

DOUGLASVILLE



ARBOR PLACE MALL CORRIDOR



CHAPEL HILL RD

EAST CHAPEL HILL

105± ACRES PLANNED FOR 163 FUTURE LOTS

DOUGLAS COUNTY, GA

EXCLUSIVE OFFERING

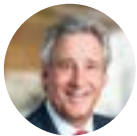
Ackerman & Co.



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **105± Acres Planned for 163 Future Lots on East Chapel Hill Road in Douglas 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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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present **East Chapel Hill**, 105± acres planned for 163 future lots in Douglas County, GA.

East Chapel Hill offers the following attributes:

- Convenient access to surrounding amenities of Metro Atlanta via the Chapel Hill Road and I-20 interchange.
- Just over 5 miles from Downtown Douglasville, offering an array of dining, retail and entertainment.
- Approximately 6 miles from Sweetwater Creek State Park, a 2,549-acre state park that features walking trails, a visitors center, bait shop and fishing.
- Foxhall Resort and Sporting Club which is 1,100 acres with over 15 miles of frontage on the Chattahoochee River, is approximately 8 miles away.
- Located in Douglas County, that had an increase in closings YOY of 11.2%.
- There is currently a 40.3 months supply of attached and detached lots.
- The property is bisected by the Chapel Hill and New Manchester High School districts.

East Chapel Hill is an opportunity to build a 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 Process section of this Offering Memorandum.



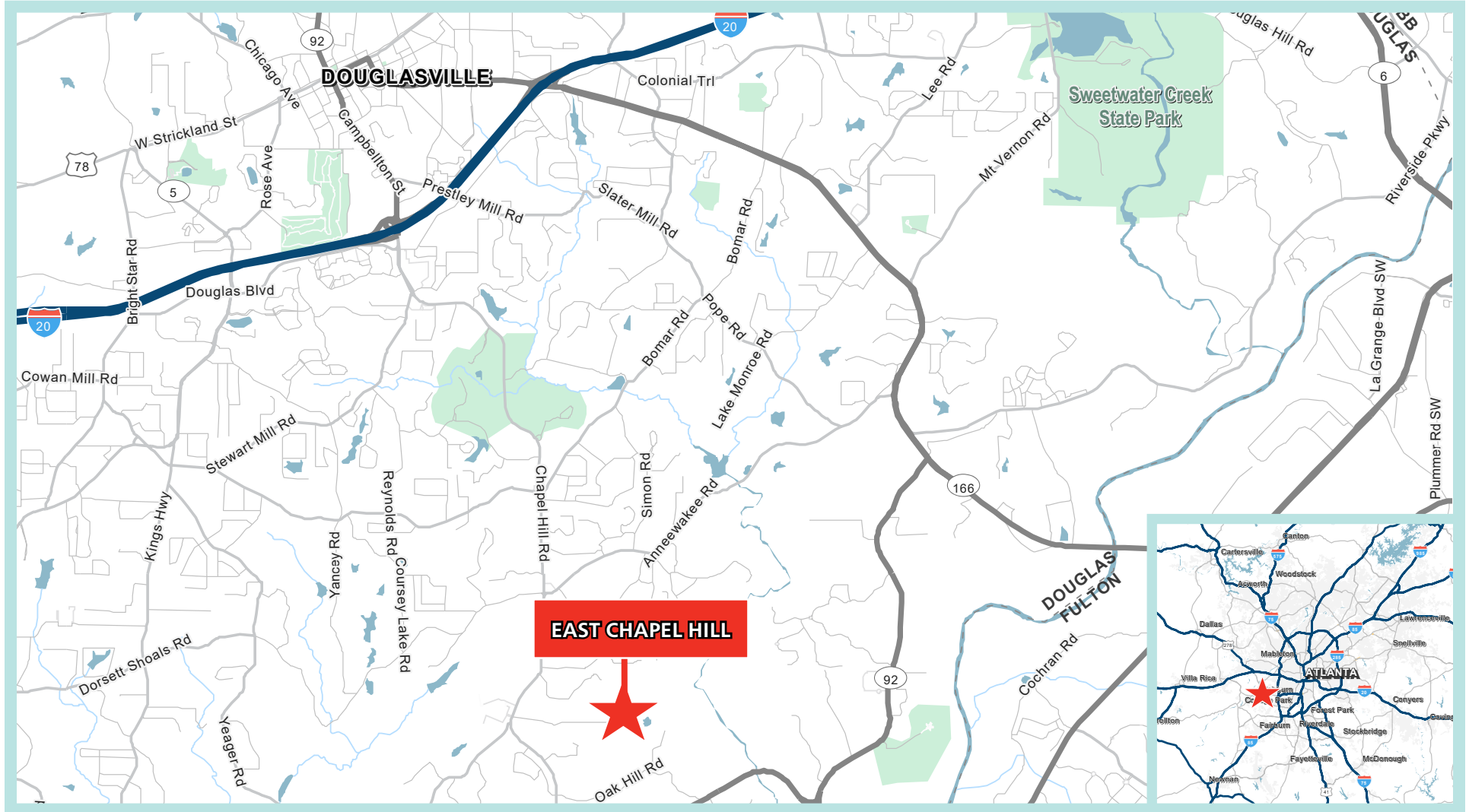
MASTER PLANNED DOWNTOWN DOUGLASVILLE PROJECT



SWEETWATER CREEK STATE PARK

The Property

East Chapel Hill is located at the end of East Chapel Hill Road in Douglas County, GA 30315. The parcel numbers are 009-1015-0005, 009-1015-0002, and 009-1015-0003.



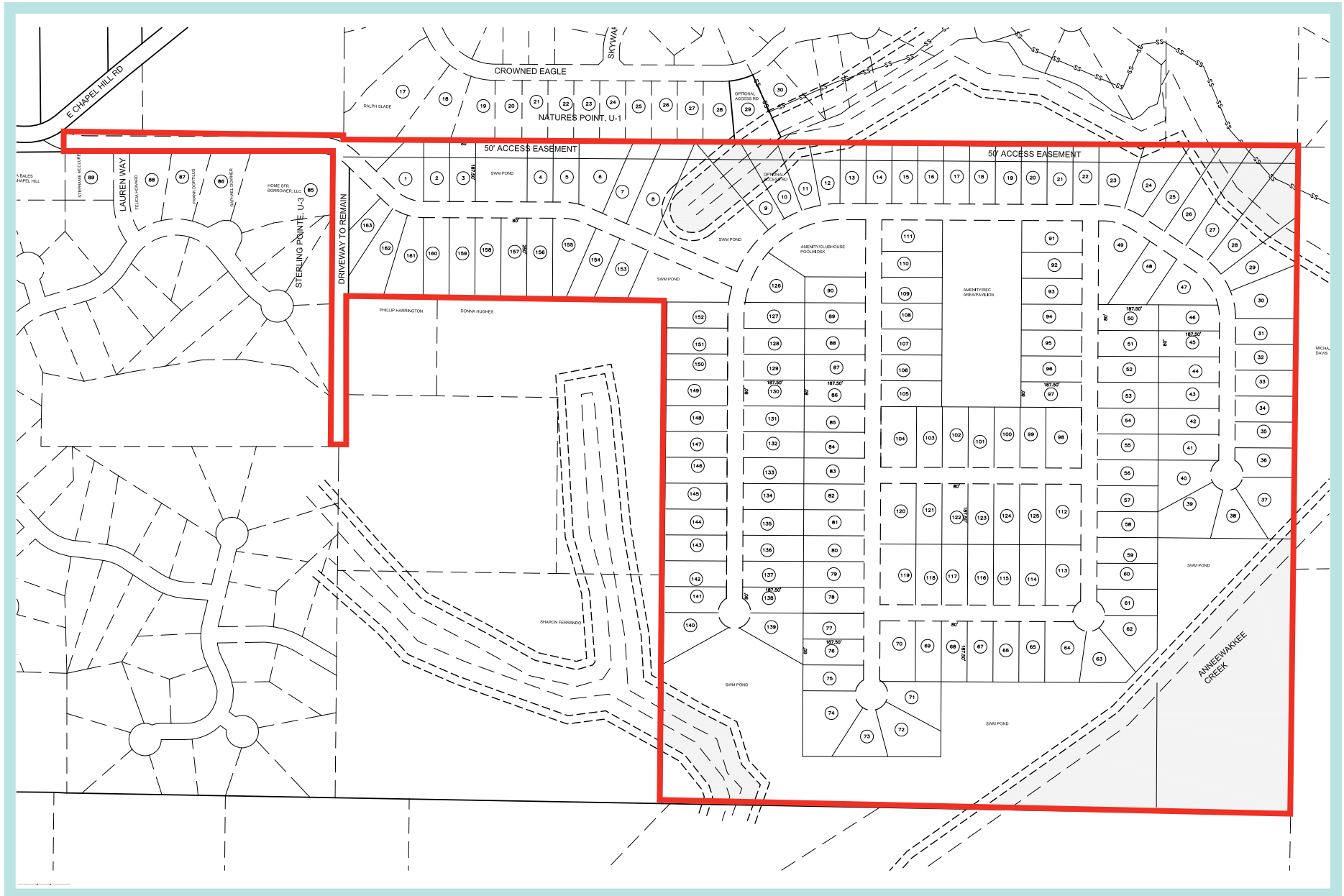
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



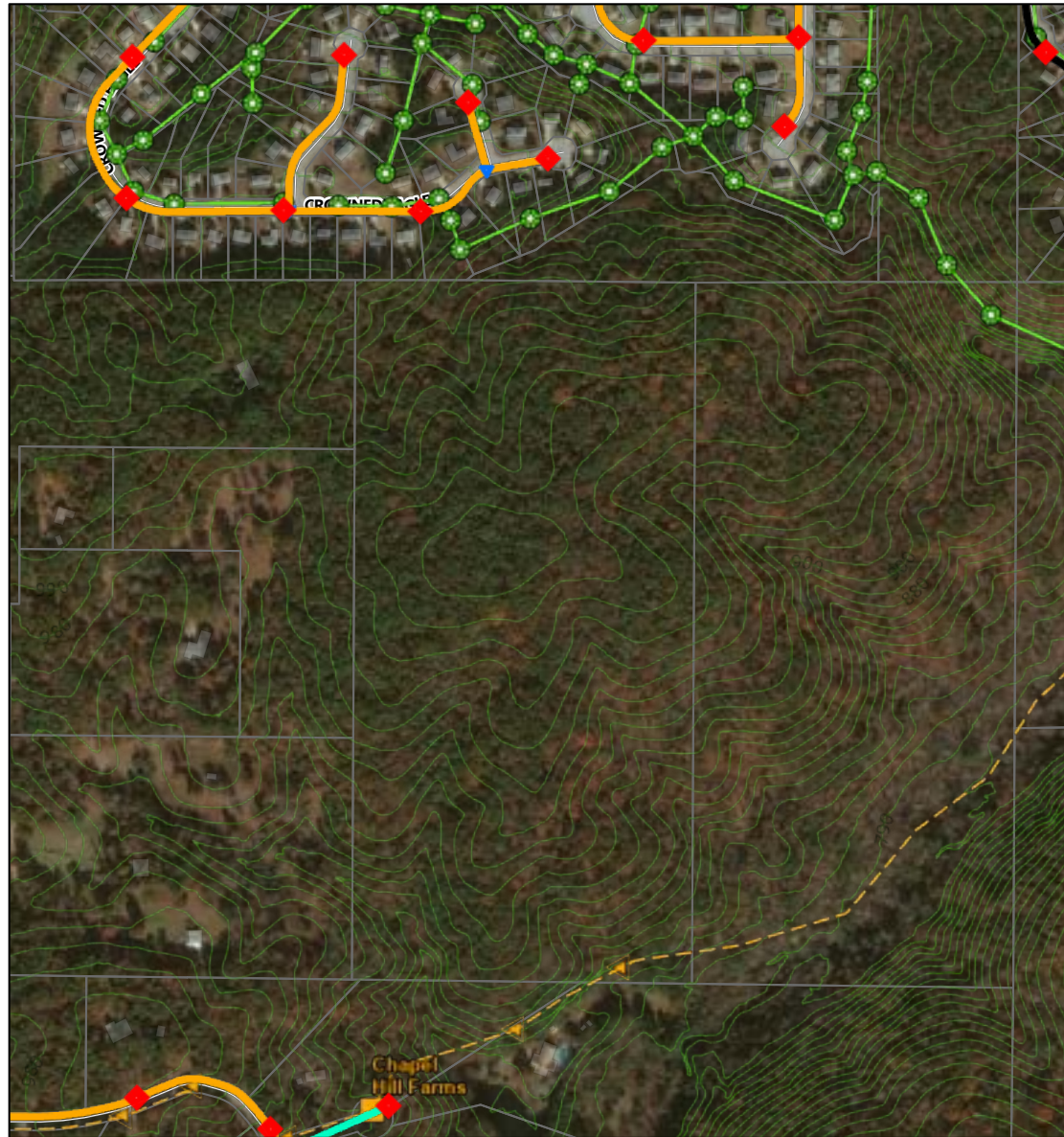
LOW ALTITUDE AERIAL



SITE PLAN

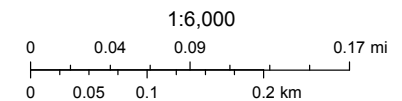


SEWER MAP



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- | | | |
|-------------|----------------------|--------------------------|
| TOPO | Water Control Valves | Sewer Pressurized Mains |
| Water Mains | Blowoff | Sewer Network Structures |
| 2" WM | Valve | Lift Station |
| 6" WM | Hydrant | Air Release |
| 8" WM | Sewer Gravity Mains | Sewer Manholes |
| 12" WM | Sewer Gravity Mains | Manhole |



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

ZONING AND LAND USE

East Chapel Hill is zoned R-LD in Douglas County with the following development standards:

- Minimum House Size:.....1,800 SF
- Minimum Lot Size:.....15,000 SF
- Minimum Lot Width:80'
- Minimum Front Setback:35'
- Minimum Side Building Line:15'
- Minimum Rear Building Line:.....30'

UTILITIES

The Property is served by domestic water and sanitary sewer. Prospective purchasers should verify utility availability and capacity during the due diligence.

SCHOOL SYSTEM

SCHOOL	DISTANCE FROM SITE
Holly Springs Elementary	1.0 miles
Chapel Hill Middle	1.6 miles
New Manchester High	6.6 miles
Chapel Hill High	0.5 miles



The Market

East Chapel Hill is located in Douglas County, Georgia, and is served by the City of Douglasville's surrounding thriving amenities. As the metro Atlanta housing market continues to grow, the metro counties, including Douglas County, will continue to grow with it. Below are just some of the highlights for the County:

- **Downtown Douglasville** is located north of I-20 and has thriving retail with an old town feel and a convention center. The City of Douglasville is currently in the process of master planning the downtown area with new retail space and an outdoor amphitheater.
- **Arbor Place Mall** is located between Chapel Hill Road and Highway 5 on Douglas Boulevard. This regional mall has over 1,000,000 feet of retail space, with shopping anchors such as Dillards, JCPenney, Macy's, Belk and Sears.
- **Sweetwater Creek State Park** is a 2,549-acre state park located in the New Manchester area of Douglas County. The park features walking and hiking trails, a lake, a visitor center, a bait shop and the ruins of the New Manchester Manufacturing Company. Additionally, activities such as fishing, camping, boating, picnicking and sightseeing are all offered at Sweetwater.

With all of the surrounding amenities, convenient access to the interstate, and a growing job market, **East Chapel Hill** is an excellent opportunity for a builder to take advantage of this exciting market.



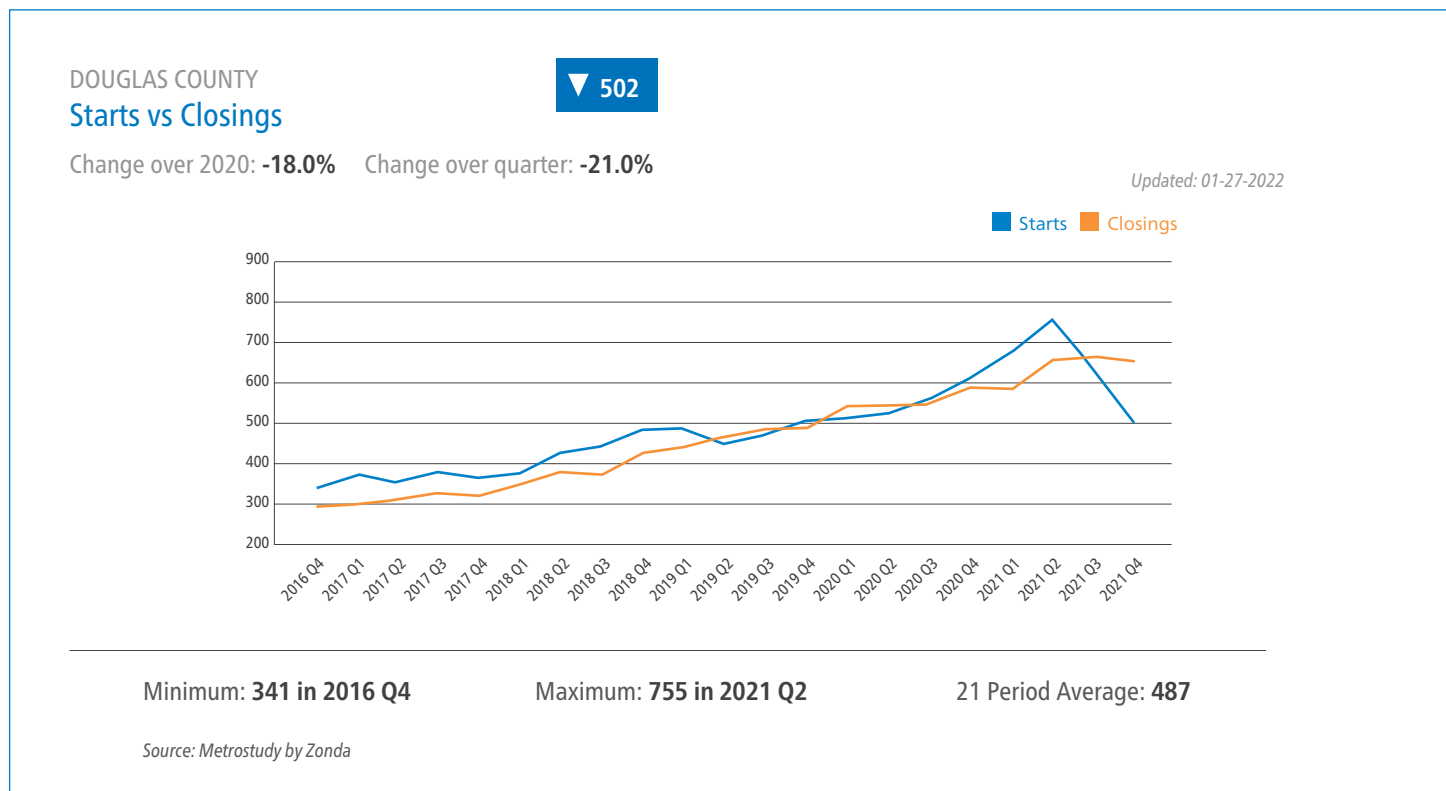
DOWNTOWN DOUGLASVILLE



ARBOR PLACE MALL

DOUGLAS COUNTY ATTACHED & DETACHED HOUSING AND LOT ANALYSIS

The Douglas County housing market continues to experience strong growth for both new and resale SFD houses. The starts versus closings in the county are as shown below:



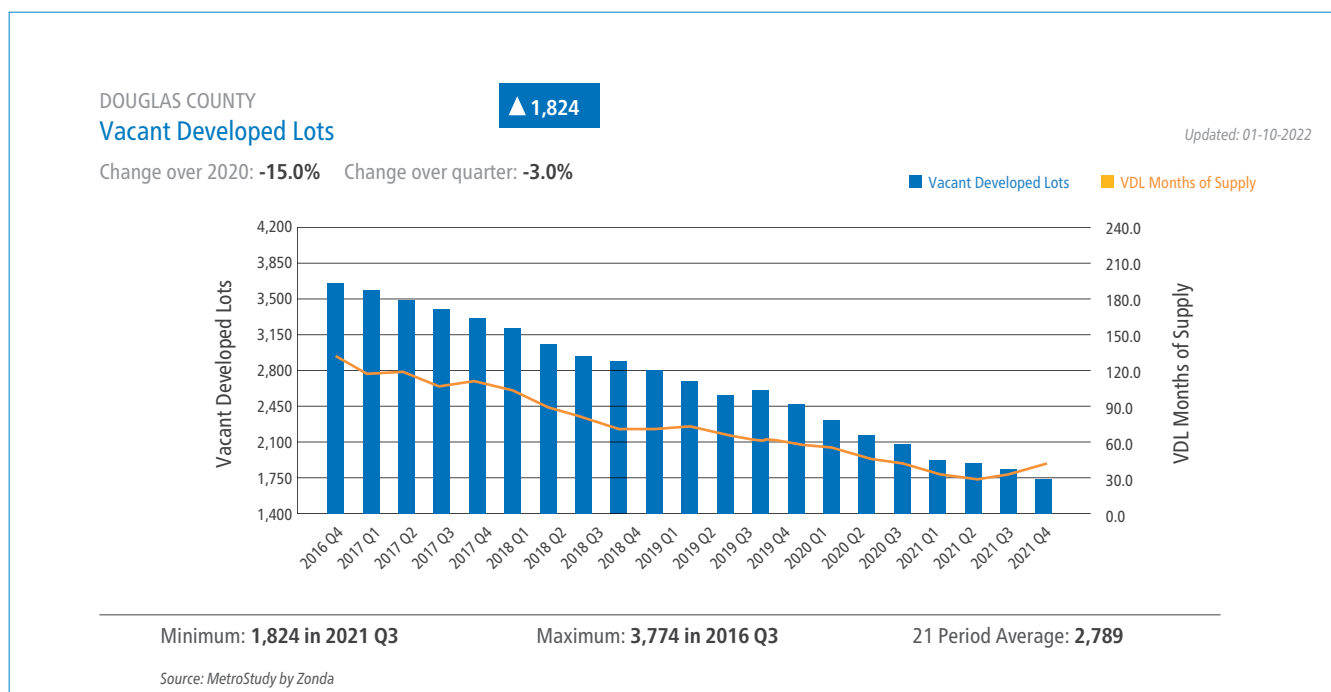
Below are some highlights from this market through 4Q21:

- Annual starts were 502.
- Annual closings were 653, representing an 11.2% increase in the last four quarters.

Source: MetroData

DOUGLAS COUNTY ATTACHED & DETACHED HOUSING AND LOT ANALYSIS

There are currently 1,684 VDLs in attached and detached communities in Douglas County. There is currently a 40.3 months supply of lots in Douglas County.



Below are some highlights of the housing market in Douglas County:

- Of the 1,684 VDLs, 1,639 are in detached communities. In these detached communities, there is only a 41.4 months supply of lots.
- Of the 1,684 VDLs, 45 are in attached communities. In these attached communities, there is only a 20.0 months supply of lots.

With the extended time of development to the construction of housing, new developments are needed to support the continued growth of new housing in Douglas County.

Source: MetroData

Proposal Requirements

The offering price for the **163 future lots** is **\$22,000 per lot** or a **total of \$3,586,000**.

Interested parties should submit a letter of intent 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 **East Chapel Hill** and may be downloaded.* Click the links to open the files.

[VIEW ALL FILES](#)[GOOGLE EARTH KMZ](#)[SITE PLAN](#)[SURVEY](#)[SEWER MAP](#)

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

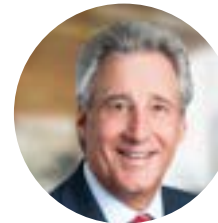


MEET OUR TEAM

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 **\$500+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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