



37± Acres
ZONED FOR 276 AGE-RESTRICTED UNITS
ON HIGHWAY 42
STOCKBRIDGE, HENRY COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN PIONEER
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **37± acres on Highway 42 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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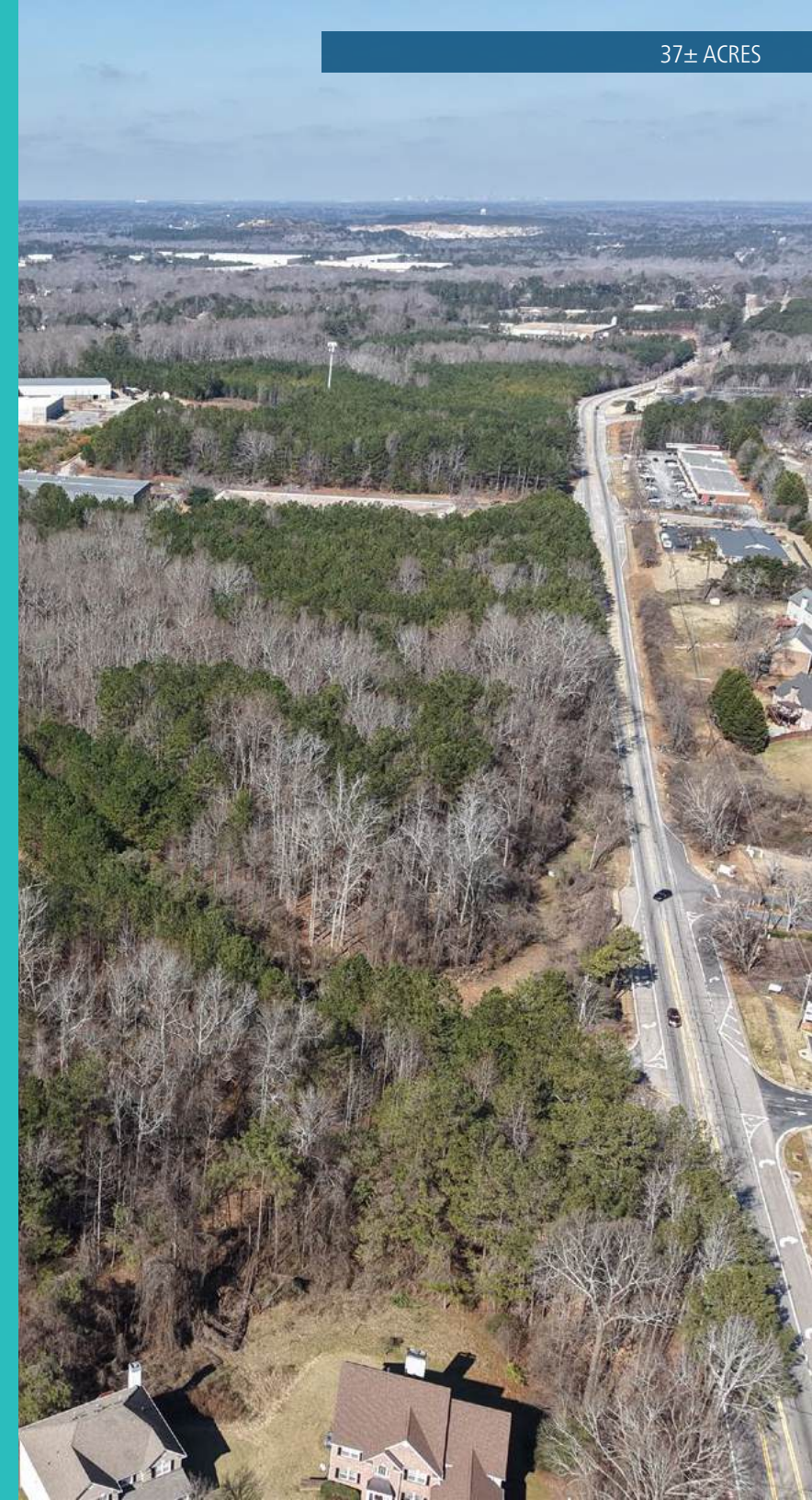




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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **37± acres** zoned for 276 age-restricted units on Highway 42 in Stockbridge (Henry County), Georgia.

Highway 42 offers the following attributes:

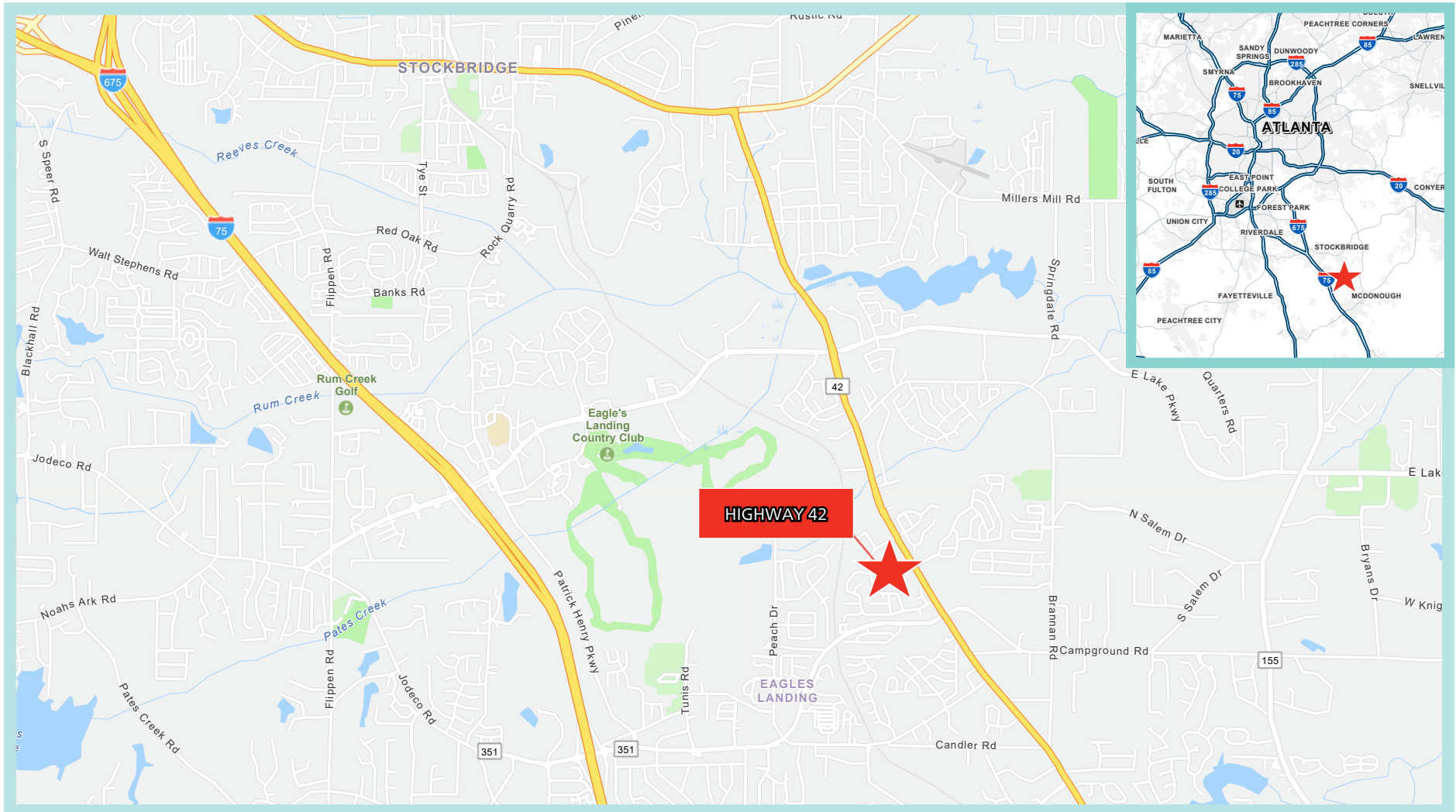
- Approximately 2 miles from Interstate 75, offering convenient access to the interstate via the Jodeco Road and the Eagle's Landing Parkway interchanges.
- Downtown McDonough is located less than 4 miles from the property, offering plenty of retail, dining and entertainment options.
- Located in Henry County, the 4th best-selling county in Metro Atlanta for new house sales. Henry County is the best-selling county south of I-20.
- Located near Eagle's Landing Country Club one of south Atlanta's premier communities.
- Less than 5 miles from Piedmont Henry Hospital which is located on Eagles Landing Parkway.
- Adjacent to Southern Crescent TBI Center providing medical and rehab services that may be interested in a joint services agreement to serve the future community.
- Zoned for 276 age restricted units, 217 attached and 59 detached.
- Sewer is located on the property.
- Amenity Requirements: Community Center with 2 cabanas, 2 pools, 2 outdoor rec areas, 3 pavilions (1,200 square foot minimum with average of 1,800 square foot).

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



The Property

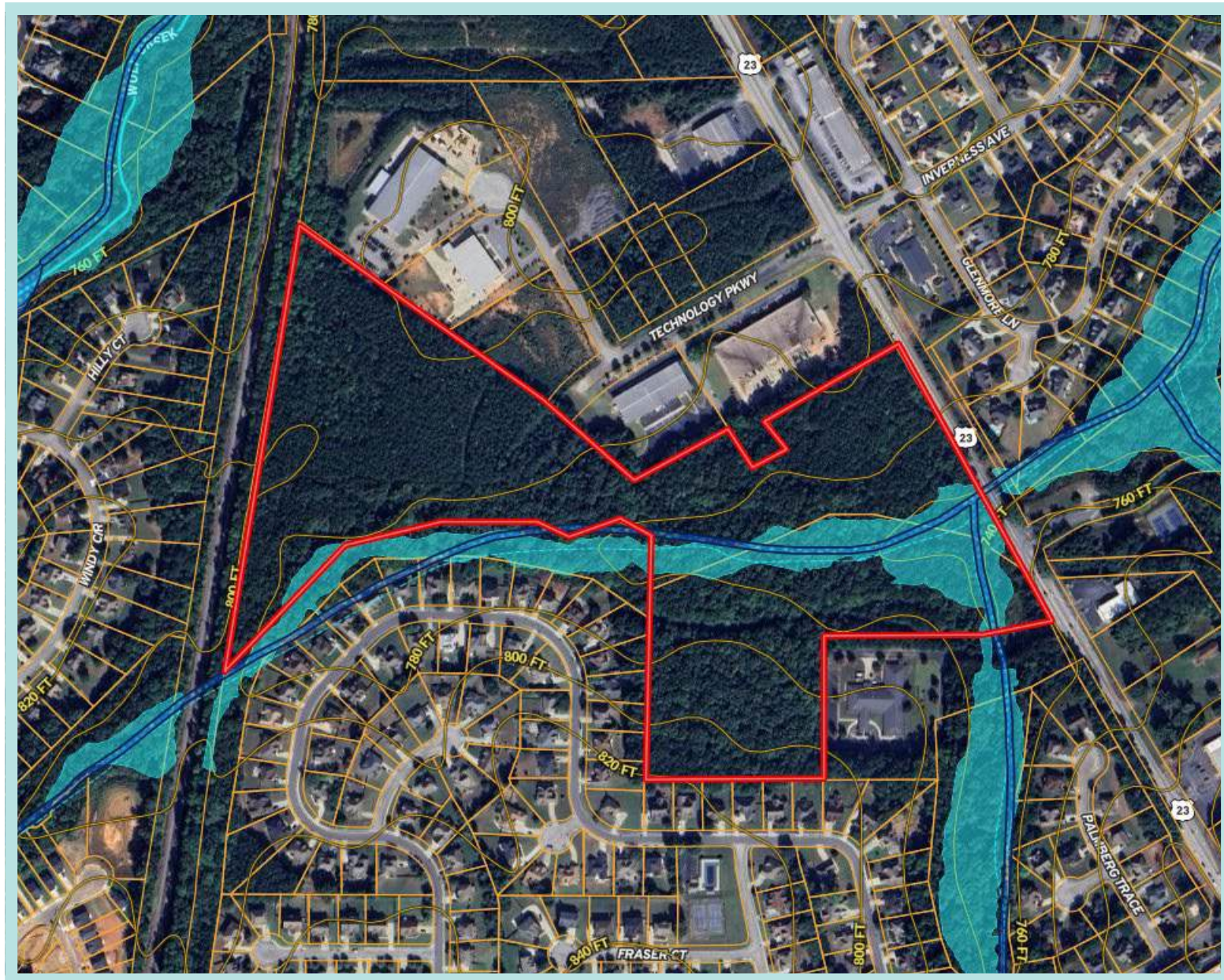
The Property is located at 2125 Highway 42N, McDonough, GA 30253, in Henry County. Parcel ID numbers are 071-01034014 and 071-01034012.



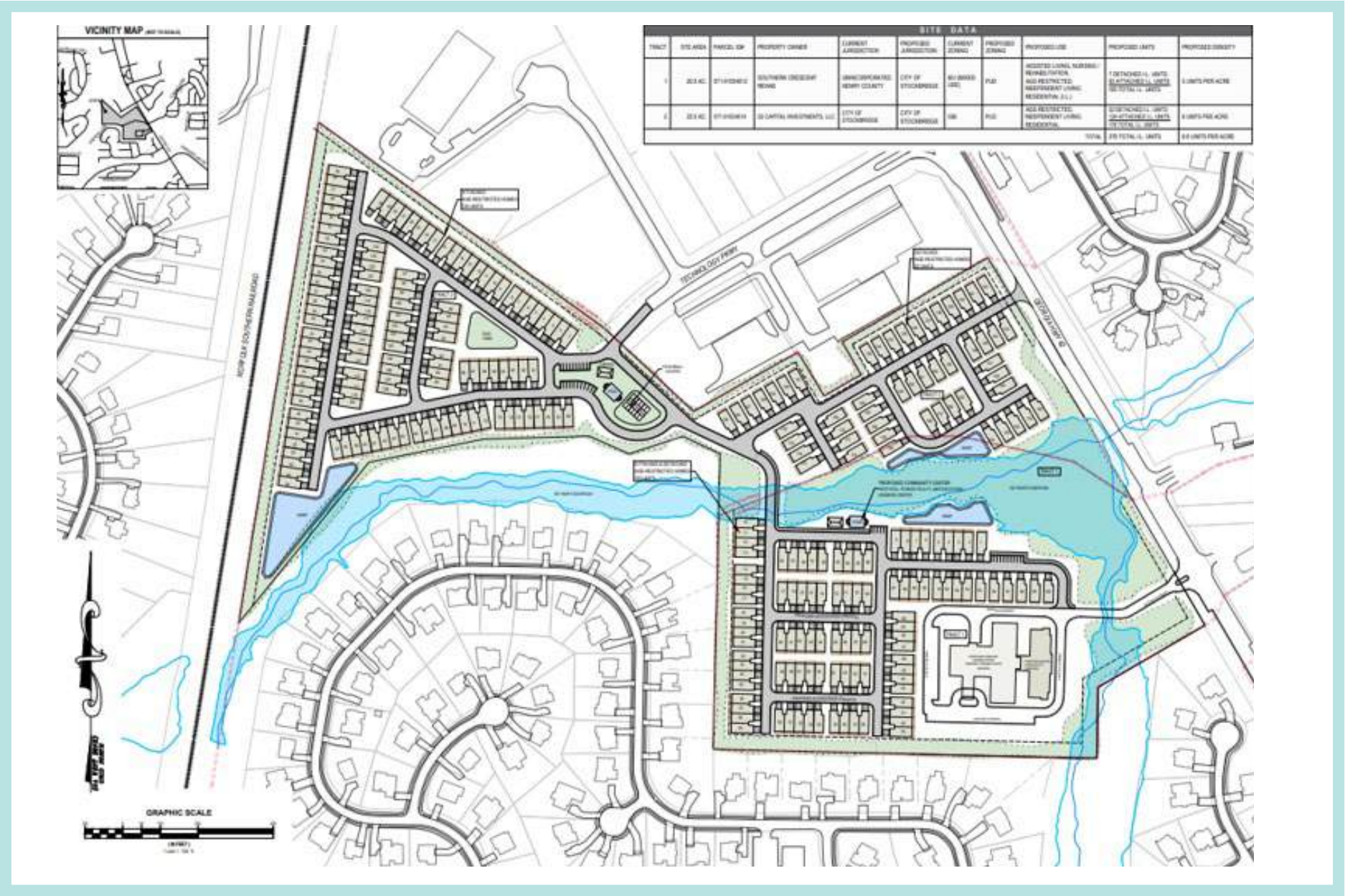
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY



SITE PLAN



UTILITIES

Sanitary sewer is located on the property, and domestic water is located in the right-of-way of Highway 42.



ZONING

PUD, City of Stockbridge

Age Restricted

Zoned for 276 total units. Current site plan of 217 attached units and 59 detached units.

Amenity Requirements:

- Community Center with 2 cabanas
- 2 pools
- 2 outdoor rec areas
- 3 pavilions (1,200 square foot minimum with average of 1,800 square foot).

Community Center shall be completed prior to the issuance of the 101st building permit.

Dwelling Units shall have a minimum of 1,200 square feet, with a running minimum average of 1,800 square feet.

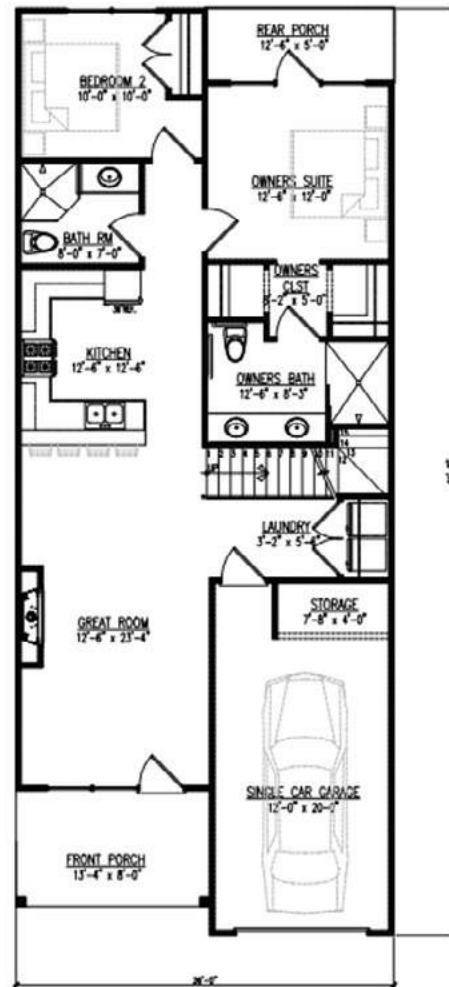
SOUTHERN CRESCENT TBI

Adjacent to Southern Crescent TBI Center providing medical and rehab services that may be interested in a joint services agreement to serve the future community.

These healthcare services are on an a “as needed” basis including, but not limited to, physician services, rehabilitation services, pharmacy services, food and housekeeping services.

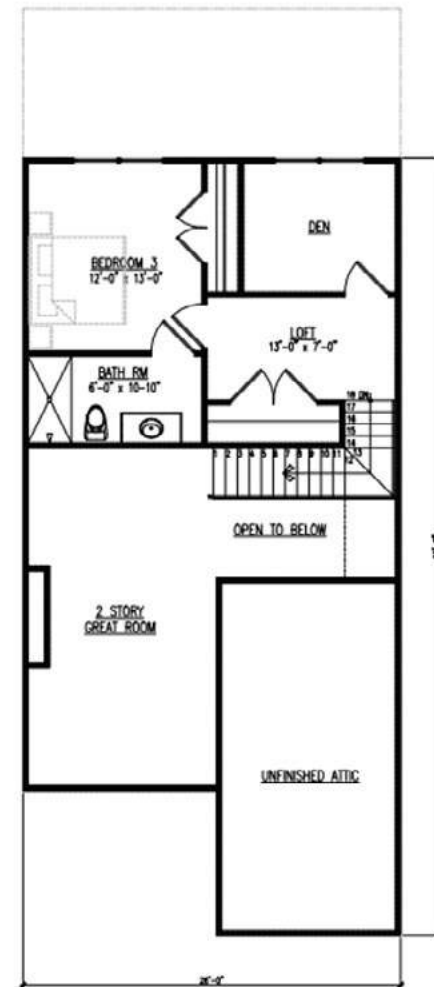


UNIT LAYOUT



1 MAIN FLOOR PLAN - 3 BED ROOM UNIT
MAIN LEVEL: 1,133 SQ. FT. (1,620 TOTAL SQ. FT.)

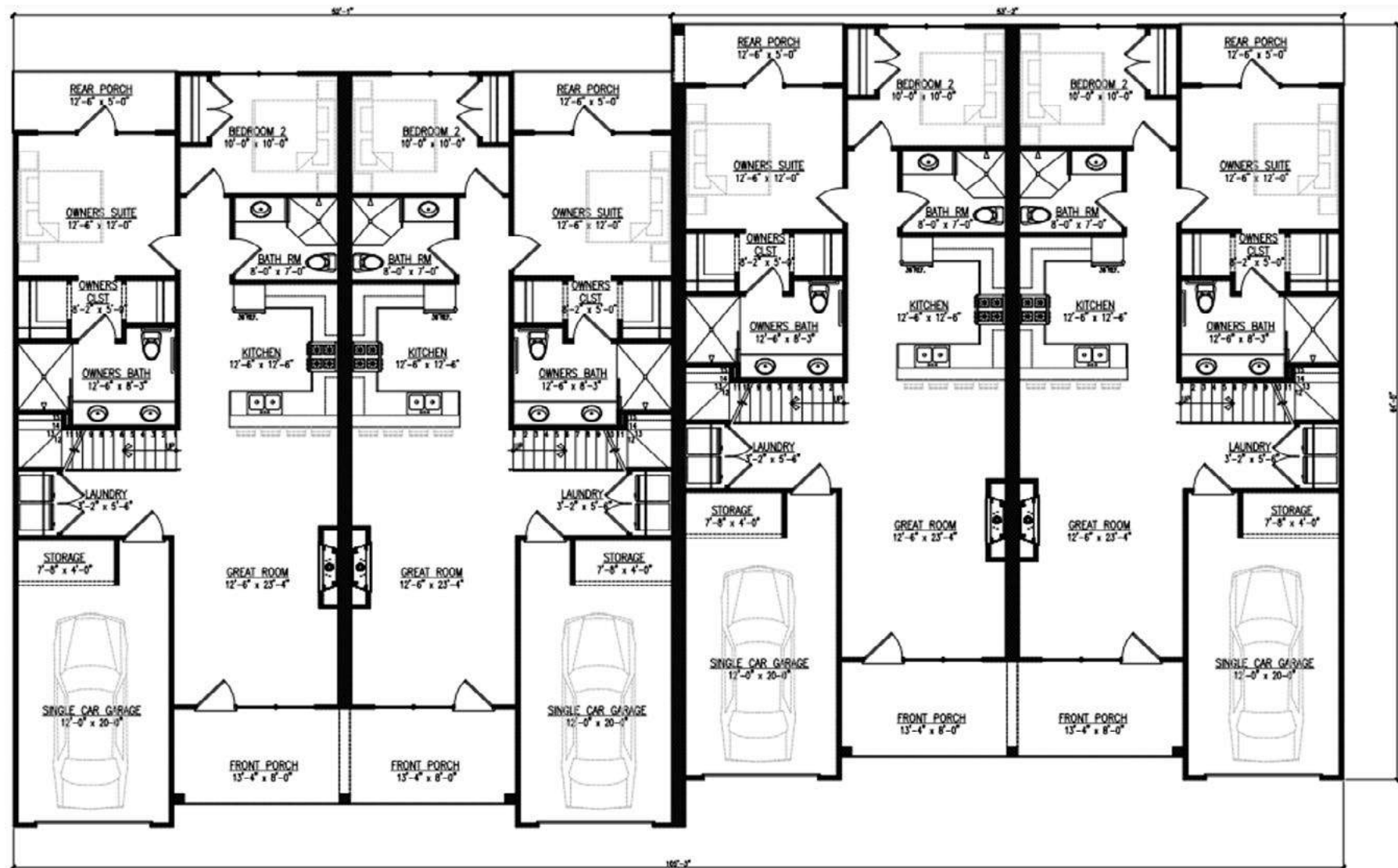
LDG
LOGAN DESIGN
GROUP
ARCHITECTS



2 UPPER FLOOR PLAN - 3 BED ROOM UNIT
UPPER LEVEL: 487 SQ. FT. (1,620 TOTAL SQ. FT.)

LDG
LOGAN DESIGN
GROUP
ARCHITECTS

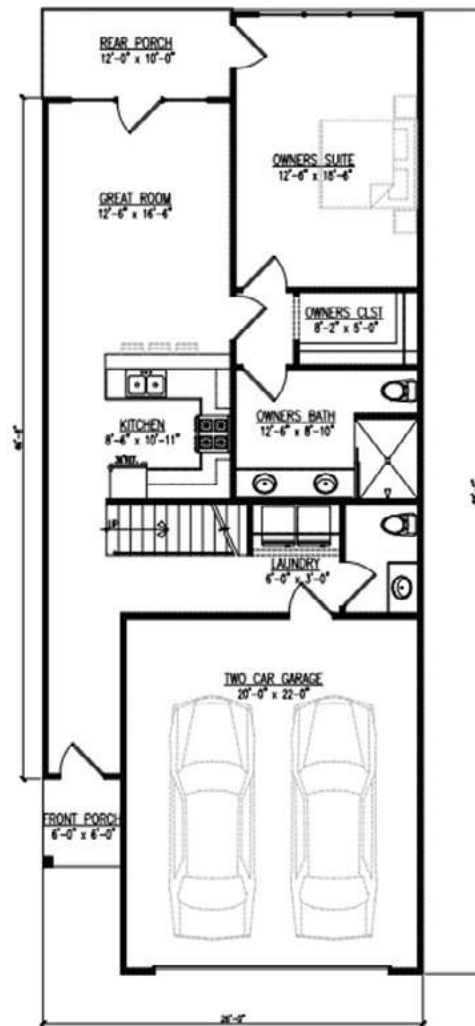
UNIT LAYOUT



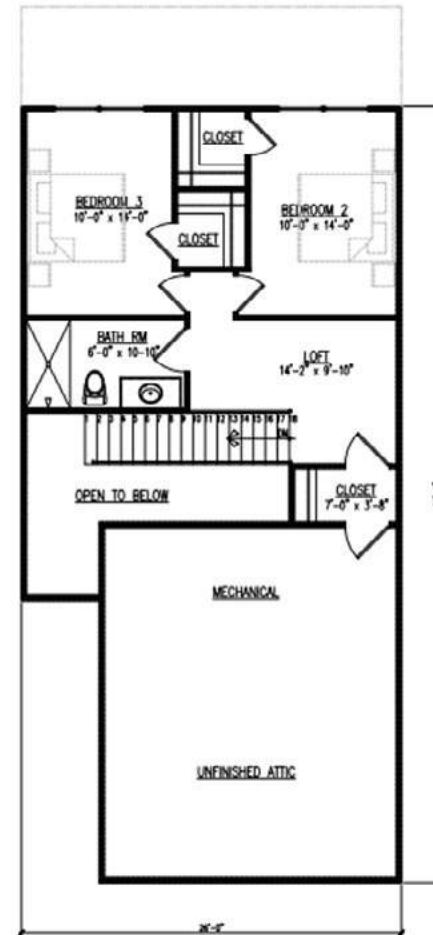
1 MAIN FLOOR PLAN - 3 BED ROOM UNIT
4 UNIT BUILDING

LDG
LOGAN DESIGN
GROUP
ARCHITECTS

UNIT LAYOUT



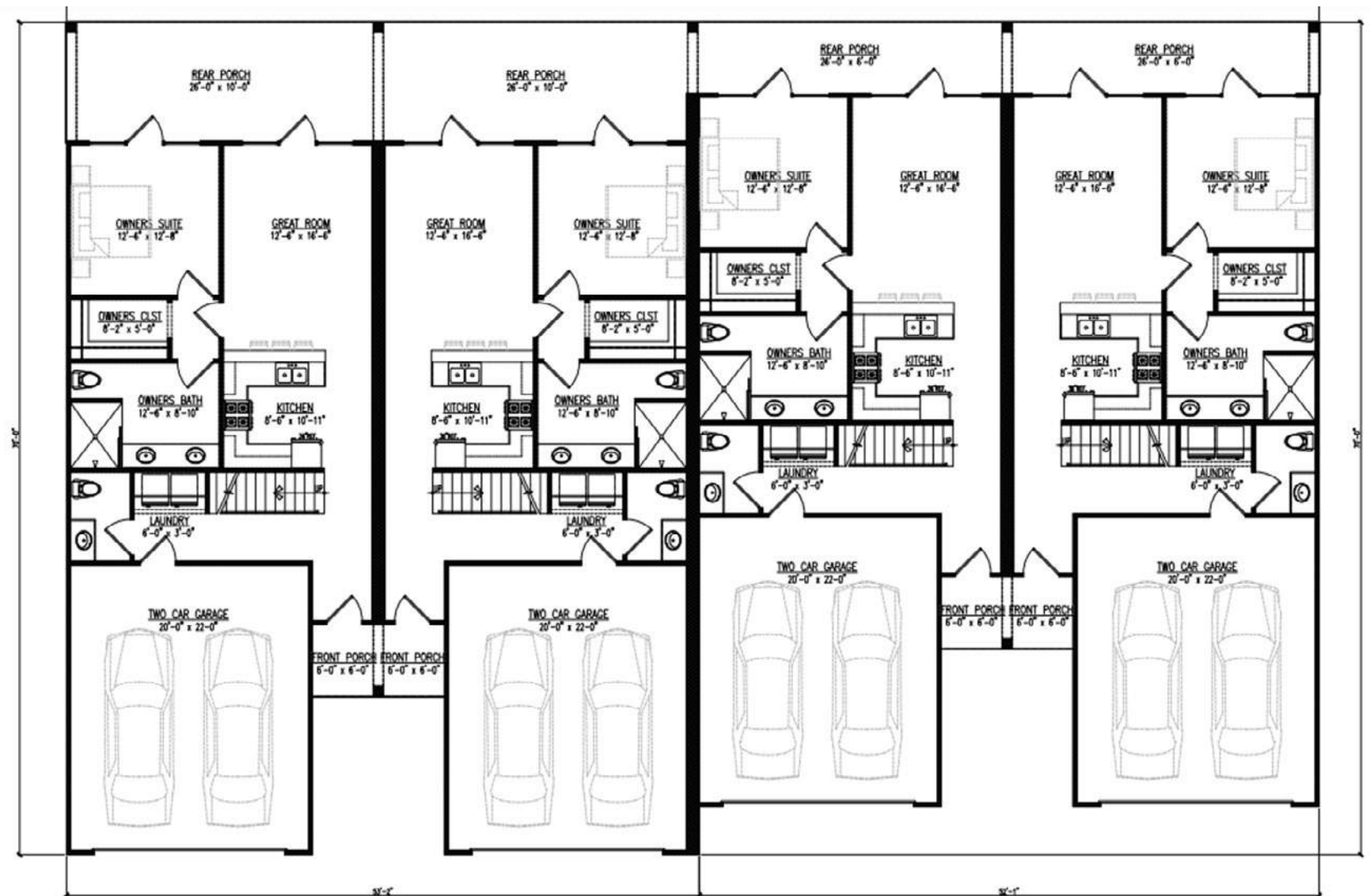
1 MAIN FLOOR PLAN - 3 BED ROOM UNIT
MAIN LEVEL: 1015 SQ. FT. (1,592 TOTAL SQ. FT.)



2 UPPER FLOOR PLAN - 3 BED ROOM UNIT
UPPER LEVEL: 577 SQ. FT. (1,592 TOTAL SQ. FT.)



UNIT LAYOUT



1

MAIN FLOOR PLAN - 3 BEDROOM LAYOUT
4 UNIT BUILDING

LDG
LOGAN DESIGN
GROUP
ARCHITECTS

The Market

Atlanta boasts a robust economy, playing host to a staggering 17 Fortune 500 companies, including household names like **Coca-Cola, Delta Air Lines, and The Home Depot**. This concentration of industry giants fosters innovation and economic growth, creating a dynamic environment for businesses of all sizes. Furthermore, Atlanta consistently ranks among the top 10 cities for the lowest cost of doing business in the US, offering a significant competitive advantage for companies looking to establish or expand their operations.

The **fastest-growing metro area in the Southeast**, Atlanta attracts a diverse population with a thriving job market. The city offers a compelling value proposition with a relatively affordable cost of living, making it attractive for renters and homebuyers. Vibrant neighborhoods cater to diverse preferences, from bustling downtowns to charming suburbs.

Metro Atlanta is a haven for tourists. **World-class attractions**, a thriving arts and culture scene, and easy access to stunning natural beauty make Atlanta an unforgettable destination.

31

FORTUNE 500/100
COMPANIES IN ATLANTA

200+

INC 5000 FASTEST GROWING
COMPANIES IN THE US

#1

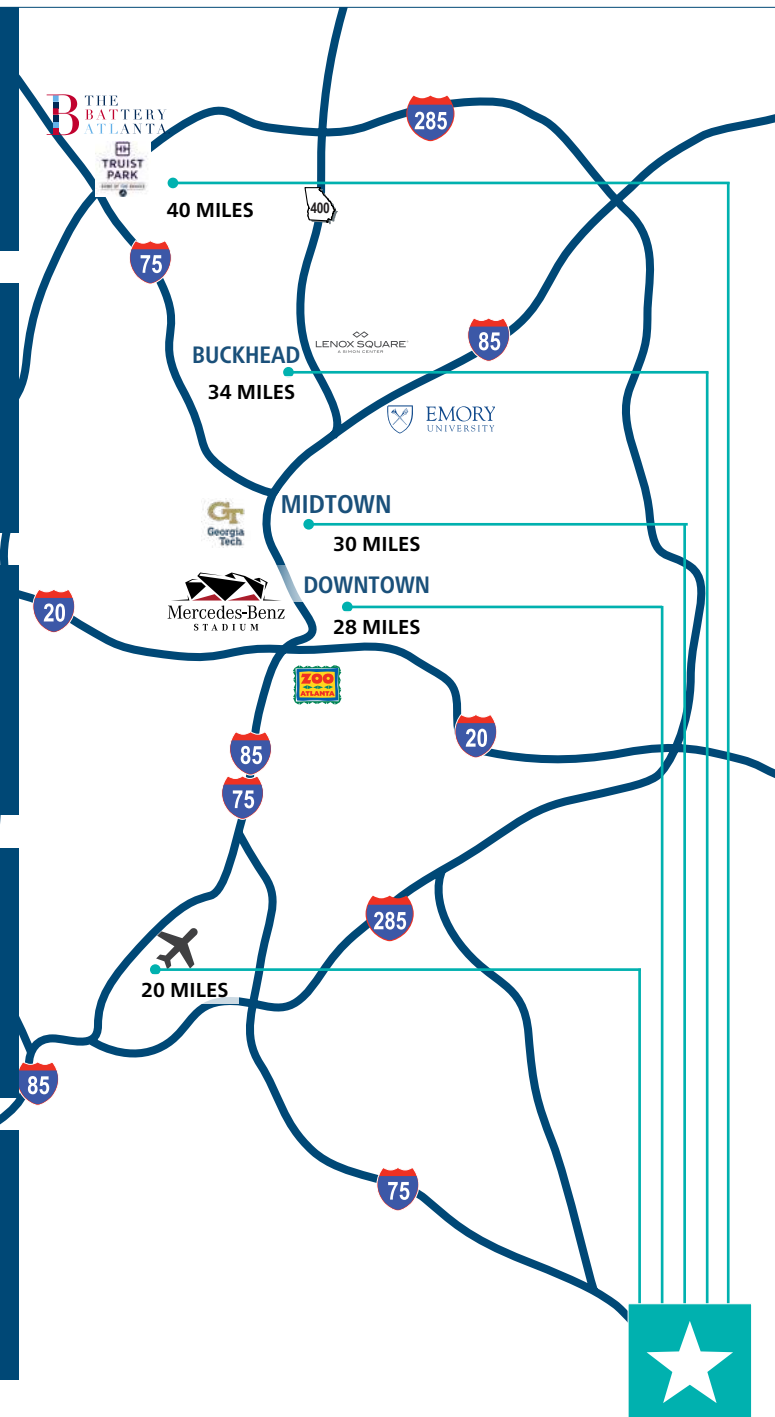
STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



Henry County continues to be a star within the Atlanta metropolitan area, experiencing significant population growth and robust economic expansion. This impressive growth trajectory is fueled by its strategic location, well-developed transportation infrastructure, and a business-friendly environment. Henry County's appeal is further enhanced by its quality of life, offering residents a desirable balance of suburban tranquility and access to big-city amenities.

The Property is well positioned to take advantage of two of the county's major cities: Stockbridge and McDonough.

- **Stockbridge:** Known as the "Gateway to Henry County," Stockbridge offers a diverse and welcoming community. Its mix of residential areas, thriving commercial developments, and convenient access to major transportation arteries, including I-75, make it a highly desirable location. Residents benefit from an expanding array of retail and dining options, as well as community amenities like the new Stockbridge Amphitheater.
- **McDonough:** As the county seat, McDonough exudes a charming, historic character. Named a National Main Street City, McDonough's revitalized downtown area boasts a mix of local shops, restaurants, and beautifully preserved historic buildings, fostering a strong sense of community. While McDonough isn't booming with industry, Henry County's largest employers include Piedmont Henry Hospital and Luxottica have a tremendous impact on the residents.

AREA ATTRACTIONS & DESTINATIONS



McDonough, GA

Panola Mountain
State Park

Stockbridge, GA



Stockbridge, GA



McDonough, GA



Hampton, GA



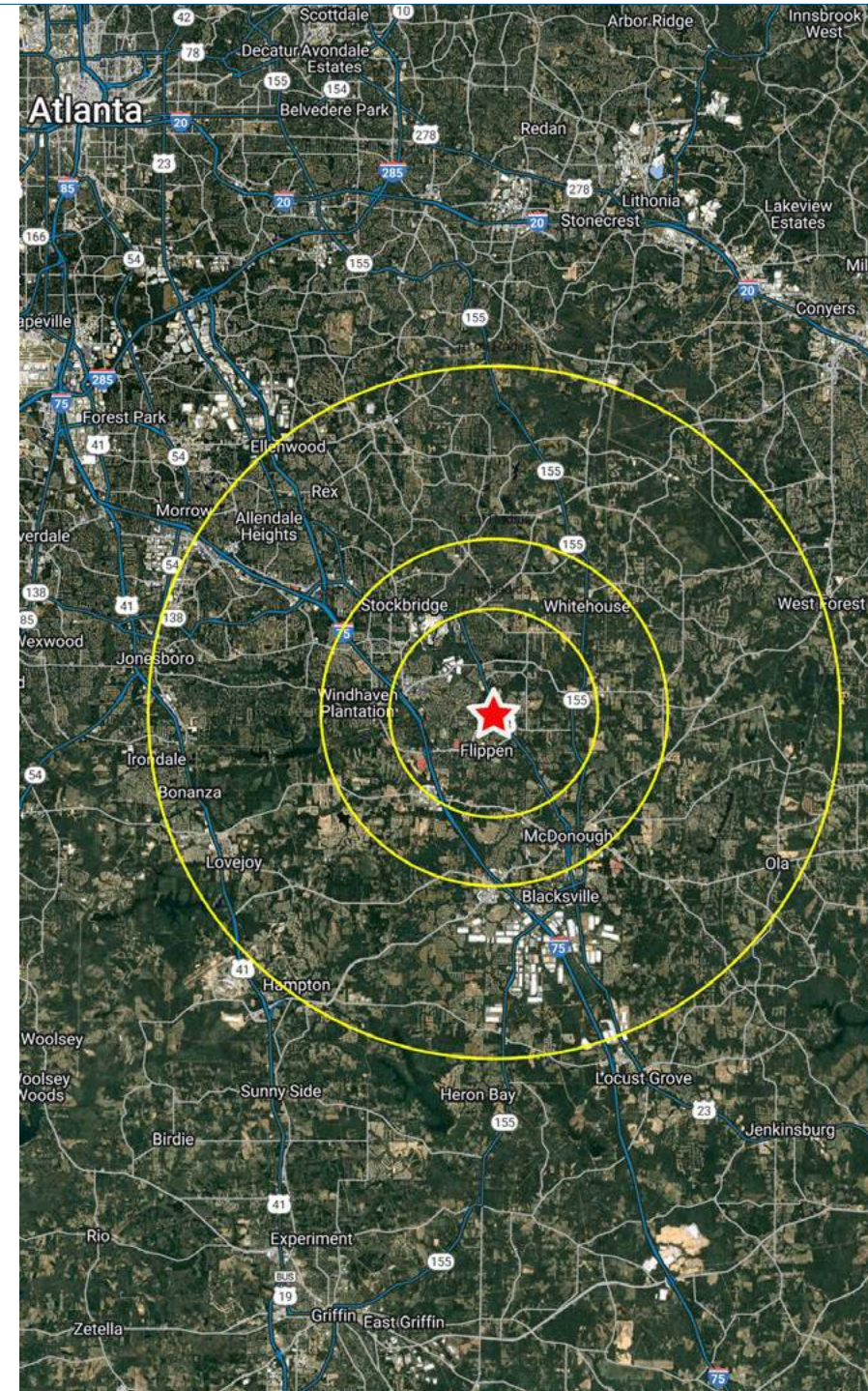
Stockbridge, GA

DOWNTOWN MCDONOUGH, GA



AREA DEMOGRAPHICS

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
POPULATION			
Estimated Population (2024)	31,928	95,179	323,598
Projected Population (2029)	34,336	105,577	347,811
HOUSEHOLDS			
Estimated Households (2024)	11,171	34,242	114,050
Projected Households (2029)	12,227	38,623	124,472
INCOME			
Est. Average HH Income	\$118,229	\$104,333	\$105,136
Est. Median HH Income	\$99,613	\$87,032	\$84,330
HOME VALUES			
Owner-Occupied Median Home Value	\$326,215	\$309,048	\$292,727
POPULATION AGE			
Median Age	37.4	36.3	36.8
Age 19 Years or Less	8,864	26,274	88,838
Age 20 - 64 Years	18,667	57,004	192,505
Age 65 Years or Over	4,397	11,901	42,254



HENRY COUNTY ATTACHED & DETACHED HOUSING AND LOT ANALYSIS

Henry County is one of the best selling counties in Metro Atlanta and continues to show signs of growth. The new construction SFD housing sales data for Henry County from 2021 - 3Q24 is as follows:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2021	5%	1,664	\$322,000	-
2022	7%	1,810	\$414,000	+28.6%
2023	6%	1,254	\$410,000	-1.0%
3Q24	6%	898	\$420,000	+2.4%

Below are the highlights for this market through 4Q23:

- Annual starts of 1,225.
- Annual closings of 1,265, representing a 12% increase in the last four quarters.
- Based on the annual starts, there is a 47.3 months supply of VDLs.
- Based on the annual closings, there is only a 6.9 months supply of houses.

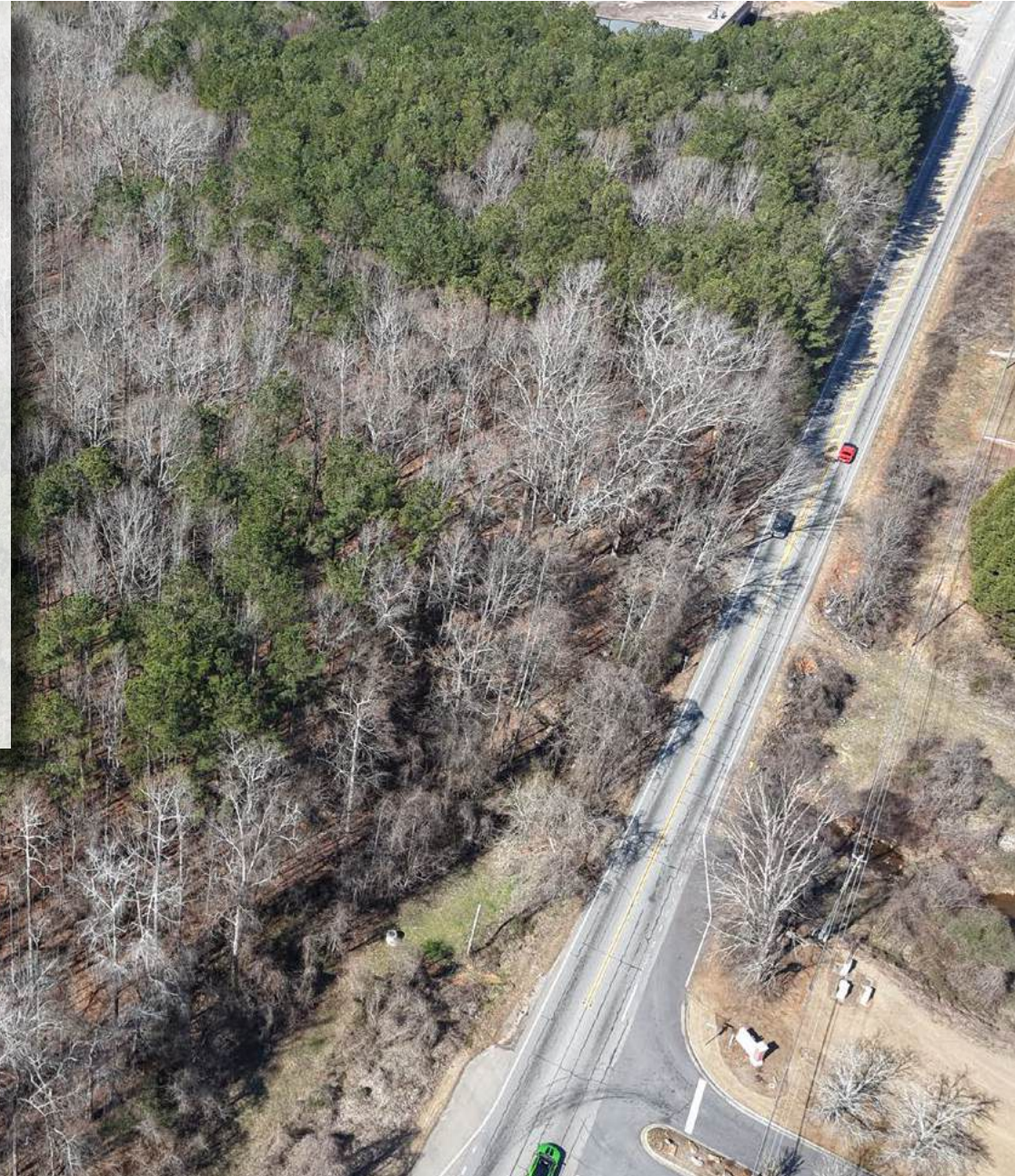
Proposal Requirements

The 37± acres on Highway 42 are offered at a **price of \$11,592,000 or \$42,000 per 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 financial capabilities

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

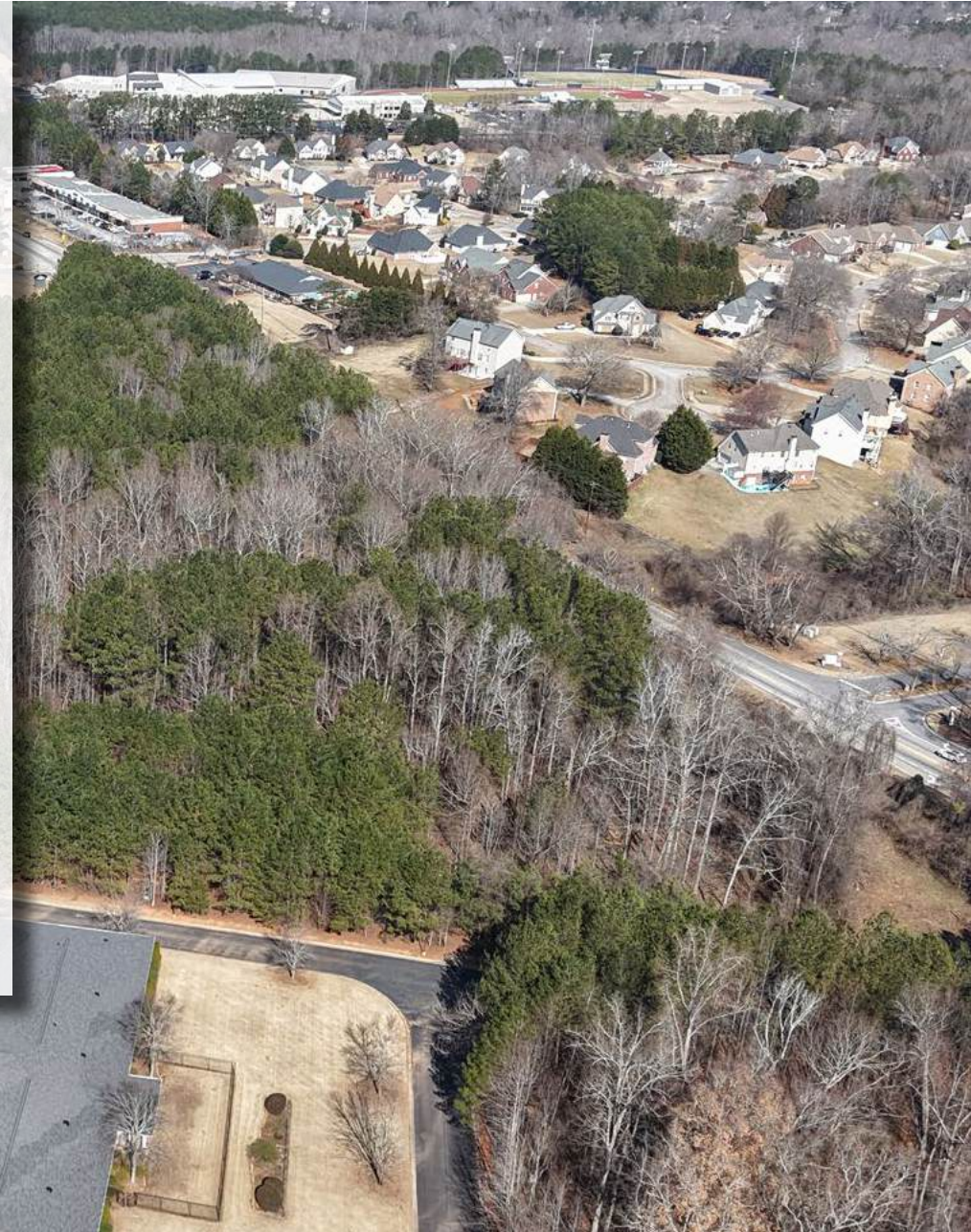


Support Information

Below are files that are related to **37± Acres on Highway 42** and may be downloaded.* Click the link to open the files.



*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 **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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