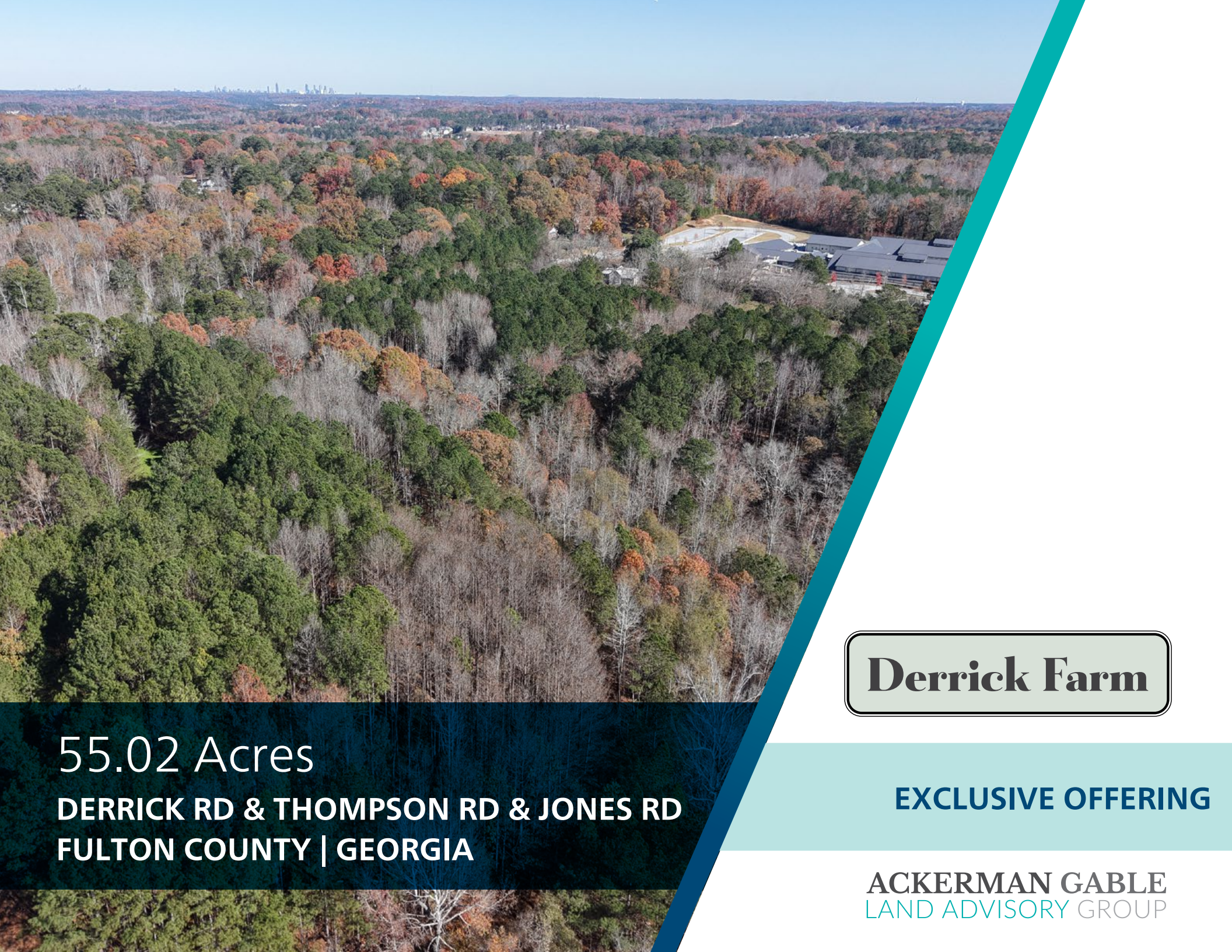




Derrick Farm

55.02 Acres

DERRICK RD & THOMPSON RD & JONES RD
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 **Derrick Farm, 55.02 acres on Derrick Road in 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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Derrick Farm

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- 5 SUPPORT INFORMATION

The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **Derrick Farm**, 55.02 acres located on Derrick Road in Fulton County.

Derrick Farm offers the following attributes:

- Convenient access to surrounding amenities on Camp Creek Parkway and South Fulton Parkway.
- Located just over 7 miles from Hartsfield-Jackson International Airport, the world's busiest airport that employs more than 63,000 people.
- Just east of Chick-fil-A Corporate Headquarters.
- Located in South Fulton, the 3rd best-selling county in all of the Metro Atlanta MSA for new closings.
- Located in the Langston Hughes High School district which had 317 new detached home sales through 2025 with an average price of \$397,000.
- There is frontage on 3 different roads - Derrick Road, Jones Road and Thompson Road.
- Located across from Wolf Creek Elementary School.
- Sewer is located west of the property in a subdivision on Jones Road, which would require easements to access.
- Current Future Land Use will allow up to 3 units per acre. Under the proposed Comprehensive Plan, the property is in the Village Live Work area and will allow up to 15 units per acre.

Derrick Farm is an opportunity to build a premium community to meet the immediate and growing housing needs for this market.

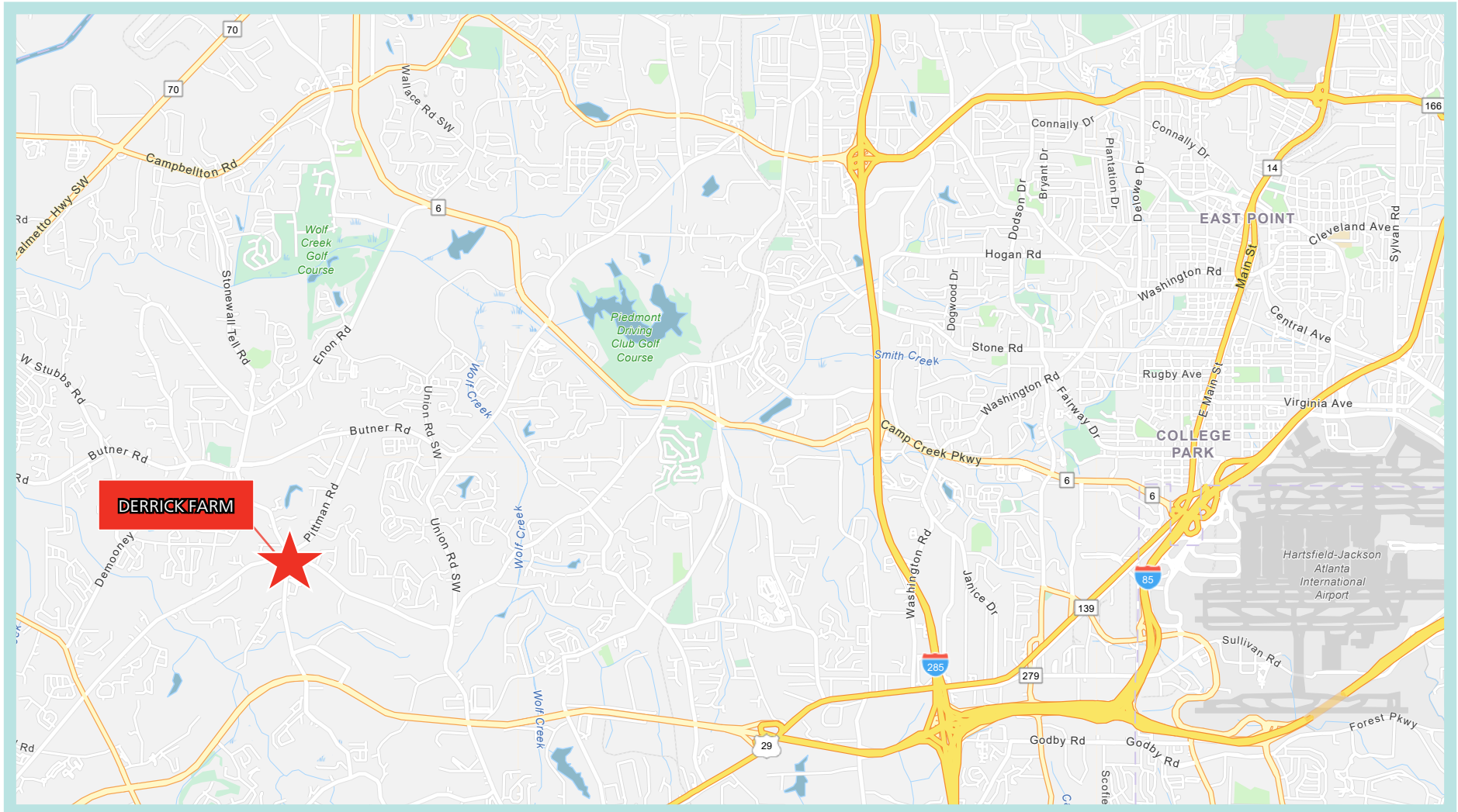
Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



Derrick Farm

The Property

Derrick Farm is located on Derrick Road in South Fulton, Fulton County, GA. The parcel IDs are 09F410301630725, 09F410301630550, 09F410301630568, 09F410301630717, 09F410301630543, 09F410301630154 and 09F410301630147.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



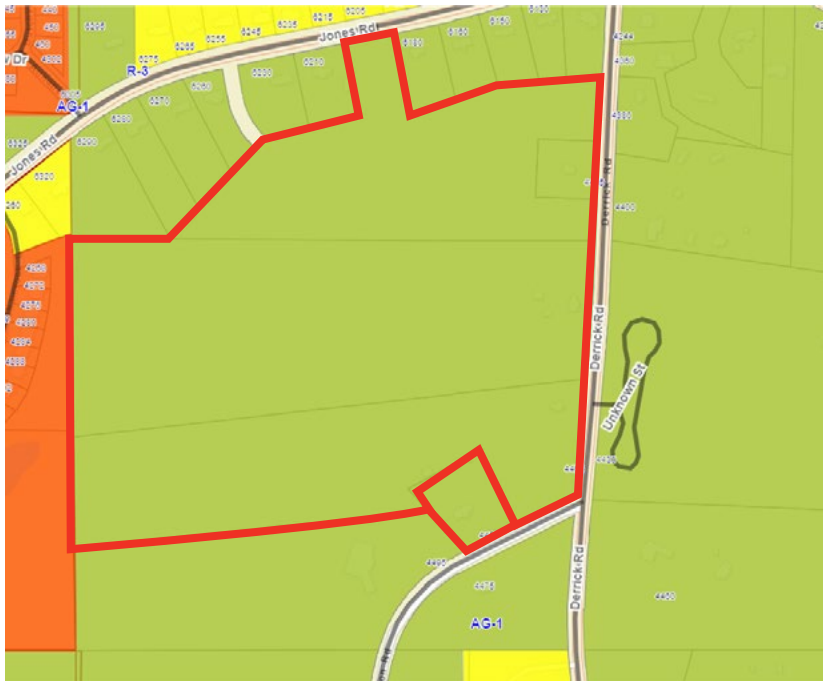
TOPOGRAPHY WITH HYDROLOGY



ZONING AND LAND USE

The majority of the property is currently zoned AG-1 in the City of South Fulton with the following development standards:

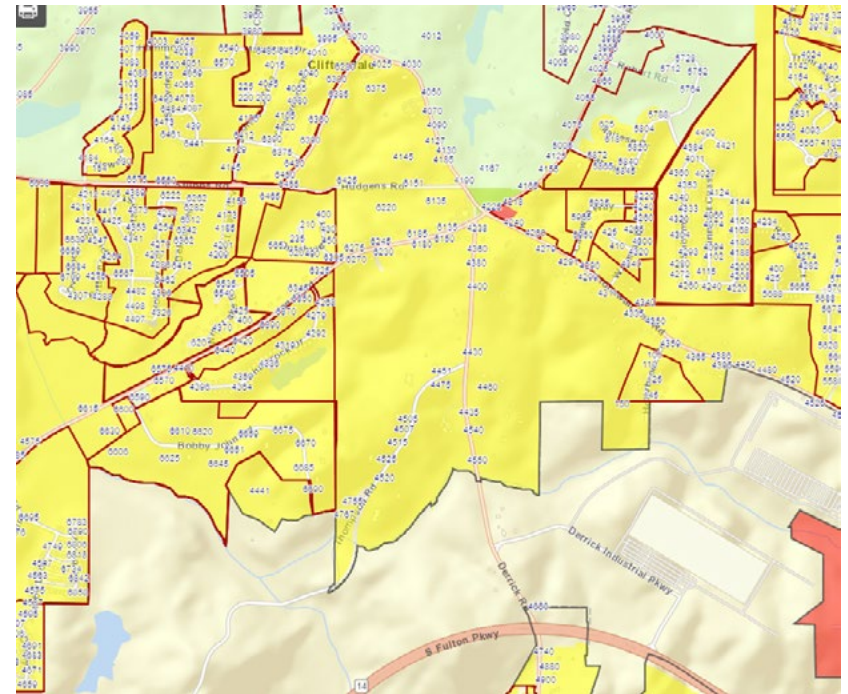
Minimum Lot Size	1 acre
Minimum Lot Width	100'
Minimum Front Setback	60'
Minimum Side Setback	25'
Minimum Rear Setback	50'
Minimum Heated Floor Area	1,800 SF (< 2 stories) 2,000 SF (> 2 stories)



UTILITIES

The property is served by domestic water. Sanitary sewer is located to the west in a subdivision on Jones Road (Sewer Map is available in Support Information).

Prospective purchasers should verify utility availability and capacity during the due diligence.



FUTURE LAND USE

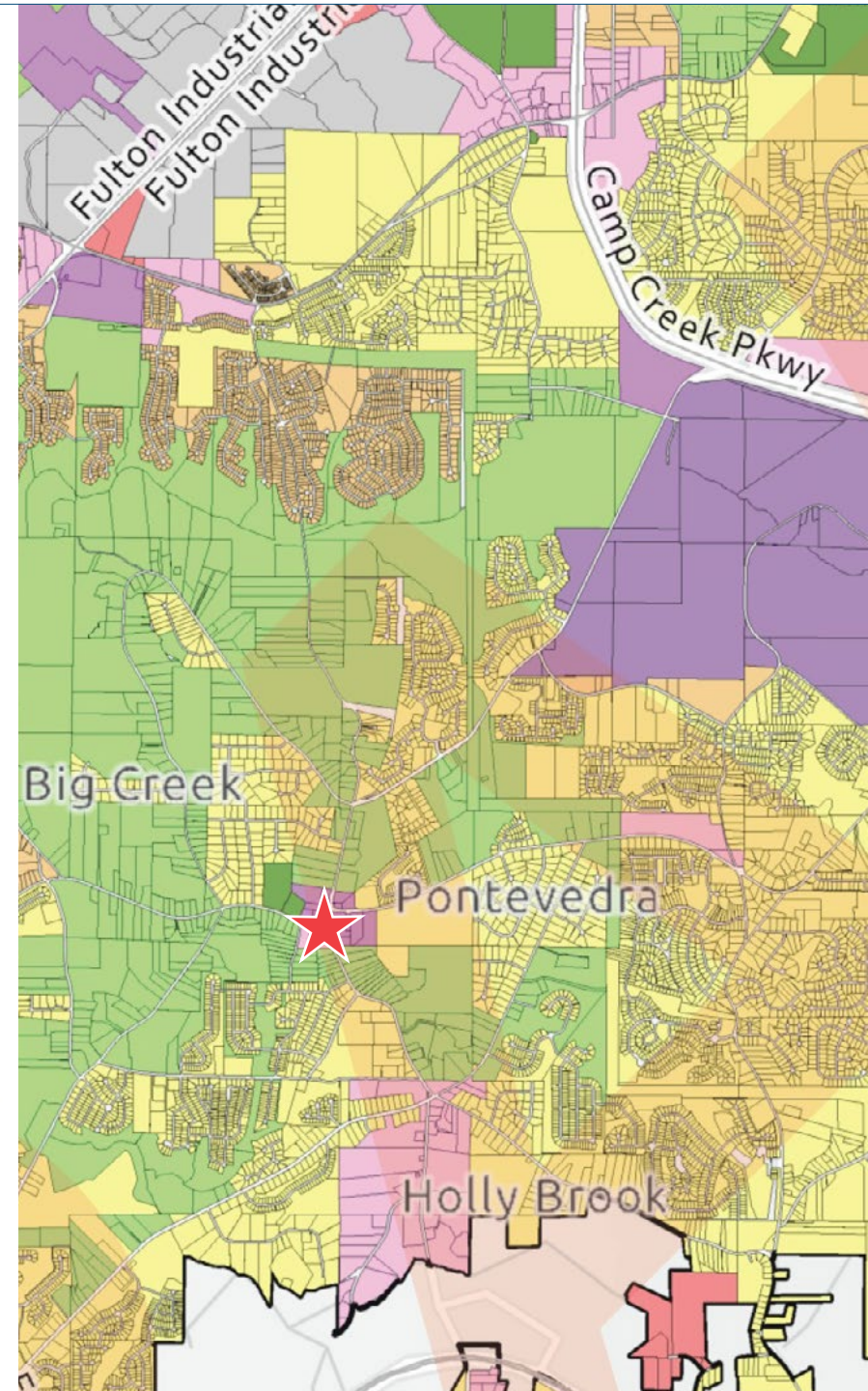
The property is located in the Suburban (I) Neighborhood designation in the Future Land Use Map. Under this designation, the following zoning could be achieved. Gross density up to 3 units per acre with possible zoning classification of R-3, R-3A, R-4A, CUP, NUP, and SH.

The City of South Fulton is updating their Comprehensive Plan in 2026 and should be finalized in April/May 2026.

According to the latest draft, the property is in the Village Live Work category. The Village Live Work category promotes small-scale, walkable centers that blend residential, retail, office, and civic spaces in a compact and pedestrian-oriented form. These areas are often located at historic crossroads, town centers, or redevelopment nodes within suburban or rural contexts.

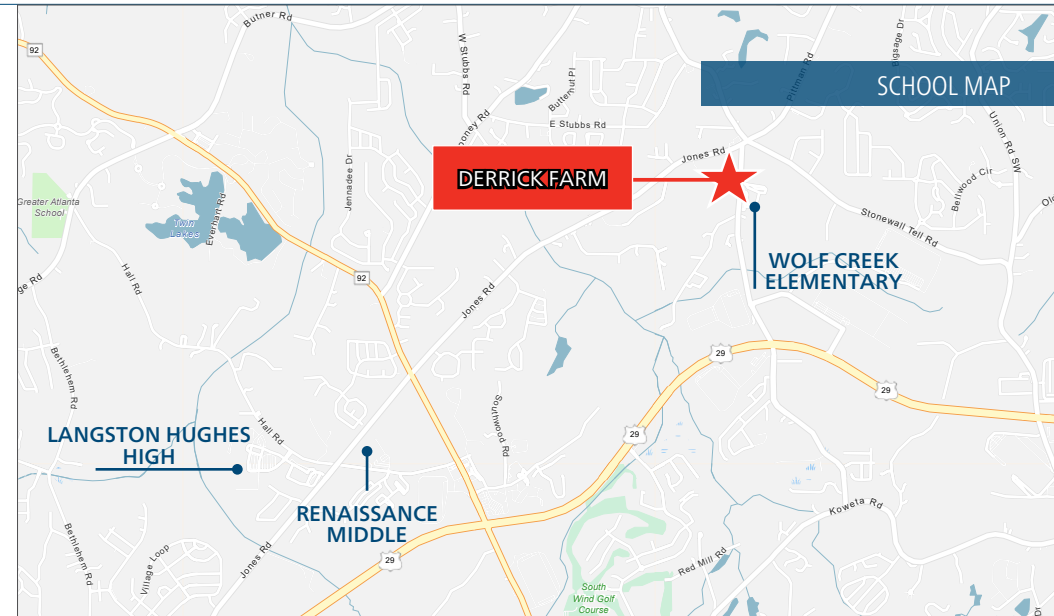
Village Live Work is intended to create a village-scale sense of place, support local economies, and serve as gathering spaces for surrounding neighborhoods. Development typically includes storefronts, outdoor seating, second-floor housing, and small public plazas or greens.

- Zones: A, AL, MIX, R-6, TR
- Density: Moderate, up to 9-15 units per acre
- Primary Uses: Small businesses, townhomes, apartments above shops, civic uses
- Open Space: 30% open



SCHOOL DISTRICTS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Wolf Creek Elementary	0.5 Miles
MIDDLE SCHOOL	
Renaissance Middle	3.2 Miles
HIGH SCHOOL	
Langston Hughes High	3.0 Miles



LANGSTON HUGHES HIGH SCHOOL

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

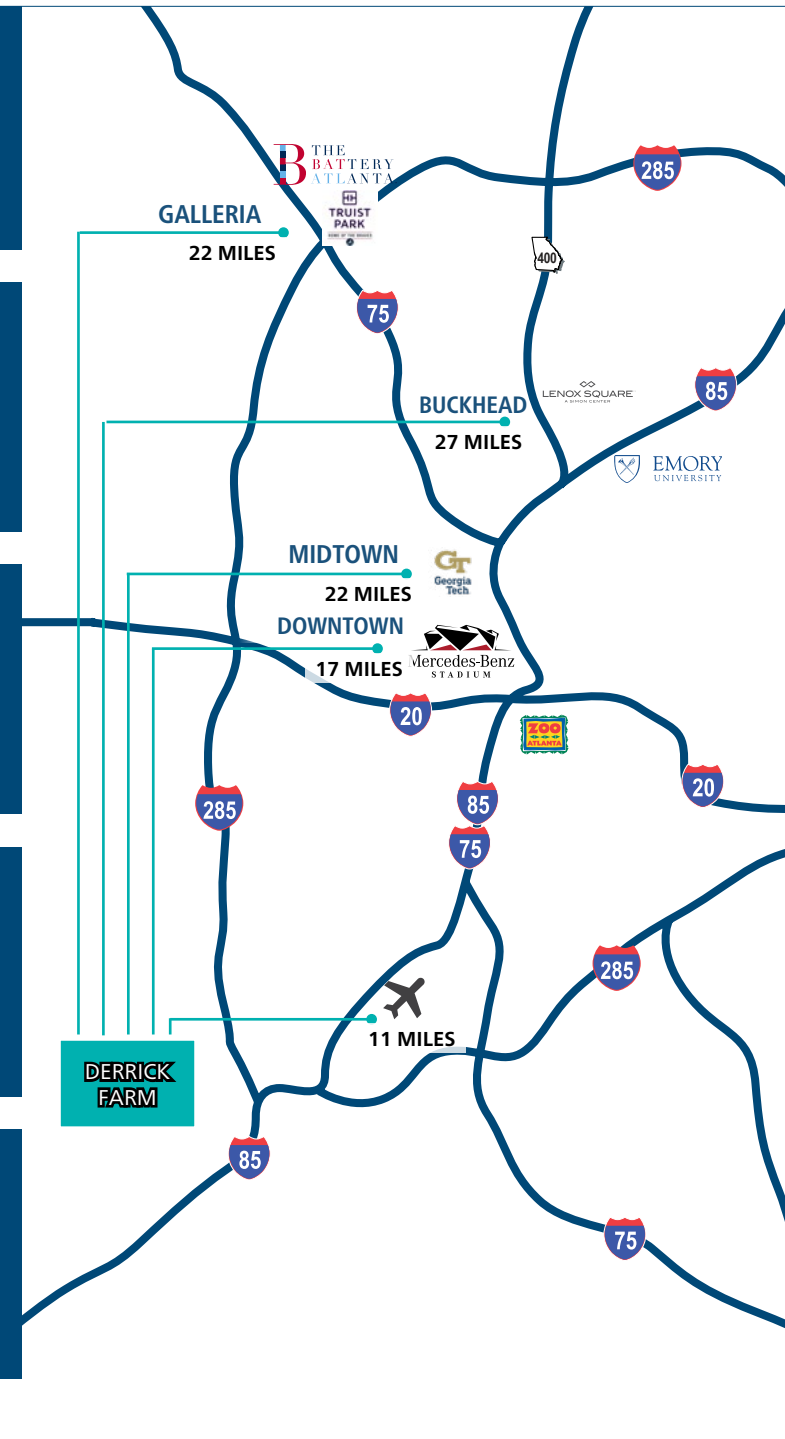
STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



SOUTH FULTON COUNTY

The south Metro Atlanta area has seen tremendous residential and job growth in the last few years. This growth has been driven by the major arteries of Camp Creek Parkway and South Fulton Parkway. Camp Creek Parkway has been the “backbone” for the growth in the south Metro Atlanta area.

Below are some of the major developments that are under way or that have been completed in recent years in the area:

- **Hartsfield-Jackson International Airport** is home to more than 63,000 jobs. This airport is considered the world’s busiest airport in both passengers and number of flights. The 5th runway and the new Maynard Jackson International Terminal are both complete. With the growth of the airport, it will continue to be a large job contributor for this area of Metro Atlanta.
- **Chick-fil-A Corporate Headquarters** is located at South Fulton Parkway and I-285, near the Hartsfield-Jackson. The corporate campus spans 73 wooded acres and employs over 3,000 team members that support national fast-food chain.
- Located at the south-west corner of Camp Creek Parkway and Interstate-285, **Camp Creek Business Center** is a 400-acre mixed-use business park developed by Duke Realty. Consisting of over 2.6 million square feet of industrial and office businesses, including Clorox, Amazon, Ceva Logistics, FedEx and ADT, Inc.
- Opened in 2015, **Porsche North America** located at One Porsche Drive is a state-of-the-art facility that serves as both the company’s headquarters and an immersive experience center. The campus employs over 400 team members and serves as a destination for over 50,000 visitors per year, offering a unique blend of corporate functionality and automotive experience.



CHICK-FIL-A CORPORATE HEADQUARTERS



PORSCHE NORTH AMERICA

SOUTH FULTON COUNTY DETACHED HOUSING AND LOT ANALYSIS

Through 2023, South Fulton County continued to show signs of price growth. Below are the new house sales for South Fulton County from 2022 - 3Q25:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2022	4%	777	\$420,000	-
2023	6%	1,058	\$395,000	-6.0%
2024	6%	956	\$424,000	+7.3%
3Q25	4%	472	\$427,000	+0.7%

Below are the highlights for this market through 3Q25:

- Annual starts were 688.
- Annual closings were 675.
- There are 3,303 remaining VDLs in this market. Based on the annual starts, there is a 57.6 months supply of lots in this market.
- There is currently a 6.7 month supply of houses in this market.

LANGSTON HUGHES HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Through 3Q25, Langston Hughes continued to show growth in the SFD market. Below is the new house sales data for this market for 2021-3Q24:

YEAR	%TOTAL FULTON COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2022	53%	415	\$372,000	-
2023	34%	355	\$328,000	-11.8%
2024	55%	522	\$385,000	+17.4%
3Q25	49%	228	\$395,000	+2.6%



With the continued growth and desire for homebuilders to enter the South Fulton County and Langston Hughes High School markets, **Derrick Farm** is an excellent opportunity to fill the immediate housing needs.

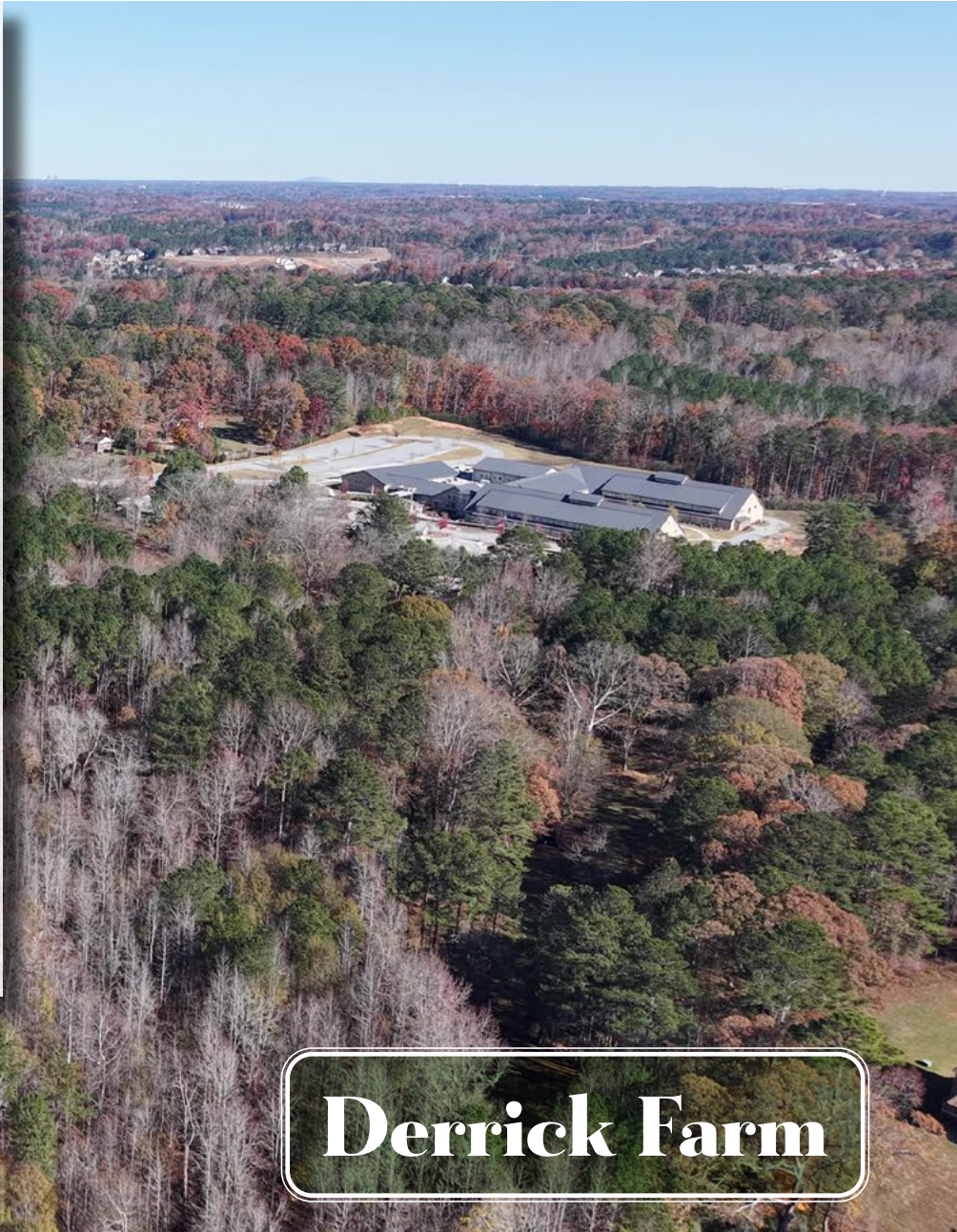
Proposal Requirements

The 55.02 acres in Fulton County are offered at a **price of \$6,000,000 or \$109,052 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

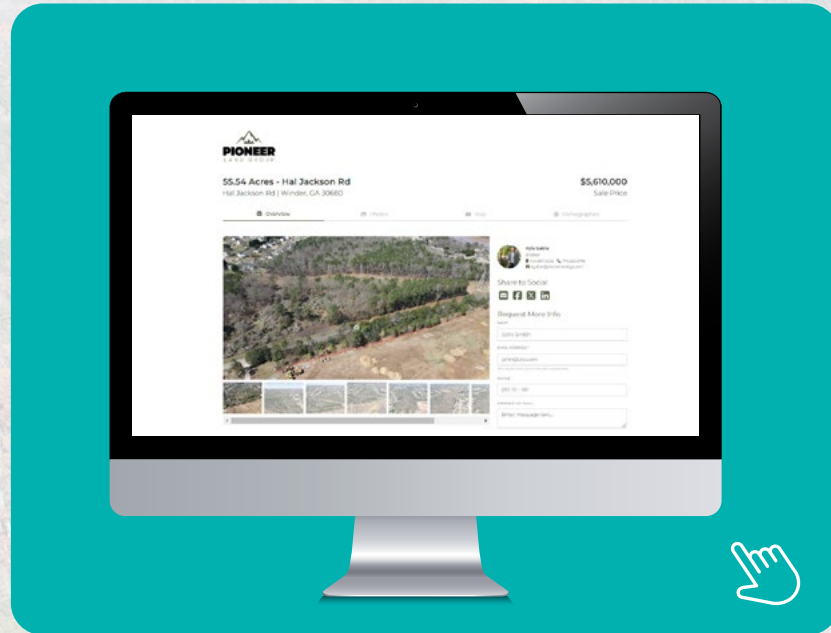
We are available to discuss the project and address any questions at your convenience.



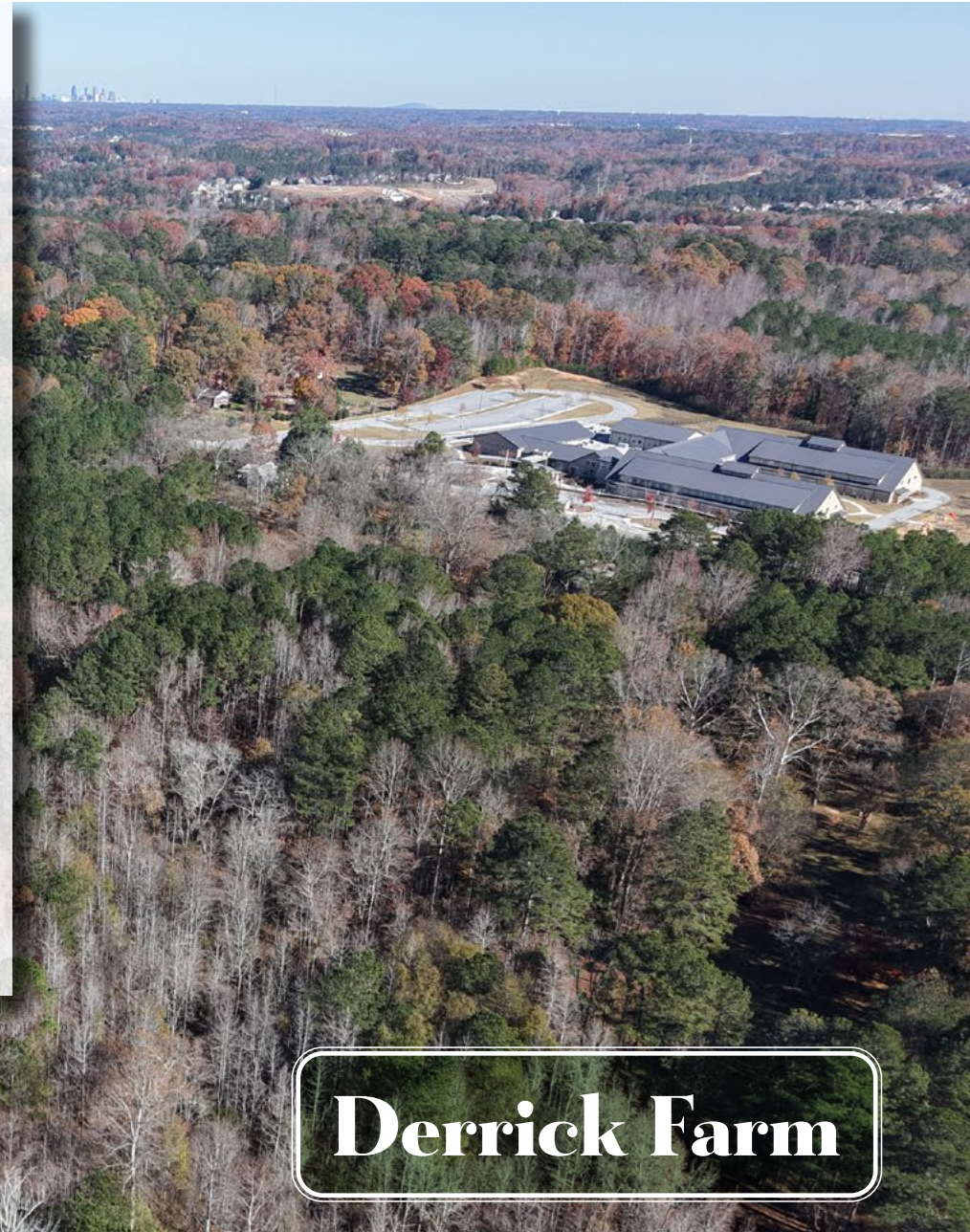
Derrick Farm

Support Information

Below are files that are related to **Derrick Farm** 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.



Derrick Farm

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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Derrick Farm