

HENRY TOWN CENTER

DRESS FOR LESS

48.41 Acres

MIXED-USE ZONING FOR 168 SFD AND TH LOTS

WITH COMMERCIAL

STOCKBRIDGE | HENRY COUNTY | GA

EXCLUSIVE OFFERING

ACKERMAN GABLE  
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 **48.41 acres on Highway 42 and Campground 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 Gable Land Co. ("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 Gable Land Co. 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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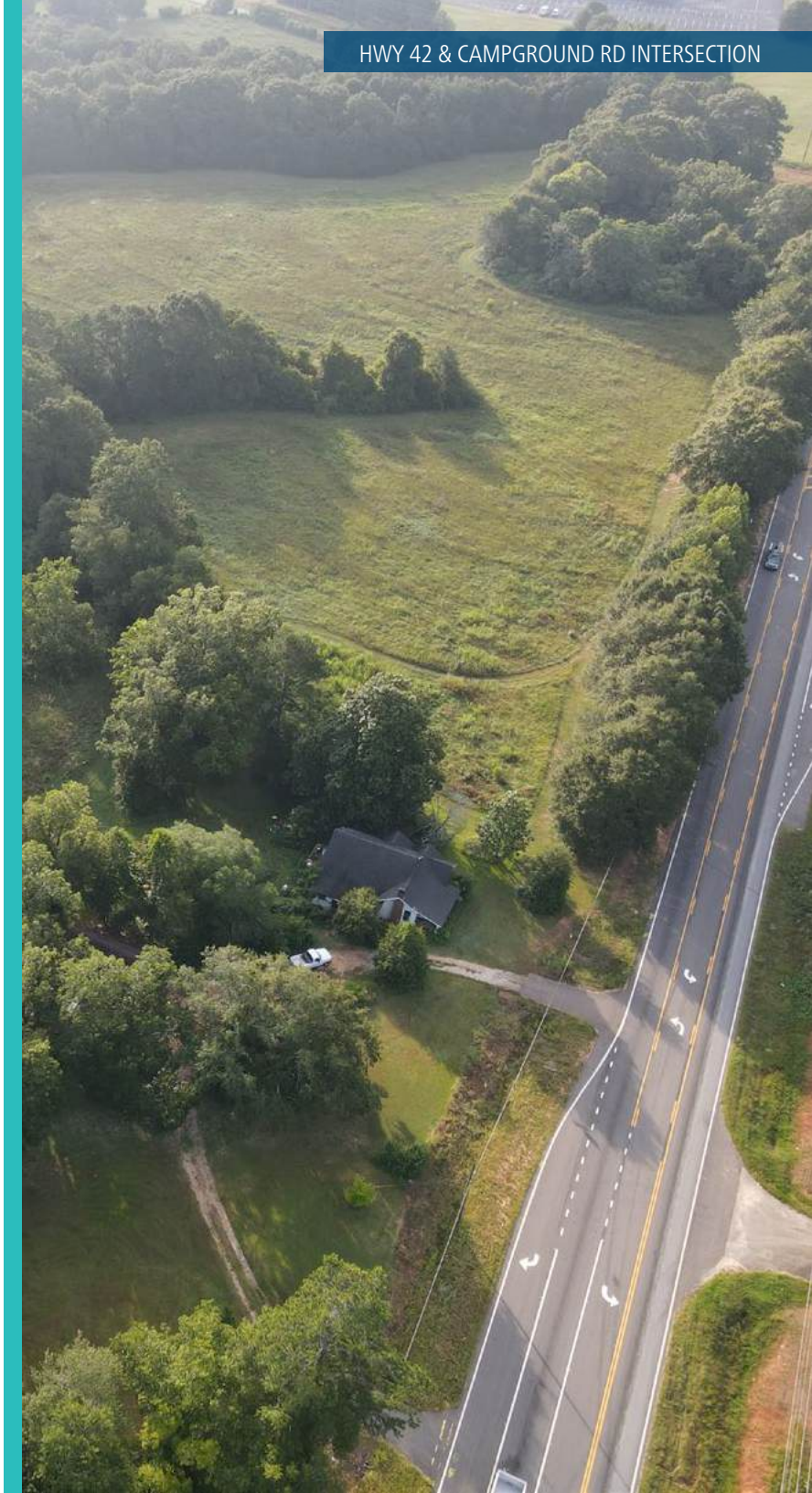
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# The Opportunity

**Ackerman & Co.** and **Gable Land Co.** are pleased to present for sale **48.41 acres** for 168 SFD and Townhome lots with commercial zoned acreage for mixed-use development in Henry County.

**Highway 42 & Campground Rd** offers the following attributes:

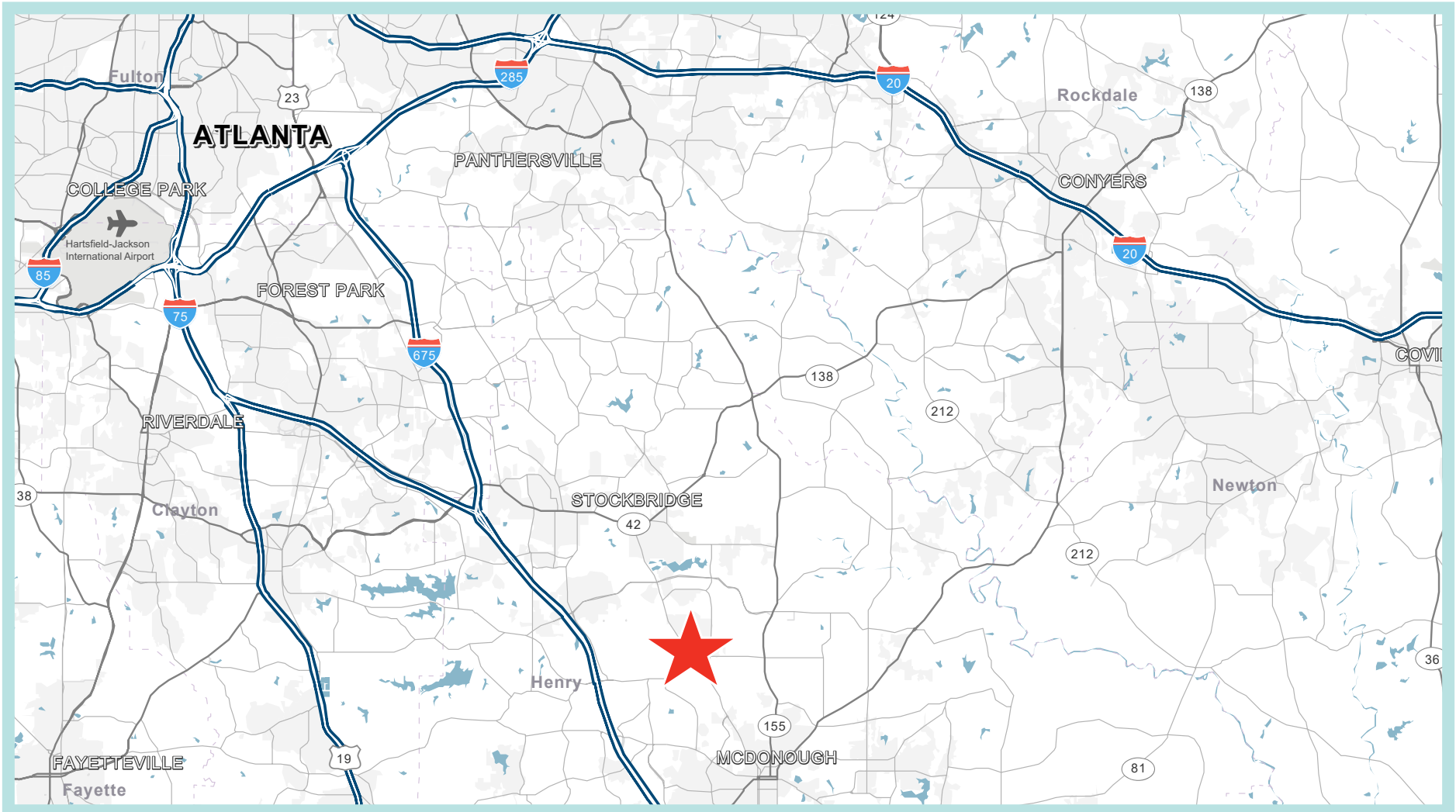
- Interstate 75 is just over two miles away and accessible by the Jodeco Road/Campground Road Extension.
- Located in Henry County, the 4th best-selling county in Metro Atlanta for new house sales.
- Less than 3 miles from Eagles Landing Country Club, the Eagles Landing community has 3,500 homes. The community is centered around 27 holes of championship golf.
- Daily traffic count is over 26,000.
- Excellent demographics within a 3-mile radius with over 33,000 people with an average household income of \$117,000.
- Located at a new four-way traffic signal.
- Almost 1 mile of paved road frontage.
- Annexed and rezoned into the City of Stockbridge for a PUD development.
- Approved for approximately 11 acres of commercial land.
- Approved for 71 SFD lots, 82 townhome lots, and 15 bungalow lots.
- The commercial and residential may be purchased separately.

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 on the corner of Highway 42 and Campground Road in Henry County, GA. The address for the property is 1872 Highway 42 N, McDonough, GA 30253.





## HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES





## TOPOGRAPHY WITH HYDROLOGY







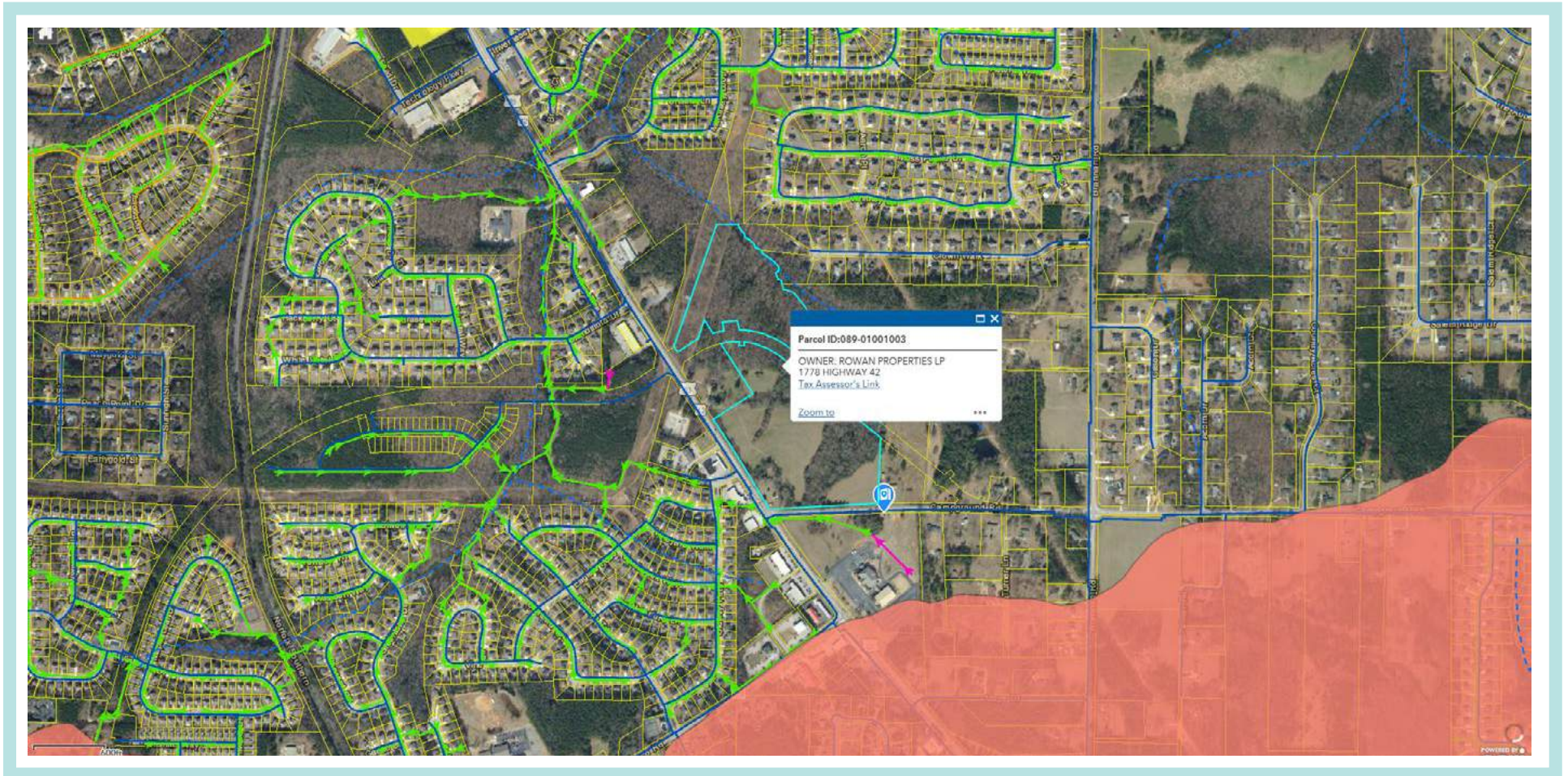






## SEWER MAP

Below is a map of the sewer and domestic water locations in reference to the property.





SCHOOLS

SCHOOL	DISTANCE IN MILES
<b>ELEMENTARY SCHOOL</b>	
Hickory Flat Elementary	2.2 Miles
<b>MIDDLE SCHOOL</b>	
Union Grove Middle	4.4 Miles
<b>HIGH SCHOOL</b>	
Union Grove High	4.6 Miles

DEMOGRAPHICS

	RADIUS	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>				
2025 Population		5,862	33,405	96,019
2025 Households		1,897	11,563	34,561
<b>INCOME</b>				
Median HH Income		\$96,115	\$103,631	\$88,960
Avg HH Income		\$116,509	\$117,001	\$104,696





# 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

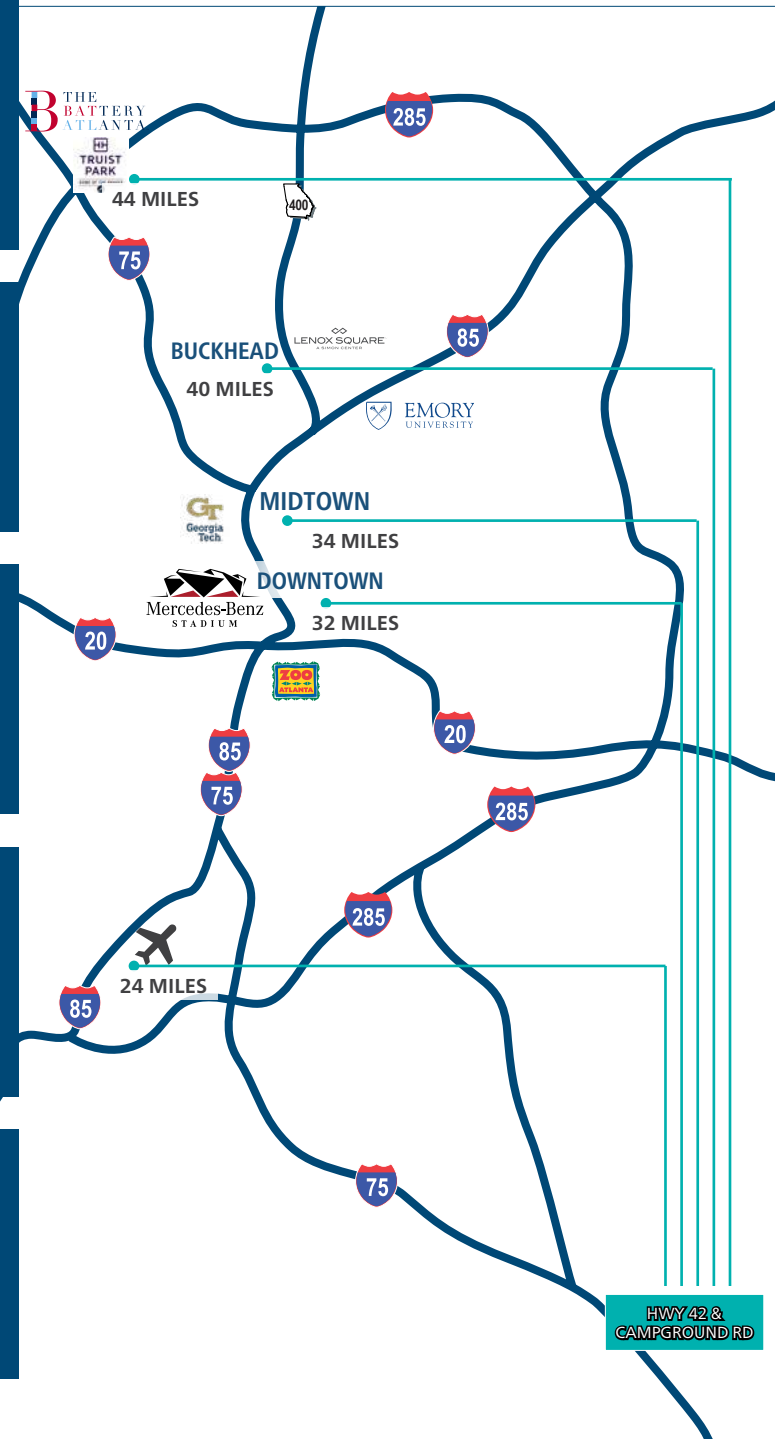
STATE FOR DOING BUSINESS  
10 YEARS IN A ROW

## #3

METRO IN THE US FOR  
POPULATION GROWTH

## #5

MOVE-IN DESTINATION  
IN THE COUNTRY





**The Property** is located just North of 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 and McDonough Marketplace shopping centers**, which anchors the commercial retail for the area. The regional shopping centers include national retailers and restaurants including Walmart, Lowes, JCPenney, Kohl's, Academy Sports, Chick-fil-a, Cracker Barrel 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.

DOWNTOWN MCDONOUGH



VETERANS WALL OF HONOR - HERITAGE PARK





## HENRY COUNTY 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 2021-3Q25 is as follows:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2021	7%	1,614	\$325,000	-
2022	9%	1,657	\$426,000	+31.1%
2023	7%	1,096	\$427,000	+0.2%
2024	6%	912	\$445,000	+4.2%
3Q25	7%	698	\$449,000	+0.9%

Below are the highlights for this market through 3Q25:

- Annual starts of 963, representing a 14% increase in the last four quarters.
- Annual closings of 879.
- Based on the annual starts, there is a 46.6 months supply of VDLs.
- Based on the annual closings, there is only a 7.4 months supply of houses.



## 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 2021-3Q25 is as follows:

YEAR	%TOTAL METRO HENRY COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2021	12%	189	\$383,000	--
2022	10%	183	\$492,000	+28.5%
2023	9%	95	\$490,000	-0.4%
2024	5%	41	\$548,000	+11.8%
3Q25	7%	52	\$604,000	+10.2%



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



# Proposal Requirements

The Owner's desire is to sell the total 48.41 acres, but will look at offers for the residential acreage and the commercial acreage

The Residential Acreage is offered at \$30,000 per unit or \$5,040,000. This price includes the Purchaser grading the commercial acreage corner at Hwy 42 and Campground.

The Commercial Acreage is offered at \$300,000 per acre or \$3,456,000 based on 11.52 acres of commercial acreage.

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

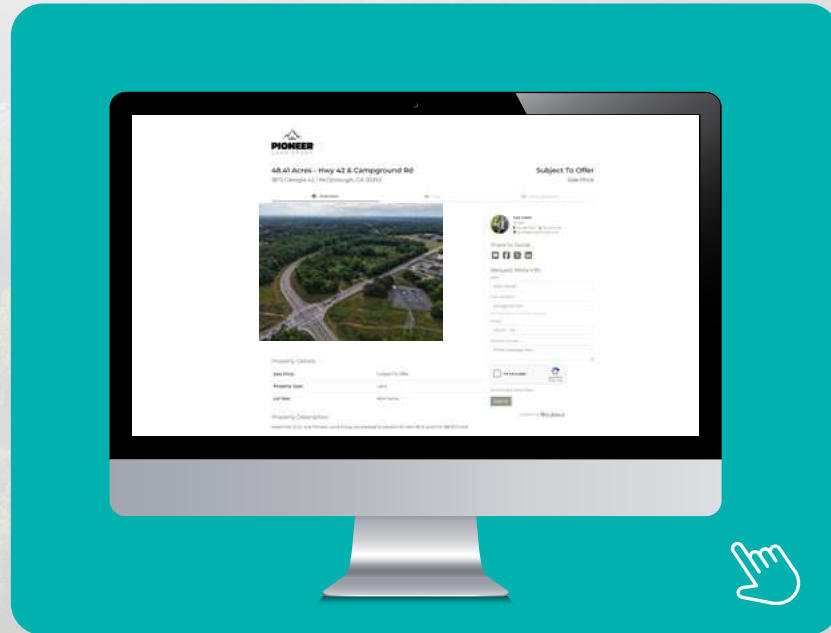
**We are available to discuss the project and address any questions at your convenience.**





# Support Information

Below are files that are related to **Highway 42 & Campground Rd** 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/Gable 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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