



PANOLA MOUNTAIN
STATE PARK

155

SNAPFINGER RD

ALEXANDERS LAKE RD

ROCK RD

PANOLA MOUNTAIN
GREENWAY

SUNDAY RD

HIGHWAY 155

64.06 ACRES
HENRY COUNTY, GA

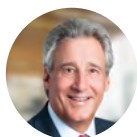
EXCLUSIVE OFFERING

Ackerman & Co.  **PIONEER**
LAND GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **64.06 Acres on Highway 155 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 & 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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PANOLA MOUNTAIN GREENWAY

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The Opportunity

Ackerman & Co. and **Pioneer Land Group** exclusively present **64.06 acres on Highway 155** in Henry County, Georgia.

Highway 155 offers the following attributes:

- Approximately 6 miles from Interstate 675, offering convenient access to surrounding amenities.
- Less than 1/4 of a mile from Panola Mountain State Park. This park is the crown jewel of the Arabia Mountain National Heritage Area, one of only three National Heritage Areas in the state. The park is over 1,600 acres and has two lakes, an amphitheater, a nature center, trails, and a playground.
- The Panola Mountain Greenway is adjacent to the property. This paved trail connects to the Panola Mountain State Park with future plans of extension in Henry County.
- 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 16.8.
- Located in the Woodland High School district which currently has new detached houses selling for \$377,000.
- The district has only 321 VDLs, meaning land will need to be developed to serve the growing housing needs of the County.
- Over 3,500 feet of paved road frontage on Hwy 155 and Rock Road.
- Potential for a septic residential community with large lots.

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



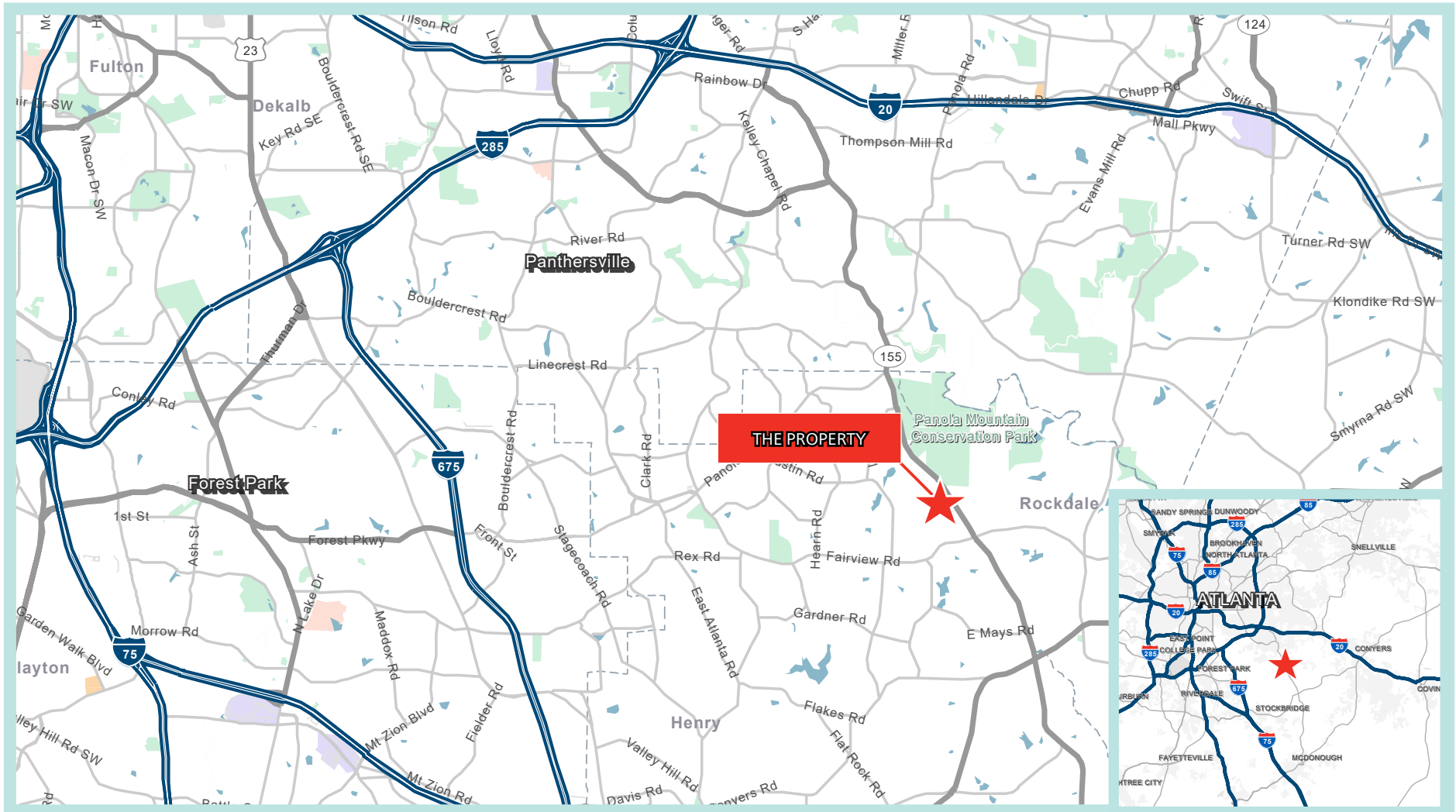
PANOLA MOUNTAIN STATE PARK



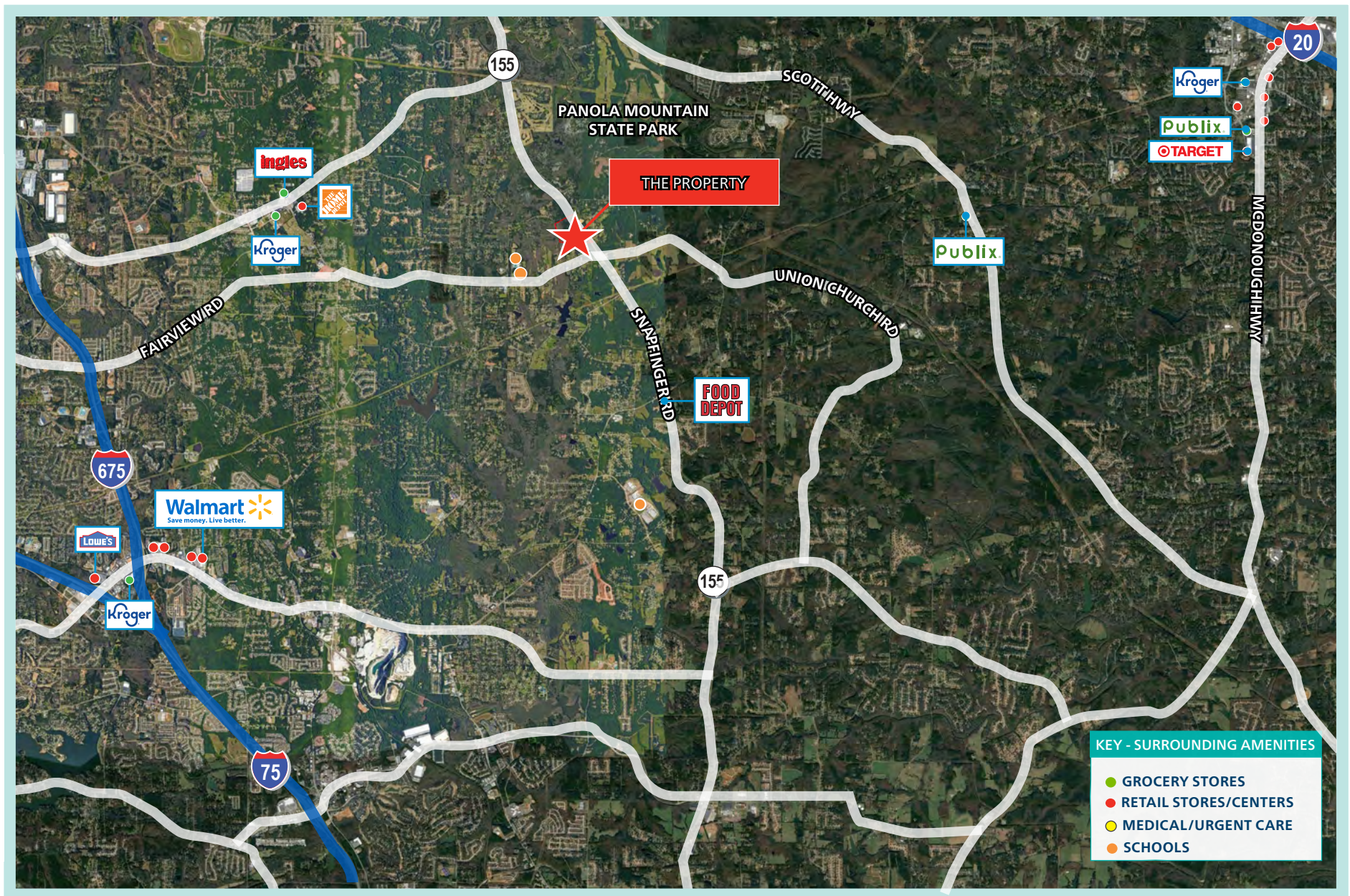
PANOLA MOUNTAIN GREENWAY

The Property

The Property is located on Highway 155 N, Stockbridge, GA 30281 in Henry County with a parcel ID number 081-01001000.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



ADDITIONAL DETAILS:

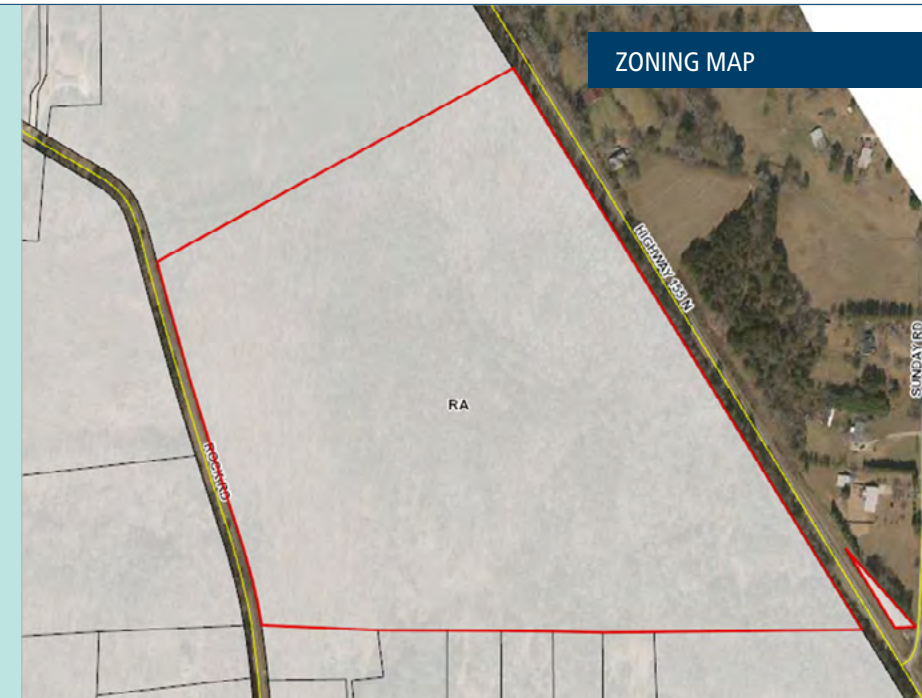
ZONING

Highway 155 is currently zoned RA (Residential Agricultural Zoning District) in Henry County with the following requirements:

Minimum Lot Size:	1 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:	1,800 SF

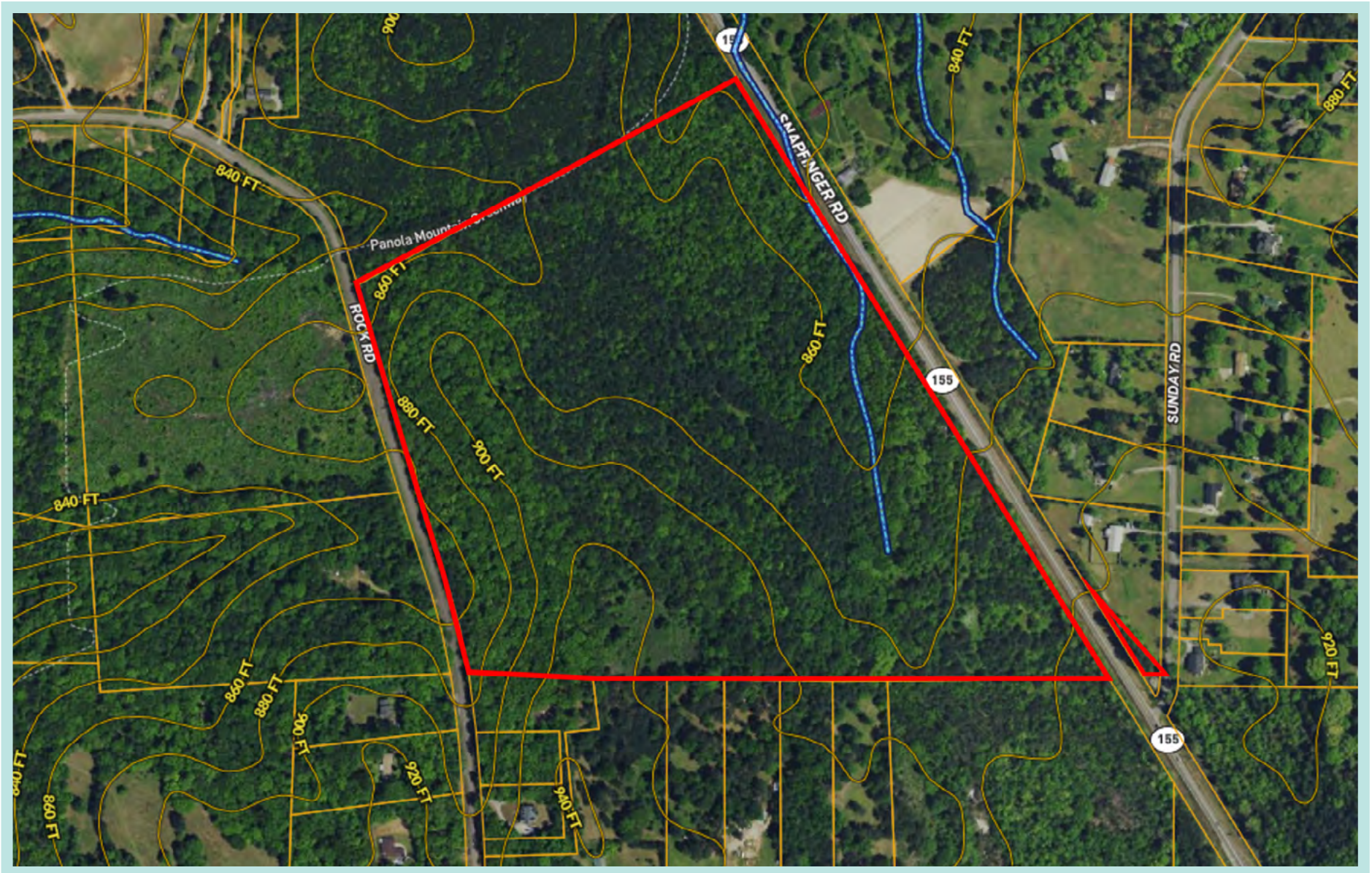
FUTURE LAND USE

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



TOPOGRAPHY MAP

Below is the topography map with 20' contours:



SCHOOLS

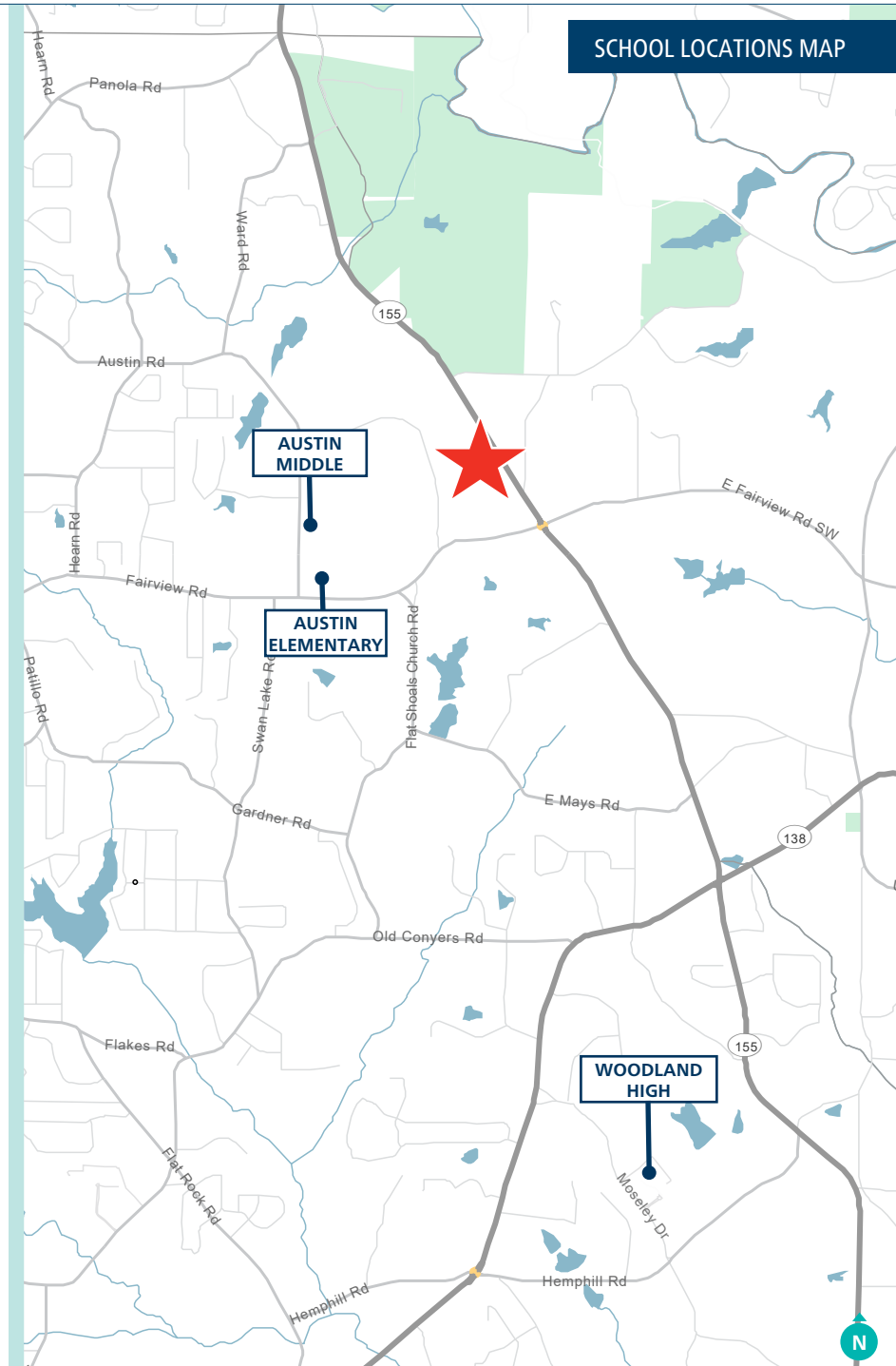
SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Austin Road	1.5 Miles
MIDDLE SCHOOL	
Austin Road Middle	1.6 Miles
HIGH SCHOOL	
Woodland High	6.0 Miles



UTILITIES

Highway 155 is served by domestic water. There is no sanitary sewer in them immediate area and will need to be developed as septic community.

SCHOOL LOCATIONS MAP



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 2018-1Q21 is as shown below.

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE
2018	8%	1,488	-	\$257,000
2019	9%	1,386	-6.9%	\$275,000
2020	8%	148	+7.4%	\$286,000
1Q21	8%	350	N/A	\$307,000

Below are the highlights for this market through 2Q21:

- Annual starts were 1,990, representing a 38% increase in the last four quarters.
- Annual closings were 1,822, representing a 17% increase in the last four quarters.
- Currently, there are 2,780 VDLs in this market. Based on the annual starts, there is a 16.8 months supply of VDLs.
- A total of 45% 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 2018-1Q21 is as follows:

YEAR	%TOTAL HENRY COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE
2018	4%	61	\$351,000
2019	8%	74	\$386,000
2020	8%	92	\$381,000
1Q21	5%	18	\$377,000

Below are the highlights for this market through 2Q21:

- Annual starts were 88.
- Annual closings were 118, representing a 97% increase in the last four quarters.
- Currently, there are 321 VDLs in this market. Based on the annual starts, there is a 43.8 months 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 64.06 acres on **Highway 155** in Henry County are offered at a price of \$640,600 or \$10,000 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 **Highway 155** and may be downloaded.* Click the links to open the files.

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

*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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