



20

DORSEY ROAD

100 ACRES
ON HIGHWAY 20 & DORSEY ROAD
HENRY COUNTY, GA



EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **100 Acres 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 and Co. and Pioneer Land Group represent the Owner in this transaction and make 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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DORSEY RD

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Table of Contents

1 THE OPPORTUNITY

2 THE PROPERTY

3 THE MARKET

4 PROPOSAL REQUIREMENTS

5 SUPPORT INFORMATION

- GEOTECH REPORT
- CONCEPT PLAN
- ZONING RENDERING
- SOILS REPORTS
- SCHOOL BOARD LETTER
- PHASE 1 REPORT
- WETLANDS REPORT
- ZONING MAP
- HISTORY OF THE FARM

The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale 100 Acres on Highway 20 in Henry County, Georgia.

The Mill at Moore Farms offers the following attributes:

- Located in Henry County, the 4th best-selling county in Metro Atlanta for new SFD house sales. Henry County is the best-selling county, South of the I-20 Market.
- There is currently a 29.7 months supply of vacant developed lots ("VDLs") in Henry County.
- Located approximately 4 miles from Atlanta Motor Speedway and Atlanta Speedway Airport, which has a runway of more than 5,500 feet long. These are the centerpieces of the 6,000+/- megasite that is currently in the master planning stages.
- Just over 2 miles from historic downtown Hampton which offers shopping opportunities and several restaurants.
- South Point Shopping Center is located about 5 miles from the property and has many shops, restaurants and department stores. Home Depot and Walmart are located about 6.3 miles from the property as well.
- Great for a builder to establish a presence in this rapidly growing market.
- Opportunity to annex into the city of Hampton. From the initial conversation, the city may be open to annexation. With annexation it may allow the property to use the city's sewer infrastructure.

The Mill at Moore Farms is an opportunity to build a premium community to meet the immediate and growing housing needs for this market.

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



Old Mill Site on Towaliga River



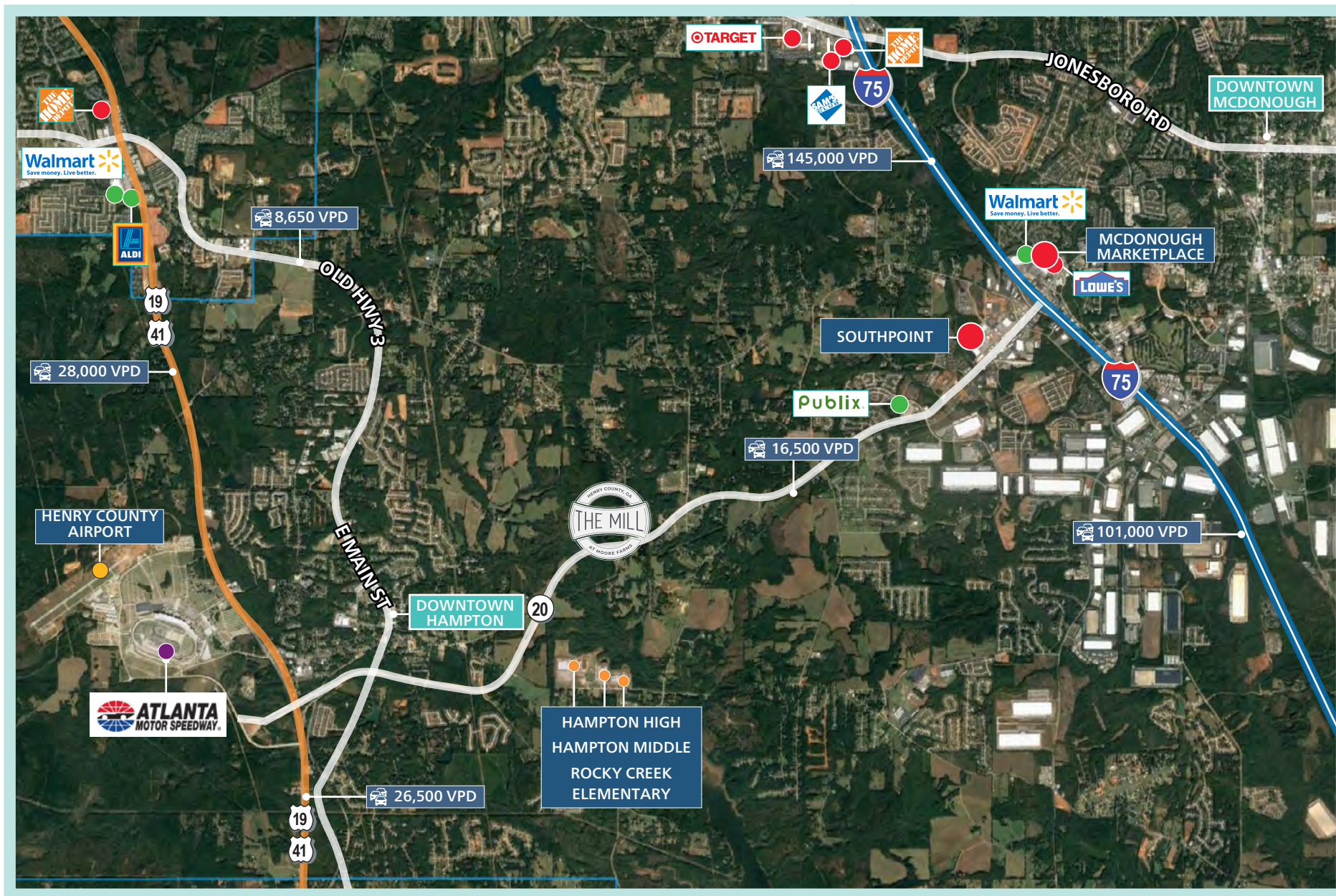
Downtown Hampton

The Property

The Mill at Moore Farms is located at 3696 Highway 20 W, Hampton, Henry County Georgia. The parcel ID is 039-01018000.



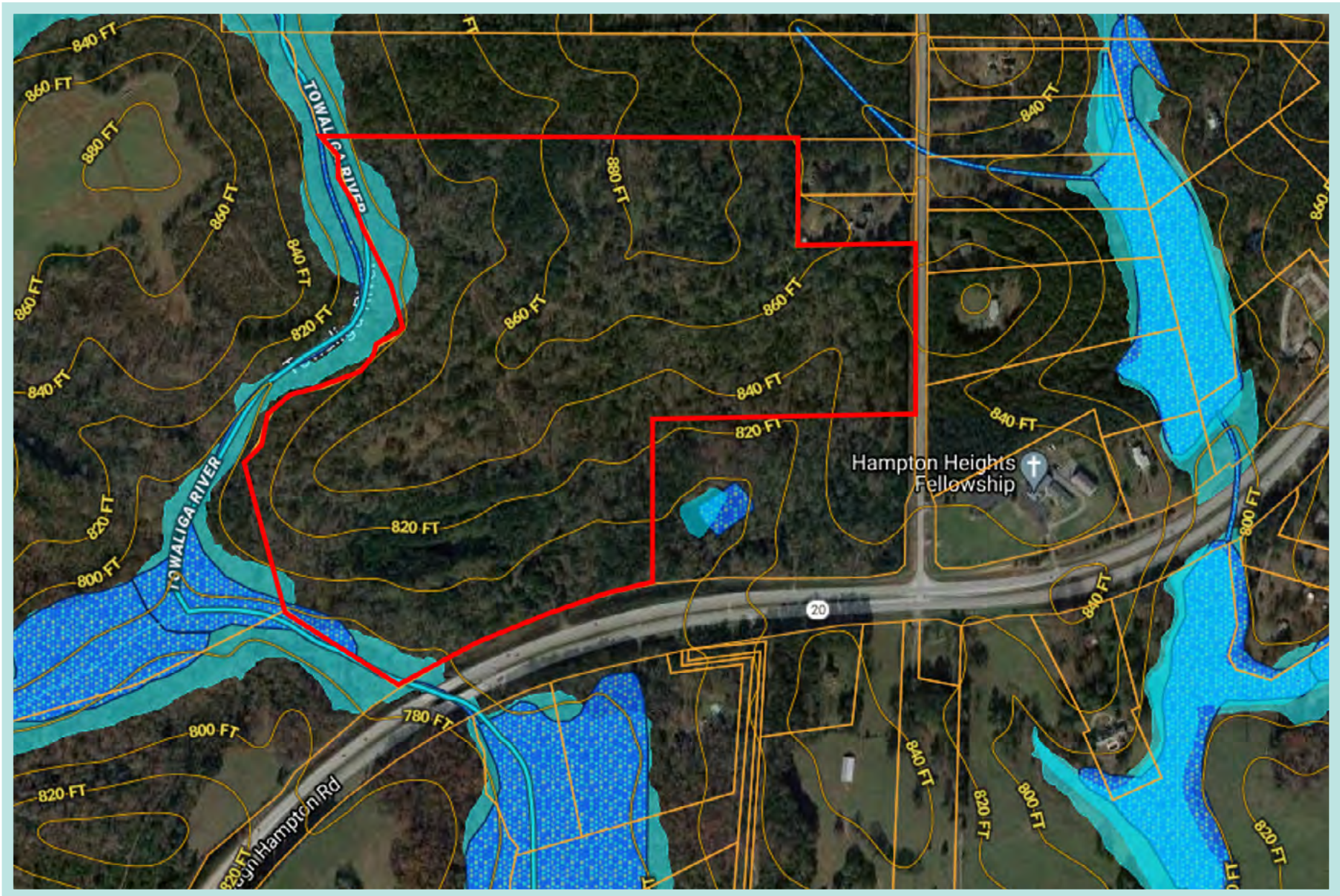
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP



ADDITIONAL DETAILS:

ZONING

The Mill at Moore Farms is currently zoned RA (Residential Agriculture) in Henry County with the following requirements:

Minimum Lot Size: 1 Acre (2 acres in New Subdivision)

Minimum Lot Width: 175'

Front Setback: 75'

Side Setback: 20'

Rear Setback: 40'

Minimum Heated Area: 1,800 SF

The future land use map shows this as rural residential, allowing RA as the only potential zoning. Owner will work with potential buyer to amend the future land use plan in order to obtain more density. Owner will also entertain annexation into the city of Hampton at a density of 2 units per acre.

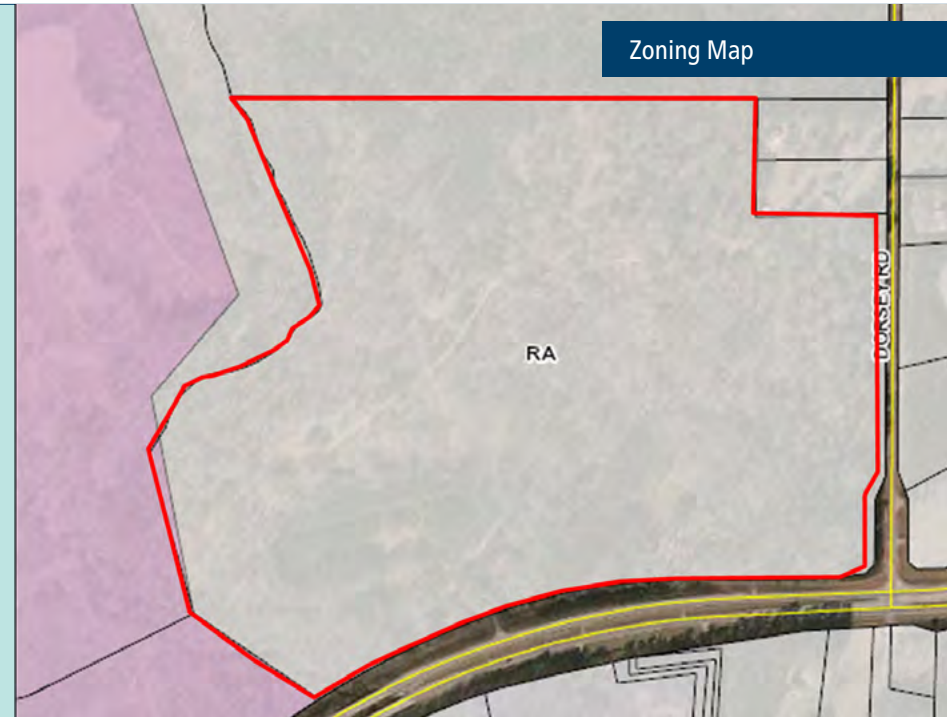
UTILITIES

The Mill at Moore Farms will be served by the Henry County water. There is a possibility to annex into the city of Hampton and use.

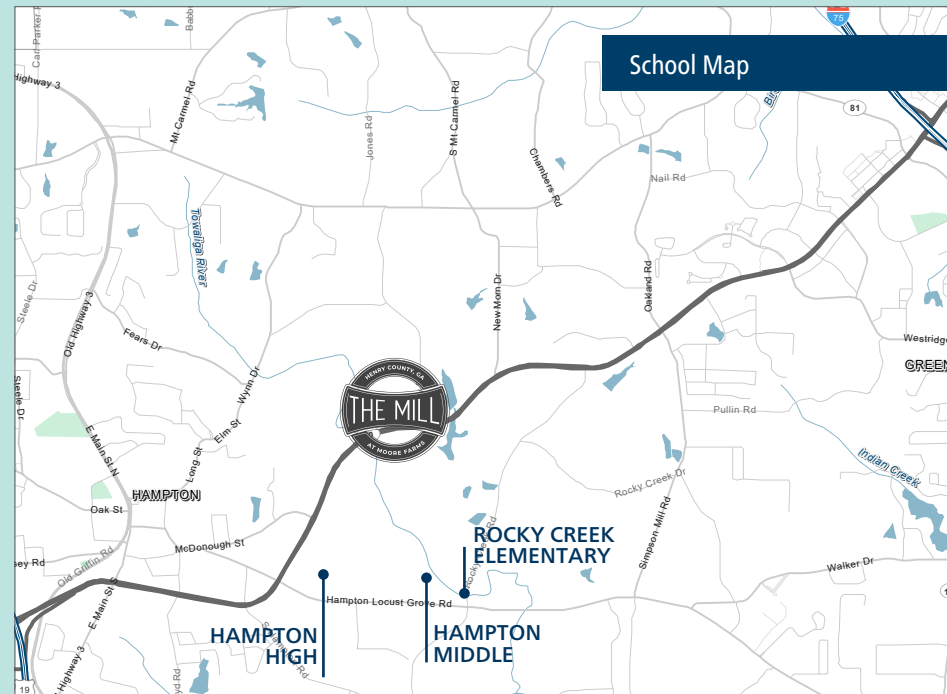
SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Rocky Creek Elementary	2.7 Miles
MIDDLE SCHOOL	
Hampton Middle	2.5 Miles
HIGH SCHOOL	
Hampton High	2 Miles

Zoning Map



School Map



The Market

The Mill at Moore Farms is located a short distance from historic Downtown Hampton. This community offers convenient access to many different aspects of life.

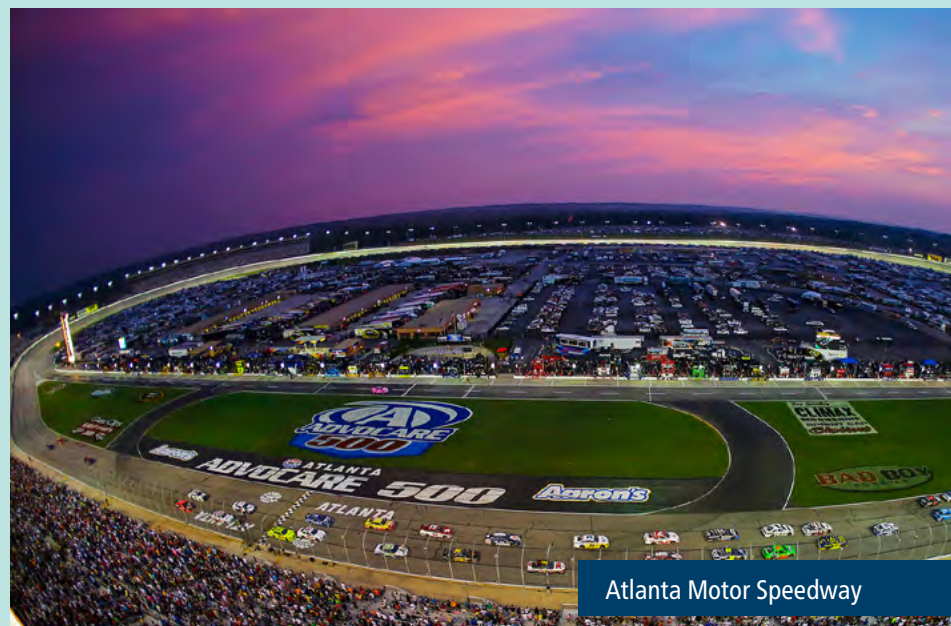
Below are some market highlights from the growing Henry County and City of Hampton:

- **Downtown Hampton** features shops, restaurants, and the historic Hampton Train Depot.
- Located west of the Highway 20 and I-75 interchange is **South Point 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, multiple restaurants and many more offerings.
- **Located approximately 4 miles from Atlanta Motor Speedway and Atlanta Speedway Airport**, which has a runway of more than 5,500 feet long. These are the centerpieces of the 6,000+/- megasite that is currently in the master planning stages.

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



Downtown Hampton



Atlanta Motor Speedway

HENRY COUNTY DETACHED HOUSING AND LOT ANALYSIS

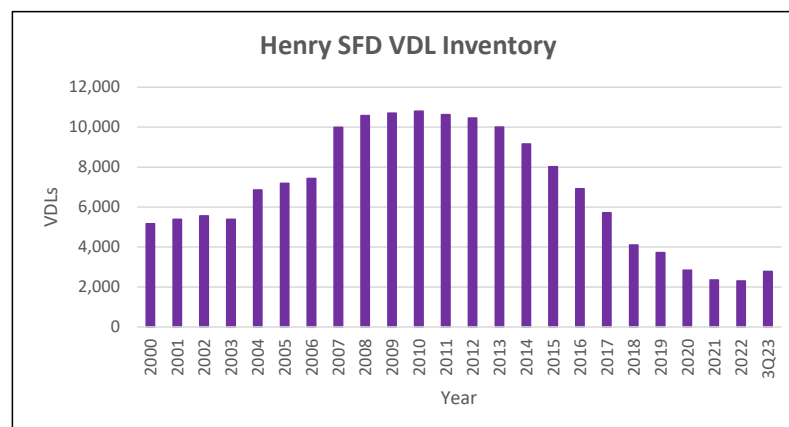
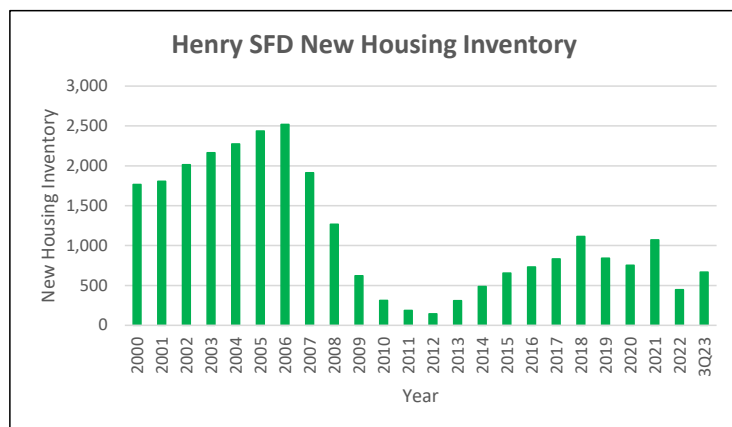
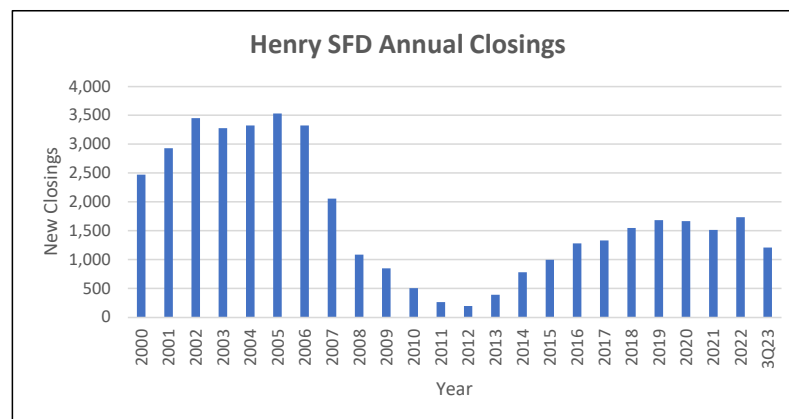
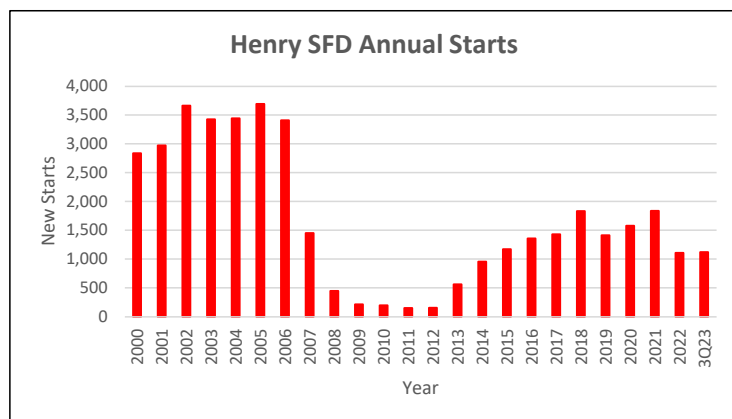
Henry County is one of the best selling counties in Metro Atlanta and continues to show signs of growth. The new construction SFD housing sales data for Henry County from 2020-2Q23 is as follows:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2020	8%	1,488	\$286,000	-
2021	8%	1,239	\$334,000	+16.8%
2022	10%	1,388	\$429,000	+28.4%
2Q23	8%	386	\$433,000	+0.9%

Below are highlights for this market through 3Q23:

- Annual starts of 1,121.
- Annual closings of 1,209.
- Based on the annual starts, there is a 29.7 month supply of VDLs.

HENRY COUNTY DETACHED 20 YEAR REVIEW (3Q23)



Year	Annual Starts	Annual Closings	New Housing Inventory	VDL Inventory
20 Year Average (2004-3Q23)	1,375	1,463	979	7,127
10 Year Average (2014-3Q23)	1,379	1,374	760	4,790
5 Year Average (2019-3Q23)	1,410	1,561	756	2,797

HAMPTON HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The Hampton High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Hampton High School District from 2020-2Q23 is as follows:

YEAR	%TOTAL METRO HENRY COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2020	2%	25	\$234,000	--
2021	1%	10	\$237,000	+1.3%
2022	7%	91	\$397,000	+67.5%
2Q23	15%	56	\$388,000	-2.3%

Below are some highlights of this market through 3Q23:

- Annual starts were 110.
- Annual closings were 144, representing a 162% increase in the last four quarters.
- Currently, there are 172 VDLs in this market. Based on the annual starts, there is a 18.8 month supply of VDLs.

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

Proposal Requirements

The parcel is currently 121.63 acres. The owner will retain approximately 20 acres at the corner of Dorsey Road and Highway 20. The purchaser will be responsible for the survey of the subdivision from the remaining parcel. **The 100 acres is offered at a price of \$4,000,000.**

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 local history and 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 **The Mill at Moore Farms** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[GEOTECH REPORT](#)



[CONCEPT PLAN](#)



[ZONING RENDERING](#)



[SOIL REPORTS](#)



[SCHOOL BOARD LETTER](#)



[PHASE 1 REPORT](#)



[WETLANDS REPORT](#)

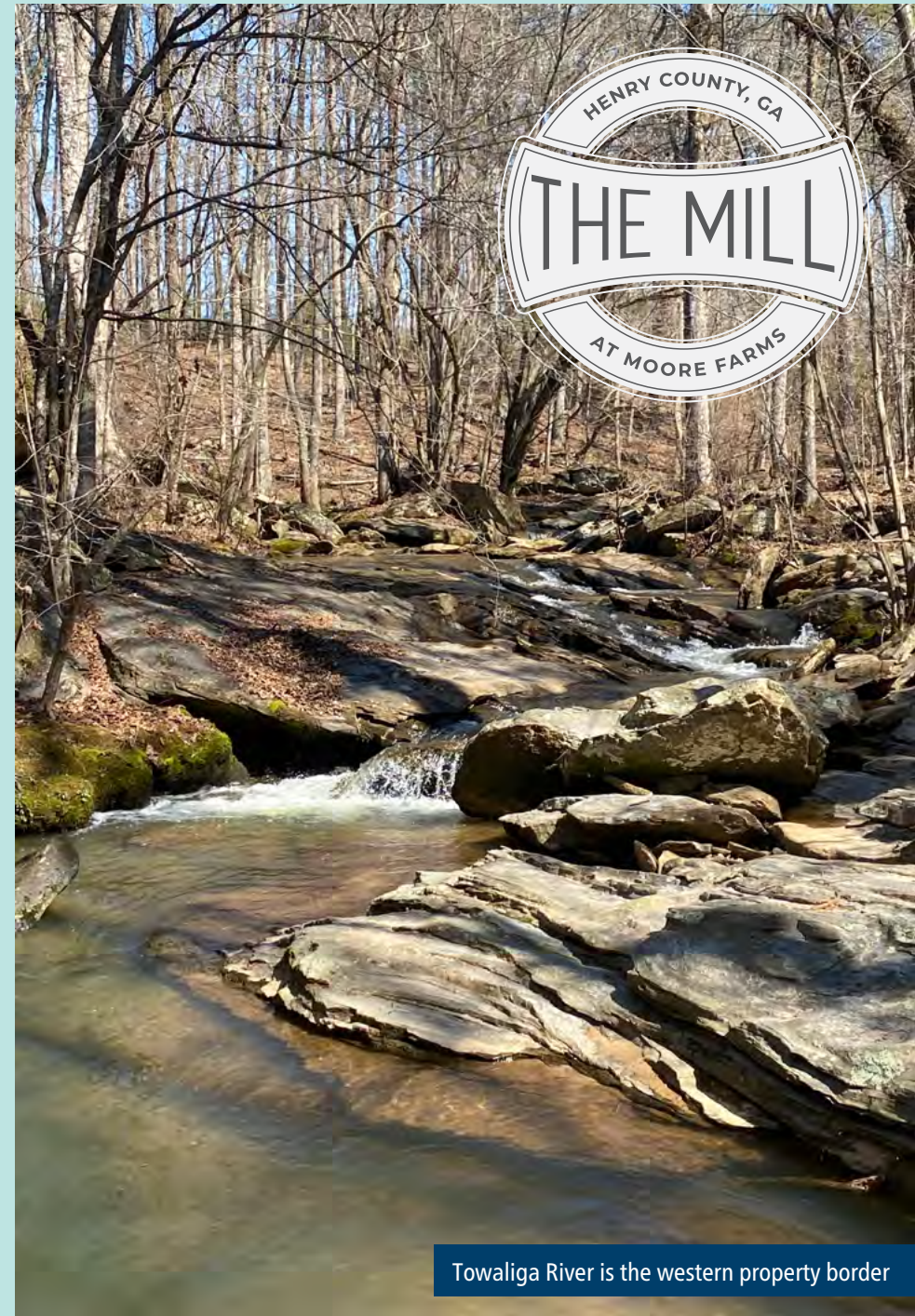


[ZONING MAP](#)



[HISTORY OF THE FARM](#)

*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.



Towaliga River is the western property border

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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