



SOUTH SHELBY LANE

30.08 ACRES PLANNED FOR 45 SFD LOTS
DOUGLAS 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 **30.08 acres on South Shelby Lane in Douglas 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

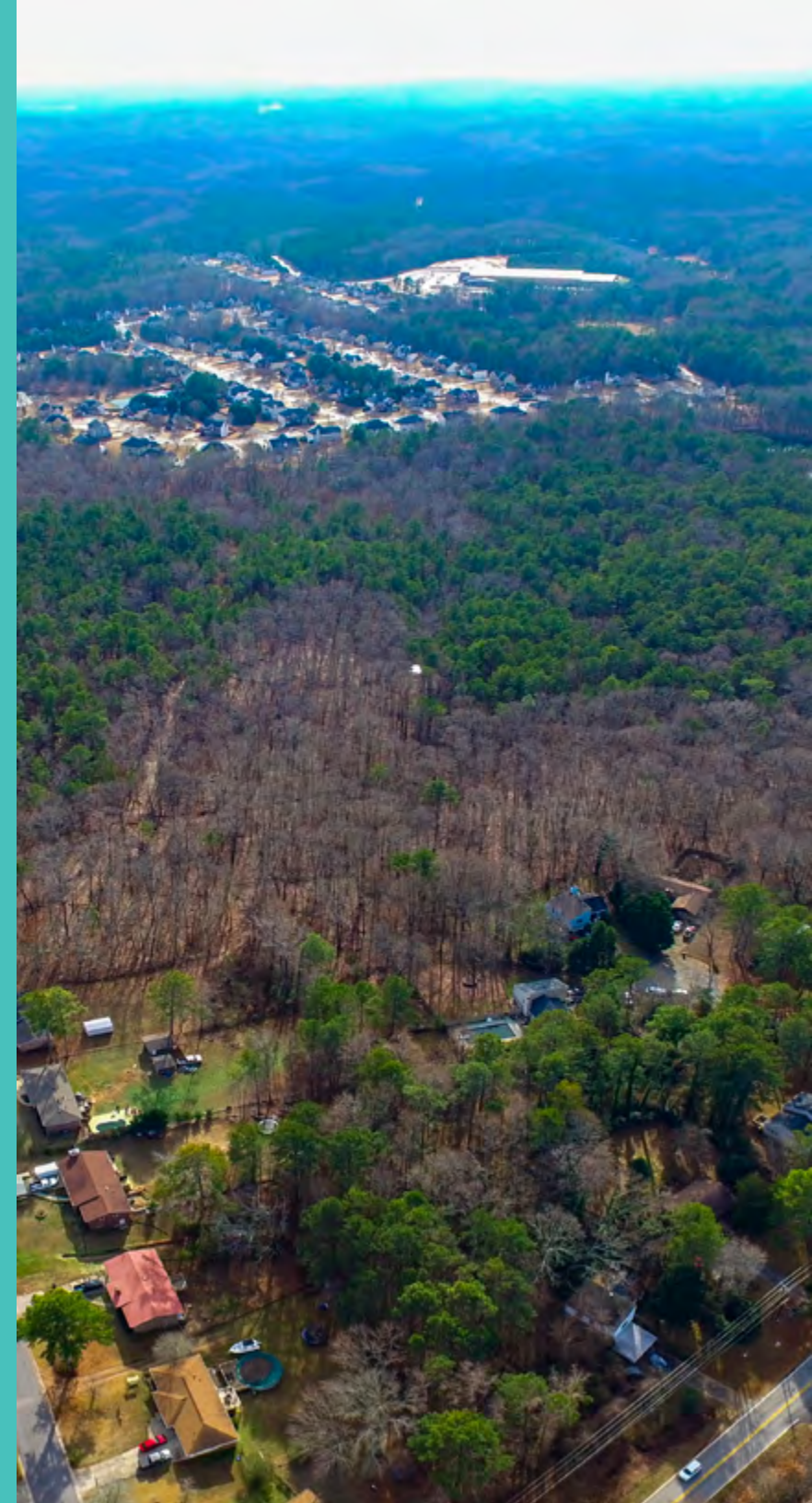




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The Opportunity

Ackerman & Co. and Pioneer Land Group exclusively present South **Shelby Lane** ("The Property") in Douglas County, Georgia.

South Shelby Lane offers the following:

- Convenient location approximately 3 miles from Interstate 20, providing access via the Chapel Hill Road interchange.
- Excellent access to surrounding retail amenities including downtown Douglasville, Arbor Place Mall and Sweetwater Creek State Park.
- Increasing housing demand in Douglas County: annual closings are up 22% in the last 4 quarters.
- The highest priced high school district for new single-family detached ("SFD") homes in all of Douglas County - Chapel Hill High School.
- Limited supply of houses in the Chapel Hill market, with only a 1.0 month supply.
- Property is zoned for single-family lots with a minimum lot width of 80'. Sewer and water available on site. n Possible annexation into the Hampton Mill subdivision. This was originally the future phase but was not annexed. Hampton Mall is served by a swimming pool and tennis courts.

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



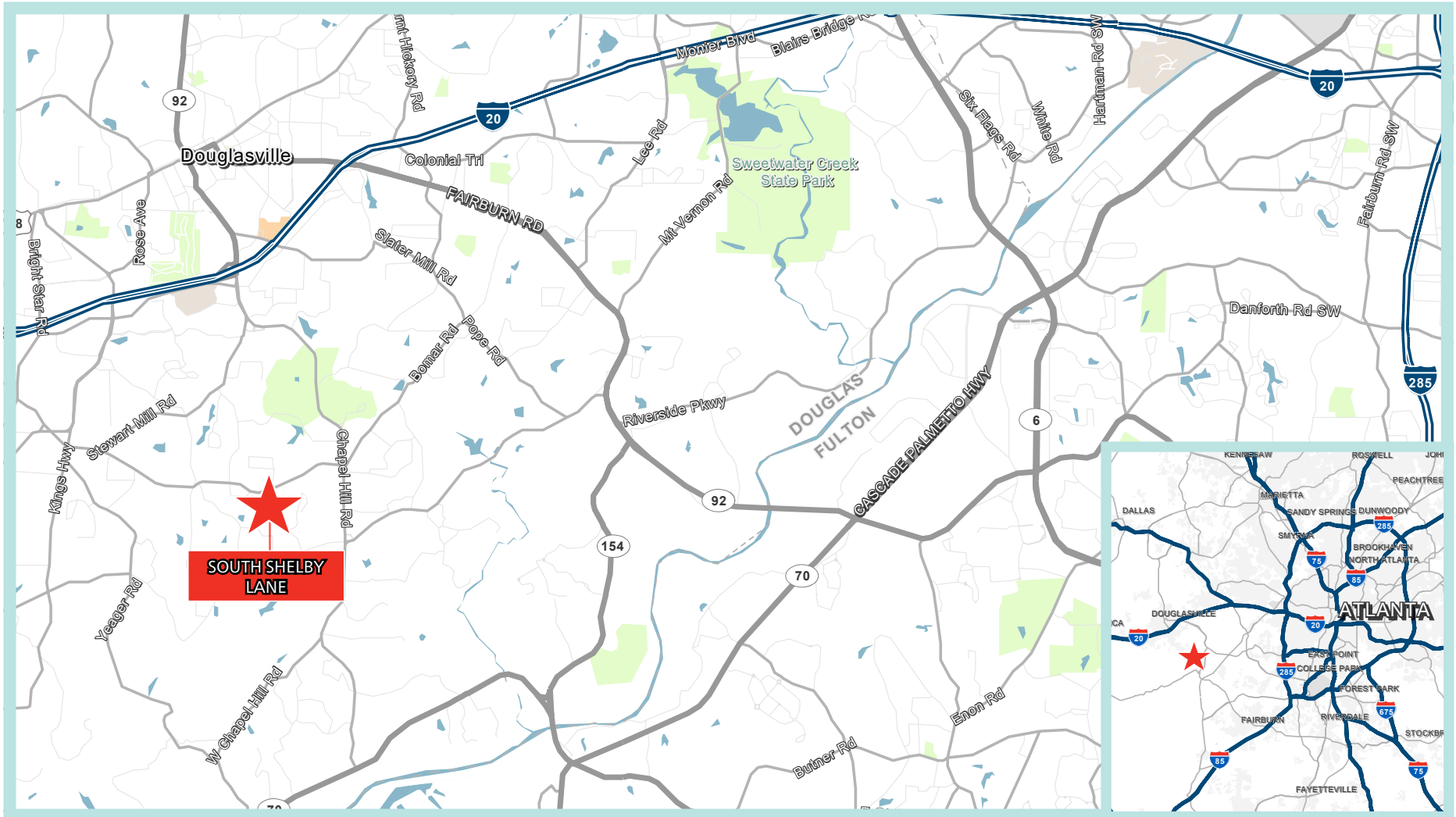
Downtown Douglasville



Sweetwater Creek State Park

The Property

South Shelby Lane is located approximately 2.5 miles to the south of the Interstate 20/Chapel Hill Road intersection in Douglas County, Georgia. The address for the neighboring property is 4075 S. Shelby Lane, Douglasville, GA 30135 (for reference).



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



SITE PLAN AND DEVELOPMENT STANDARDS

STANDARDS

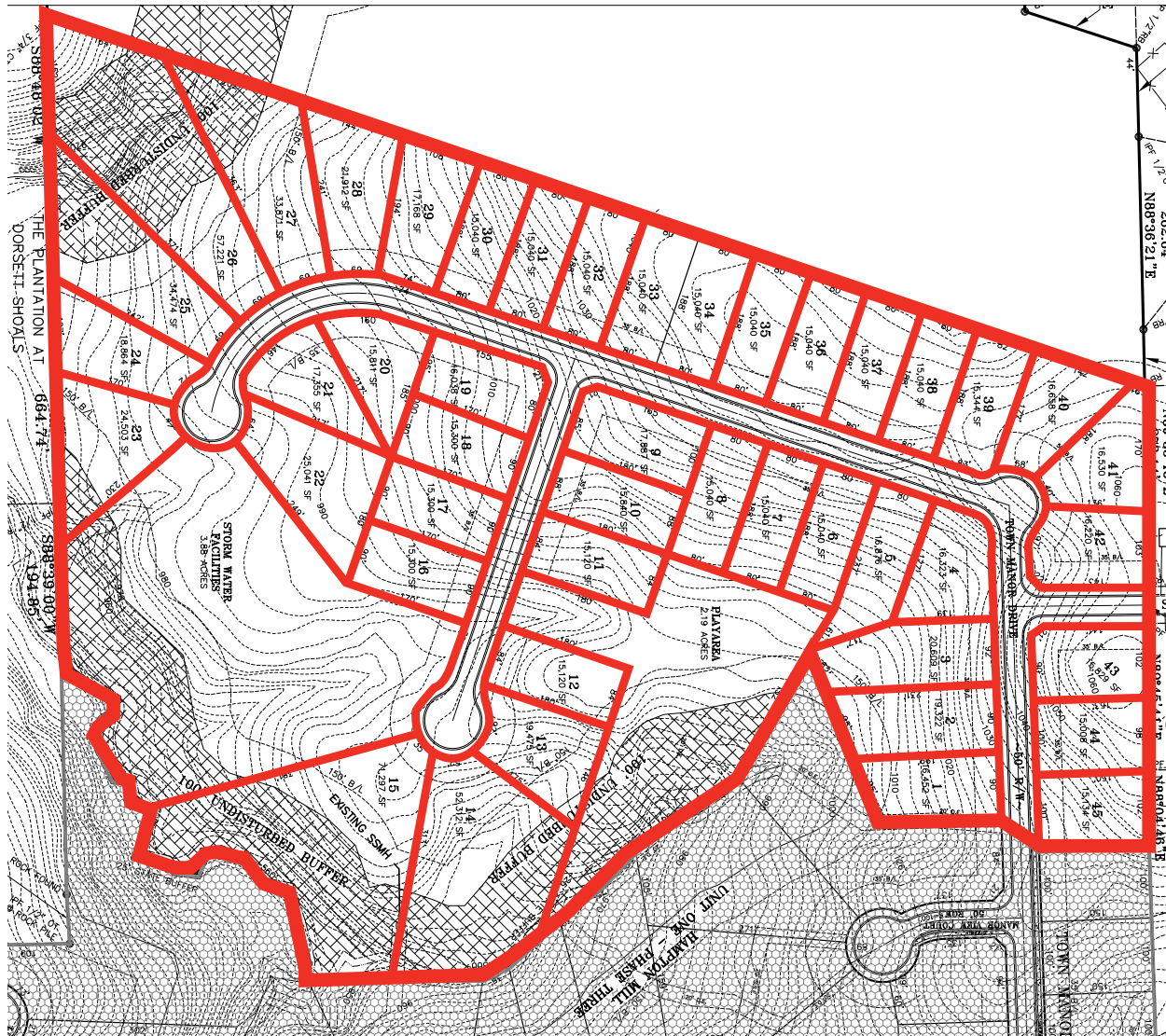
Current Zoning	R-LD
Number of Lots	45
Total Acreage	30.8 AC
Net Density	1.49 U/AC
Minimum Lot Size	15,000 SF

SETBACKS:

Front Yard	35' or as noted
Side Yard	10' or as noted
Rear Yard	30' or as noted
Creeks	150'
Minimum Dwelling	1,800 SF

NOTES

- Lots to be served by public water and sanitary sewer.
- Maximum spacing between fire hydrants is 500'.
- All lot dimensions are approximate.
- Roadways to be 24' BOC and have 50' row.
- Cul-de-sacs to have a minimum radius of 40' to BOC. Sidewalks required per Douglas County code of ordinances.
- Maximum impervious area limited to 25%.



TOPOGRAPHY

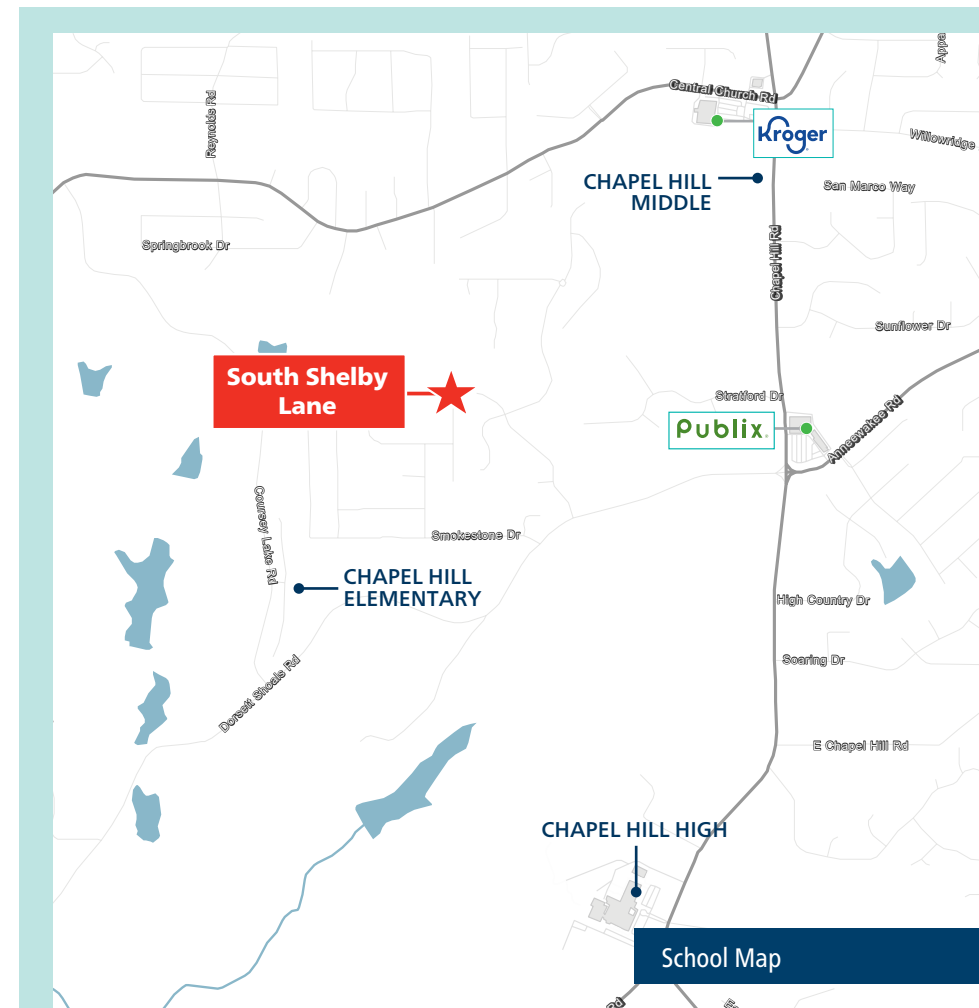


UTILITIES

The Property is served by sanitary sewer and domestic water

SCHOOLS

ELEMENTARY SCHOOL
Chapel Hill
MIDDLE SCHOOL
Chapel Hill
HIGH SCHOOL
Chapel Hill



The Market

South Shelby Lane located in Douglas County, Georgia, and is served by the City of Douglasville's surrounding thriving amenities. As the metro Atlanta housing market continues to grow, the metro counties, including Douglas County, will continue to grow with it. Below are just some of the highlights for the County:

- **Downtown Douglasville** (4 miles from community) is located north of I-20 and has thriving retail with an old town feel and a convention center. The City of Douglasville is currently in the process of master planning the downtown area with new retail space and an outdoor amphitheater.
- **Arbor Place Mall** (2.5 miles from community) is located between Chapel Hill Road and Highway 5 on Douglas Boulevard. This regional mall has over 1,000,000 feet of retail space, with shopping anchors such as Dillards, JCPenney, Macy's, Belk and Sears.
- **Sweetwater Creek State Park** (7 miles from community) is a 2,549-acre state park located in the New Manchester area of Douglas County. The park features walking and hiking trails, a lake, a visitor center, a bait shop and the ruins of the New Manchester Manufacturing Company. Additionally, activities such as fishing, camping, boating, picnicking and sightseeing are all offered at Sweetwater.

With all of the surrounding amenities, convenient access to the interstate, and a growing job market, **South Shelby Lane** is an excellent opportunity for a builder to take advantage of this exciting market.



Arbor Place Mall



Downtown Douglasville

DOUGLAS COUNTY DETACHED HOUSING AND LOT ANALYSIS

The Douglas County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2015-3Q20 is as shown below:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF GROWTH IN # OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2015	1%	132	-	\$233,000	-
2016	1%	247	+87.1%	\$232,000	-0.4%
2017	2%	286	+15.7%	\$225,000	-3.0%
2018	2%	382	+33.6%	\$236,000	+4.9%
2019	3%	460	+20.4%	\$270,000	+14.4%
3Q20	2%	322	N/A	\$296,000	+9.6%

Below are the highlights for this market through 3Q20:

- Annual starts were 591, representing a 25% increase in the last four quarters.
- Annual closings were 567, representing a 22% increase in the last four quarters.
- Currently, there is a 40.6 month supply of lots. This is an 33% decrease in Vacant Developed Lots ("VDLs") supply over the last four quarters.
- A total of 43% of the remaining VDLs in Douglas County are in subdivisions with an active builder.

Source: MetroData

CHAPEL HILL HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The Chapel Hill High School housing market continues to accelerate for the sale price of both new and resale SFD houses.

Below are the highlights for this market through 3Q20:

- Highest average new home price in Douglas County of \$375,000.
- The average price of a resale home built in 2005 or later is \$314,000.
- Since 2013, the average price for new homes has increased year over year.
- Currently, there is only a 1.0 month supply of houses in this market.



Hampton Mill Amenities

Source: MetroData

Proposal Requirements

The 30.08 acres property is offered at a price of \$585,000 or \$13,000 per proposed 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 local history and financial capabilities

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

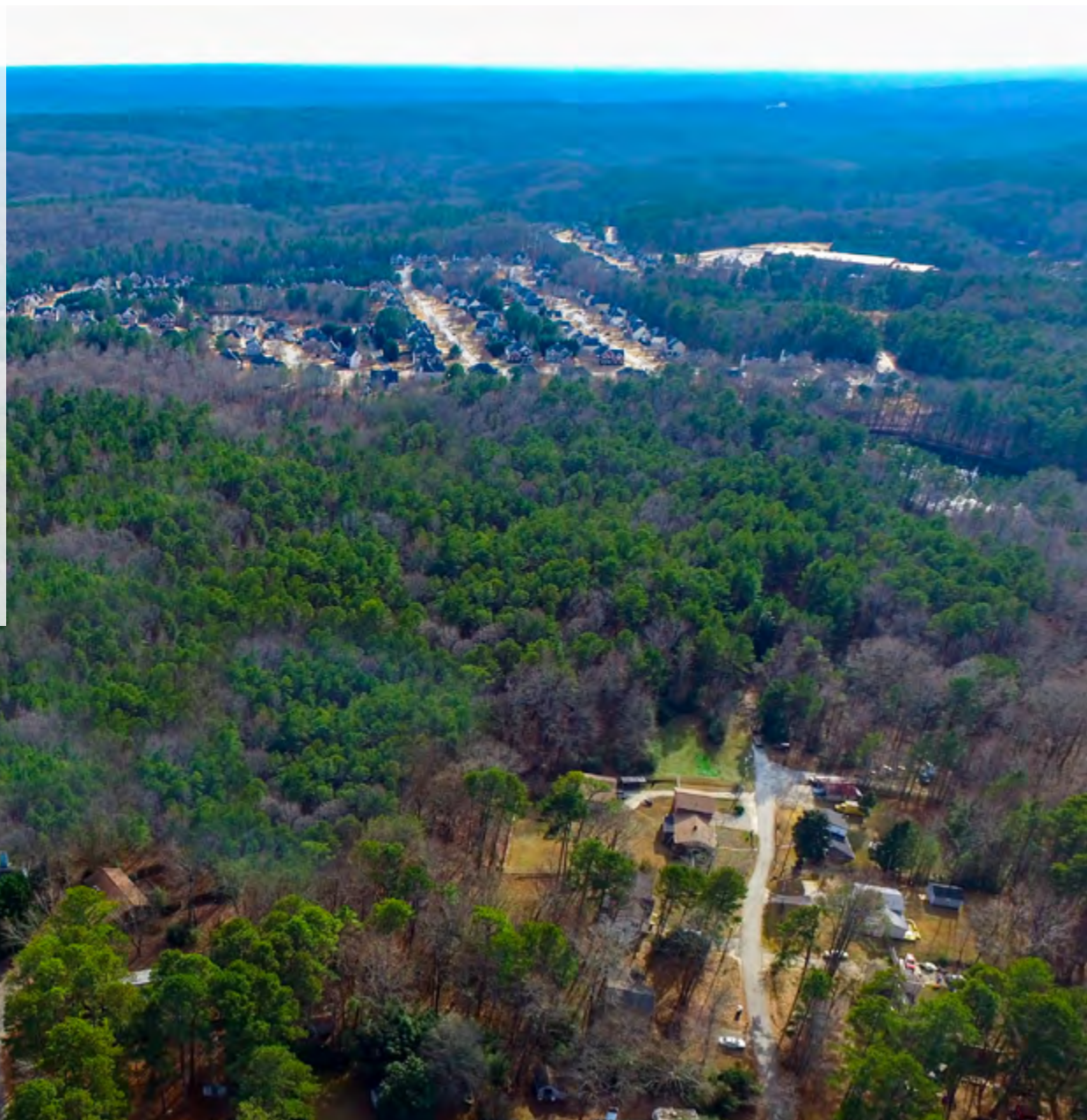


Support Information

Below are files that are related to **South Shelby Lane** and may be downloaded.* Click the links to open the files.

[VIEW ALL FILES](#)[GOOGLE EARTH KMZ](#)[SITE PLAN](#)

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

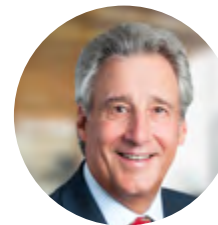


MEET OUR TEAM

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 **\$400+ 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