



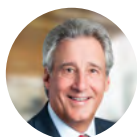
**TURNER CHURCH ROAD
155± ACRES FOR RESIDENTIAL DEVELOPMENT
HENRY COUNTY | GEORGIA**

EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **155± acres on Turner Church Road 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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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale 155± acres on **Turner Church Road** for a large scale residential community composed of single family detached ("SFD") houses in Henry County, GA.

Turner Church Road offers the following attributes:

- Less than 5 miles from Interstate 75, offering convenient access to the interstate via the GA Highway 20 interchange.
- Located in Henry County, the 4th best-selling county in Metro Atlanta for new house sales. Henry County is the best-selling county South of the I-20 Market.
- There is currently a 15.8 months supply of vacant developed lots ("VDLs") in Henry County.
- Located in the Union Grove High School District with an average new home price of \$373,000.
- The property has been a working cattle farm and the majority of the site is cleared and has rolling topography.
- The property was annexed into the City of McDonough in November 2021. Any new rezoning will need to be filled after November 16, 2022.

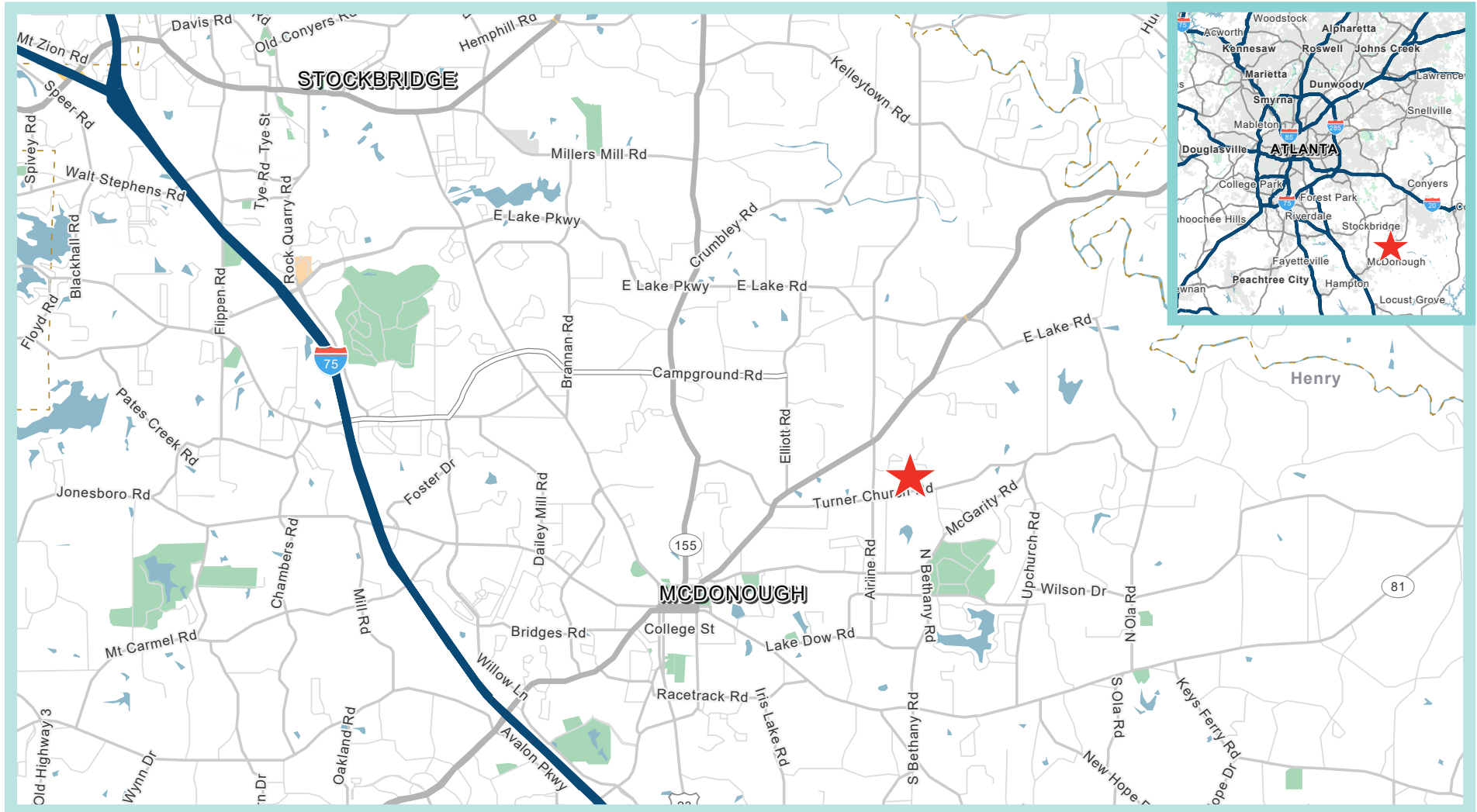
With 155± acres, the property allows for a large development that may consist of multiple price points and offering a prime opportunity to enter into or expand within this market

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



The Property

Turner Church Road is located approximately 4 miles northeast of the I-75 and GA Highway 20 intersection in Henry County, Georgia. Future plans for Turner Church Road includes the connection to McDonough Parkway to the west. The parcel number is 105-01061000 in Henry County.



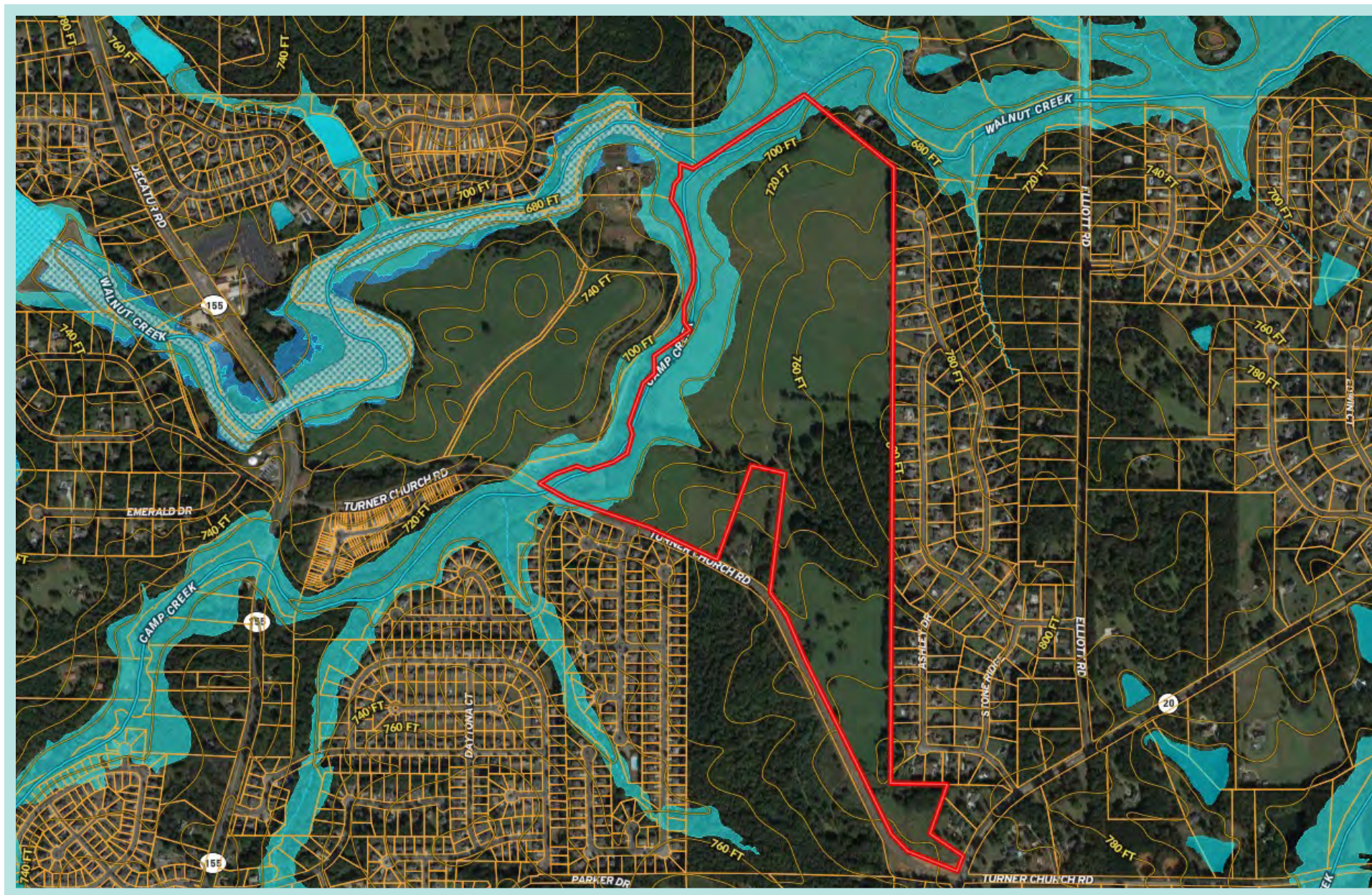
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



MID ALTITUDE AERIAL



TOPOGRAPHY MAP



ZONING

The Property is currently zoned RA200 in the city of McDonough. The future land use map shows the property Estate Residential. Estate Residential is defined as "These are large lots residential development on the outskirts of the city. Future Development should be conservation subdivisions or estate development. High quality design of development and excellent public realm amenities are required with any new development." The Brush Arbor Community adjacent to the North is zoned R-100 RGP has 60' lot minimum and had a development agreement with the City of 1.87 units per acre. The communities across Turner Church Road are zoned R-75 (75' lot minimum) and RTD. The Owner will sell the property contingent on a rezoning with a minimum number of 250 units and a maximum number of 315 units. A minimum lot width of 60' may be achieved with a Conservation Subdivision zoning, similar to Brush Arbor.

UTILITIES

The Property is served by domestic water. Sanitary sewer is adjacent and available to the property. All utilities should be independently verified by prospective purchaser.

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
East Lake Elementary	12.4 Miles
MIDDLE SCHOOL	
Union Grove Middle	10.7 Miles
HIGH SCHOOL	
Union Grove High	6.0 Miles



The Market

Turner Church Road is located approximately 3 miles 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:

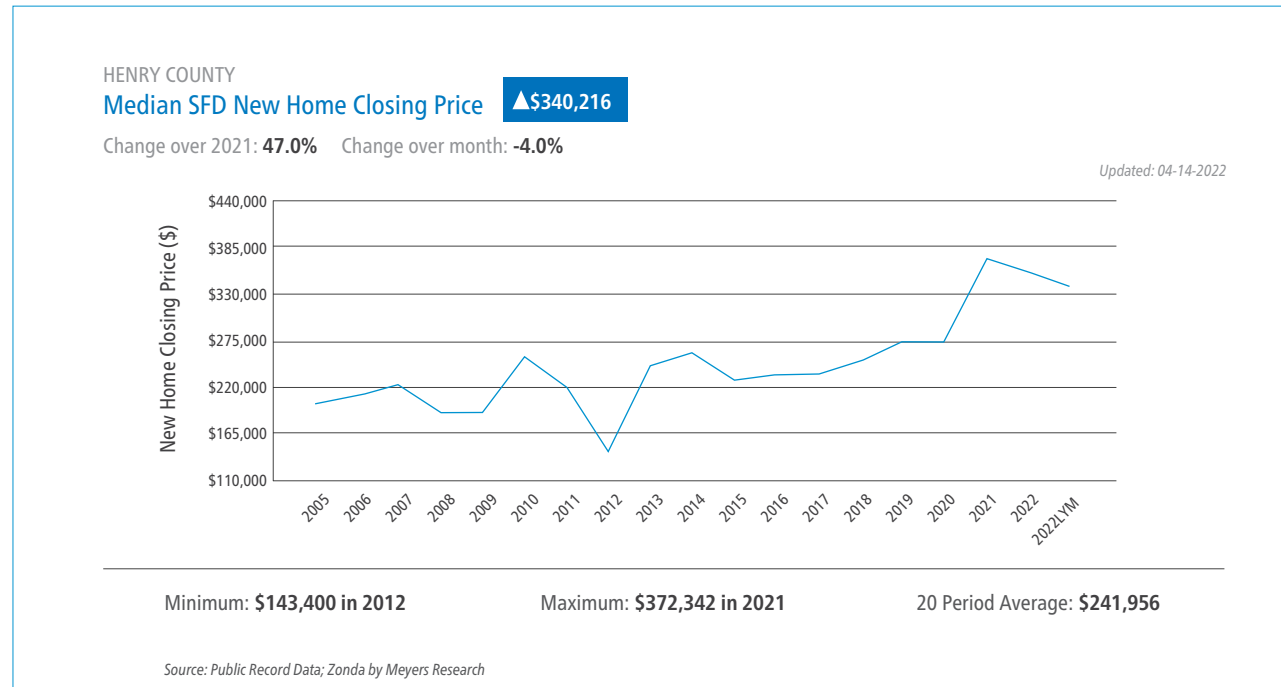
- **Downtown McDonough** is centered around the McDonough Square, a nearly 1 acre park. The historic square is filled with shops and restaurants, and residents enjoy live music and a variety of festivals year round.
- Located at the Highway 20 and I-75 interchange is **SouthPoint Shopping Center**, which 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.
- **Heritage Park**, which is less than 2 miles from the community, 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, **Turner Church Road** is an excellent opportunity for a builder to establish a presence in this market.



HENRY COUNTY DETACHED HOUSING AND LOT ANALYSIS

Henry County was the 4th best selling County in Metro Atlanta in 2020. The median SFD new home price in 2021 was \$308,480.

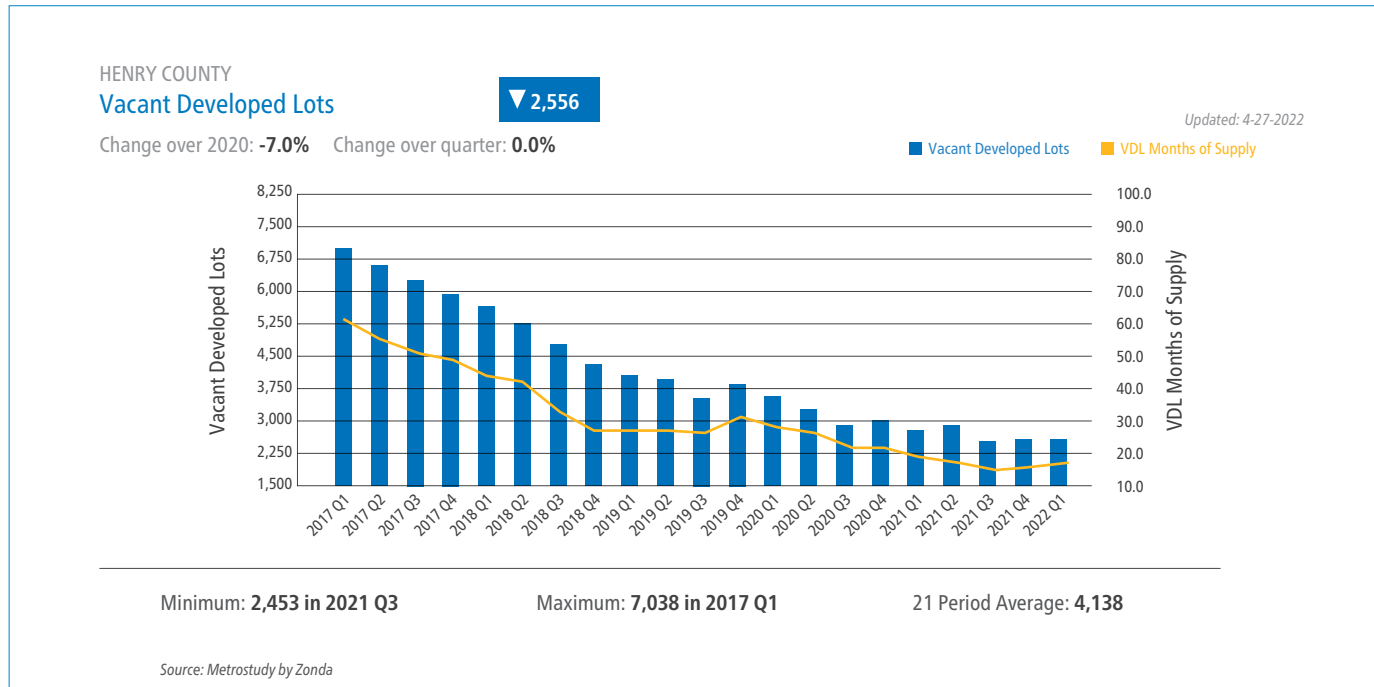


Below are some highlights of the detached housing market in Henry County:

- The median new home sale price in February 2022 was \$308,000. That is a 5% increase in the new median home sale price from 2021.
- Annual starts of 1,856, which is a 15% YOY increase from 4Q20.
- Annual closings of 1,557.

HENRY COUNTY ATTACHED & DETACHED HOUSING AND LOT ANALYSIS

There are currently 2,556 VDLs in attached and detached communities in Henry County. There is currently a 16.0 months supply of lots in Henry County.



Below are some highlights of the detached housing market in Henry County:

- Of the 2,556 VDLs, 2,301 are in detached communities. In these detached communities, there is only a 16.8 months supply of lots.
- Approximately 53% of all remaining VDLs are in communities with an active builder. Typically, these lots are under control to the builder in the community. These communities have 9.1 months supply of VDLs.
- 62% of all VDLs have been developed in the last year to meet the growing housing demand in this market.

With the extended time of development to the construction of housing, new developments are needed to support the continued growth of new housing in Henry County.

UNION GROVE HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The Union Grove High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Union Grove High School District from 2016-2021 is as follows:

YEAR	%TOTAL HENRY COUNTY SFD NEW SALES	# OF SALES	% OF GROWN IN NUMBERS OF SALES	AVERAGE SALES PRICE
2016	8%	97	+34.7%	\$317,000
2017	9%	120	+23.7%	\$344,000
2018	9%	132	+10.0%	\$317,000
2019	12%	145	+9.8%	\$327,000
2020	12%	172	+18.6%	\$326,000
2021	14%	173	+0.6%	\$373,000

Below are the highlights for this market through 1Q22:

- Annual starts were 219.
- Annual closings were 195.
- Currently, there are 162 VDLs in this market. Based on the annual starts, there is an 8.9 months supply of VDLs, which is a 28% decrease from 2021.
- Of the 162 VDLs, 115 or 71% of them were delivered in the last year.

With the extended time of development to the construction of housing, new developments are needed to support the continued growth of new housing in Henry County.

Proposal Requirements

The 155± acres is offered at a minimum price of \$35,000 per unit, with a minimum density of 250 single family detached lots. The owner is willing to give a qualified prospective purchaser the time necessary to obtain the rezoning for a minimum of 250 lots and a maximum of 315 lots. Any new rezonings will need to be filed after 11/16/2022.

Offers are to be submitted to selling brokers by **5:00 PM EST on Monday, June 27, 2022.**

- 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 **Turner Church Road** and may be downloaded.* Click the links to open the files.

[VIEW ALL FILES](#)[GOOGLE EARTH KMZ](#)[MAPRIGHT LINK](#)[ZONING/ANNEXATION](#)[WETLANDS](#)[UTILITY LETTERS](#)[TITLE](#)[SURVEY](#)[PREVIOUS LAYOUT](#)[PHASE 1 ESA](#)

*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 **\$500+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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