



**205.73± ACRES ON HUNTER RD
HENRY 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 **Cole Reservoir Farm 205.73 acres on Hunter 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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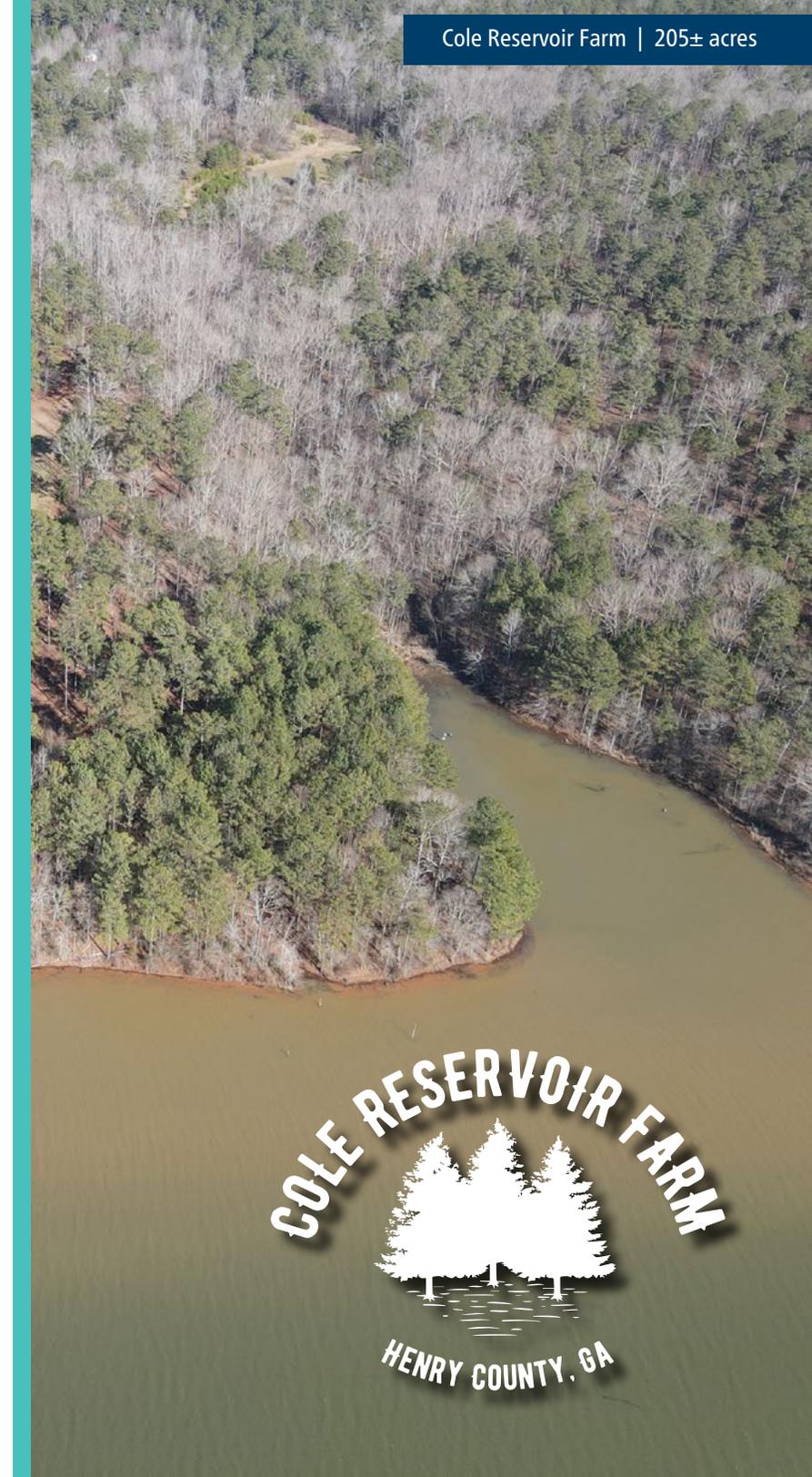


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The Opportunity

Ackerman & Co. and Pioneer Land Group are pleased to present for sale **Cole Reservoir Farm**, 205.73 acres located off of Hunter Road in Henry County.

Cole Reservoir Farm offers the following attributes:

- Located less than 32 miles from Hartsfield Jackson Airport.
- Less than 4 miles from Interstate 75, offering convenient access via the Bill Gardner Pkwy interchange.
- Located less than a mile from the public boat ramp for Cole Reservoir.
- Over 1.3 miles of frontage on Cole Reservoir, which is a Henry County Reservoir with over 18,000 acres.
- Over 1 mile of drivable roads throughout the property.
- The property consists of hardwoods and pines. The property was plantation cut in 2015.
- Seven wildlife fields that consist of over 7 acres of cleared land.
- Approximately 166 acres of the property is in a permanent conservation easement (See support Information and page 9).
- Approximately 39.4 acres of the property are not in the easement and can be developed for an estate home or multiple homes.

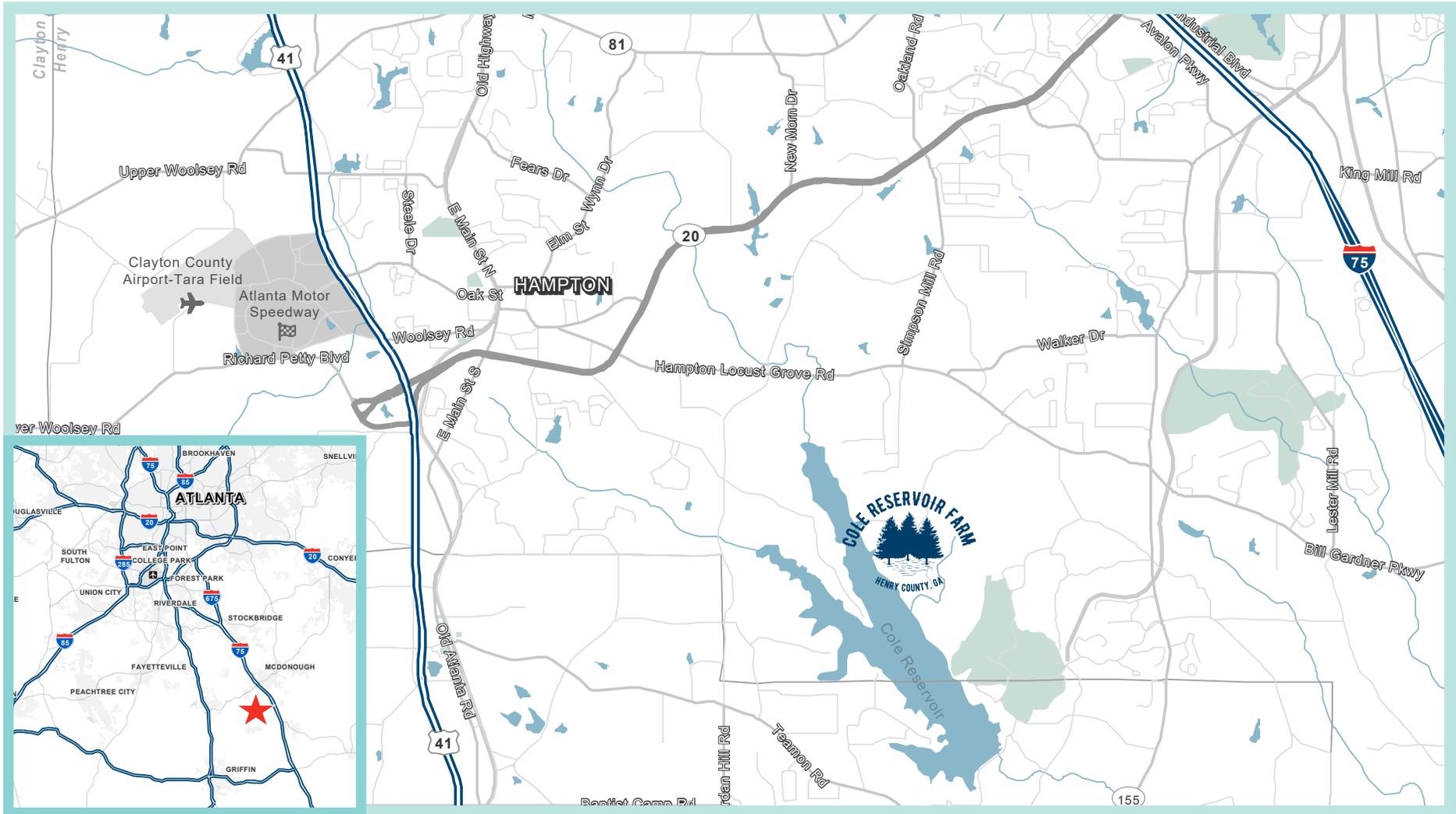
Cole Reservoir Farm is the perfect recreational tract, estate home, or weekend home with close proximity to Atlanta that features an excellent view of Cole Reservoir.

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



The Property

Cole Reservoir Farm is located at the corner of Weems Road and Hunter Road in Locust Grove, Georgia 30248. The parcel ID for the property is 060-01002000.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



ADDITIONAL DETAILS:

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

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Luella/ Bethany Elementary	3.0 Miles
MIDDLE SCHOOL	
Luella Middle	1.9 Miles
HIGH SCHOOL	
Luella High	3.0 Miles

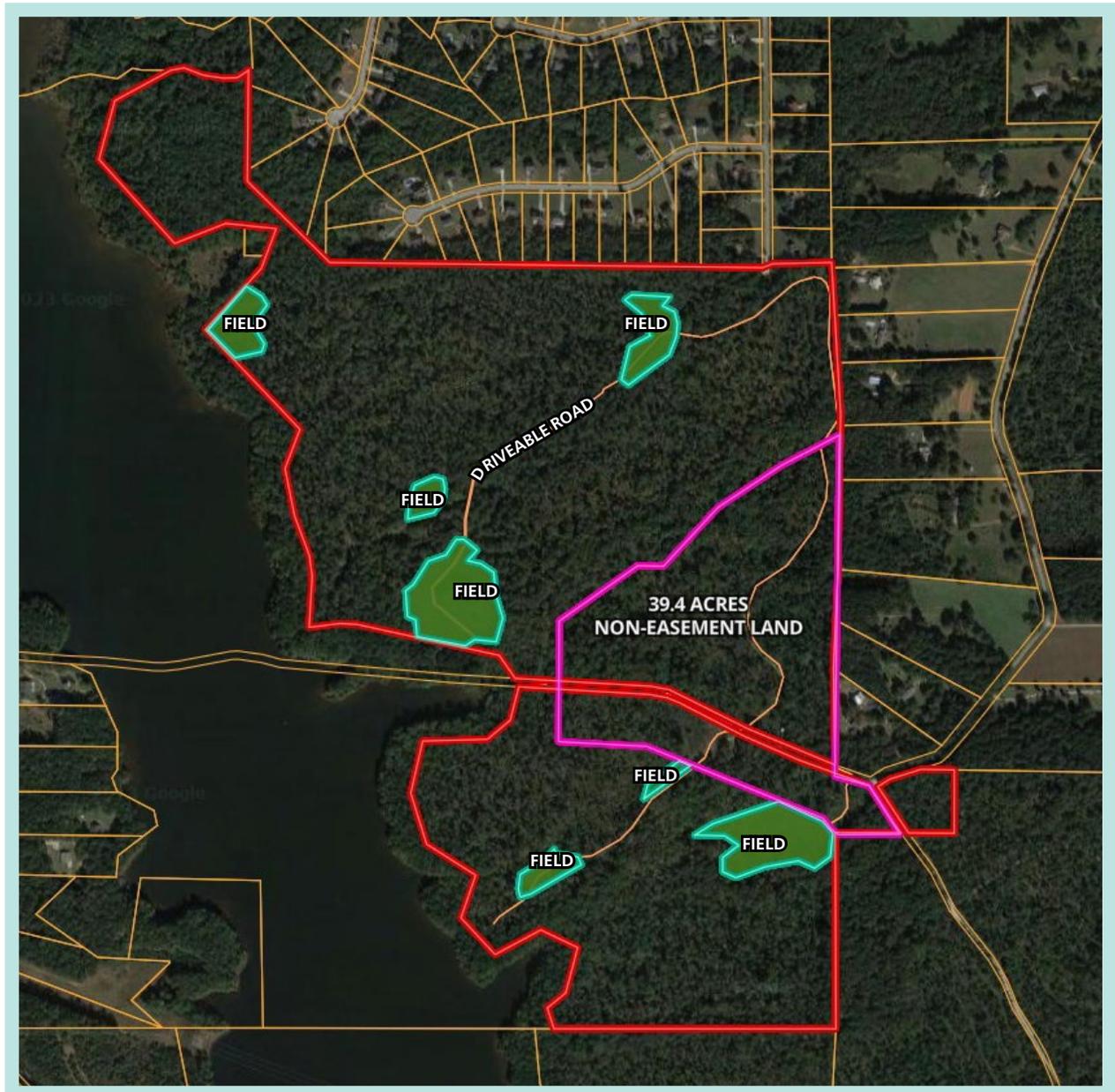


EASEMENT MAP

Of the 205.73 acres, approximately 39.4 acres are located outside of the permanent conservation easement. This land has no restrictions, beyond county zoning standards, and can be cleared or be used for multiple home sites.

The remaining 166 acres is located in the permanent conservation easement. This area can still be enjoyed and utilized by the future owner. The approximately 12± acres of area noted as fields can be used as open land for wildlife areas. The roads that are noted as drivable and others shown in the Support Information can be maintained and improved (paved and widened). The timber can be managed as a timber stand and practices associated with managing the timber. The property can be used for recreational purposes (for example: hunting, equestrian, walking, biking) and unpaved trails can be constructed and maintained.

More detail is provided in the documents in the Support Information.



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** 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.



HENRY COUNTY DETACHED HOUSING AND LOT ANALYSIS

Henry County was one of the best selling counties in Metro Atlanta in 2023. The median SFD new home price through June of 2023 is \$435,785.

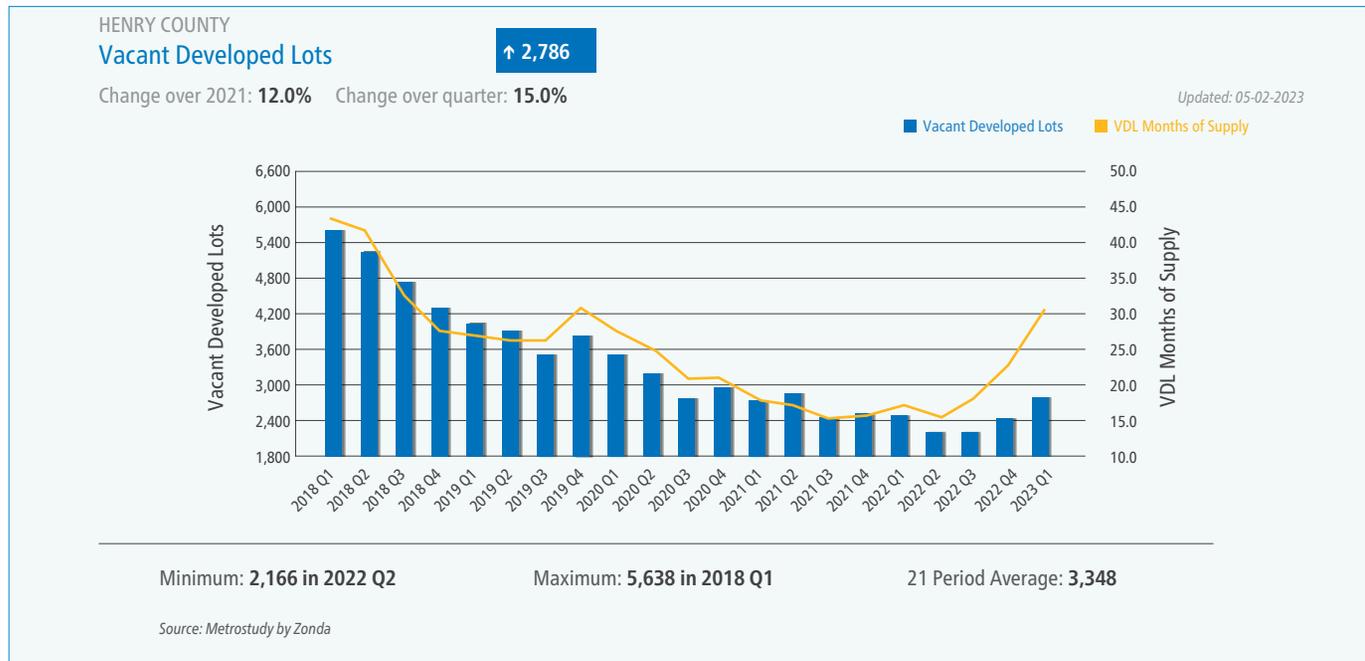


Below are some highlights of the detached housing market in Henry County:

- The median new home sale price through June of 2023 is \$432,785.
- Annual starts of 976.
- Annual closings of 1,553, representing a 3% increase in the last four quarters.

HENRY COUNTY ATTACHED & DETACHED HOUSING AND LOT ANALYSIS

There are currently 2,786 VDLs in attached and detached communities in Henry County. There is currently a 30.7 months supply of lots in Henry County.



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

- Of the 2,786 VDLs, 2,564 are in detached communities. In these detached communities, there is only a 31.5 months supply of lots.
- Approximately 57% 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 18.1 months supply of VDLs.
- 51% 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.

Proposal Requirements

The 205.73± acres in Henry County are offered at a price of \$775,000 or \$3,767 per acre.

Proof of funds/bank letter near the asking price to view the property.

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 **Cole Reservoir Farm** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[DEED OF CONSERVATION EASEMENT](#)



[CONSERVATION EASEMENT MANAGEMENT](#)



[BASELINE DOCUMENTATION REPORT](#)



[205 AC SURVEY PROPERTY EXHIBIT](#)



[39 AC SURVEY](#)



[LIMITED CERTIFICATE OF TITLE](#)

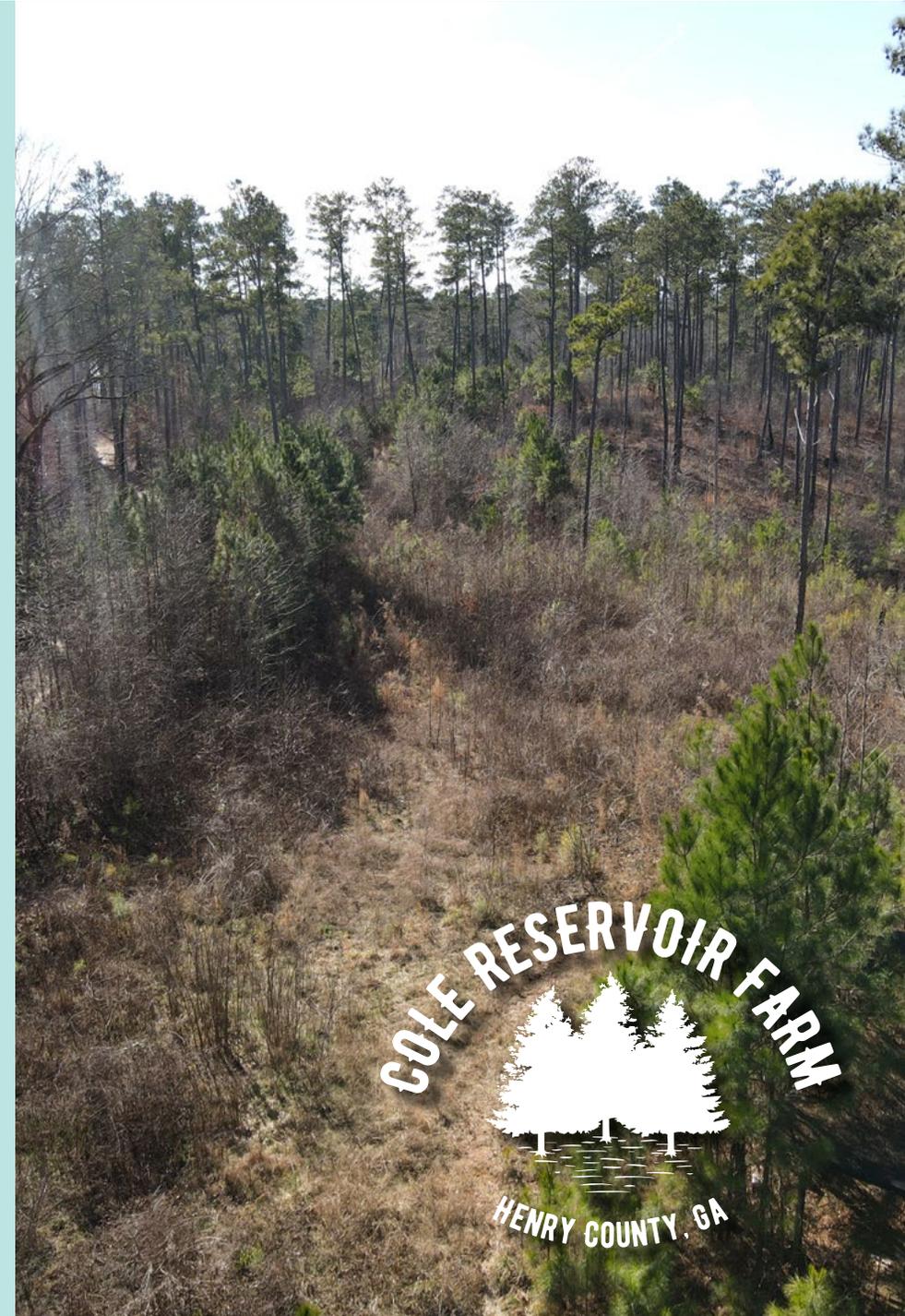


[PROPERTY VIDEO](#)



[MAPRIGHT LINK](#)

*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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COLE RESERVOIR FARM
HENRY COUNTY, GA