



NEW HOPE RD

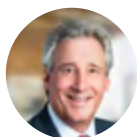
142.36 ACRES ON NEW HOPE ROAD
HENRY COUNTY, GA

EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **142.36 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:



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The Opportunity

Ackerman & Co. and **Pioneer Land Group** exclusively present **New Hope Road**, 142.36 acres in Henry County, Georgia.

New Hope Road offers the following attributes:

- About 7 miles from Interstate 75, offering convenient access to the interstate via the Bill Gardner Parkway interchange.
- Downtown McDonough is approximately 8 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 supply of vacant developed lots ("VDLs") is currently 17.4.
- Henry County currently has new detached houses selling for an average of \$305,000.
- Located in Locust Grove High School district with only an 14.9 months supply of VDLs, meaning land will need to be developed in order to meet the housing demand.
- Located less than 1.5 miles from 1,466 acre Tussahaw Reservoir. This reservoir has walking trails and lake access .
- Potential for a septic residential community with large lots.

With 142.36 acres, the property allows for a large development offering a prime opportunity to enter into or expand within this market.

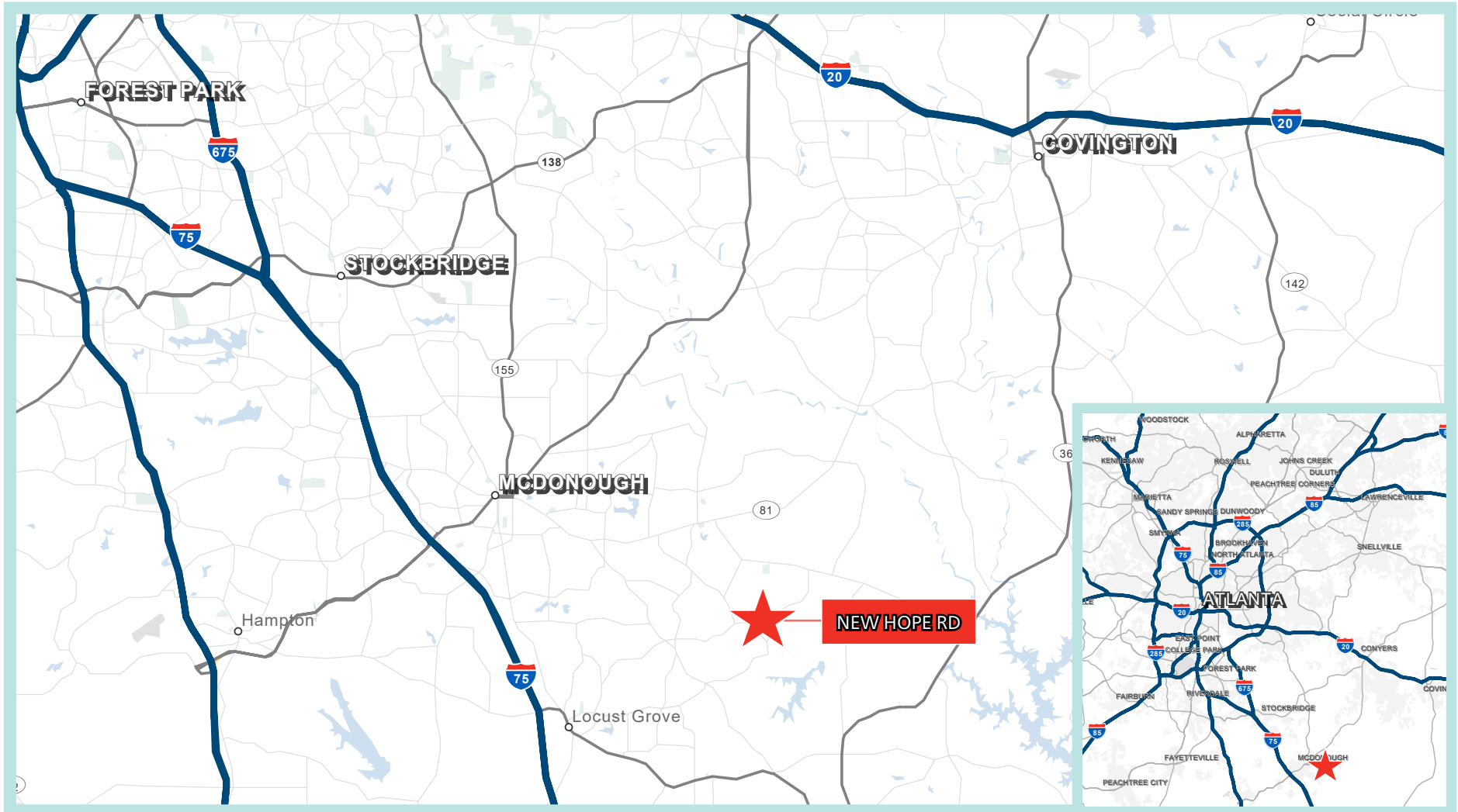
Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the "Proposal Requirements section of this Offering Memorandum.



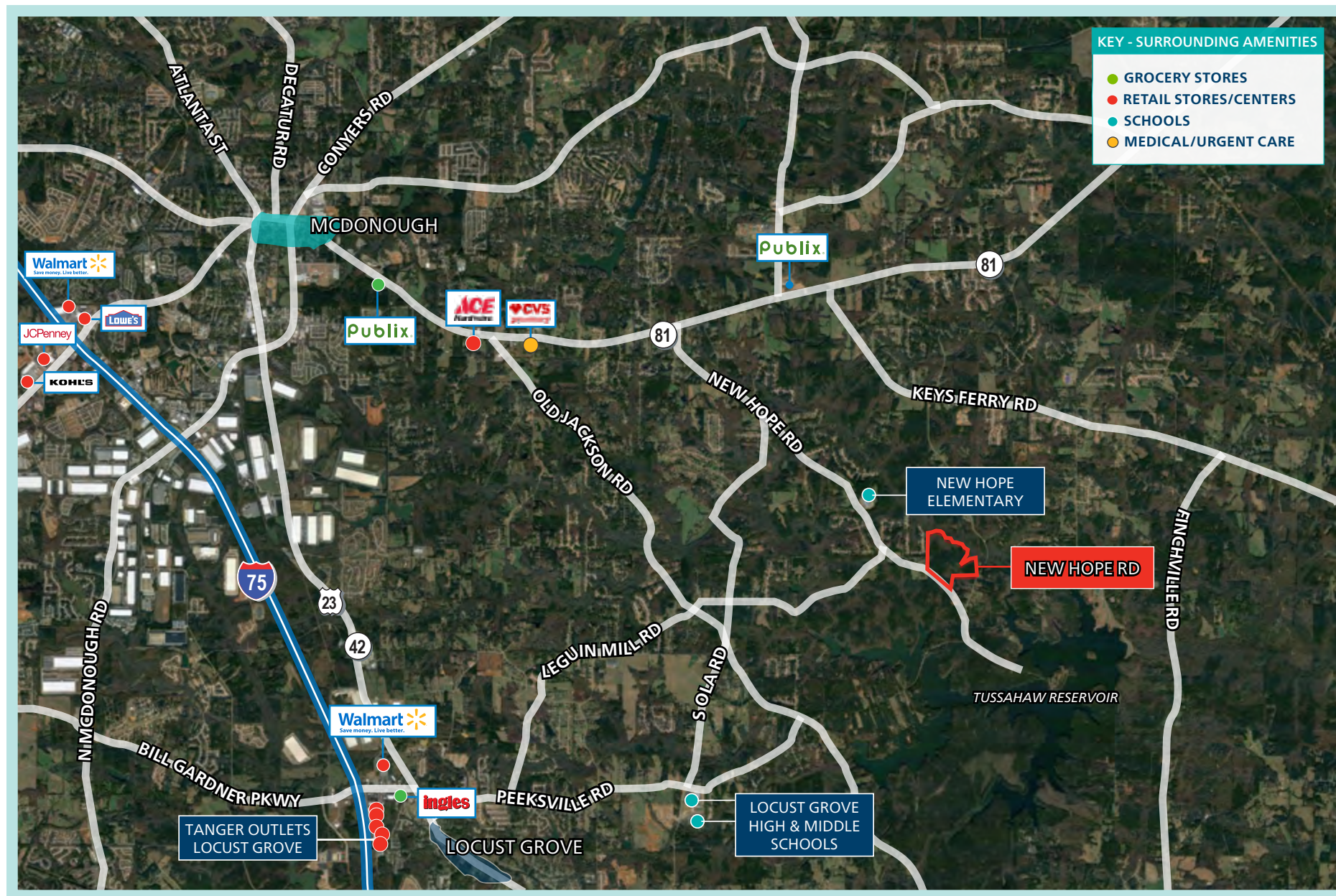
The Property

New Hope Road is located approximately 8 miles west of Interstate 75 in Henry County, Georgia.

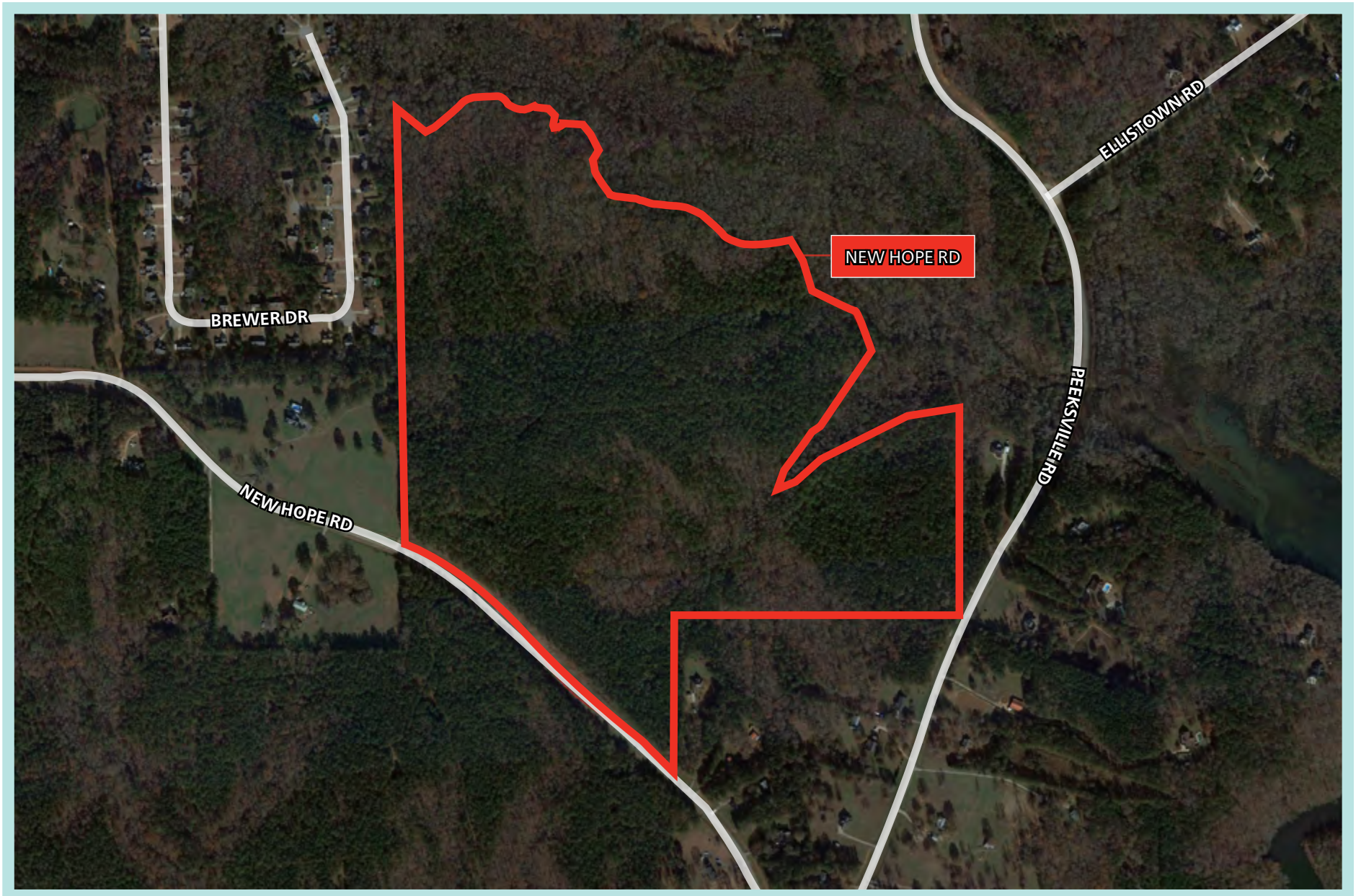
The address for the neighboring property is 2495 New Hope Rd, McDonough, GA 30248. Parcel ID for the property is 170-01002004.



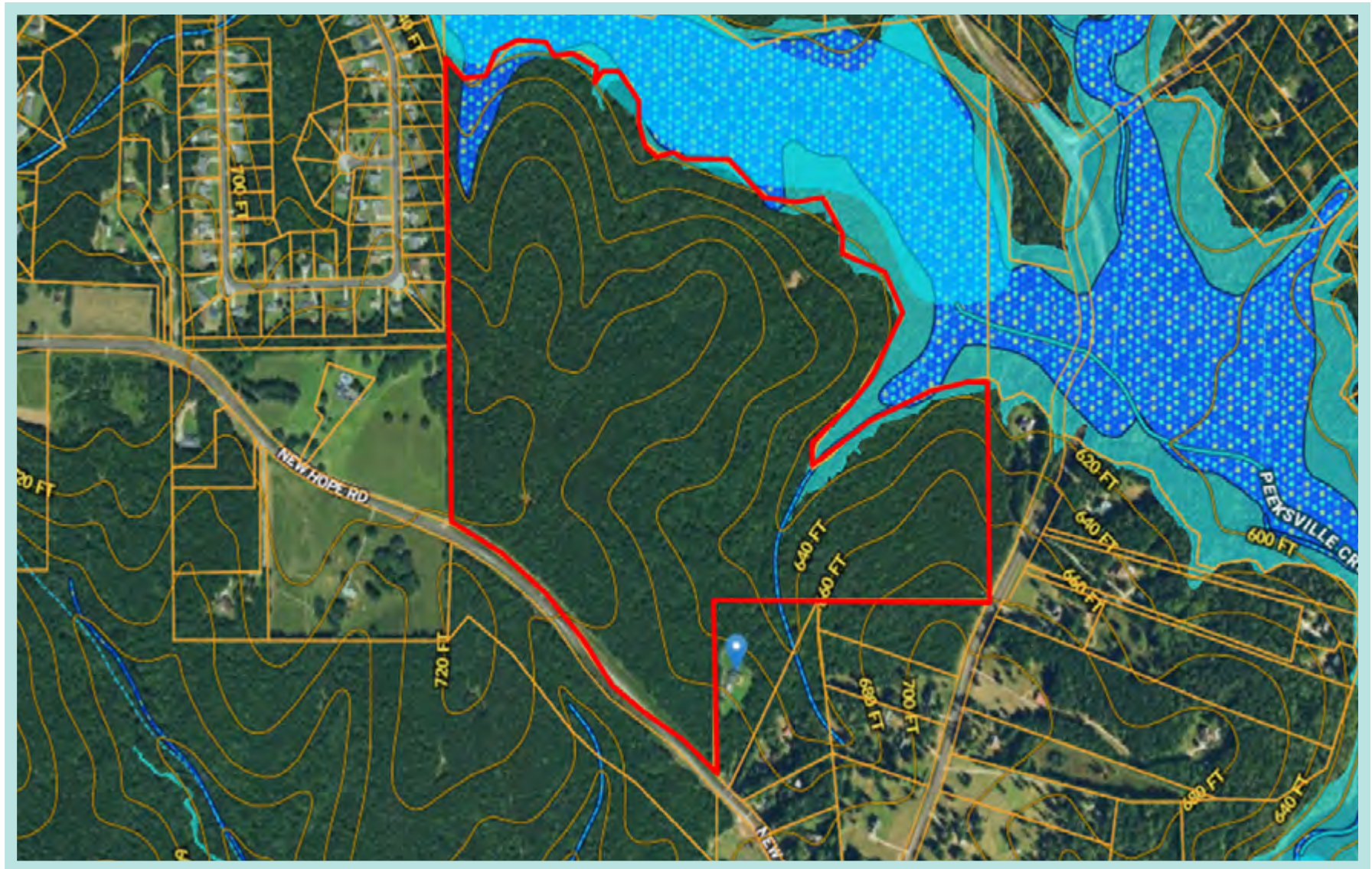
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP



ADDITIONAL DETAILS:

ZONING

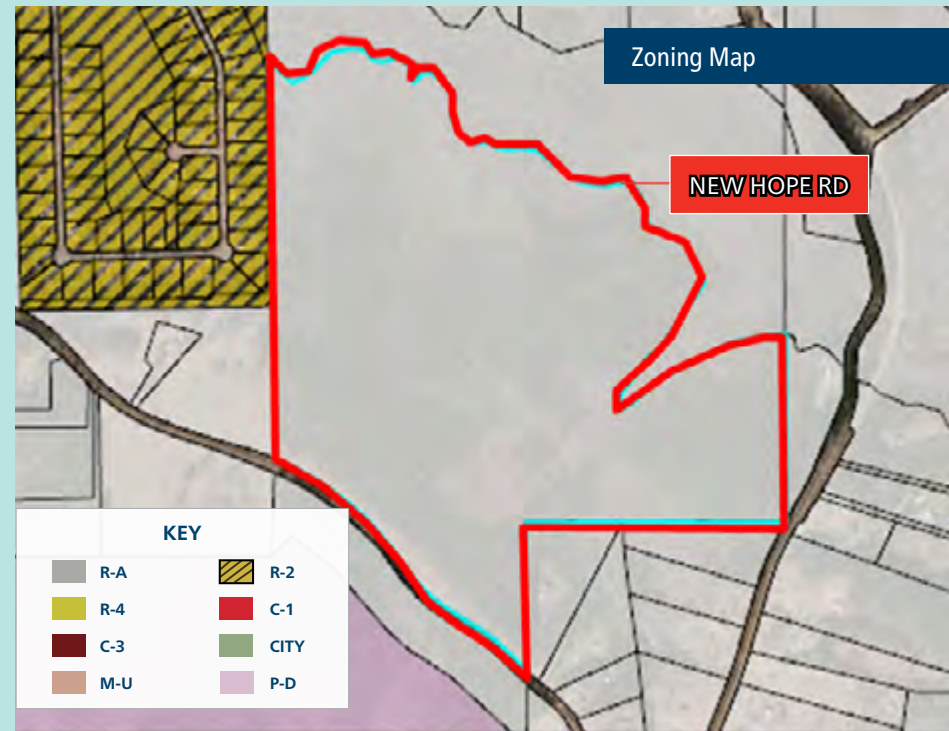
New Hope Road is currently zoned RA (Residential Agricultural Zoning District) in Henry County with the following requirements:

Minimum Lot Size:	1 Acre (2 Acres in New Subdivision)
Minimum Lot Width:	175'
Minimum Front Setback:	75' from right-of-way line
Minimum Side Setback:	20'
Minimum Rear Setback:	40'
Minimum Heated Floor Area:	1,800 SF

The future land use map shows the property as rural residential with less than or equal to 1 unit per acre.

UTILITIES

New Hope Road is served by domestic water.
Sanitary Sewer is not located in close proximity to the property.

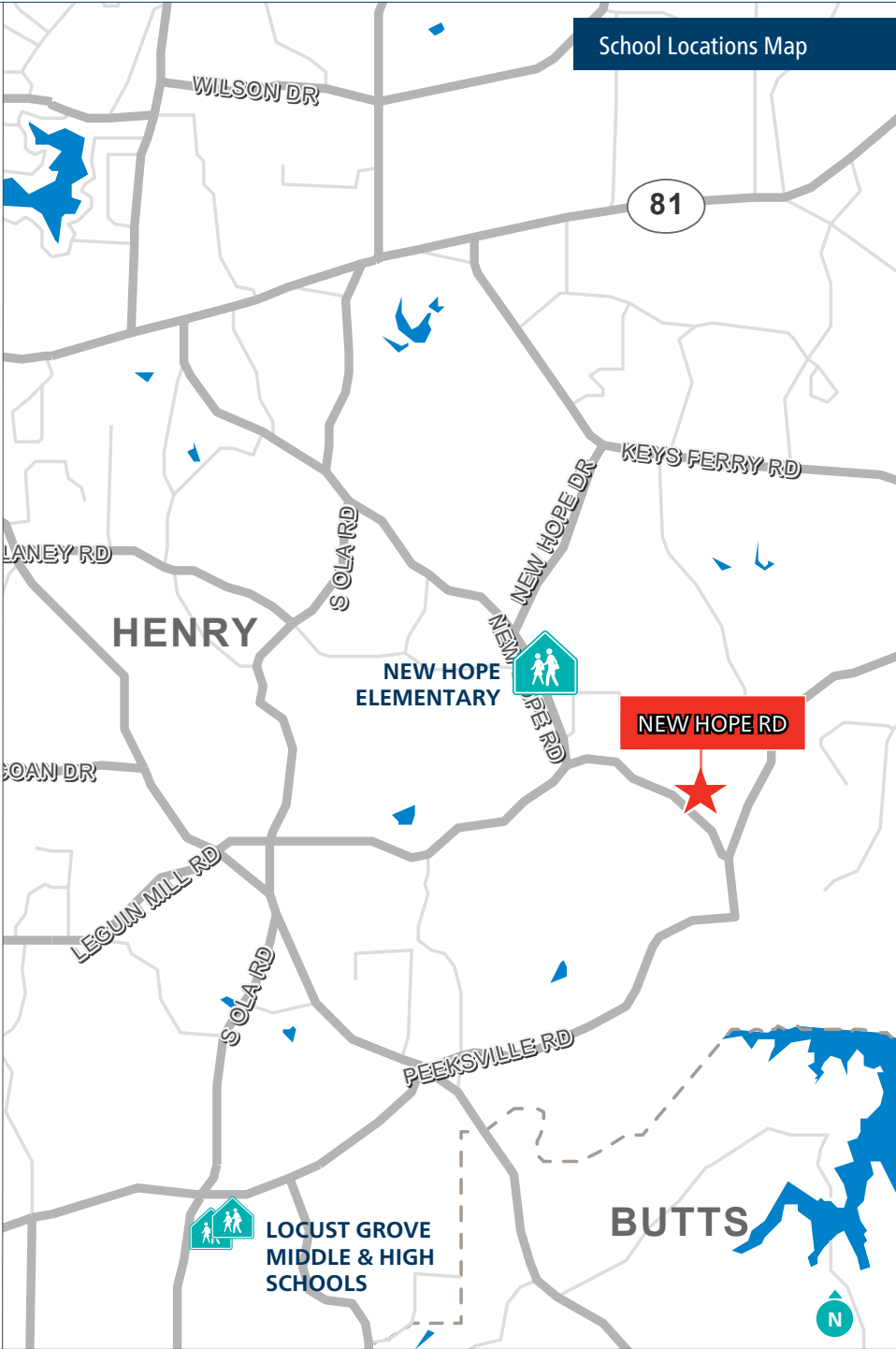


SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
New Hope Elementary	1.7 Miles
MIDDLE SCHOOL	
Locust Grove Middle	5.8 Miles
HIGH SCHOOL	
Locust Grove High	5.5 Miles



New Hope Elementary School



The Market

New Hope Rd is located approximately 8 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 **SouthPoint 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.
- Located less than 1.5 miles from 1,466 acre **Tussahaw Reservoir**. This reservoir has walking trails and lake access

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



SouthPoint Shopping Center



Tussahaw Reservoir

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 2016-1Q21 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	-6.9%	\$275,000	+7.0%
2020	8%	1,488	+7.4%	\$286,000	+4.0%
1Q21	8%	159	N/A	\$305,000	+6.6%

Below are the highlights for this market through 1Q21:

- Annual starts were 1,782, representing a 23% increase in the last four quarters.
- Annual closings were 1,809, representing a 10% increase in the last four quarters.
- Currently, there are 2,590 VDLs in this market. Based on the annual starts, there is a 17.4 months supply of VDLs.
- A total of 54% of the remaining VDLs in Henry County are in subdivisions with an active builder.

LOCUST GROVE HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The Locust Grove High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Locust Grove High School District from 2016-1Q21 is as follows:

YEAR	%TOTAL HENRY COUNTY SFD NEW SALES	# OF SALES	% OF GROWN IN NUMBERS OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2016	10%	110	-	\$202,000	-
2017	10%	124	+12.7%	\$216,000	+6.9%
2018	14%	207	+70.0%	\$216,000	-
2019	22%	303	+46.4%	\$243,000	+12.5%
2020	17%	259	-14.5%	\$256,000	+5.3%
1Q21	17%	60	N/A	\$286,000	+11.7%

Below are the highlights for this market through 1Q21:

- Annual starts were 321.
- Annual closings increased 17% to 389.
- Currently, there are 399 VDLs in this market. Based on the annual starts, there is a 14.9 months supply of VDLs.
- A total of 88% of the remaining VDLs in Locust Grove High are in subdivisions with an active builder.

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

Proposal Requirements

The 142.36 acres in Henry County are offered at a price of \$1,210,060 or \$8,500 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.

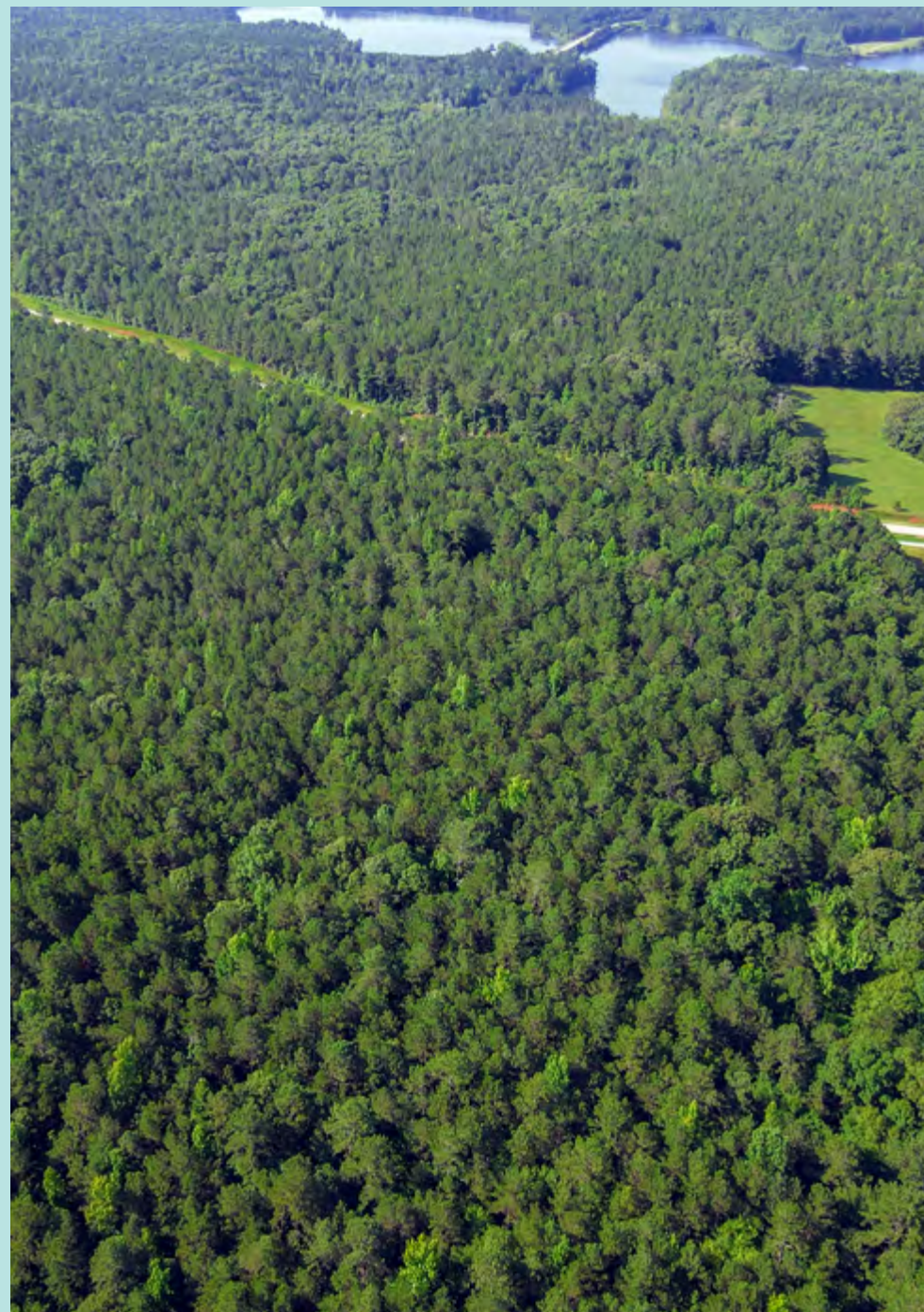


Support Information

Below are files that are related to **New Hope Rd** and may be downloaded.* Click the links to open the files.

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

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

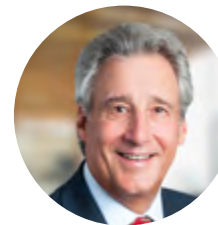


MEET OUR TEAM

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:



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