



182.33 Acres
ON HUNTER RD
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 **182.33 acres on Hunter Rd 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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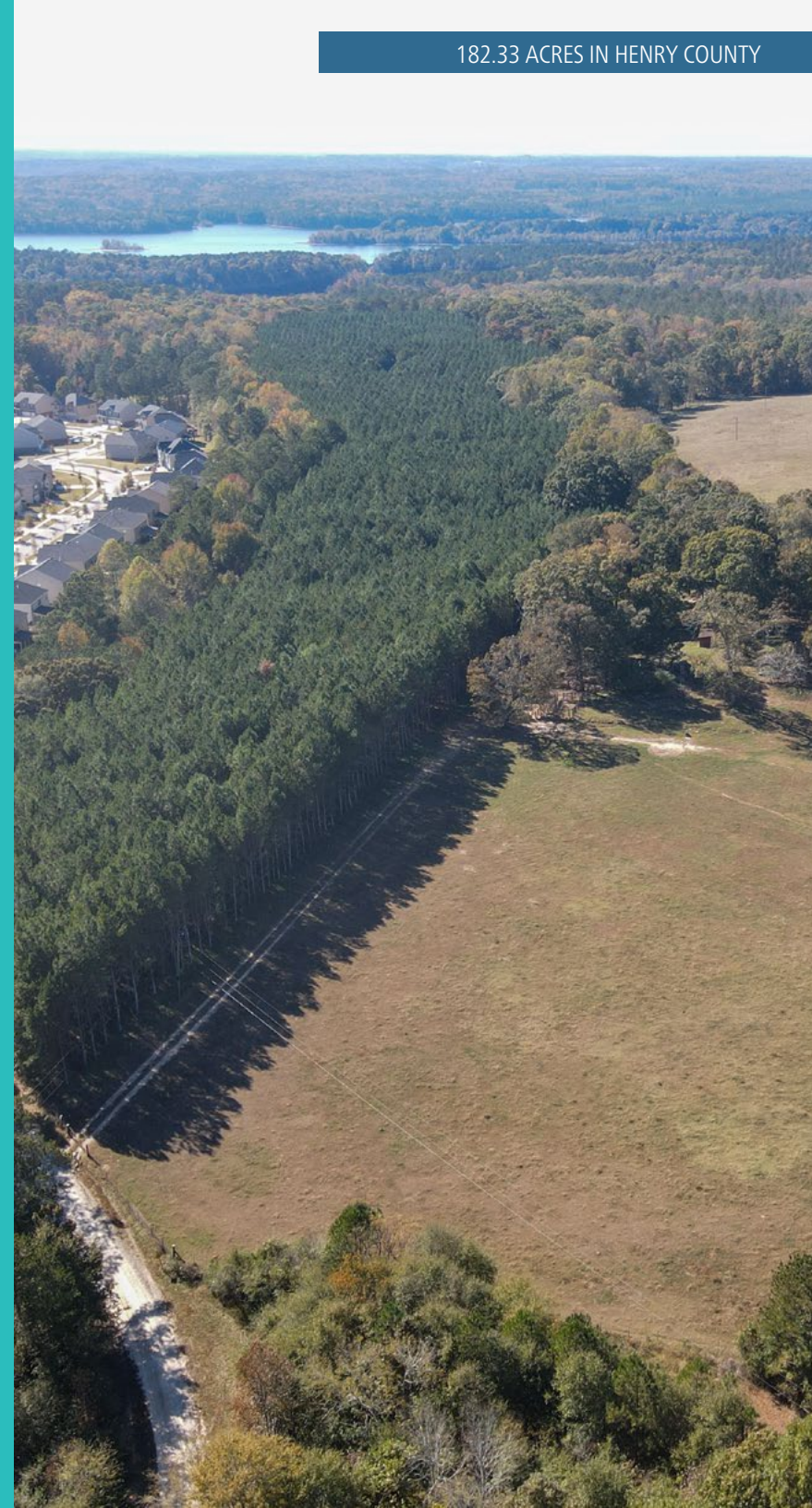




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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **182.33 acres located on Hunter Rd** in Henry County.

Hunter Road offers the following attributes:

- Just over 4 miles from Interstate 75, offering convenient access via the Bill Gardner Pkwy interchange.
- Tanger Outlets, located at the same interchange, consists of over 700,000 SF of retail for shopping.
- 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.
- The average price of a new detached house through **2Q25** in the Luella High School District was **\$489,000**.
- Adjacent to the Heron Bay community, which has had **27** sales in last 12 months at an average price of **\$434,000**.
-  Hunter Road is located adjacent to the Cole Reservoir.
- Potential to rezone property to a Conservation Subdivision Development.

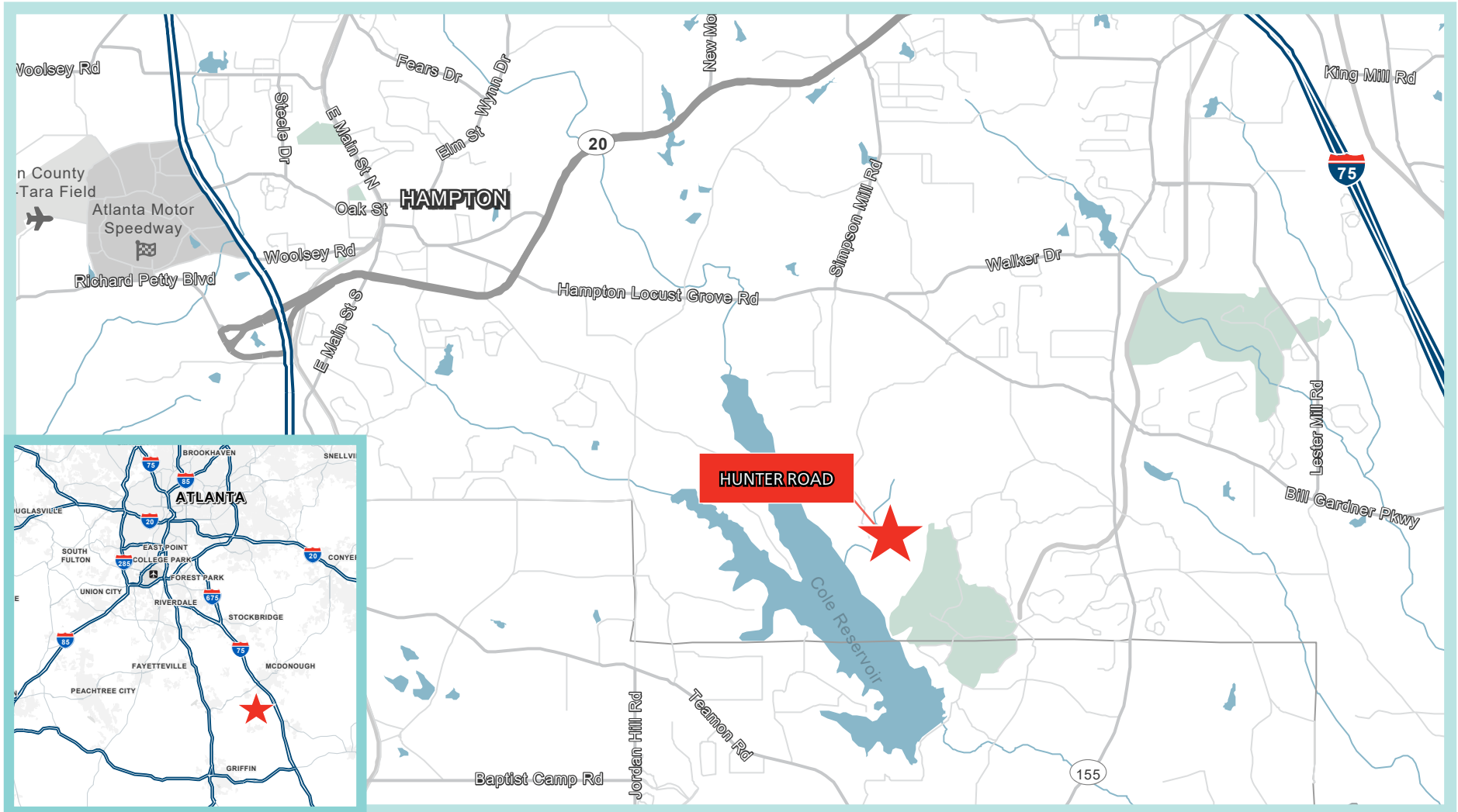
With 182.33 acres the property allows for a large development that may consist of multiple price points and offering a prime opportunity to enter into or expand within this market.

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



The Property

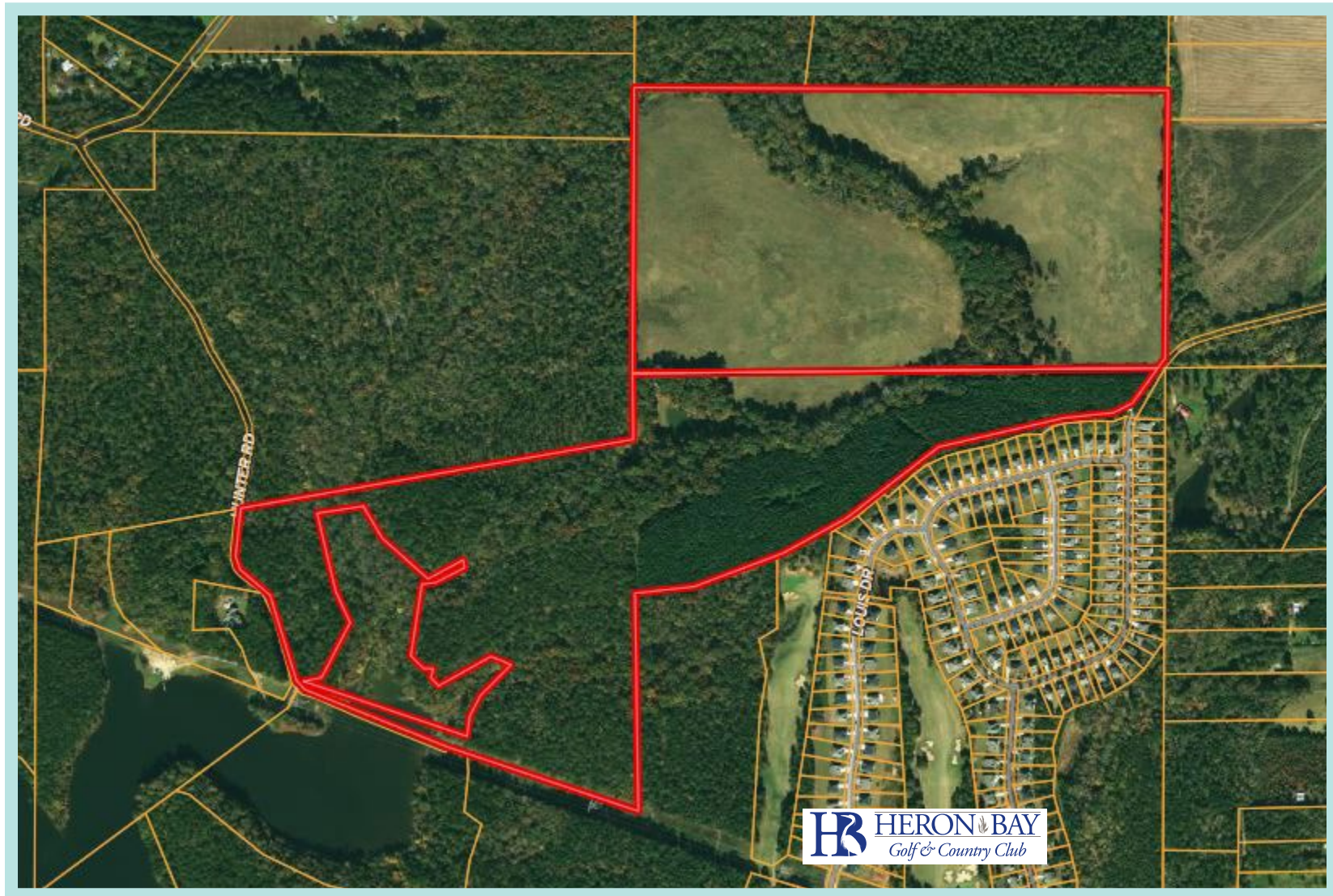
Hunter Road is located approximately 4 miles southwest of the Interstate 75 and Bill Gardner Pkwy intersection in Henry County, GA. The parcel ID is 079-01014000.



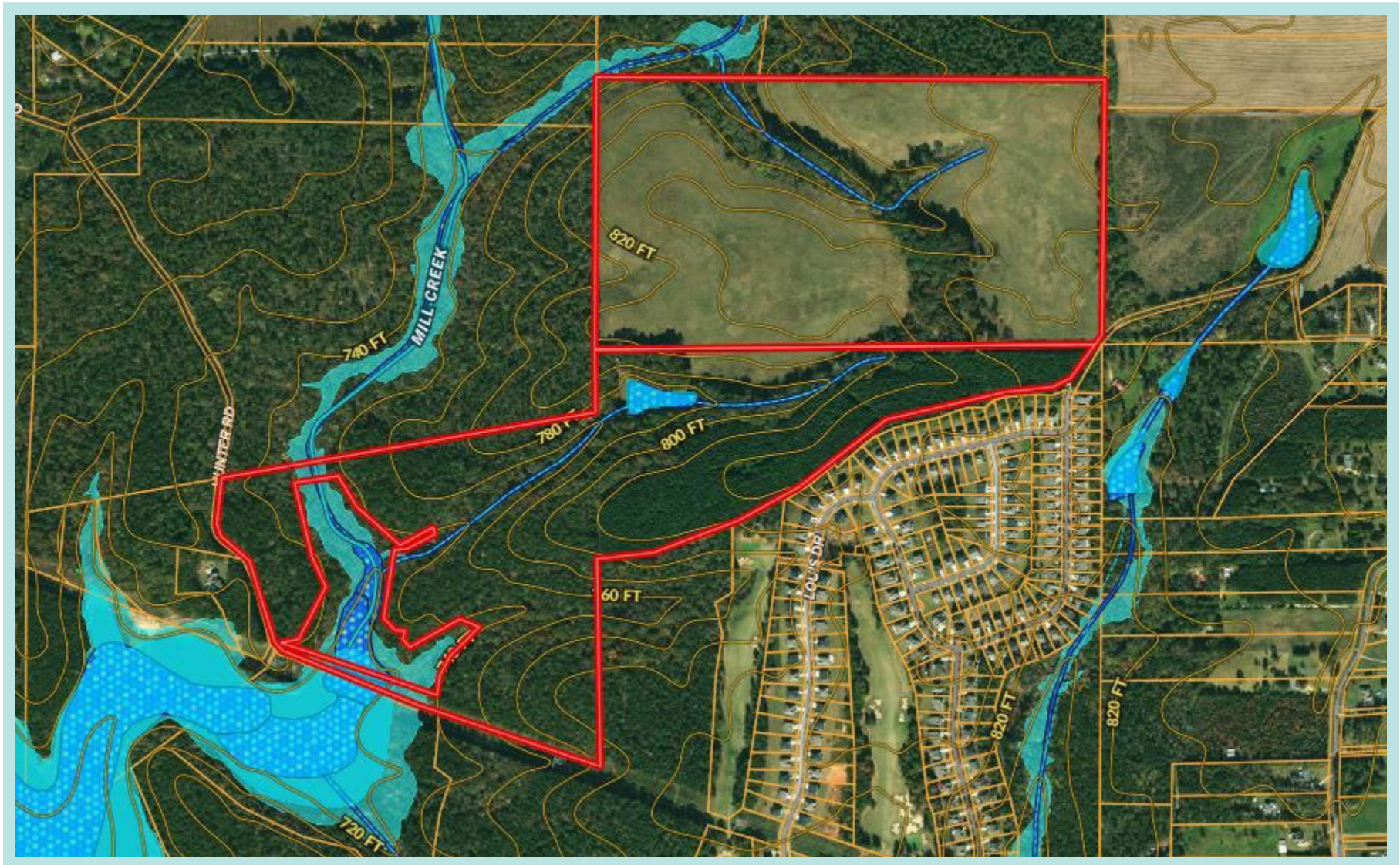
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY WITH HYDROLOGY



ZONING

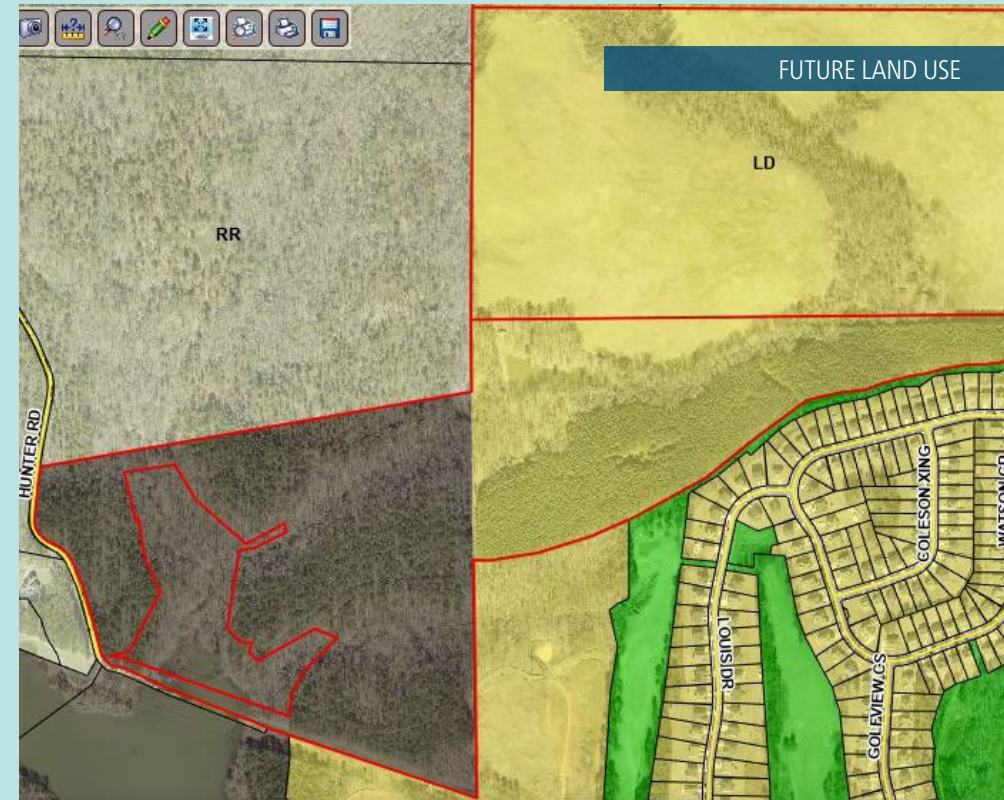
The Property is currently zoned RA (Residential Agricultural Zoning District) in Henry County with the following requirements:

- Minimum Lot Area** 43,560 SF or 1 acre in area with septic system and county water
 1.25 acres in area with septic system and private well
 87,120 SF or 2 acres in area for new subdivisions
- Minimum Lot Width** 175'
- Minimum Front Setback** 75' from right-of-way line
 50' from right-of-way when part of subdivision requires new streets
- Minimum Side Setback** 20'
- Minimum Rear Setback** 40'
- Minimum Heated Floor Area** .. 1,500 SF

The Property, according to the Future Land Use Map of Henry County, has a future land use of Low Density Residential on the majority of the site. This allows for 0-2 units per acre. The remaining portion is in the Transportation/ Communication/ Utilities section, which prefers light or heavy manufacturing.

The Property is also a good candidate for a Conservation Subdivision Development (CSD Code is available in the Support Information) which requires the following:

- 40% Greenspace
- Minimum Lot Width of 60'
- Minimum Lot Size of 10,890 SF



UTILITIES

Sewer and county water are located in Heron Bay to the south of the property.



ACCESS

The property has frontage on Hunter Road. Hunter Road is currently a gravel road.



SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Luella/ Bethany Elementary	2.5 Miles
MIDDLE SCHOOL	
Luella Middle	1.4 Miles
HIGH SCHOOL	
Luella High	2.5 Miles



The Market

The Property is located southwest 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 South Point Shopping Center** retail, 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.
- **The Tanger Outlets**, offering over 65 stores, are located approximately 4 miles away with many other retail options nearby.

With all of the surrounding amenities, convenient access to the interstate, a strong job market, and a thriving city, **The Property** is an excellent opportunity for a builder to establish a presence in this market.

DOWNTOWN MCDONOUGH



TANGER OUTLETS



HENRY COUNTY DETACHED HOUSING AND LOT ANALYSIS

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at Moore Farm"

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:

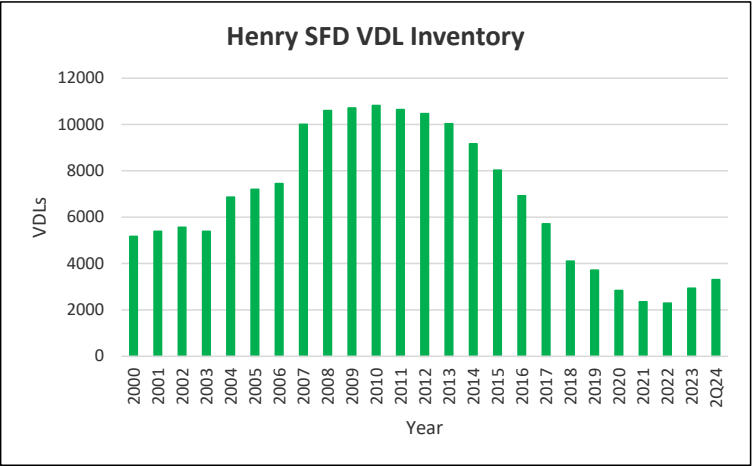
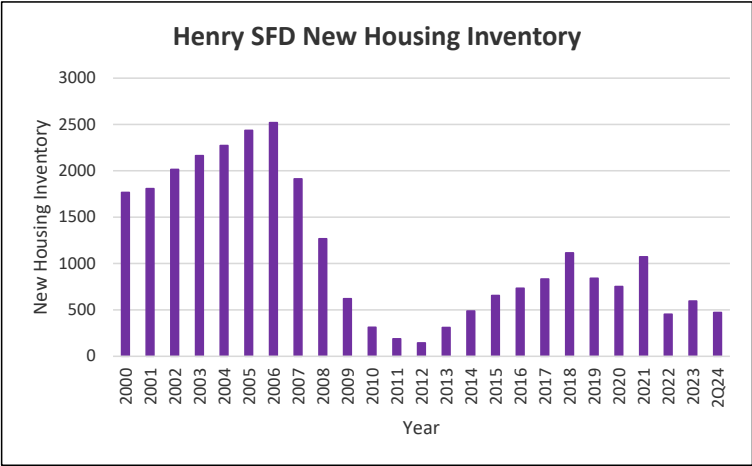
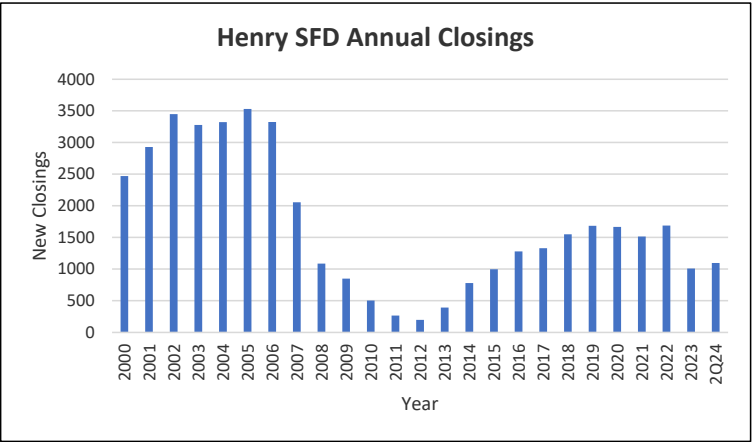
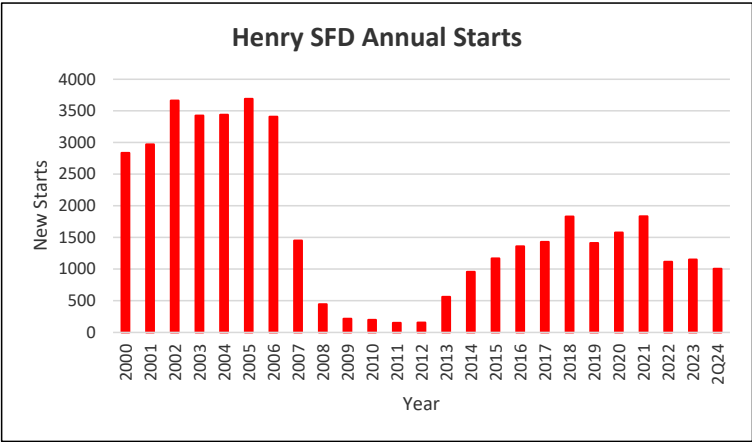
YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2021	7%	1,614	\$325,000	-
2022	9%	1,657	\$426,000	+31.1
2023	7%	1,096	\$427,000	+0.2%
3Q24	6%	725	\$445,000	+4.2%

Below are highlights for this market through 4Q24:

- Annual starts of 904.
- Annual closings of 977.
- Based on the annual starts, there is a 49.8 months supply of VDLs.
- Based on the annual closings, there is only a 6.4 months supply of houses.

HENRY COUNTY DETACHED 20 YEAR REVIEW (2Q24)

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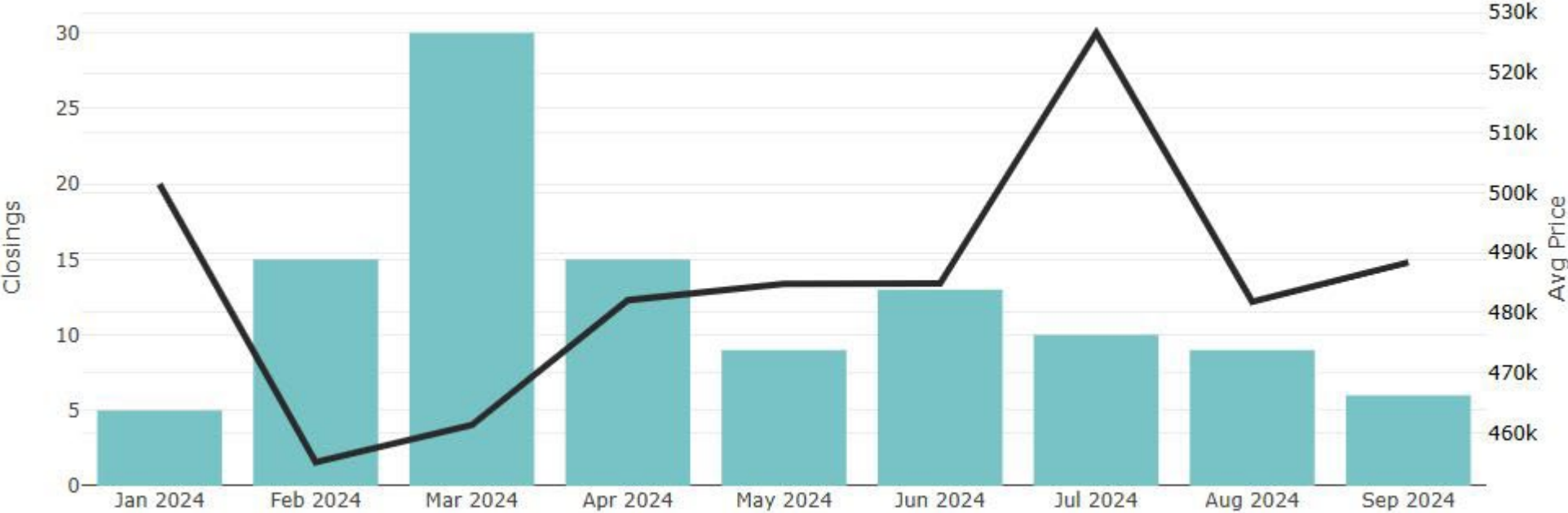
Year	Annual Starts	Annual Closings	New Housing Inventory	VDL Inventory
20 Year Average (2005-2Q24)	1,255	1,339	886	6,963
10 Year Average (2015-2Q24)	1,388	1,381	752	4,219
5 Year Average (2020-2Q24)	1,336	1,394	669	2,744

LUELLA HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The Luella High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Luella High School District from 2022 - 2Q25 is as follows:

YEAR	%TOTAL HENRY COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2022	10%	171	\$443,000	-
2023	15%	159	\$454,000	+2.4%
2024	16%	145	\$485,000	+6.8%
2Q25	12%	57	\$489,000	+0.8%

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school



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

Proposal Requirements

The 182.33 acres in Henry County are offered at a price of **\$4,102,425 or \$22,500 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

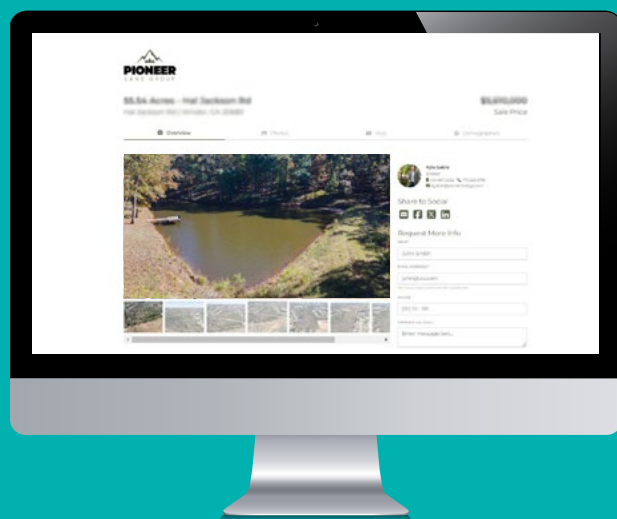
We are available to discuss the project and address any questions at your convenience.



Support Information

Below is a link to the interactive property website with property video, interactive map, and due diligence material.

HunterRd 182.33 acres



*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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