



138

OAKBENDER

GARDNER FARM

36.04 ACRES ON HIGHWAY 138

HENRY COUNTY, GA

EXCLUSIVE OFFERING

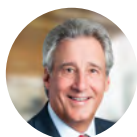
Ackerman & Co.



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **36.04 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:



John Speros
Senior Vice President
Ackerman & Co.

Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



Kyle Gable
Broker
Pioneer Land Group

Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@pioneerlandga.com



J.T. Speros
Associate, Brokerage
Ackerman & Co.

Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net

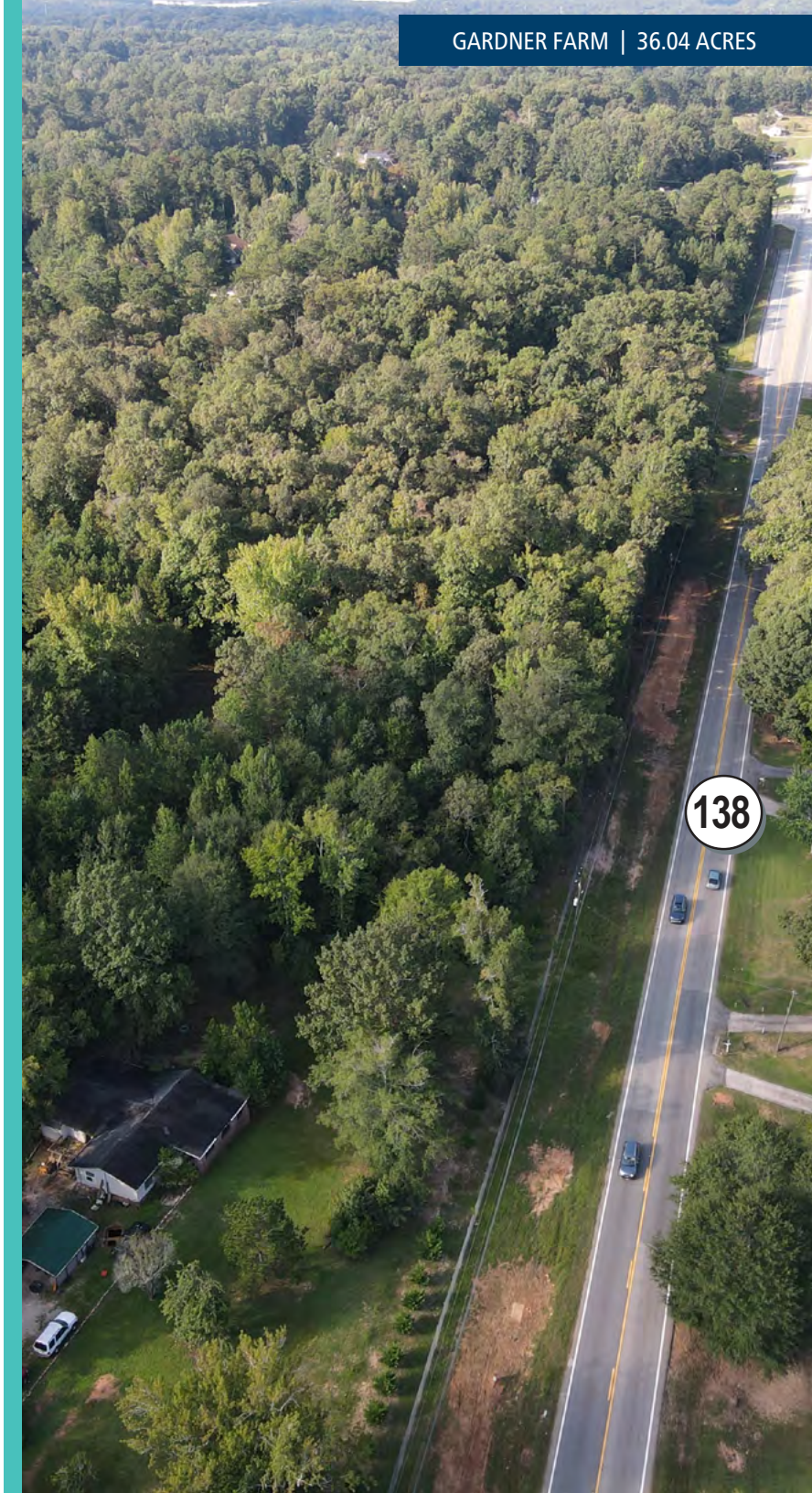




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The Opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **Gardner Farm**, 36.04 acres on Highway 138 in Henry County, Georgia.

Gardner Farm offers the following attributes:

- Less than 4 miles from Interstate 75, offering convenient access to the interstate via the Eagles Landing Parkway interchange.
- Downtown McDonough is approximately 7 miles away, offering dining, retail and entertainment.
- 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.
- Located in the Woodland High School district which currently has new detached houses selling for \$383,000.
- The district has only 358 VDLs, meaning land will need to be developed.
- Potential to rezone property to a zoning that will increase the density of the development and additional potential on Highway 138 for commercial zoning.

With 36.04 acres, the property offers a prime opportunity to enter into or expand within this market.

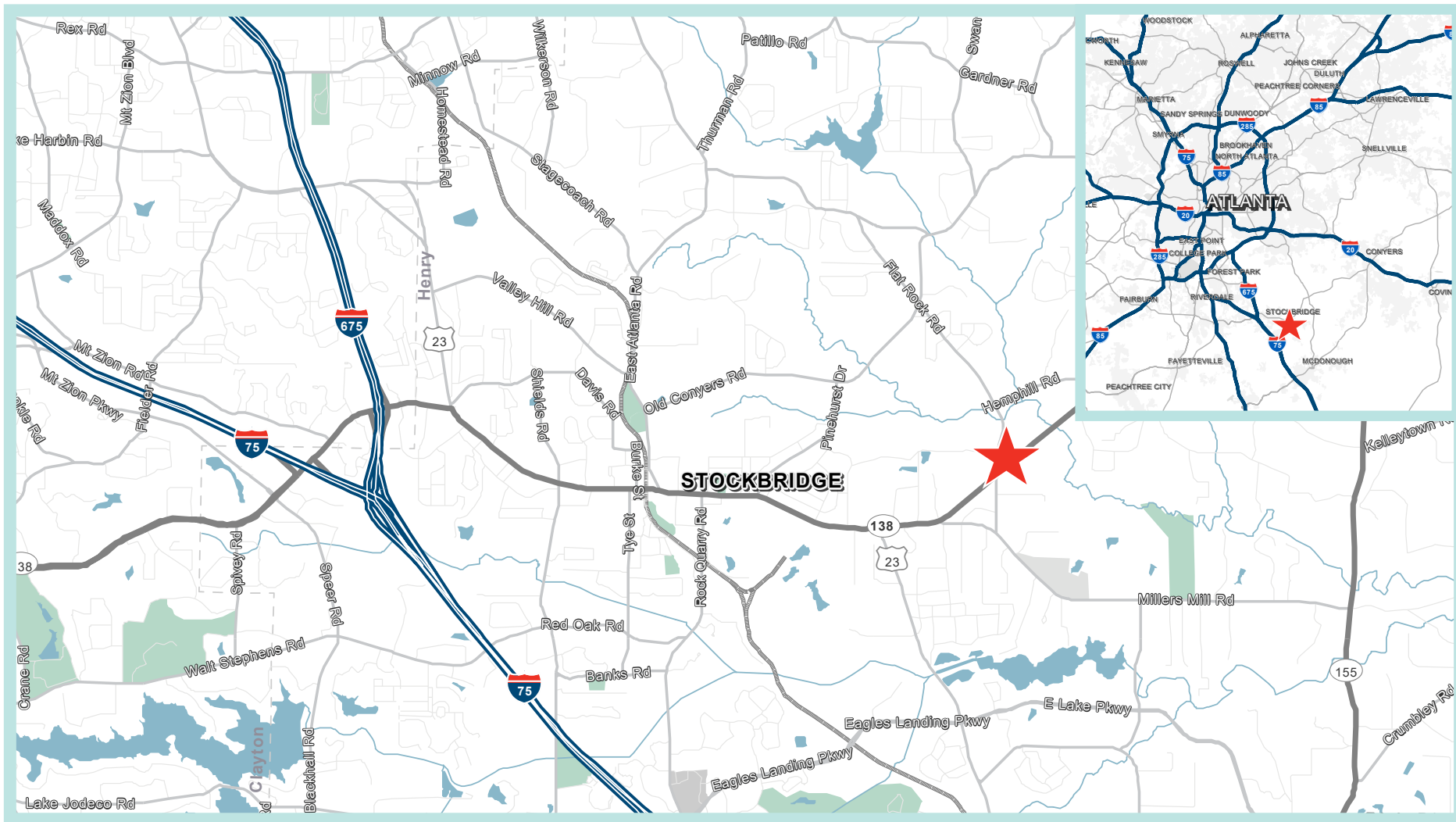
Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the "Proposal Requirements" section of this Offering Memorandum.



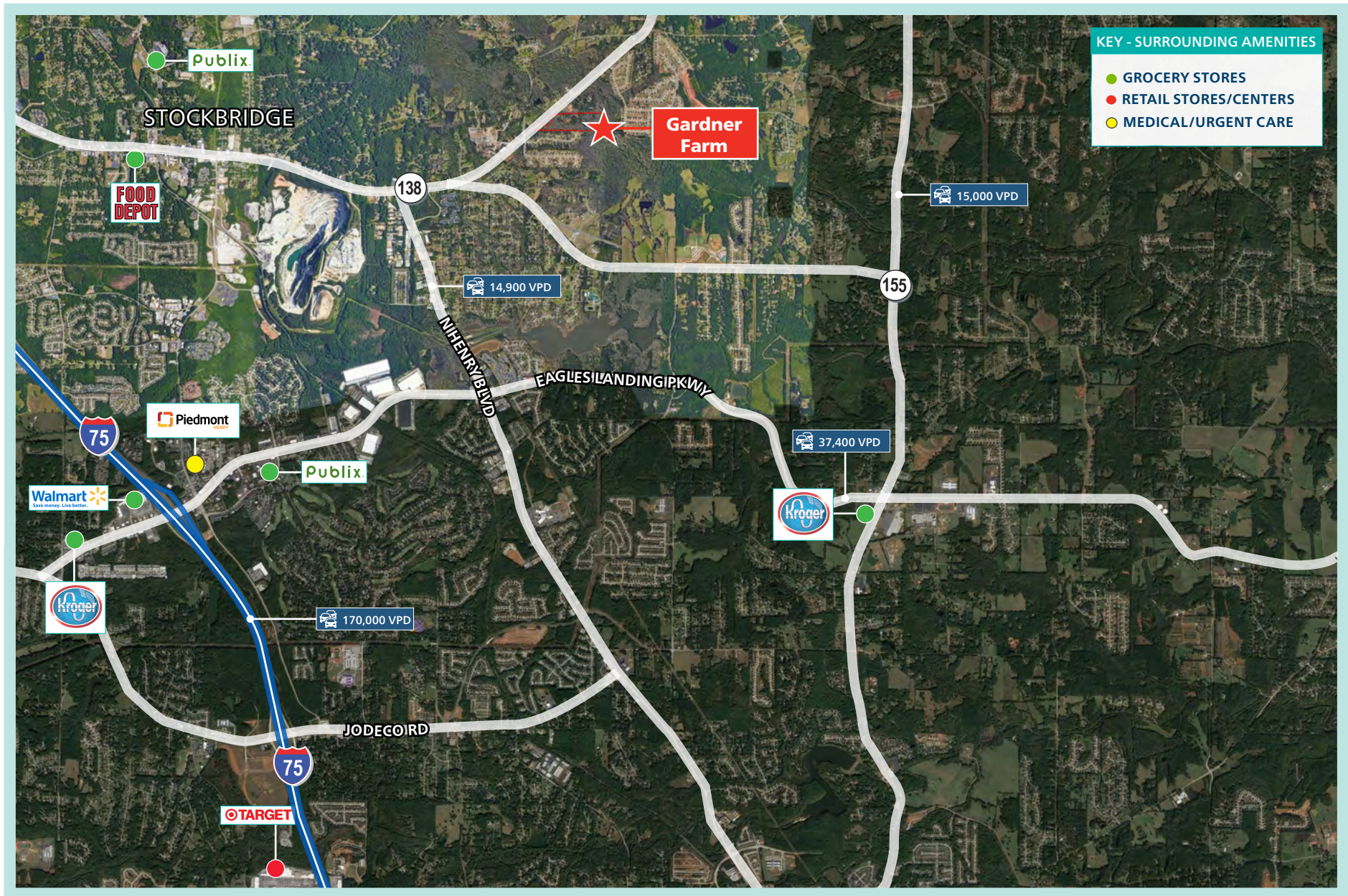
DOWNTOWN MCDONOUGH

The Property

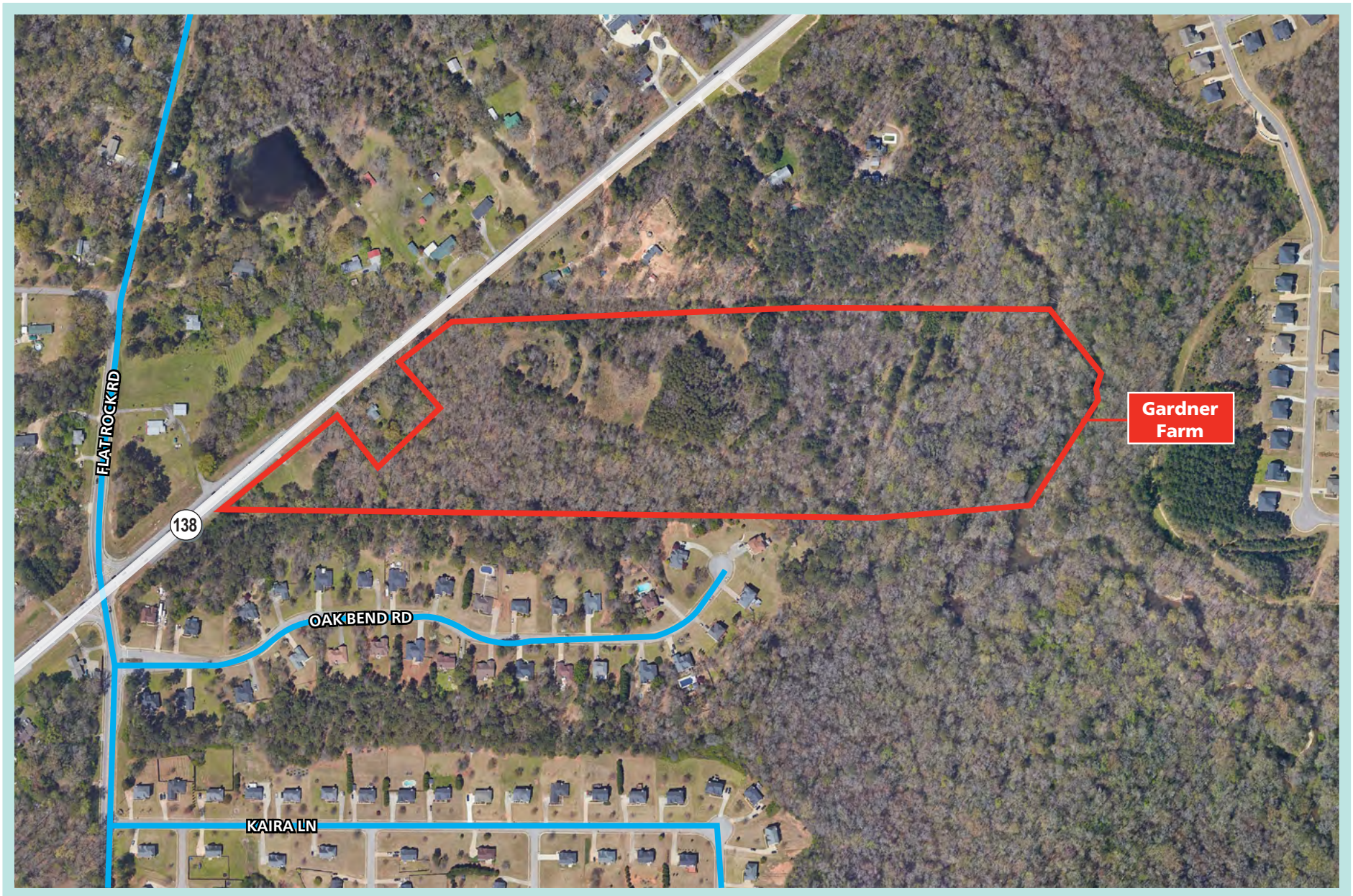
Gardner Farm is located at 706 Highway 138, Stockbridge, GA 30281 in Henry County.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



ADDITIONAL DETAILS:

ZONING

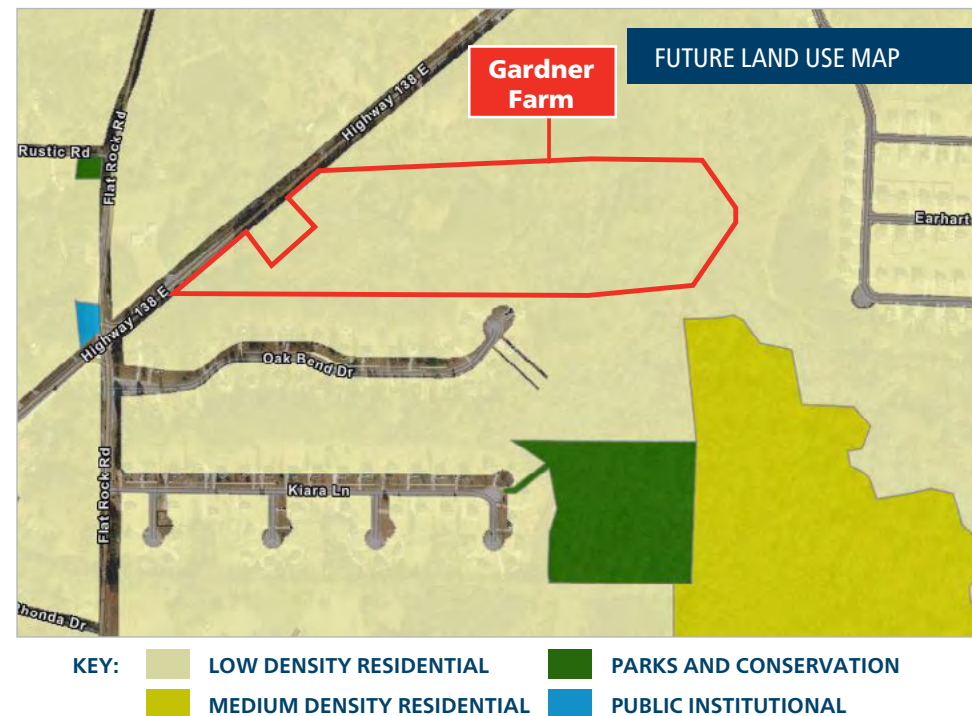
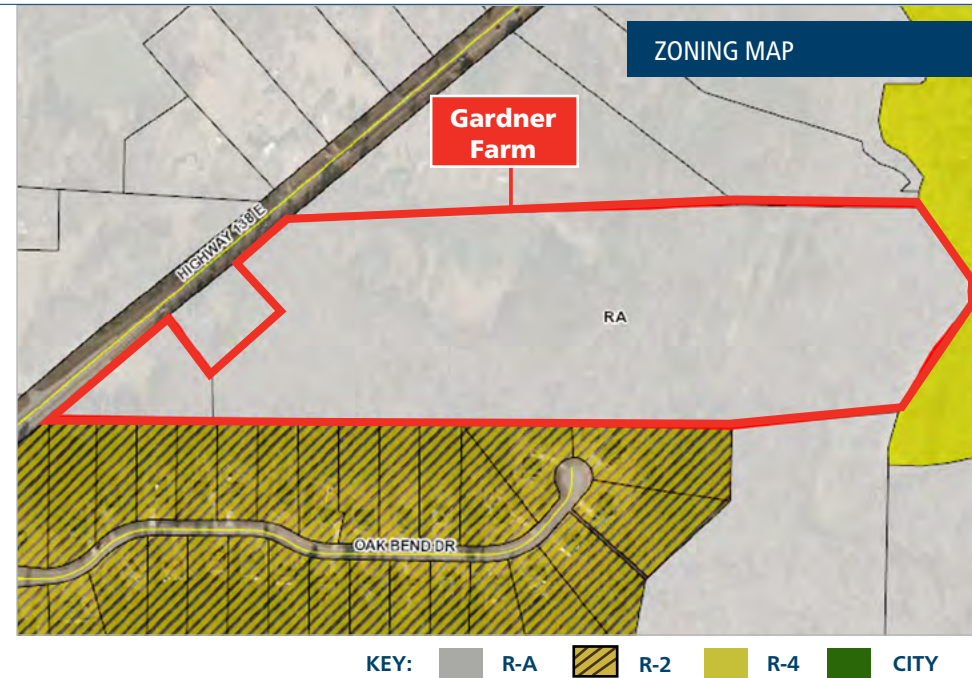
Gardner Farm is currently zoned RA (Residential Agricultural Zoning District) in Henry County with the following requirements:

Minimum Lot Size:	43,560 SF or 2 acre
Minimum Lot Width:	175'
Minimum Front Setback:	75' from right-of-way line 50' from ROW when part of subdivision requires new streets
Minimum Side Setback:	20'
Minimum Rear Setback:	40'
Minimum Heated Floor Area:	1,500 SF

The future land use map shows the property as low density residential with up to 2 net units per acre.

UTILITIES

Gardner Farm is served by domestic water. A map showing sanitary sewer is on the following page.



SEWER MAP



SEWER MAP KEY

 PUBLIC SEWER LINE MINOR STREAMS

HENRY COUNTY WATER AUTHORITY



FIRE HYDRANTS

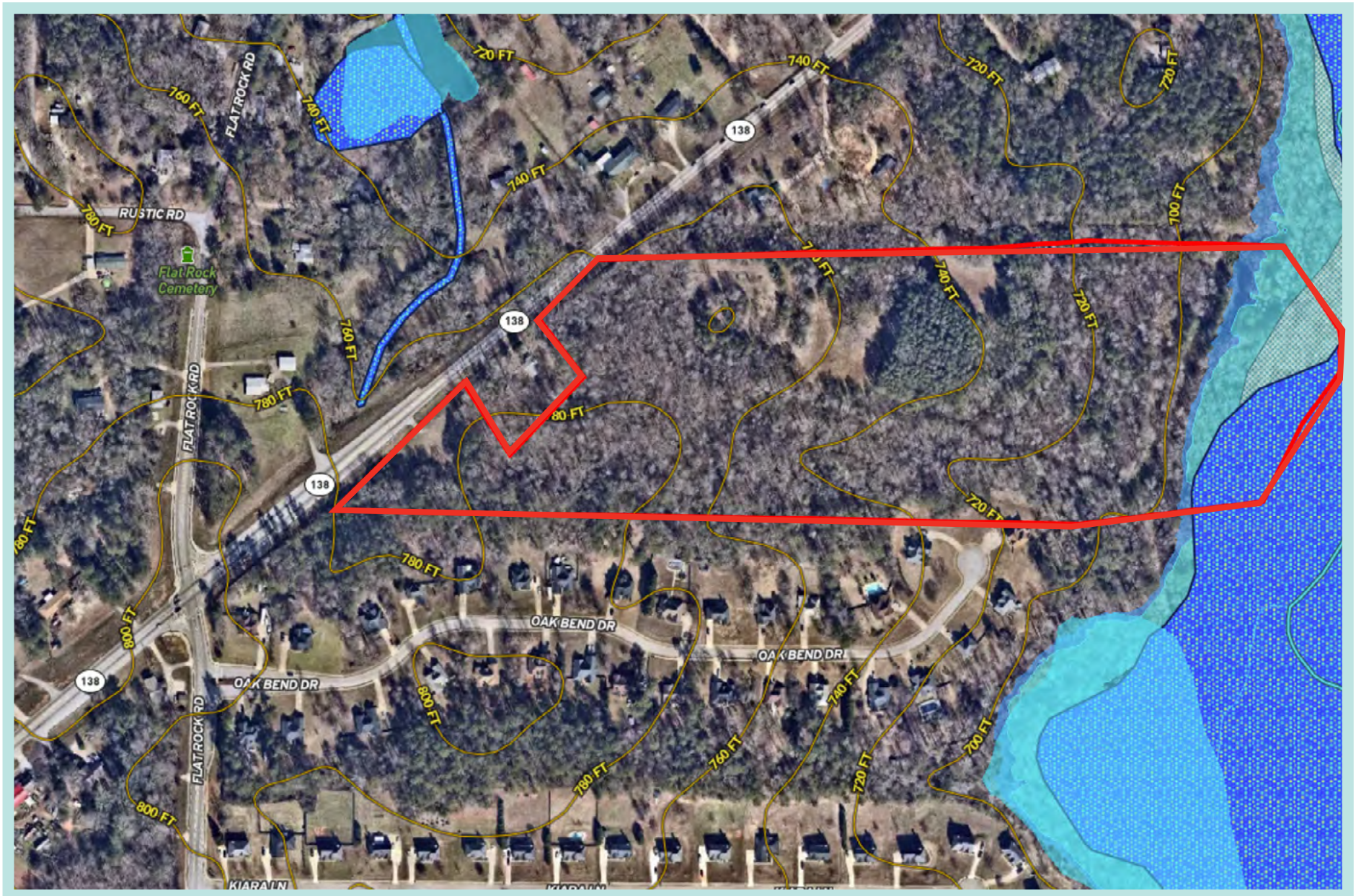


GATE



PROPERTY OUTLINE

TOPOGRAPHY MAP

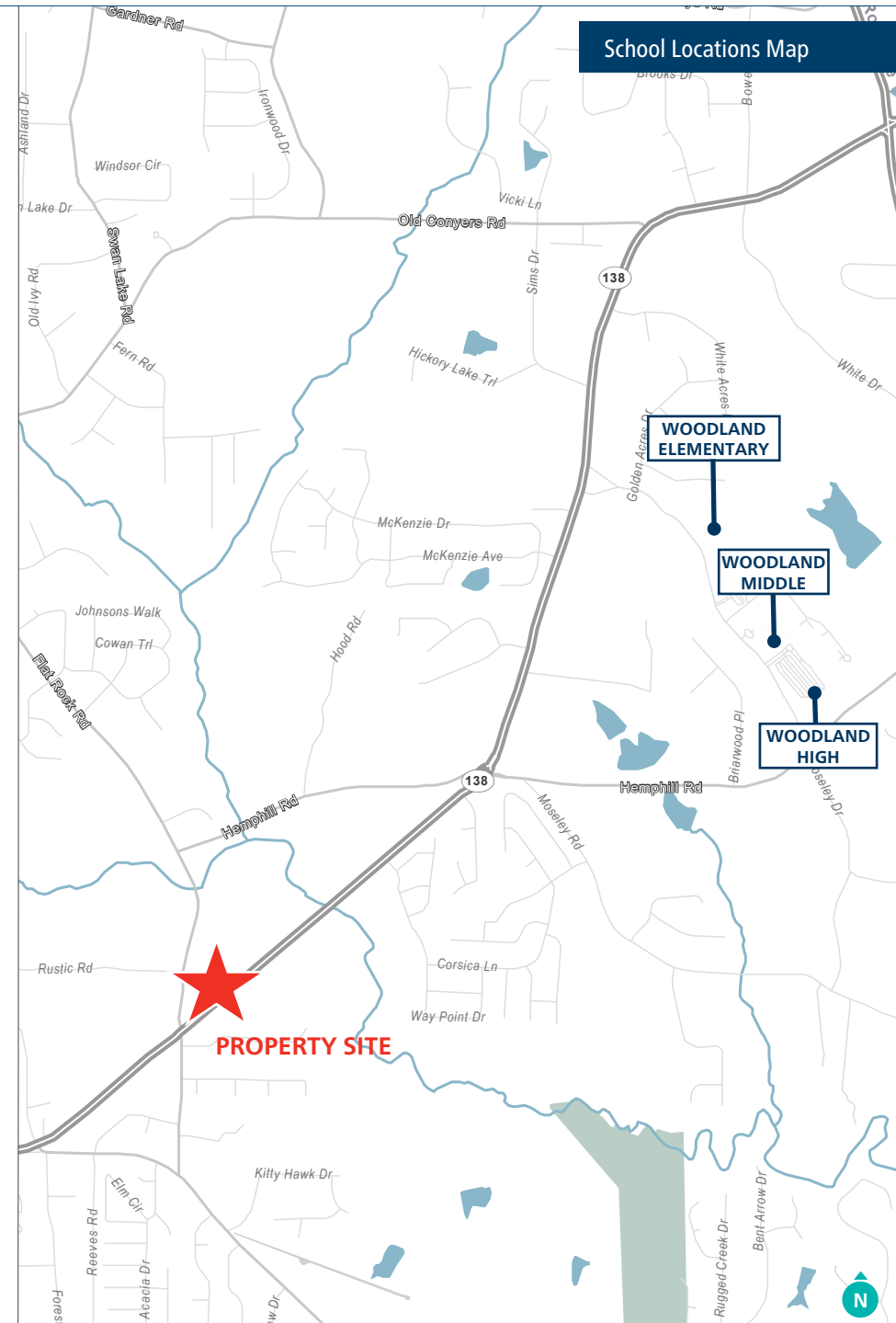


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated	2,493	26,468	82,582
2025 Estimated	2,611	28,102	88,209
HOUSEHOLDS			
2020 # of Households	920	9,486	29,318
2025 # of Households	962	10,044	31,272
INCOME			
2020 Average HH Income	\$97,821	\$93,387	\$96,222
2020 Median HH Income	\$63,684	\$71,619	\$74,457
2025 Est Average HH Income	\$106,589	\$102,167	\$105,488
2025 Est Median HH Income	\$69,873	\$77,028	\$79,123

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Woodland Elementary	2.9 Miles
MIDDLE SCHOOL	
Woodland Middle	3.1 Miles
HIGH SCHOOL	
Woodland High	2.7 Miles



The Market

Gardner Farm is located approximately 7 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.
- **Heritage Park** is a 129 acre county park with pavilions, playgrounds, ballfields, and a 0.9 mile paved walking/jogging track. The park also features the Heritage Museum and Historic Village and a Veterans Museum.

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



SOUTH POINT SHOPPING CENTER



HERITAGE VILLAGE

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.

WOODLAND HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The Woodland High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Woodland High School District from 2016-2Q20 is as follows:

YEAR	%TOTAL HENRY COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2016	10%	116	\$318,000	-
2017	5%	67	\$337,000	+6.0%
2018	4%	61	\$351,000	+4.2%
2019	8%	74	\$386,000	+10.0%
2Q20	6%	38	\$383,000	-0.8%

Below are the highlights for this market through 2Q20:

- Annual starts were 86, a 16% increase in the last four quarters.
- Annual closings were 59.
- Currently, there are 358 VDLs in this market. Based on the annual starts, there is a 50.0 month supply of VDLs.

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

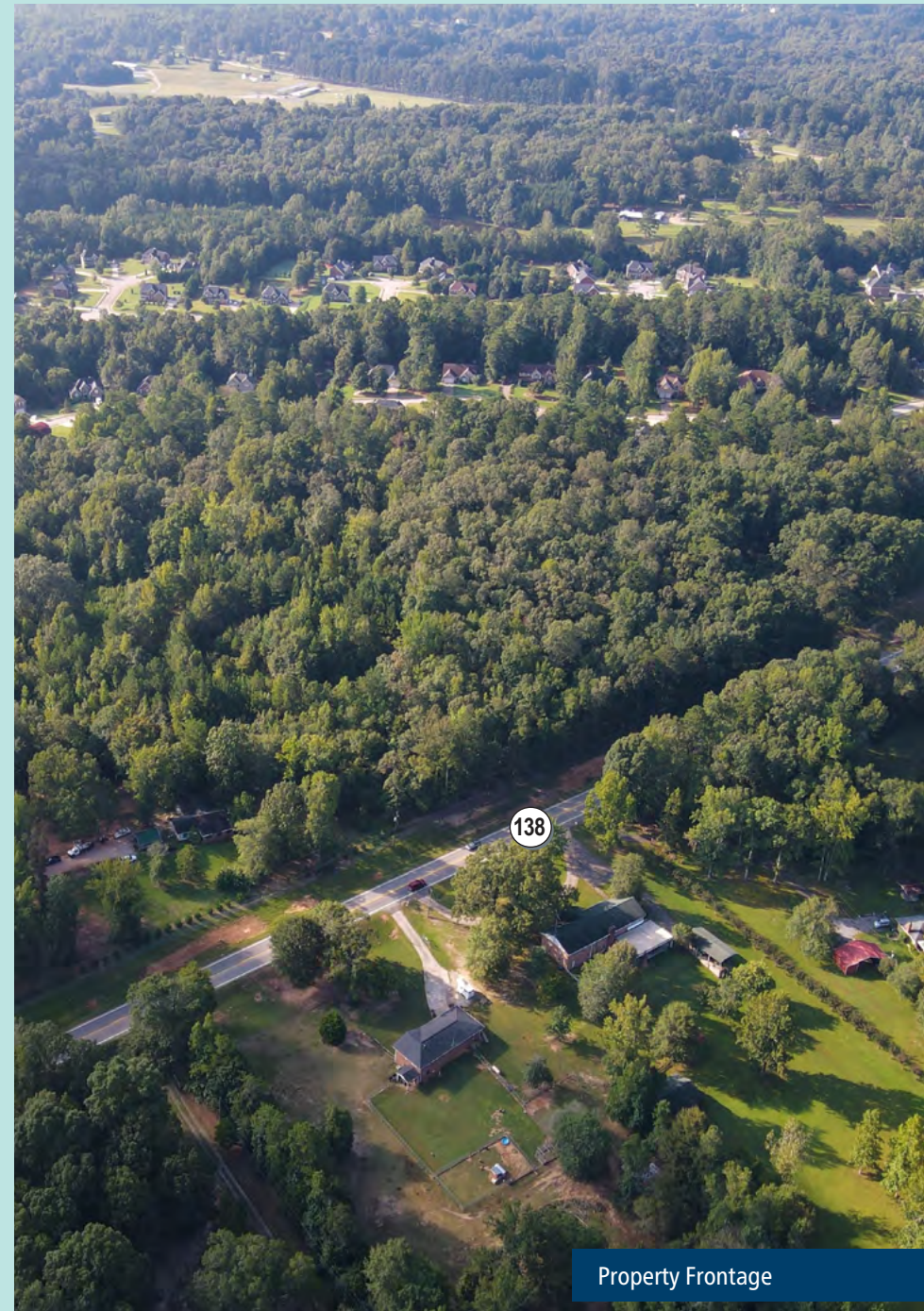
Proposal Requirements

The 36.04 acres in Henry County are offered at a price of \$720,800 or \$20,000 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.



Property Frontage

Support Information

Below are files that are related to **Gardner Farm** and may be downloaded.* Click the links to open the files.

[VIEW ALL FILES](#)[GOOGLE EARTH KMZ FILE](#)[SEWER MAP](#)

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



HERITAGE PARK



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:



John Speros
Senior Vice President
Ackerman & Co.
Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



Kyle Gable
Broker
Pioneer Land Group
Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@pioneerlandga.com



J.T. Speros
Associate, Brokerage
Ackerman & Co.
Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net