



**68.12 ACRES ON HIGHWAY 138
ROCKDALE COUNTY | GEORGIA**

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 **68.12 acres on Highway 138 in Rockdale 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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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale 68.12 acres located on **Highway 138** in Rockdale County.

Highway 138 offers the following attributes:

- Located less than 20 miles from Downtown Atlanta.
- Approximately 9 miles from historic Downtown Conyers which offers dining, entertainment and shopping.
- Situated on Highway 138 at the Rockdale County and Henry County line, about halfway between Interstate 75 and Interstate 20.
- Located in Rockdale County, which had 338 annual starts of new homes, representing a 48% increase in the last four quarters.
- Rockdale County only has a 30.7 months supply of lots.
- Located in the Heritage High School district which captured about 36% of all new home sales in Rockdale County with a average sales price of \$453,000.
- This market only has a 3.7 months supply of new homes.
- Potential for a septic residential community with large lots.

Highway 138 offers a builder an opportunity to establish a presence in the growing market.

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

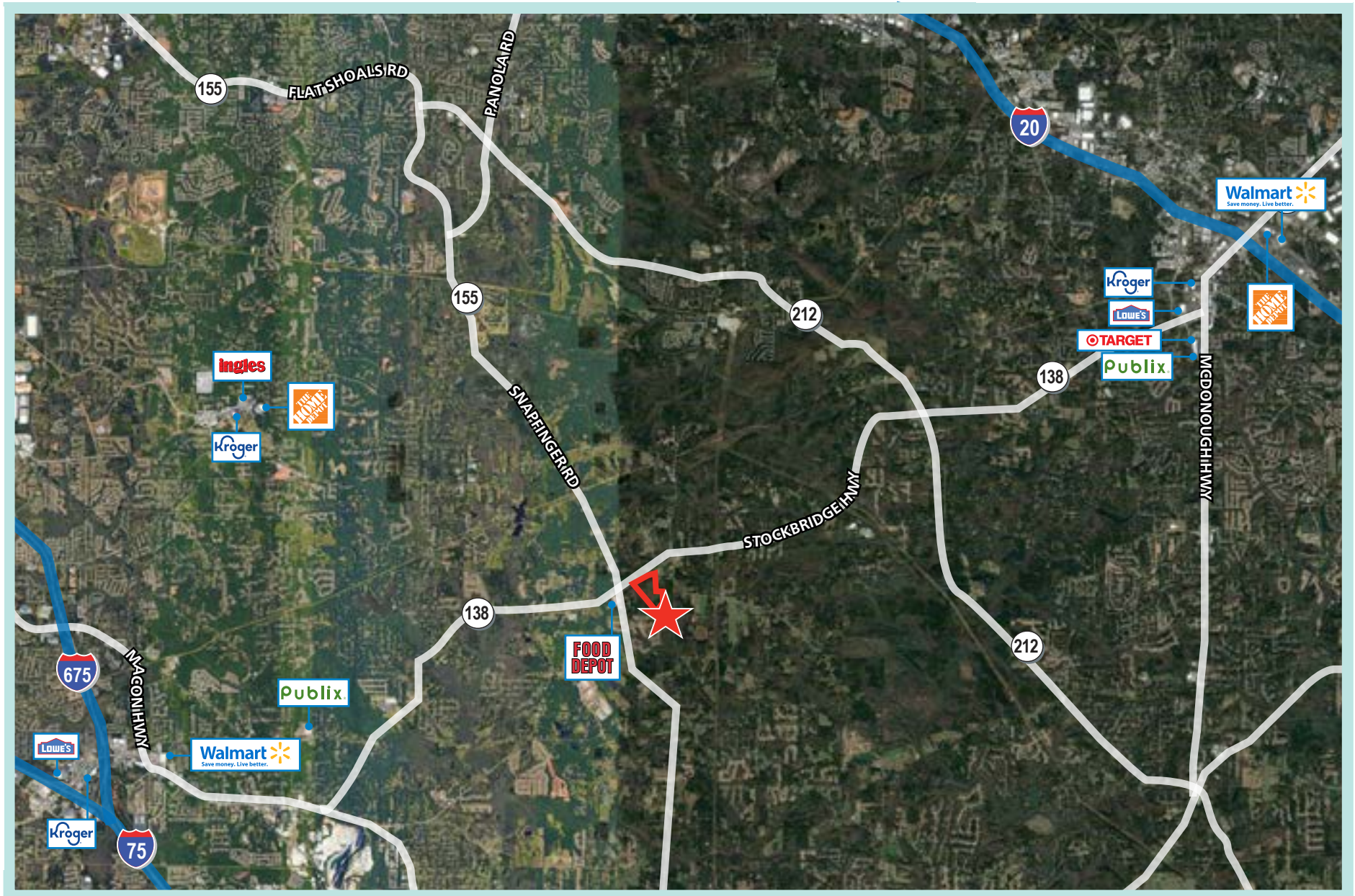


The Property

Highway 138 is located at 4850 Highway 138 SW, Stockbridge, GA 30281. The parcel ID for this property is 0050030006.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP

Below is the topography map with 20' contours:



ADDITIONAL DETAILS:

ZONING

The Property is currently zoned R1 in Rockdale County with the following requirements:

Minimum Lot Size: 30,000 SF

Maximum Density:..... 1.45 units per acre

Minimum Lot Width:..... 100'

Minimum Front Setback:25'

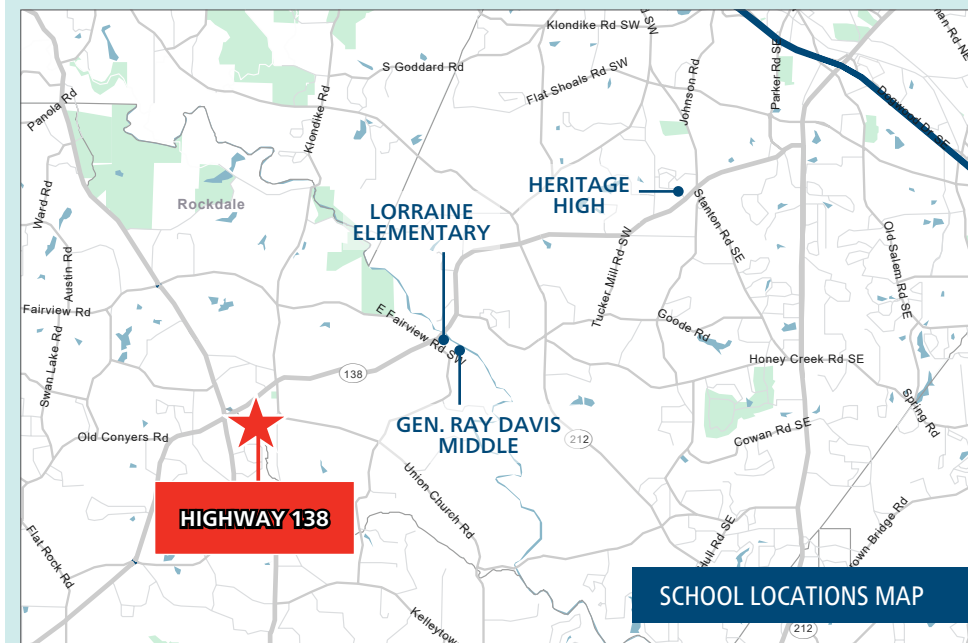
Minimum Side Setback: 10'

Minimum Back Setback:.....40'

Minimum Floor Area: 1,600 SF

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Lorraine Elementary	4.1 Miles
MIDDLE SCHOOL	
General Ray Davis Middle	4.4 Miles
HIGH SCHOOL	
Heritage High	7.9 Miles

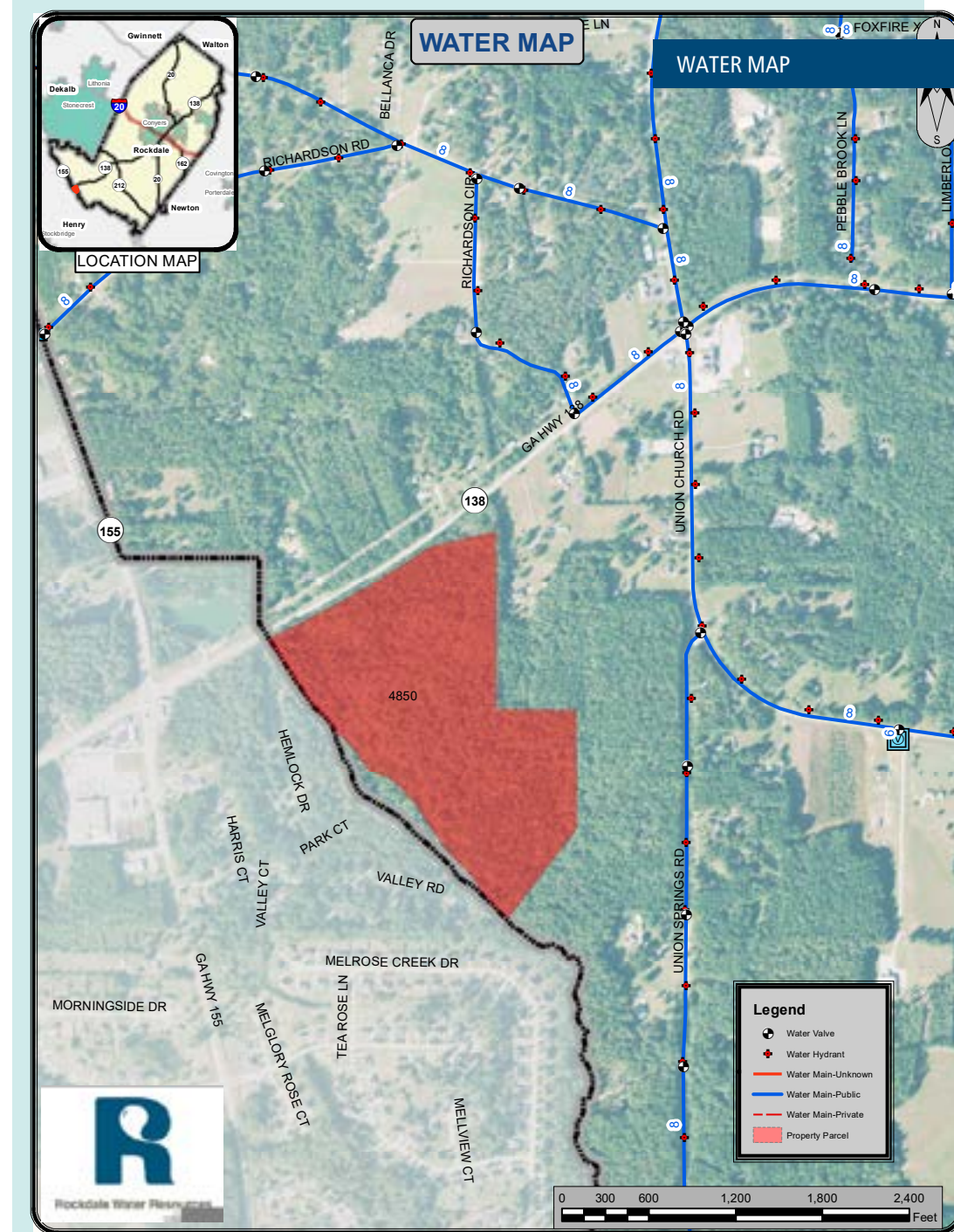


ADDITIONAL DETAILS:

UTILITIES

This property will be served by individual septic tanks, as there is no sanitary sewer located anywhere near the property.

There is an 8" domestic water line that runs approximately 1,400 feet from the property on Highway 138.



The Market

Highway 138 is located in Rockdale County, Georgia with a population of approximately 91,000 people. The city of Conyers is the county seat. Over the recent years, Rockdale County has continued to grow and become a desired place for families to live. Below are some highlights from the growing Rockdale County and City of Conyers:

- The Georgia International Horse Park, founded in 1995, has hosted some of the largest equestrian events in the world, including the 1996 Olympics. Currently, it serves as a venue for many different services and events, including weddings, festivals, family reunions, equestrian events, sports competitions and more. In 2019, it was voted “Official Best Outdoor Venue in Georgia”.
- In 1944, monks from Kentucky embarked on a journey to Georgia and founded The Monastery of the Holy Spirit. Today, the Monastery has become a great destination for the entire family. There are shops, places to sample gourmet food and walks with nature throughout the 2,300-acre site.
- Rockdale County also has a handful of parks that offer hiking, fishing, boating, playgrounds and walking trails. Black Shoals Park, Johnson Park and Costley Mill Park are a few of those.

With all of the amenities and attractions in Rockdale County and the City of Conyers, there will continue to be desired growth. **Highway 138** offers an excellent opportunity for a builder to establish a presence in this market.



Georgia International Horse Park

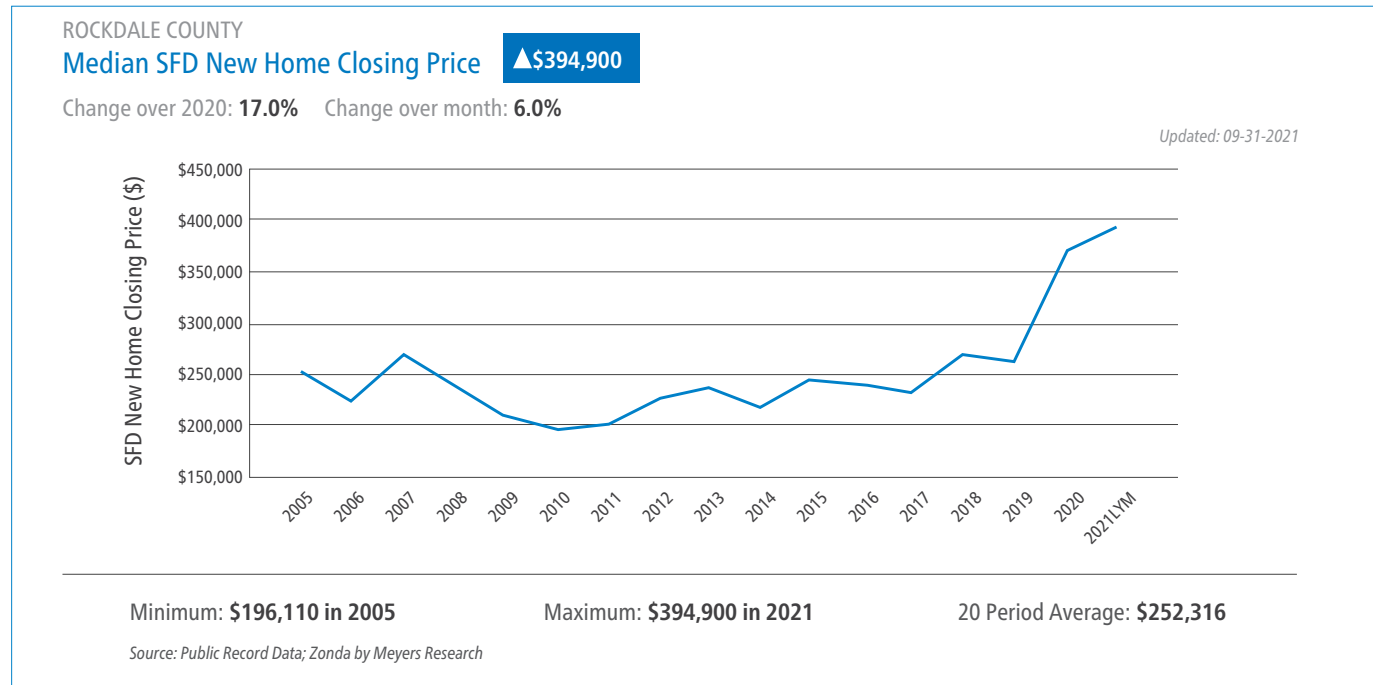


The Monastery of the Holy Spirit

ROCKDALE COUNTY DETACHED HOUSING AND LOT ANALYSIS

Through 2Q21, Rockdale County continues to show strong growth. Resale houses built in 2005 or later have an average resale price of \$291,000.

Below are the new house sales for Rockdale County from 2018 - 2Q21:



Below are the highlights for this market through 3Q21:

- Annual starts in this market were 338, representing a 48% increase in the last four quarters.
- Annual closings in this market were 305, representing a 24% increase in the last four quarters.
- There are currently 865 VDLs in the market. Based on the annual starts, there is a 30.7 months supply of lots in this market.
- Of the remaining VDLs, 53% are located in subdivisions with an active builder.

HERITAGE HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Through 2Q21, Heritage High continued to show signs of growth in both the average price of a new home as well as the number of new homes sales. Houses built in 2005 or later have an average resale price of \$373,000.

Below are the new house sales for the Heritage High School District from 2018 - 2Q21:

YEAR	%TOTAL ROCKDALE COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% OF PRICE GROWTH
2018	16%	31	\$396,000	-
2019	12%	26	\$420,000	+6.1%
2020	25%	57	\$441,000	+5.0%
2Q21	36%	53	\$453,000	+2.7%

Below are the highlights for this market through 3Q21:

- Annual starts were 80, representing a 31% increase in the last four quarters.
- Annual closings were 94, representing a 63% increase in the last four quarters.
- There are 204 VDLs in the market. Based on the annual starts, there is a 30.6 months supply of lots in this market.
- There is only a 3.7 months supply of houses in this market.

With a declining supply of VDLs located in both Rockdale County and in the Heritage high School markets, we believe **Highway 138** can fill the immediate need for housing in this market.

Proposal Requirements

The owner is offering the sale of **Highway 138** for a price of **\$16,500 per acre or a total of \$1,123,980.**

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 138** and may be downloaded.* Click the links to open the files.

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

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

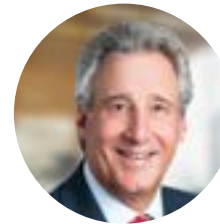


MEET OUR TEAM

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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