



21.68 Acres
ON CEDAR GROVE RD & S FULTON PKWY
SOUTH FULTON COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN GABLE
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 **21.68 acres on Cedar Grove Rd in South Fulton 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 Gable Land Co. ("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 Gable Land Co. 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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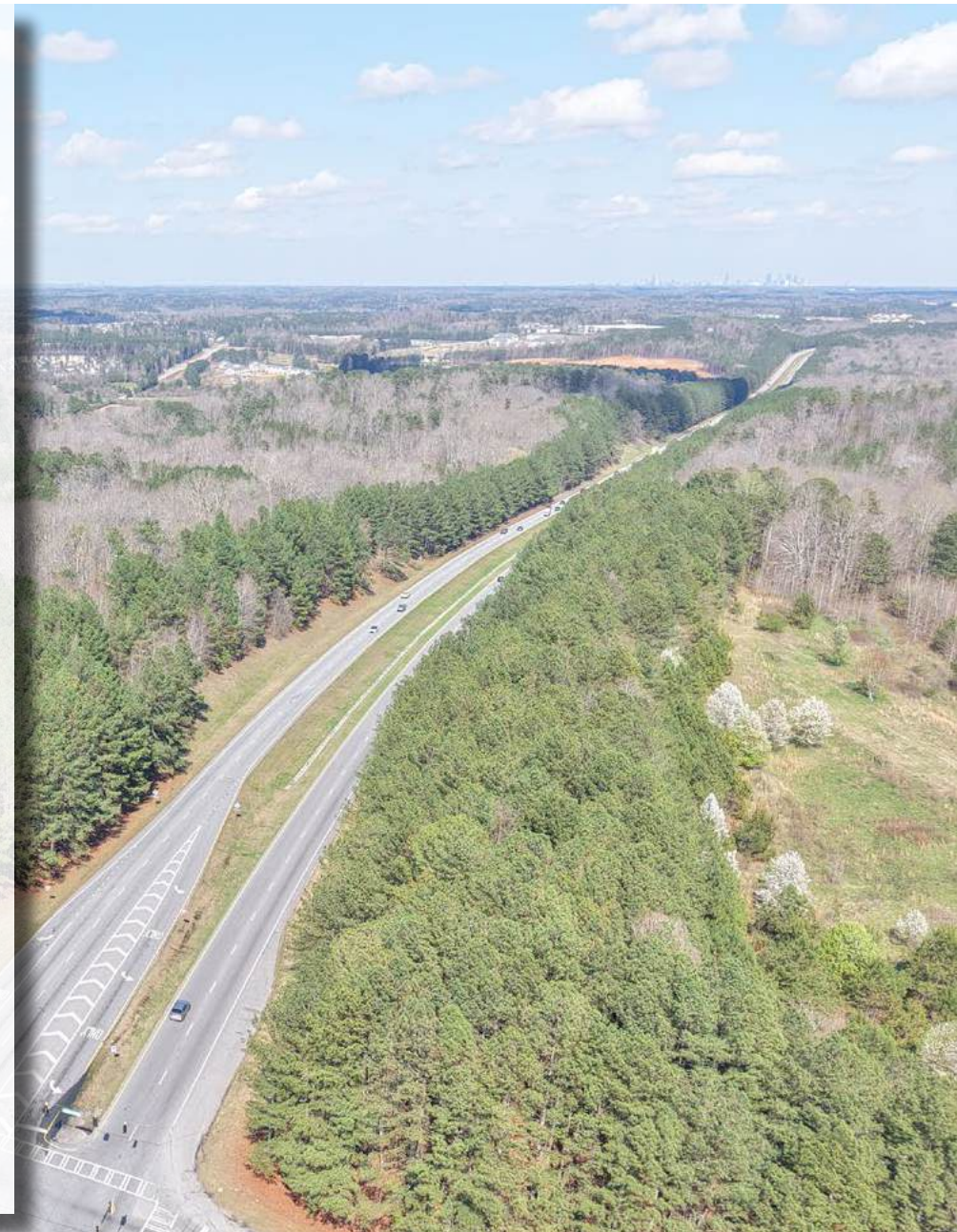
The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **21.68 acres on Cedar Grove Rd in Fairburn** in Fulton County.

Cedar Grove Rd offers the following attributes:

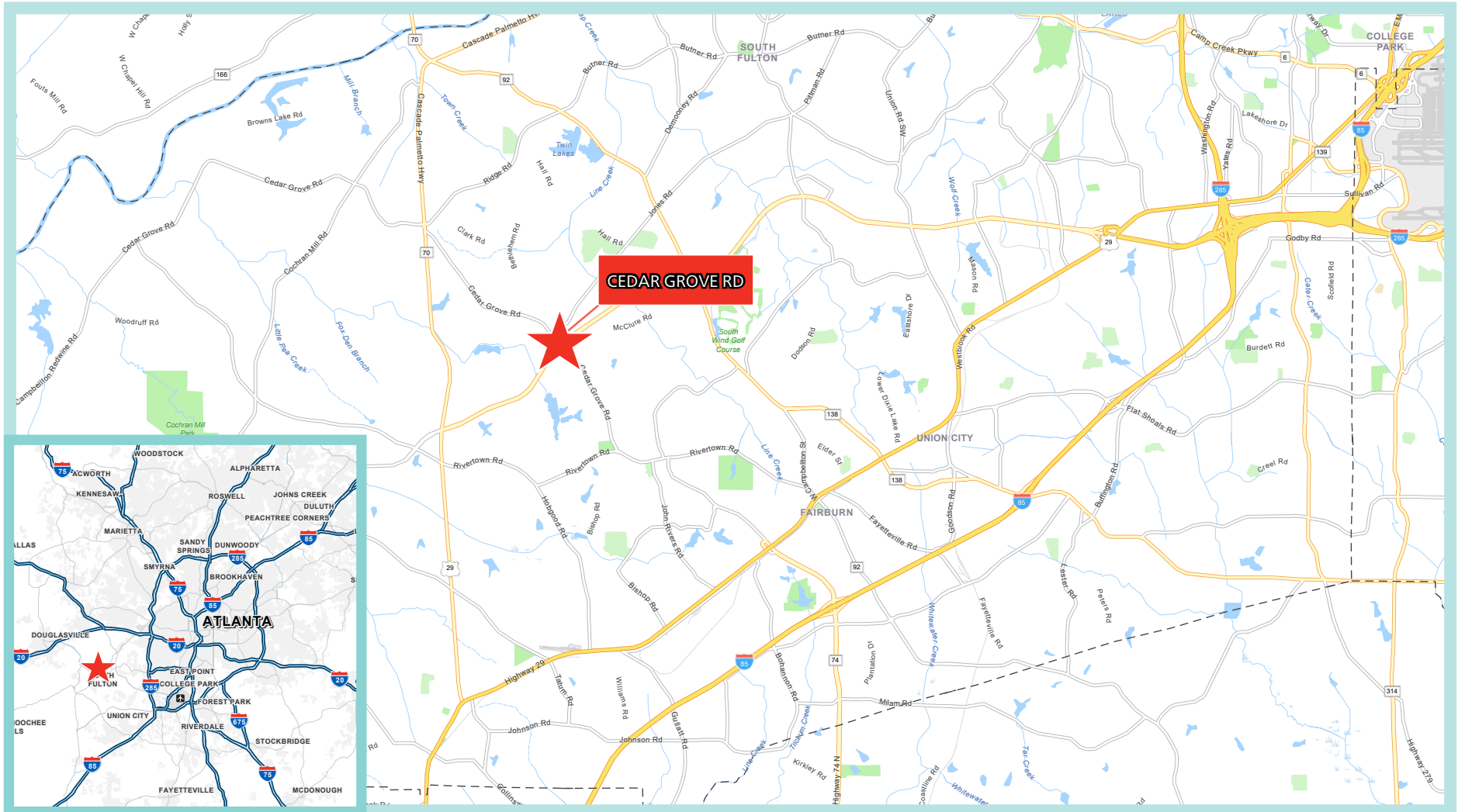
- Located at the corner of Cedar Grove Road and S Fulton Pkwy with traffic signal.
- Less than 12 miles from Hartsfield-Jackson International Airport, the world's busiest airport that employs more than 63,000 people.
- South Fulton Parkway is home to many job employment opportunities such as Amazon, Walmart.com, DHL, and the corporate headquarters of Chick-fil-A.
- Over 500 new townhomes sold in the S Fulton market in 2025.
- Langston Hughes High, Renaissance Middle, and Renaissance Elementary School are all within a mile of the community.
- The new townhomes sold in 2025 in Langston Hughes High district had an average price of \$358,000.
- Adjacent to brand new Authentix Cedar Grove Apartments with over 300 units.
- Currently zoned TCMU (Town Center Mixed Use) in the City of Union City.
- Cedar Grove Village, a 65-acre mixed use development with 30,000 SF of commercial and 700+ units is planned at the intersection.

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 located at 7760 Cedar Grove Road, Fairburn, GA 30213. The parcel ID is 07 070001165065.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



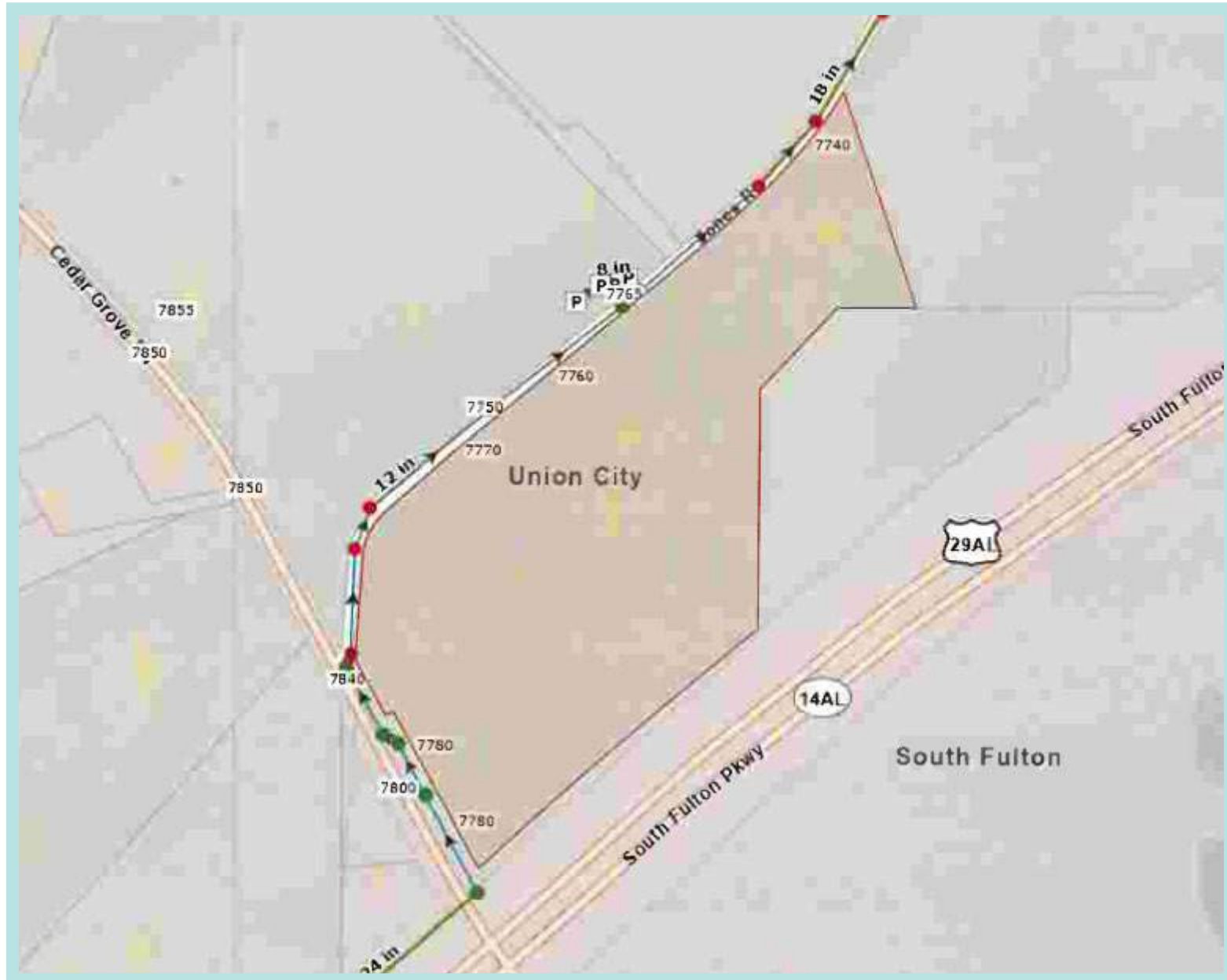
LOW ALTITUDE AERIAL



TOPOGRAPHY WITH FLOODPLAIN



SEWER MAP



ZONING

The Property is zoned TCMU (Town Center Mixed Use) in Union City, GA. TCMU allows single family detached and attached units, multifamily, commercial, and retail uses. The full TCMU zoning information is located in the Support Information:

For multifamily dwellings and townhomes, density shall not exceed an amount equal to six (6) units for each acre contained in the next lot area.

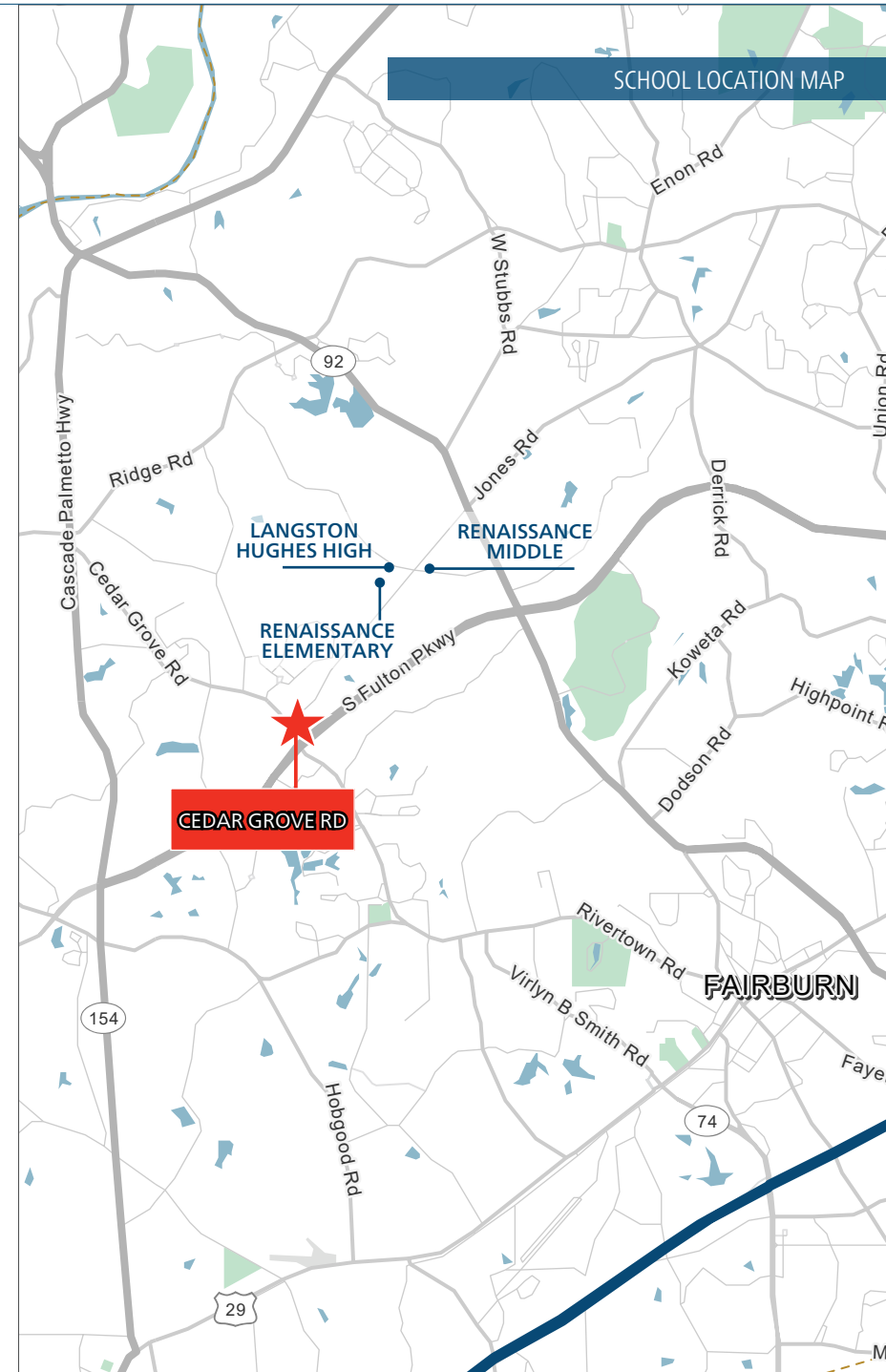
The minimum required open space shall be at least fifteen (15%) percent of gross acreage. For developments with residential units, an additional 500 square feet of contiguous, usable open space (active recreational use) shall be provided for every (1) dwelling unit proposed and identifies as an amenity for residents

SCHOOLS

SCHOOL	DISTANCE
Renaissance Elementary	1.8 Miles
Renaissance Middle	3.2 Miles
Langston Hughes High	2.4 Miles

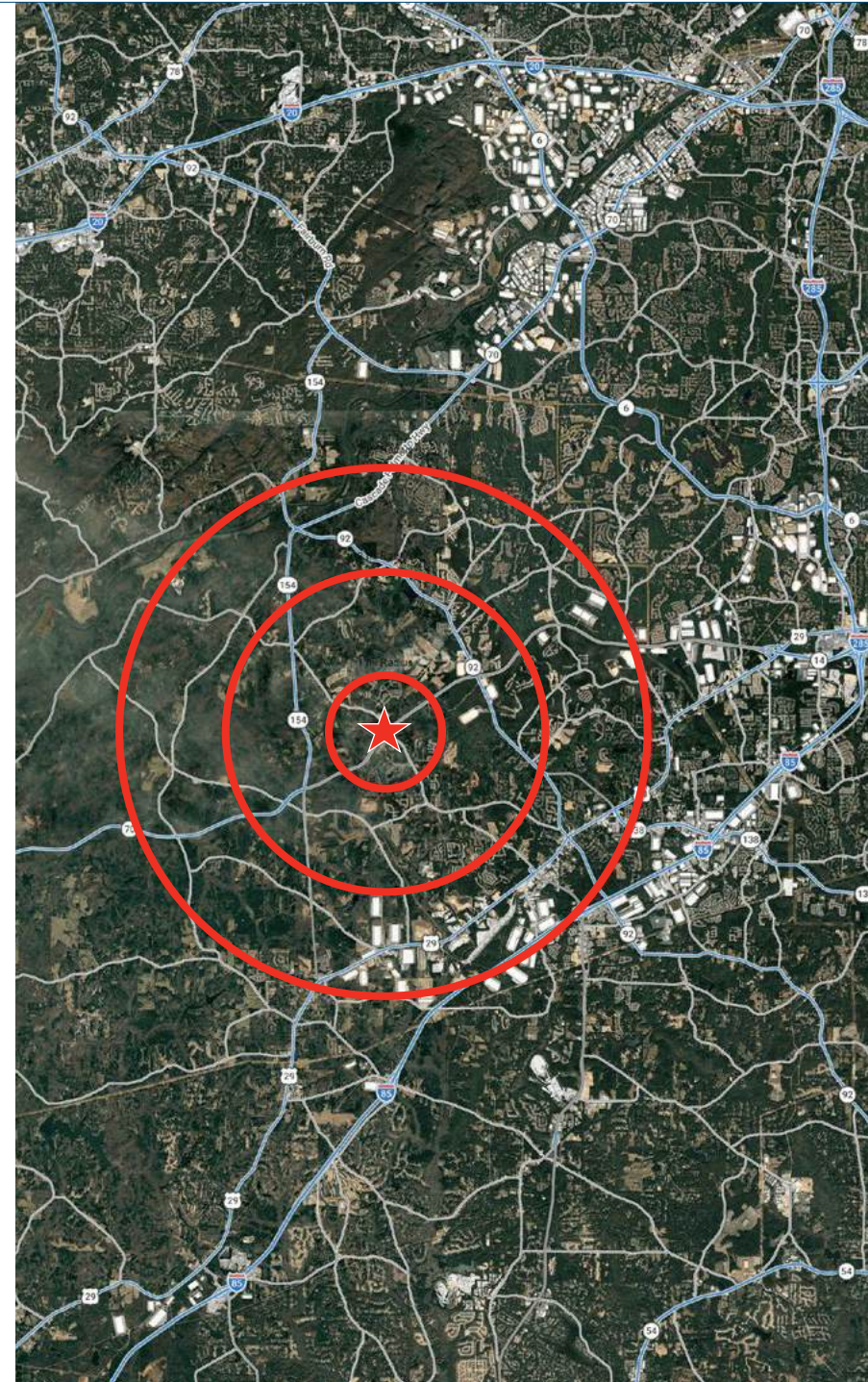
TRAFFIC COUNTS

STREET	TRAFFIC VOL
Cedar Grove Rd - North of site	3,700 VPD
Cedar Grove Rd - South of site	5,860 VPD
S Fulton Pkwy - East of Hwy 92	22,300 VPD
S Fulton Pkwy - West of site	7,430 VPD



AREA DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
Estimated Population (2025)	4,344	21,873	51,477
Projected Population (2030)	4,622	23,157	53,058
Median Age	37.7	38.4	37.8
HOUSEHOLDS			
Estimated Households (2025)	1,602	7,916	18,497
Projected Households (2030)	1,726	8,481	19,276
INCOME			
Est. Average HH Income	\$135,375	\$114,853	\$110,037
Est. Median HH Income	\$85,784	\$88,413	\$83,093
HOME VALUES			
Owner-Occupied Median Home Value	\$313,442	\$349,409	\$343,696
Renter-Occupied Median Rent	\$1,687	\$1,614	\$1,576
DAYTIME POPULATION			
Total Businesses	228	1,192	3,326
Total Employees	711	4,219	13,897



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



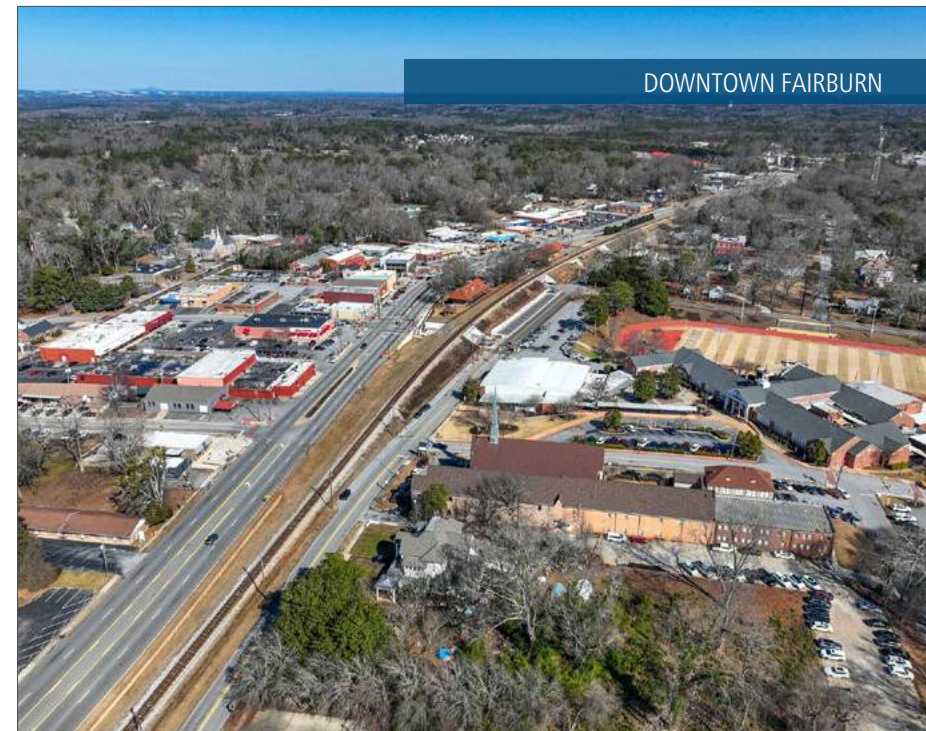
FAIRBURN & UNION CITY OVERVIEW

Fairburn and Union City are strategically positioned in South Fulton County, just southwest of Atlanta, offering direct access to one of the most important logistics and transportation corridors in the Southeast. Benefiting from proximity to the airport, major interstates, and expanding residential growth, the submarket has emerged as a high-demand location for industrial, distribution, and neighborhood-serving retail development within Metro Atlanta.

- **Strategic South Metro Location** with immediate access to I-85, South Fulton Parkway, and Highway 29, providing efficient regional connectivity.
- **Minutes from Hartsfield-Jackson Atlanta International Airport**, the world's busiest airport and a primary economic engine for the region.
- **Strong & diversified employment base**, supported by logistics, warehousing, advanced manufacturing, healthcare, retail, and public-sector employment across South Fulton County.
- **Major corporate anchors headquarters** such as Chick-fil-A, along with Amazon fulfillment centers, Walmart distribution operations, and numerous national logistics operators along the I-85 corridor.
- **Expanding Industrial Corridor** – One of Metro Atlanta's most active industrial growth areas, benefiting from scalable infrastructure, available land, and access to a deep regional labor pool.
- **Fairburn's historic downtown district** offers preserved architecture, restaurants, and civic events, while Union City continues to experience reinvestment and retail expansion.



HARTSFIELD-JACKSON INTERNATIONAL



DOWNTOWN FAIRBURN

SOUTH FULTON COUNTY ATTACHED HOUSING AND LOT ANALYSIS

Through 2025, South Fulton County continued to show signs of price growth. Below are the new townhouse sales for South Fulton County from 2022 - 2025:

YEAR	%TOTAL METRO ATLANTA ATT NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2022	9%	591	\$318,000	
2023	13%	795	\$344,000	8.2%
2024	9%	516	\$363,000	5.5%
2025	11%	553	\$351,000	3.3%

Below are the highlights for this townhouse market through 4Q25:

- Annual starts were 432.
- Annual closings were 585, representing a 27% increase in the last 4 quarters.
- There are 1,099 remaining attached VDLs in this market. Based on the annual starts, there is a 30.5 months supply of attached lots in this market.
- There is currently a 5.0 months supply of townhouses in this market.

LANGSTON HUGHES HIGH SCHOOL DISTRICT ATTACHED HOUSING AND LOT ANALYSIS

Through 2025, Langston Hughes High School continued to show signs of price growth. Below are the new townhouse sales from 2022 - 2025:

YEAR	%TOTAL SOUTH METRO ATT NEW SALES	# OF SALES	AVERAGE SALES PRICE
2022	2%	12	\$296,000
2023	0%	0	
2024	9%	45	\$306,000
2025	22%	119	\$358,000



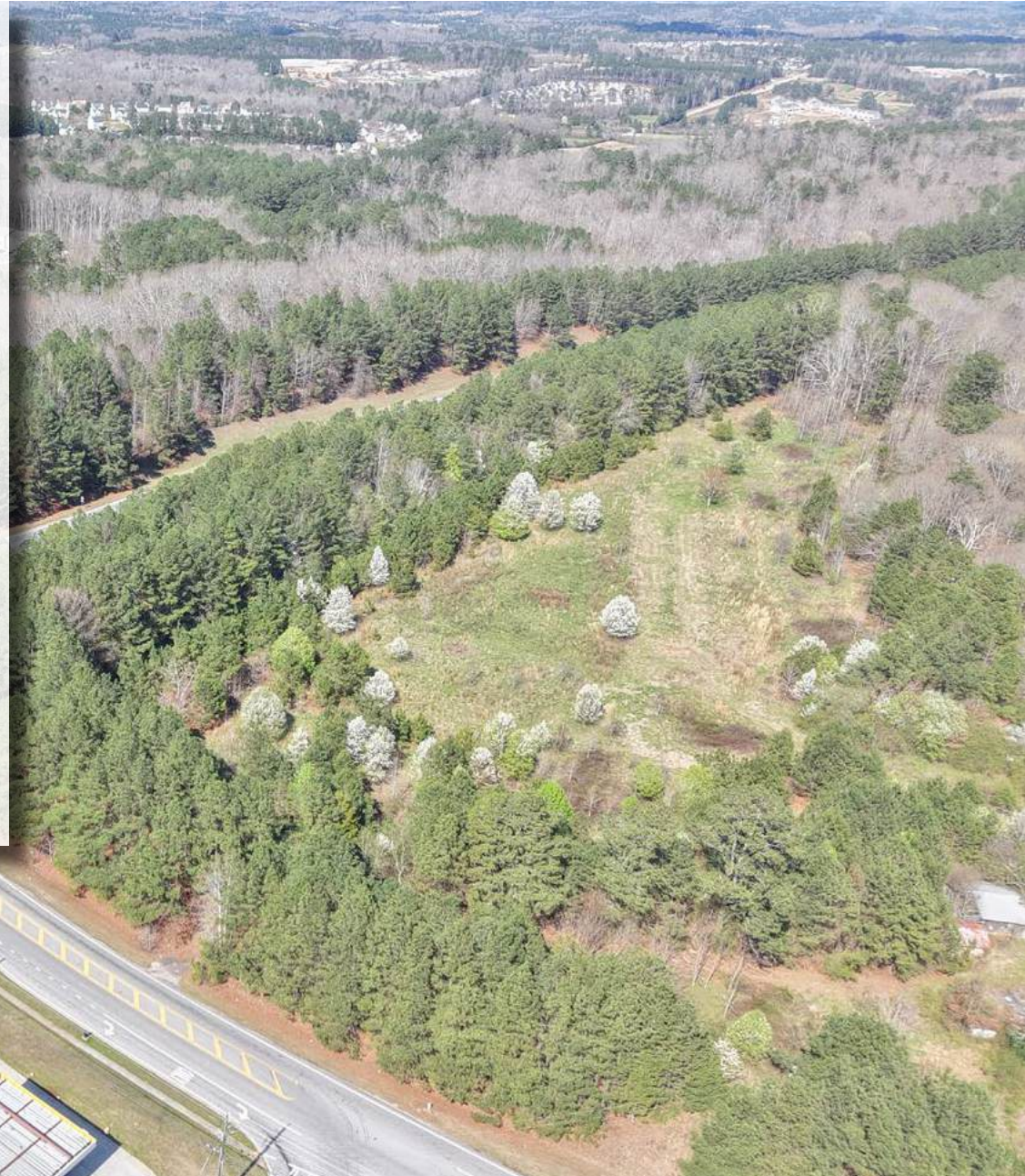
Proposal Requirements

The **21.68 acres on Cedar Grove Rd & S Fulton Pkwy** in South Fulton County are offered at a price of \$150,000 per acre or \$3,252,000.

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

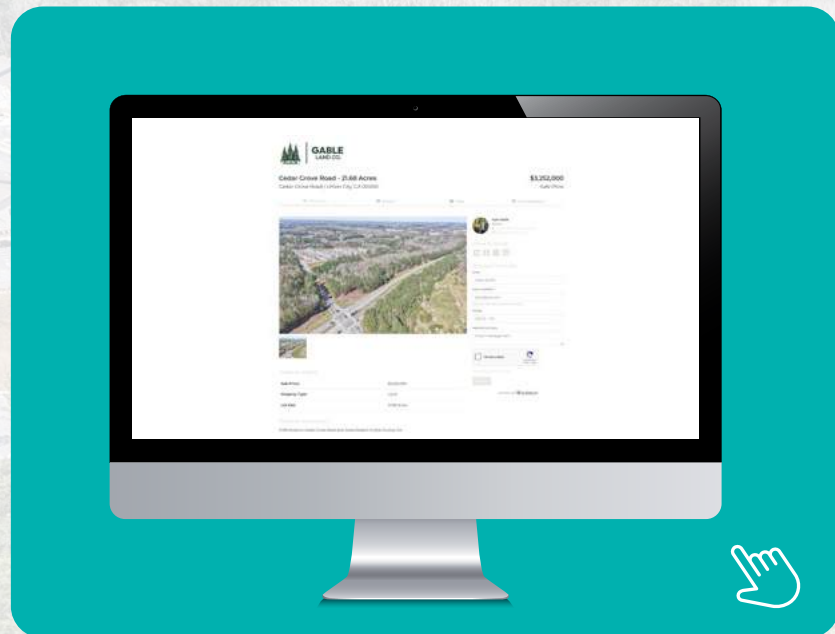
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

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

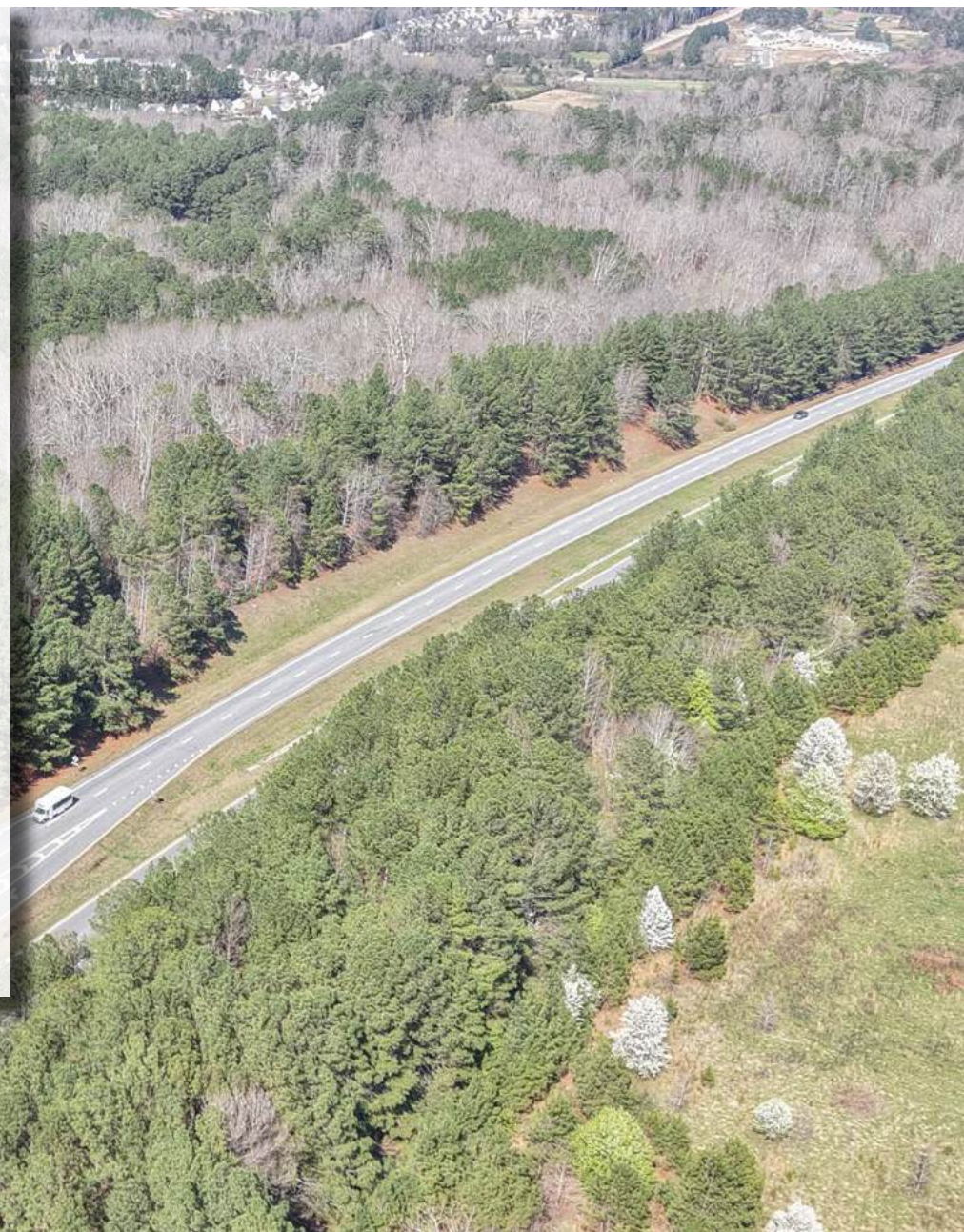


Support Information

Below are files that are related to **21.68 acres on Cedar Grove Rd & S Fulton Pkwy** 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/Gable Land Advisory Group (AGLAG)** 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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