

54.543 Acres
ON TURNER CHURCH ROAD
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 **54.543 acres on Turner Church 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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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **54.543 acres located on Turner Church Rd** in McDonough, Henry County.

Turner Church Rd offers the following attributes:

- Just over 4 miles from Interstate 75, offering convenient access via the Jonesboro Road interchange.
- Downtown McDonough is less than 2 miles from the property, offering an array of dining, retail and entertainment options.
- 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 in 2024 in the Union Grove High School District was \$548,000, which is the highest average price district in Henry County.
- Nearly 3,000 feet of frontage on Turner Church Road.
- Sewer is located in a subdivision nearby but would require an easement, and capacity should be verified by potential purchaser.
- Potential to rezone property to a higher density than the current zoning.
- Across the street from Wade Farm, a new age-restricted community under development.

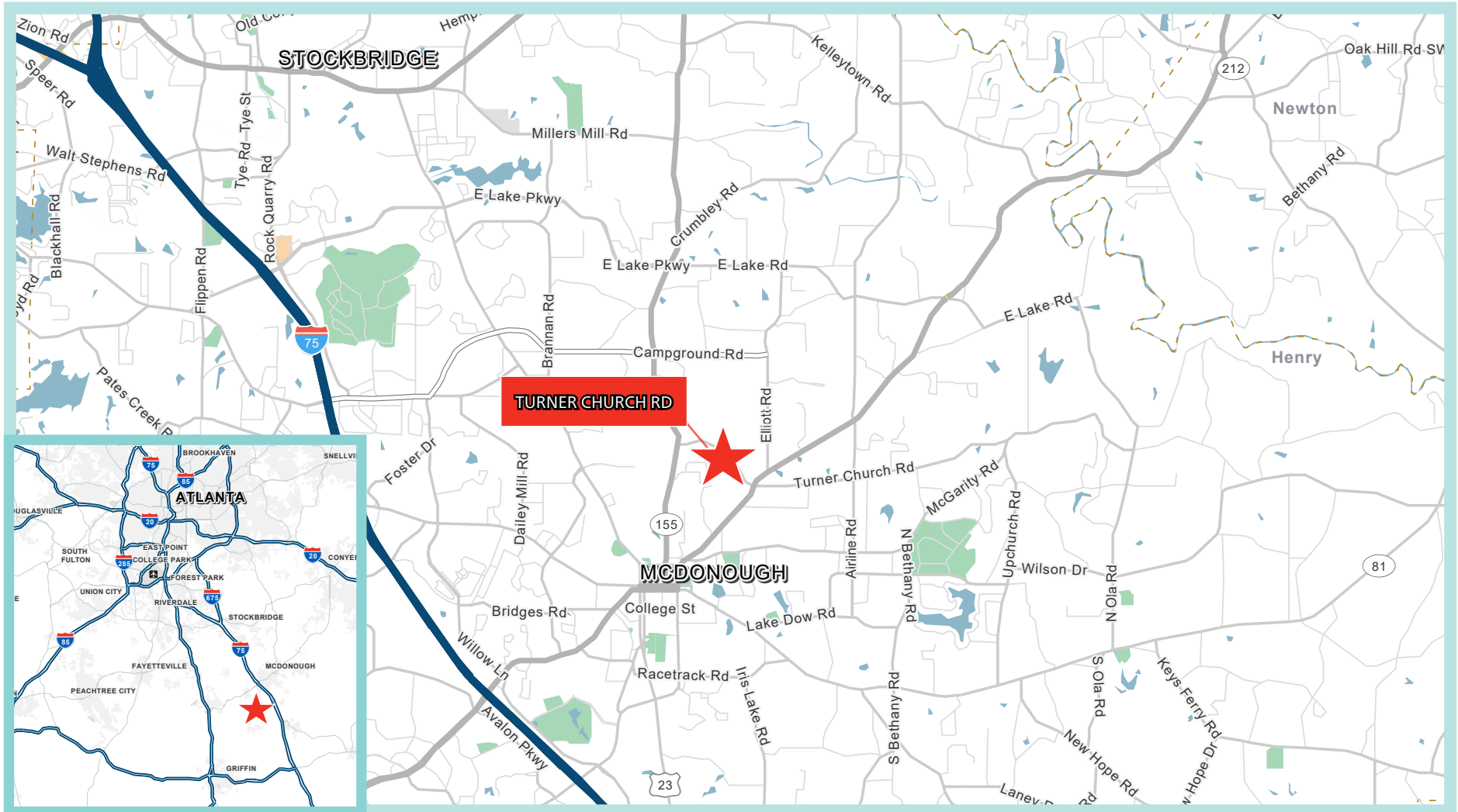
With 54.543 acres, the property offers a prime opportunity to enter into or expand within this market.

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



The Property

The Property is on Turner Church Road in McDonough, Henry County, GA. The parcel ID is 105-01071000.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY



ADDITIONAL DETAILS:

ZONING

The Property is currently zoned RA200 (Residential Agricultural) in McDonough with the following requirements:

- Minimum Lot Area62,000 SF
- Minimum Lot Width200’
- Minimum Front Setback60’
- Minimum Side Setback20’
- Minimum Rear Setback40’
- Minimum Heated Floor Area2,000 SF

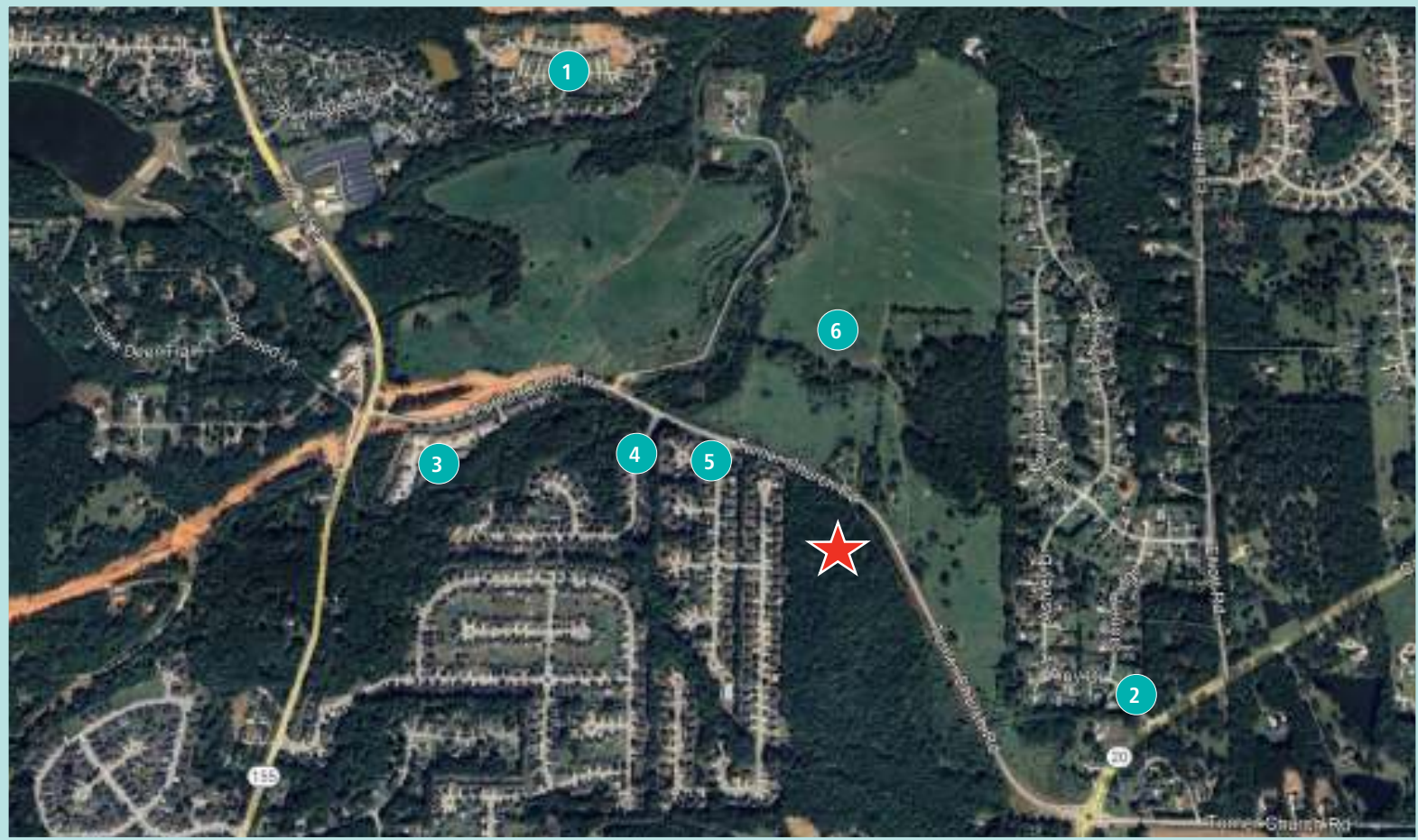
FUTURE LAND USE

Existing Future Land Use: Large lot residential development on the outskirts of the City. Future development should be conservation subdivisions or estate development with high-quality design and public-realm amenities.

Proposed Future Land Use: The primary intent of the Estate Residential land-use category is to preserve the rural residential character of the City. The area is characterized by low-density residential and protects the existing natural features by using large lots, conservation subdivisions, and cluster development. This allows up to 3 dwelling units per acre.



SURROUNDING COMMUNITIES DENSITY



	Community	Zoning	Acreage	# Units	Min Lot Size	Min Lot Width	Gross Units/Acre	Net Units/Acre	Open Space	Open Space %	Open Space in 100 year Flood/Lakes	% of Open Space in Flood	Min House Size
1	Brush Arbor (ALL)	R100 RGP	81.2	137	9,766	60'	1.69	2.09	15.51	19%	14.05	91%	1600
2	Emerald Plantation	R2	98.1	111	30,000	140'	1.13	1.13	0	0%	0	0%	1600
3	Preserve at Mountain Brook (TH)	RTD Conditions	21.16	72	2,230	20'	3.4	12.36	13.82	65%	10.14	73%	1200
4	Mountain Brook Preserve (SFD)	R-75 Conditions	28.7	55	10,000	75' (*55')	1.92	3.4	9.72	34%	9.63	99%	1600
5	Mountain Brook Village	R-75 Conditions	53.5	150	10,000	75'	2.80	3.02	3.89	7.3%	2.31	59%	1600
6	Wade Farm	PUD- Age Restricted	157.0	318	8,000	60'	2.03	3.45	64.8	41%	28.8	44%	1600

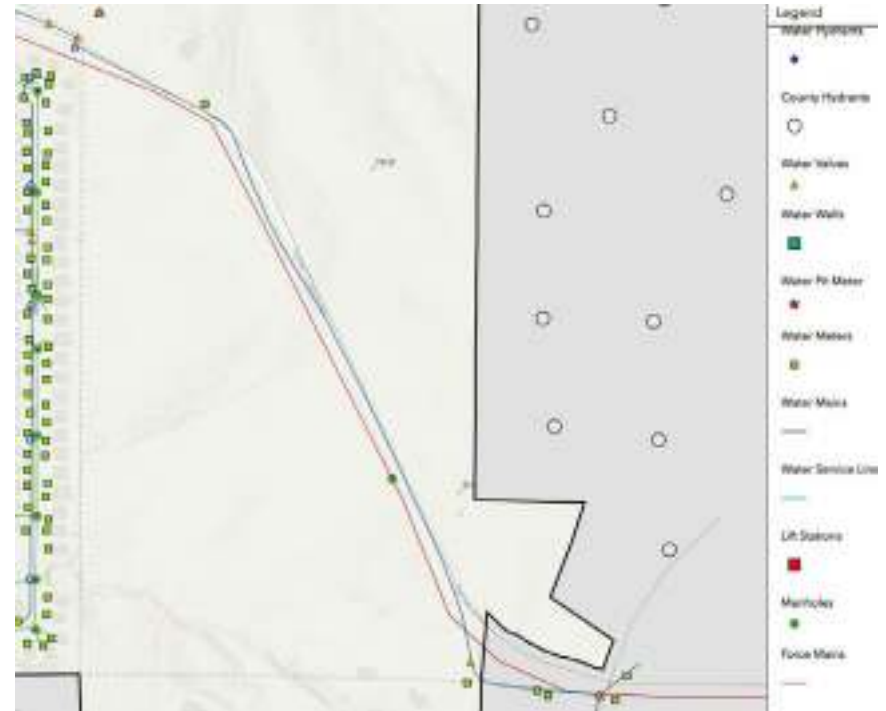
SEWER MAP

ADDITIONAL DETAILS:

UTILITIES

Water: Domestic water is located in the right-of-way on Turner Church Road

Sewer: Sanitary sewer is located in the adjacent subdivision. An easement may be required to access sewer. It appears that the property will gravity-flow to sewer.



SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
East Lake Elementary	3.9 Miles
MIDDLE SCHOOL	
Union Grove Middle	4.3 Miles
HIGH SCHOOL	
Union Grove High	3.8 Miles



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.

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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 2021-2024 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%

Below are the 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.

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 2021-2024 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%

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.

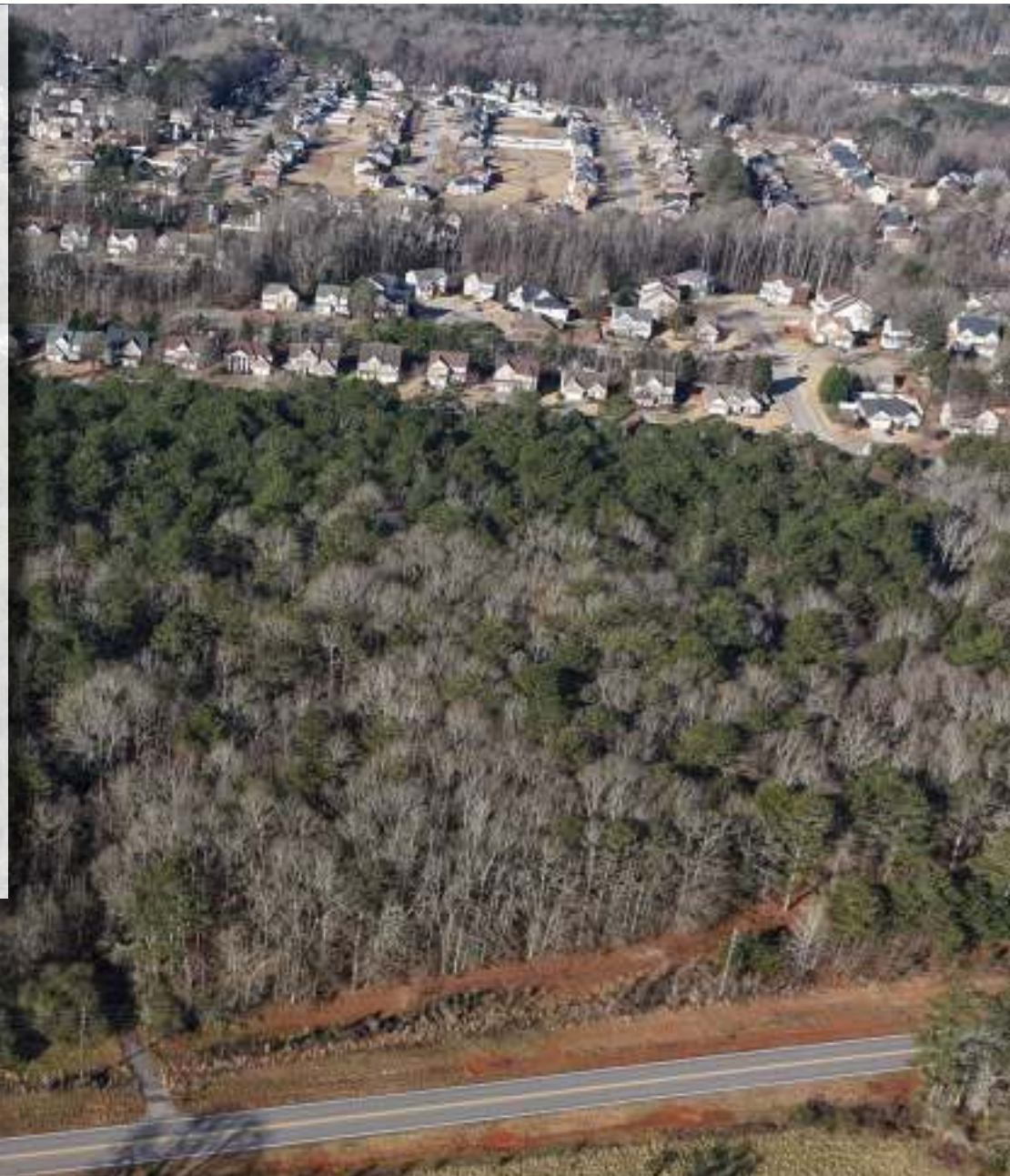
Proposal Requirements

The 54.543 acres in Henry County are offered at a **minimum price of \$4,090,500, calculated at \$75,000 per acre** based on a future rezoning allowing 2.0 units per acre. If a purchaser secures approval for a higher density, the purchase price will be adjusted accordingly.

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.

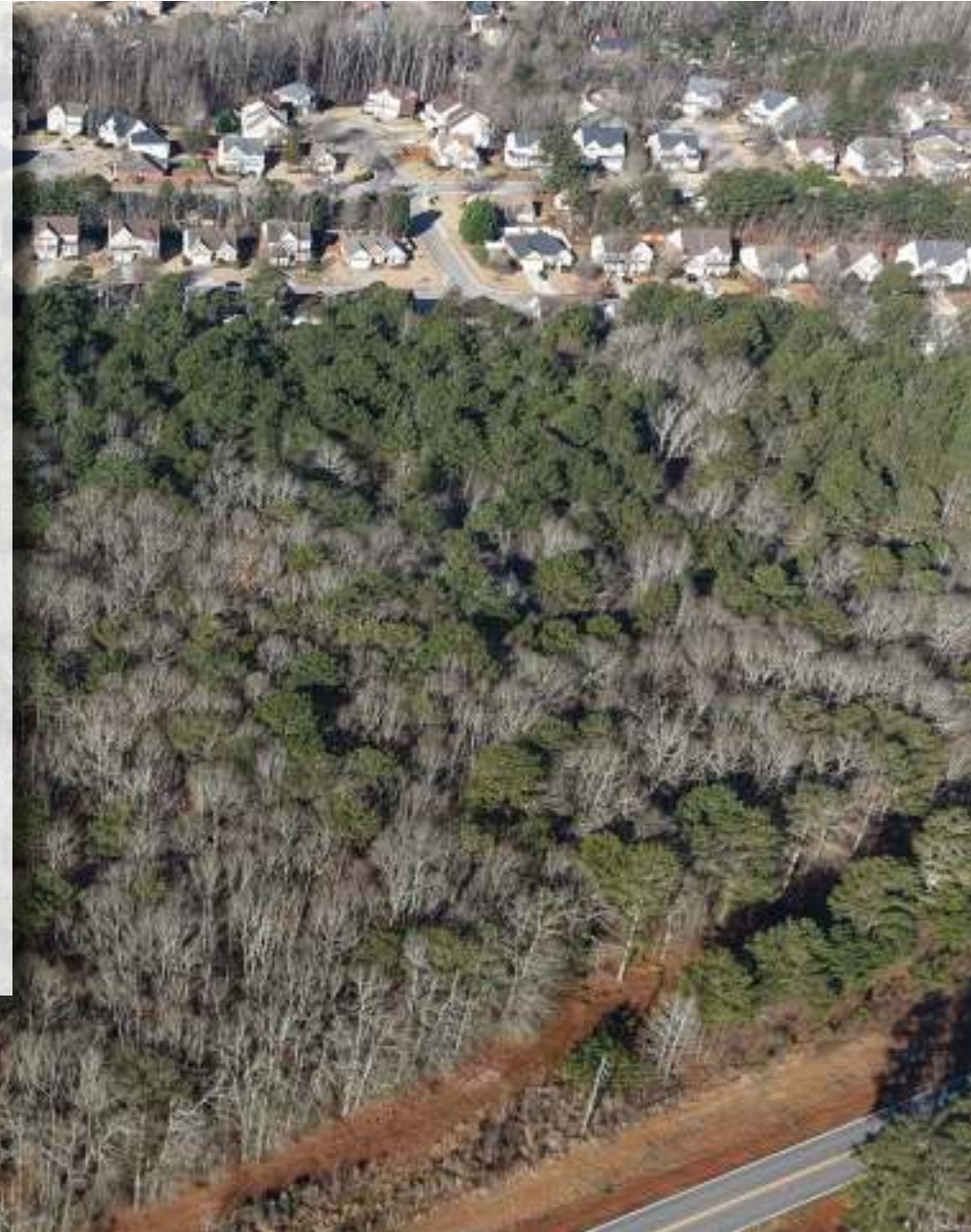


Support Information

Below are files that are related to **Turner Church 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/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 land transactions.

FOR MORE INFORMATION, CONTACT:



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