



29.04 Acres  
ON OLD SPEER RD  
STOCKBRIDGE, 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 **29.04 acres on Old Speer Rd in Stockbridge, 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 **29.04 acres located on Old Speer Rd** in Henry County.

**Old Speer Rd** offers the following attributes:

- Adjacent to I-75 and I-675 with over 400 feet of interstate frontage.
- Convenient access via Highway 138 to each interstate.
- Downtown Stockbridge is about 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 through 1Q25 in the Dutchtown High School District was \$438,000.
- Just over 10 miles from Hartsfield-Jackson International Airport, providing over 63,000 jobs in the world's busiest airport.
- Sewer is nearby across a creek. Easements will be required. The status of the lift station located there is uncertain at this time.

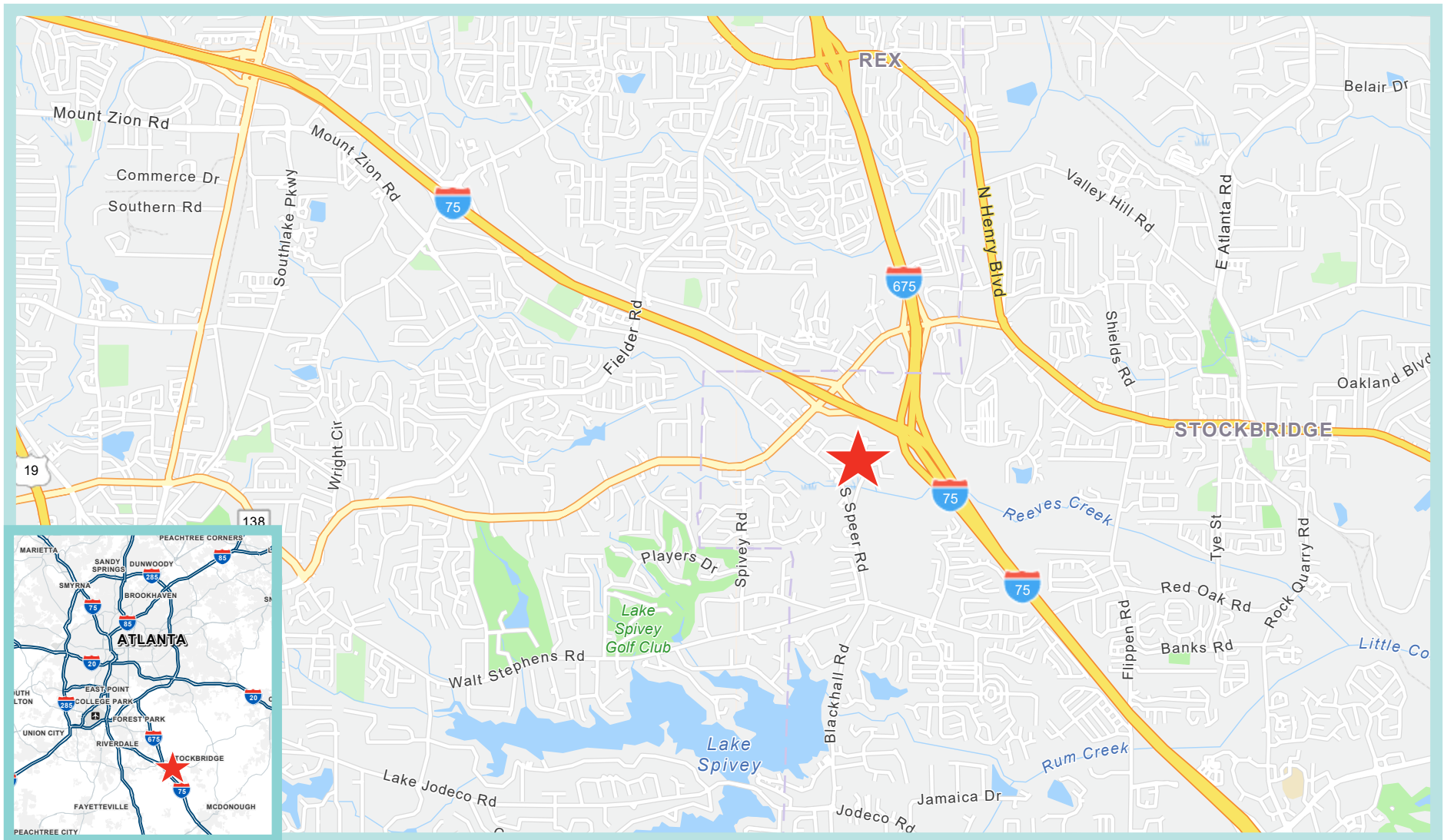
With 29.04 acres, the property offers a prime opportunity to enter into or expand within this market.

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

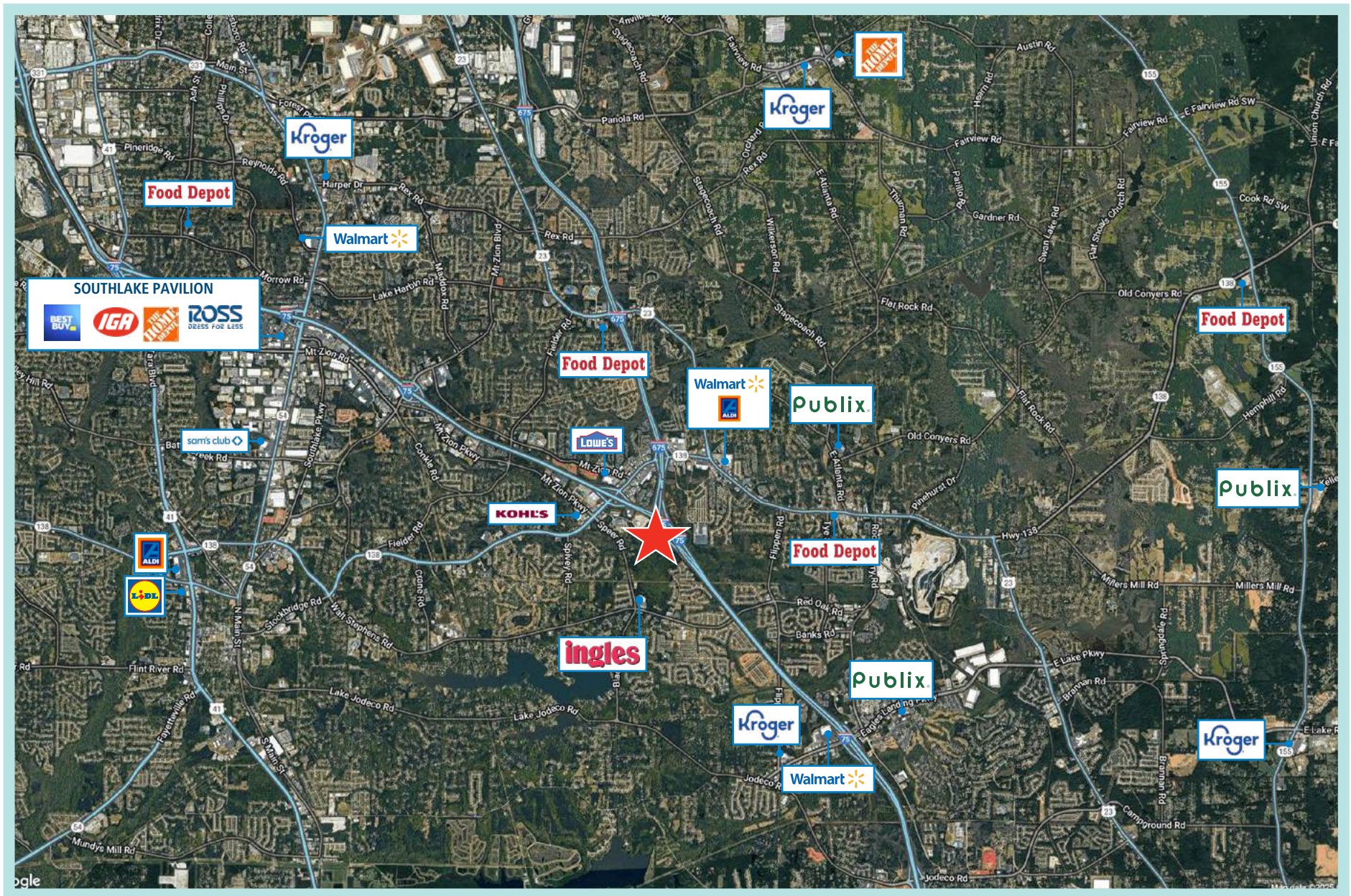


# The Property

**The Property** is on Old Speer Road in Henry County. The parcel IDs are 012-03029000 and 012-03030000.



## HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



## TOPOGRAPHY WITH HYDROLOGY



ZONING

The Property is currently zoned RR (Rural Residential District) in Stockbridge with the following requirements:

Minimum Lot Area .....	1 acre on public water/sewer and/or septic
	1.25 acres on private well and septic
Minimum Lot Width .....	150'
Minimum Front Setback .....	75'
Minimum Side Setback .....	20'
Minimum Rear Setback.....	40'

FUTURE LAND USE

Low Density Residential - This designation is intended for typical, large lot residential subdivision developments. 1.25 - 2 units/acre. Compatible zoning districts are R-A (Residential-Agricultural), R-1 (Single Family Residential), and R-2 (Single Family Residential)



## UTILITIES

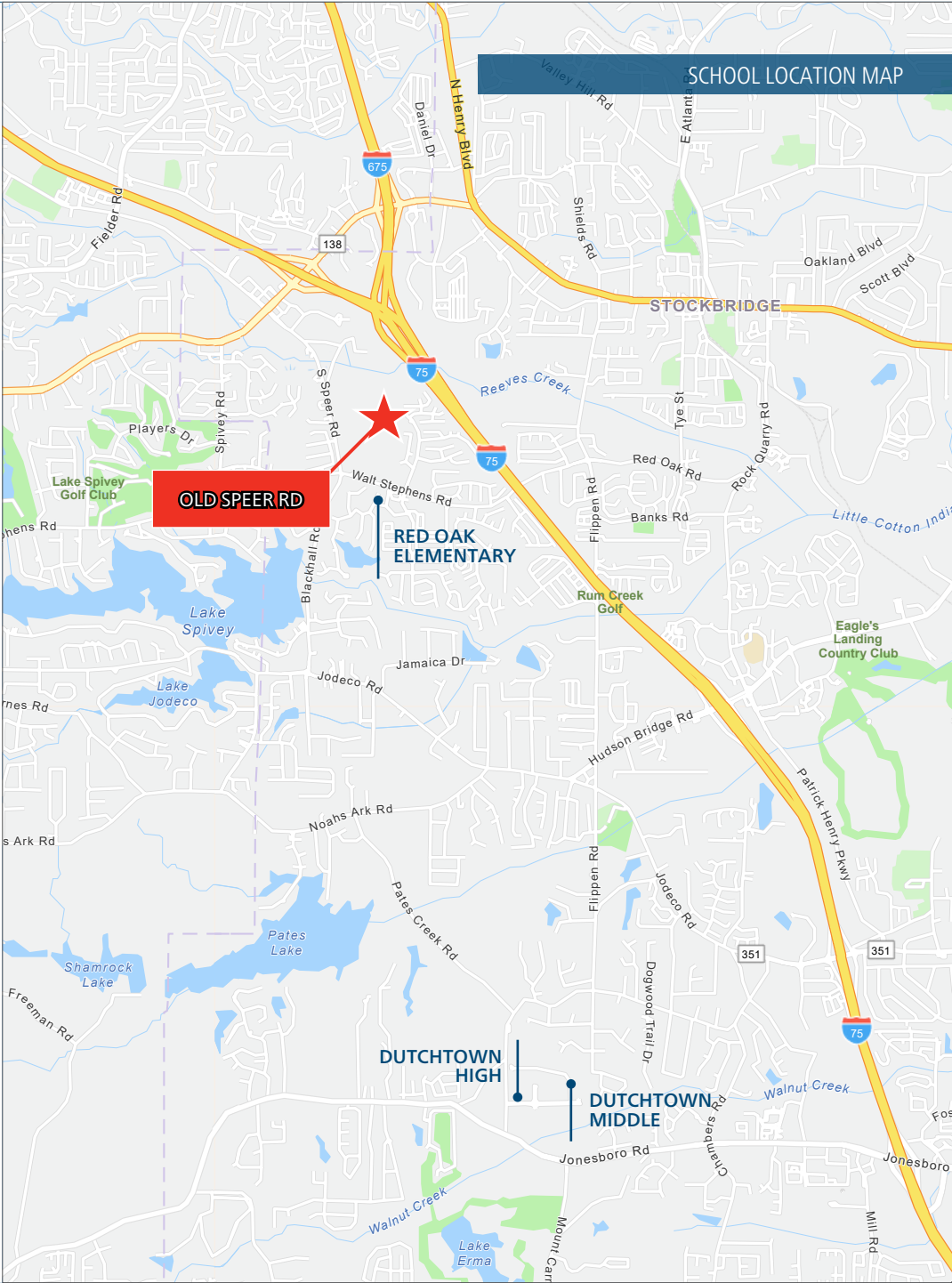
**Water:** Domestic water is located in a subdivision to the southeast of the property.

**Sewer:** Sanitary sewer is located in a subdivision to the southeast of the property. Easements may be required to access sewer.



SCHOOLS

SCHOOL	DISTANCE IN MILES
<b>ELEMENTARY SCHOOL</b>	
Red Oak Elementary	1.5 Miles
<b>MIDDLE SCHOOL</b>	
Dutchtown Middle	7.1 Miles
<b>HIGH SCHOOL</b>	
Dutchtown Middle	6.9 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.

## 31

FORTUNE 500/100  
COMPANIES IN ATLANTA

## 200+

INC 5000 FASTEST GROWING  
COMPANIES IN THE US

## #1

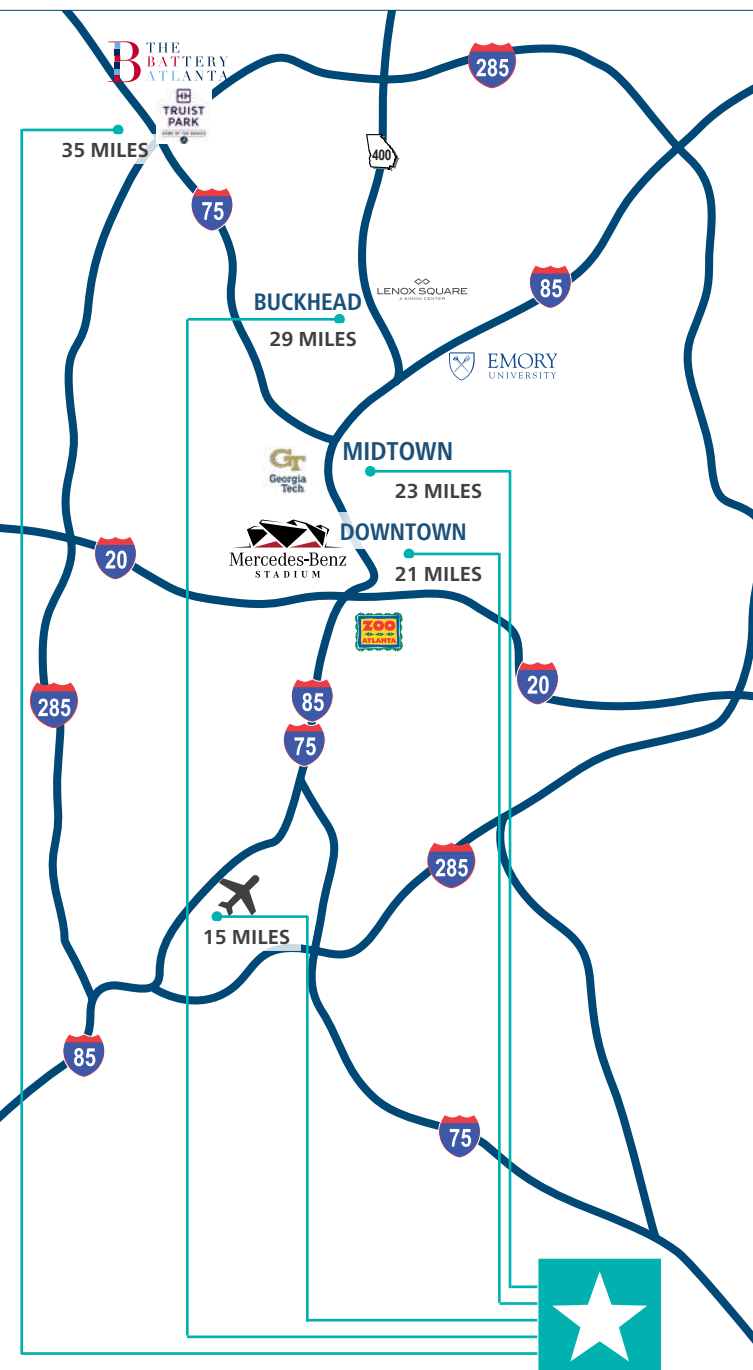
STATE FOR DOING BUSINESS  
10 YEARS IN A ROW

## #3

METRO IN THE US FOR  
POPULATION GROWTH

## #5

MOVE-IN DESTINATION  
IN THE COUNTRY



Stockbridge, known as the “Gateway to Henry County,” is a rapidly growing suburb of Atlanta. Despite its growth, Stockbridge has maintained its small-town charm.

- Major employment is driven by **Henry Medical Center**, a significant healthcare provider in the region. Additionally, the eastern part of the city is a robust industrial area, home to numerous distribution centers, manufacturing facilities (including paper mills), and logistics operations, contributing significantly to the local job market and tax base.
- Stockbridge serves as a key retail and dining destination for the area. **Historic Main Street** offers a traditional downtown shopping experience with local businesses and restaurants, while the area near the **I-675 interchange** is a major commercial hub, featuring shopping centers and big-box retailers. Additionally, **Eagles Landing Parkway** provides additional shopping malls and commercial developments.
- The newly established **Stockbridge Amphitheater** is a significant venue for concerts and live performances, enhancing the local arts scene. The city also benefits from the well-maintained Henry County parks, providing green spaces and recreational facilities. Golf enthusiasts can enjoy rounds at the **Rum Creek Golf Course** and the private **Eagles Landing Country Club**. **Panola Mountain State Park** offers extensive hiking trails and natural beauty.
- Stockbridge’s strategic location offers significant advantages, providing residents with convenient access to Atlanta’s vast employment, cultural, and entertainment opportunities, while its close **proximity to Hartsfield-Jackson Atlanta International Airport** serves as a crucial economic catalyst, vital for businesses engaged in trade and supporting numerous related jobs in the surrounding areas.

In essence, Stockbridge benefits from a blend of its own economic activities and the significant advantages offered by its strategic location near Atlanta and its international airport, making it an attractive place for residents and businesses alike.

STOCKBRIDGE AMPHITHEATER



EAGLES LANDING COUNTRY CLUB



## 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 2021-1Q25 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	+4.1%
1Q25	6%	186	\$438,000	-1.6%

Below are the highlights for this market through 1Q25:

- Annual starts of 943.
- Annual closings of 872.
- Based on the annual starts, there is a 45.2 months supply of VDLs.
- Based on the annual closings, there is only a 7.7 months supply of houses.

## DUTCHTOWN HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The Dutchtown High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Dutchtown High School District from 2021-1Q25 is as follows:

YEAR	%TOTAL HENRY COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2021	8%	131	\$420,000	-
2022	30%	490	\$444,000	+5.7%
2023	20%	224	\$423,000	-4.7%
2024	25%	227	\$431,000	+1.2%
1Q52	20%	37	\$438,000	+1.6%



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

# Proposal Requirements

The 29.04 acres in Henry County are offered at a **minimum price of \$1,110,000 or \$38,224 per acre.**

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

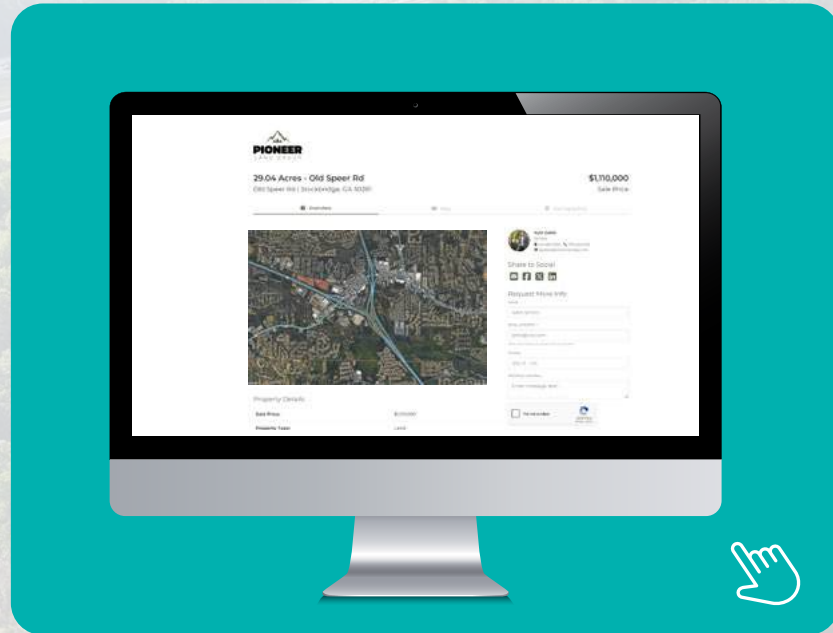
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

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

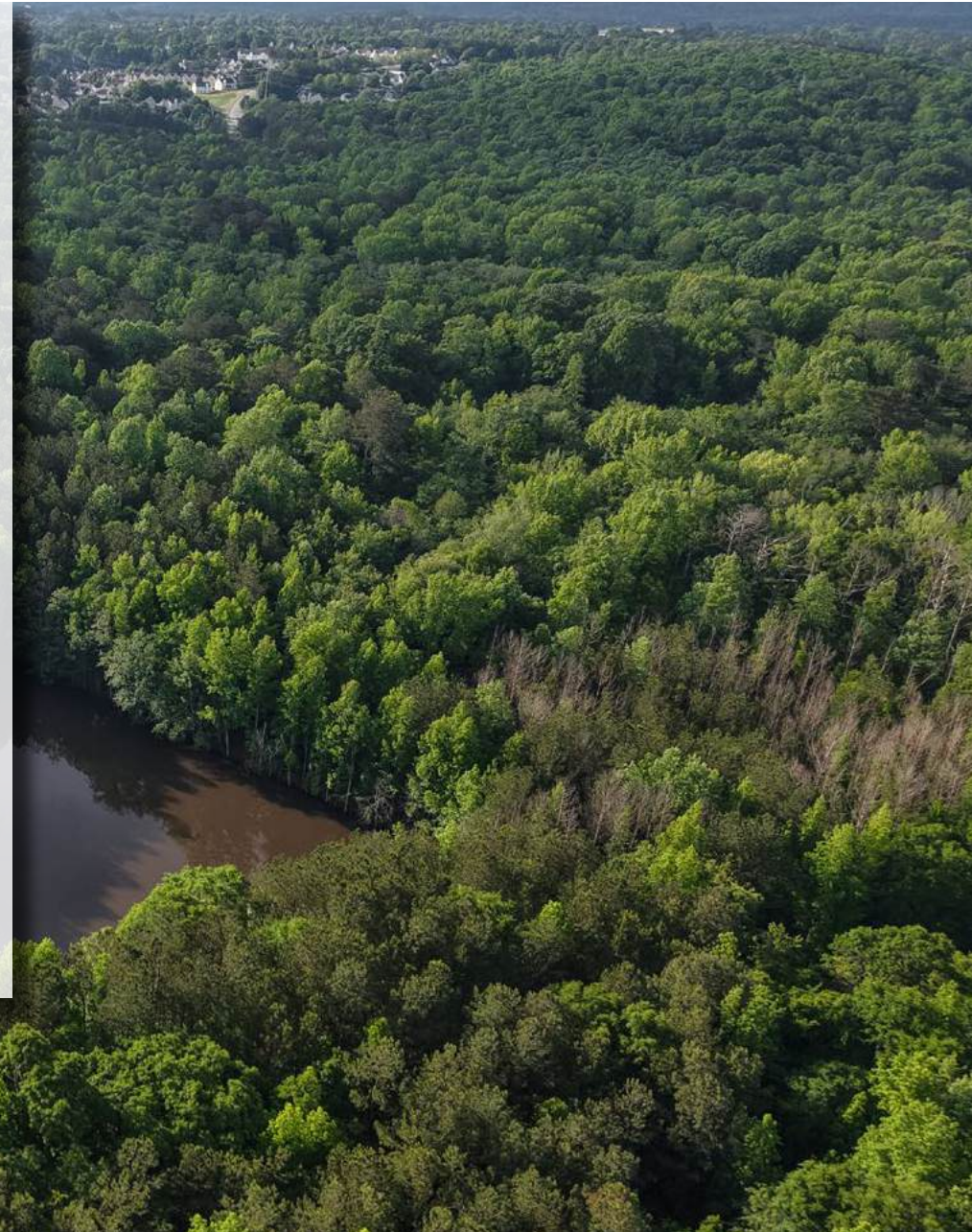


# Support Information

Below are files that are related to **Old Speer 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 transactions.

### FOR MORE INFORMATION, CONTACT:



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