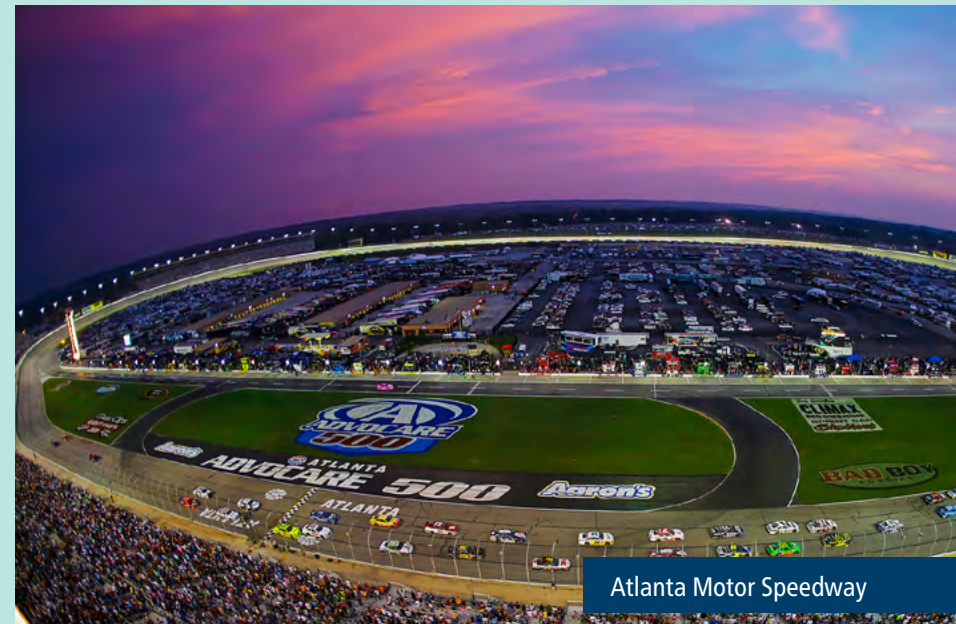
Below are some market highlights from the growing Henry County and City of Hampton:

- **Downtown Hampton** is filled with shops, restaurants, and the historic Hampton Train Depot.
- **Located west of 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, multiple restaurants and many more offerings.
- **Located less than 2 miles from Atlanta Motor Speedway and Atlanta Speedway Airport**, which has a runway more than 5,500 feet long. These are the centerpieces of the 6,000+/- megasite that is currently in the master planning stages.

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



Downtown Hampton



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 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.

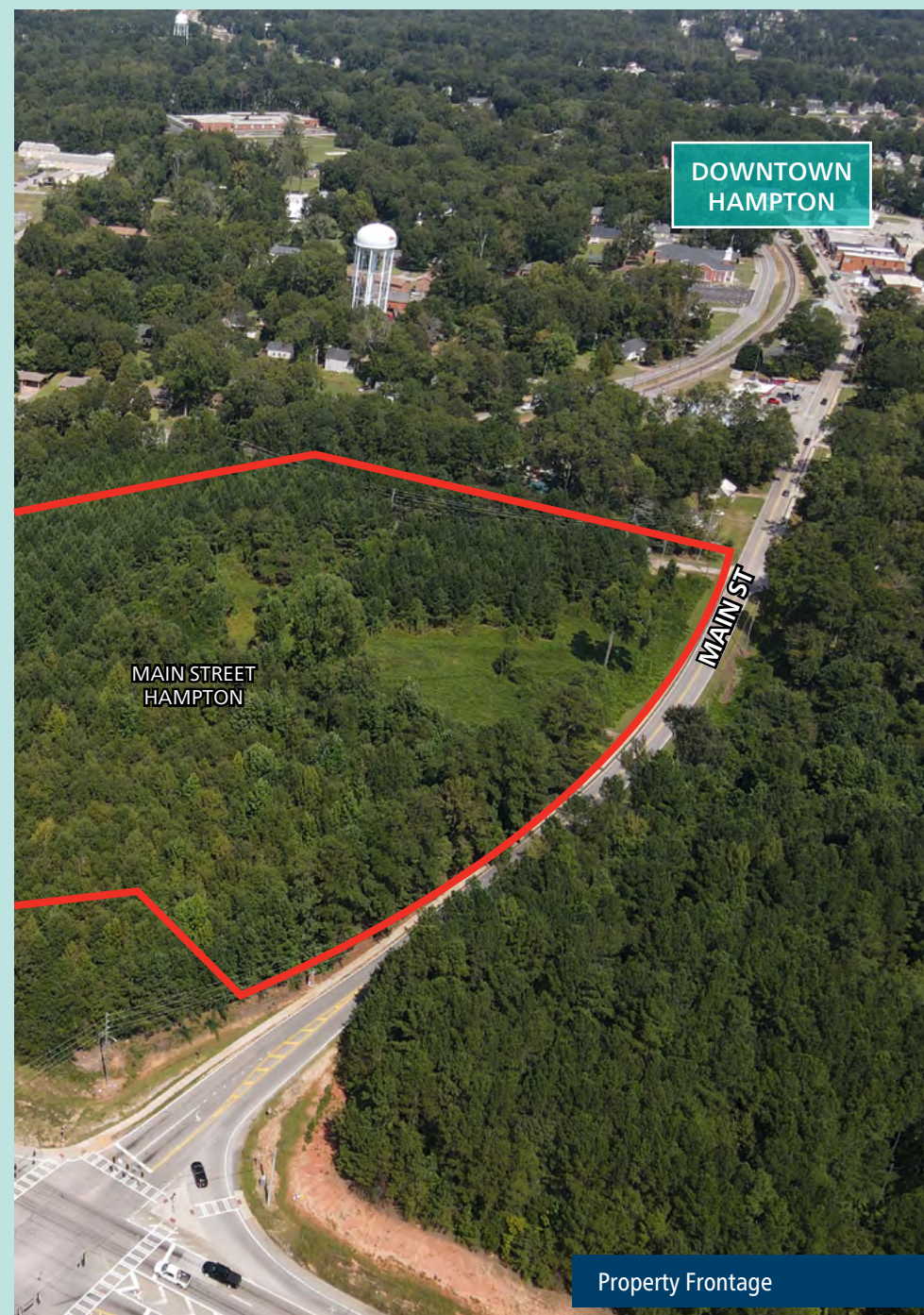
Proposal Requirements

The Property is offered at a price of \$17,500 per residential lot or \$1,715,000. The Owner is in the process of completing the Land Disturbance Permit for the 98 future lots.

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 local history and 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 **Main Street Hampton** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[APPROVED SUBDIVISION PLANS](#)



[GOOGLE EARTH KMZ](#)

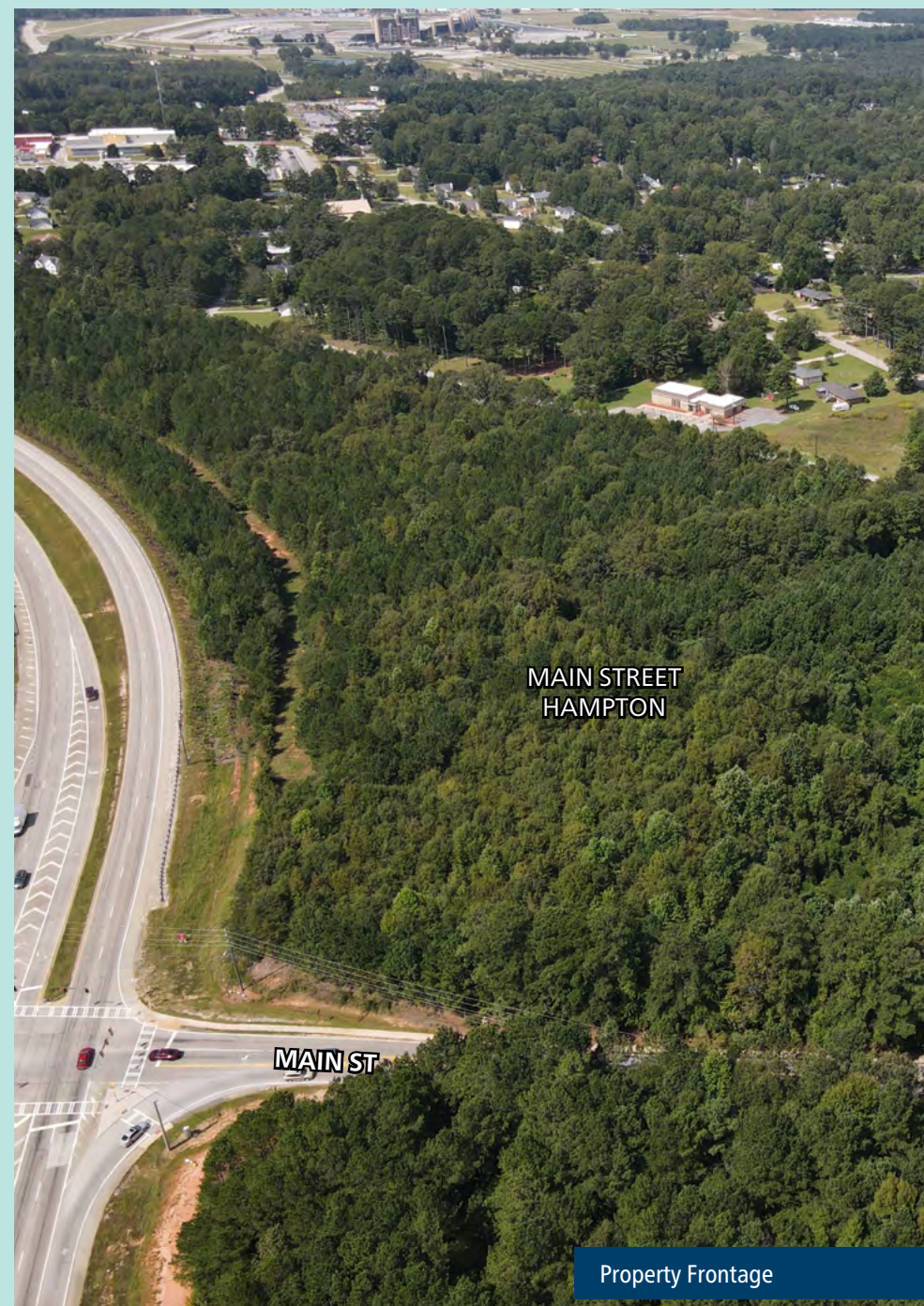


[DT-MU ZONING ORDINANCE](#)



[AMENITY REQUIREMENTS](#)

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



Property Frontage

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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