



16.61 Acres
ON GAYDON RD
COBB 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 **approximately 16.61 acres on Gaydon Road in Cobb 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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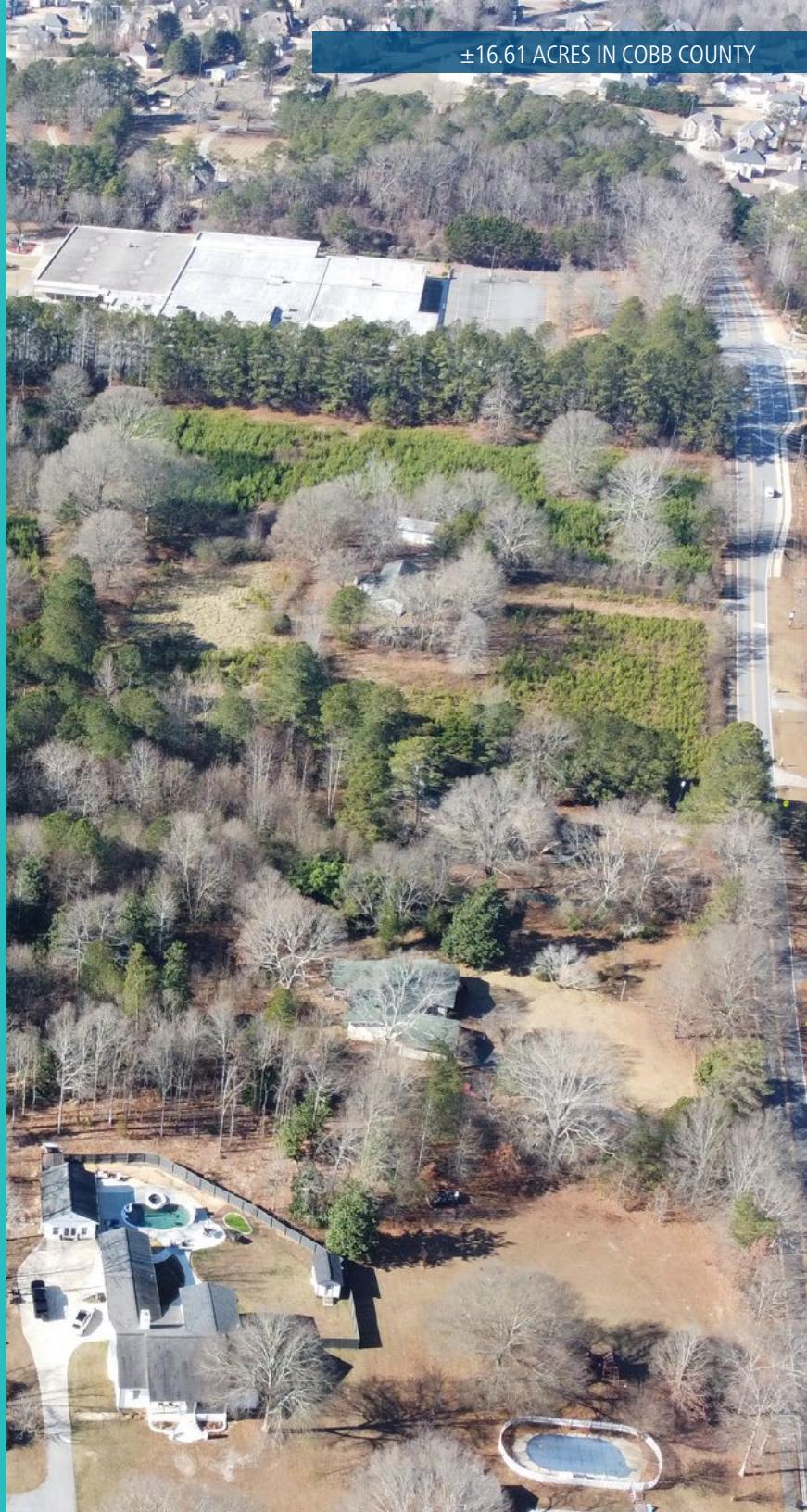




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The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **16.61 acres on Gaydon Road** in Cobb County.

Gaydon Road offers the following attributes:

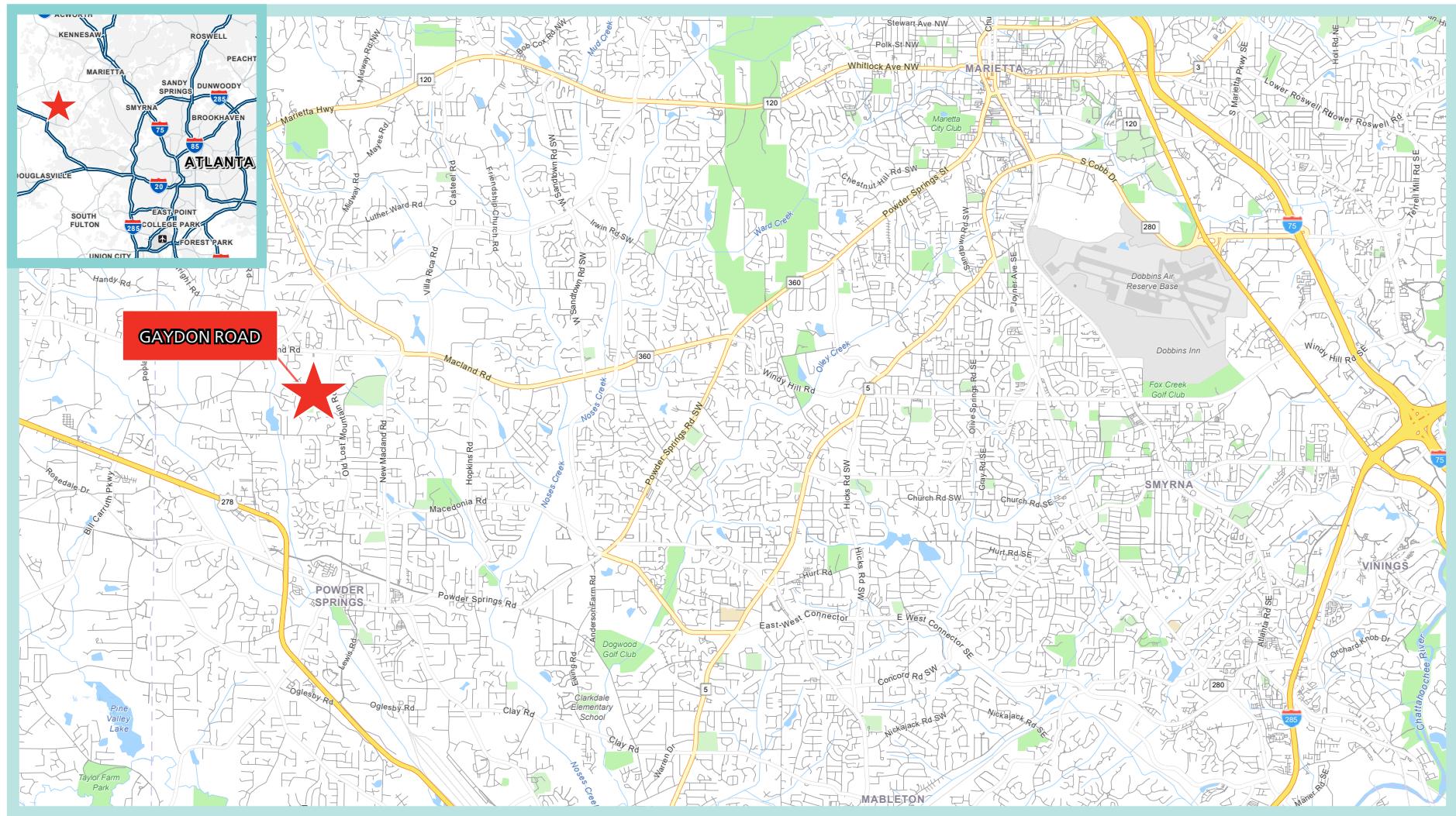
- Conveniently located near Highway 278 offering access to major thoroughfares.
- Downtown Powder Springs is located about 2 miles away, offering an array of amenities, including dining, retail and entertainment.
- Located in Cobb County, where the average price of a new detached home was \$700,000 through 3Q25.
- Located in the McEachern High School district where the average price of a new detached home through 3Q25 was \$614,000.
- Sewer is located in the subdivision to the south and should gravity flow to an existing manhole.
- Currently zoned R-20 and R-30, majority being R-30.

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



The Property

Gaydon Road is located at 4691 Gaydon Road, Powder Springs, GA. Parcel ID is 19053000060



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY

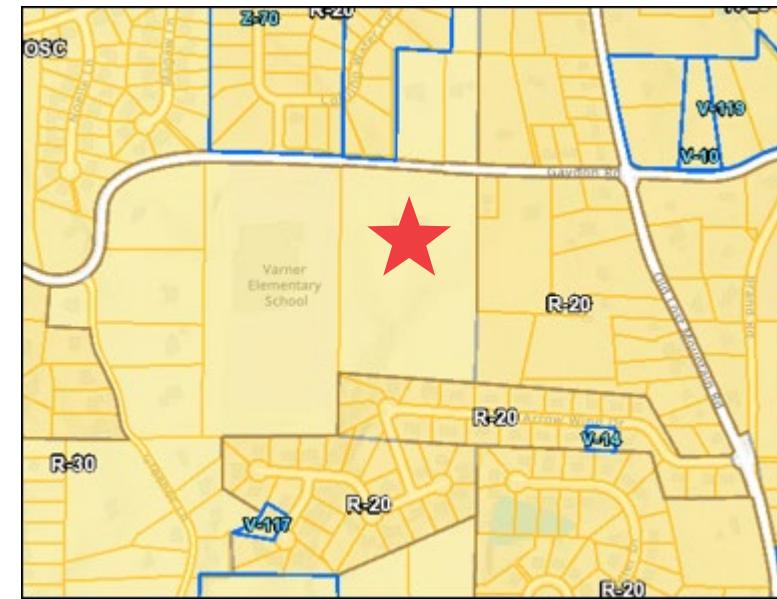


ZONING

The Property is zoned R-20 and R-30 in Cobb County with the following development standards:

	R-30	R-20
Minimum Lot Area:	30,000 SF	20,000 SF
Minimum Lot Width:	75'	75'
Front Setback:	50'	40'
Side Setback:	12'	10'
Rear Setback:	40'	35'
Minimum Heated Area:	1,350 SF	1,200 SF

ZONING MAP



FUTURE LAND USE MAP



FUTURE LAND USE - LOW DENSITY RESIDENTIAL

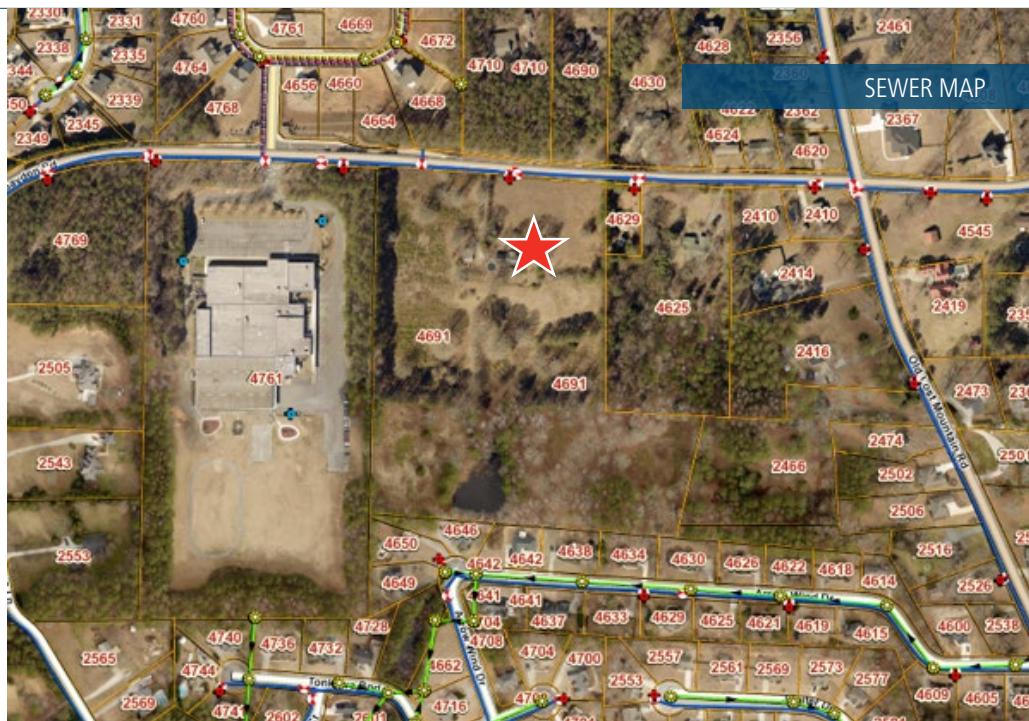
- The purpose of the LDR category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.
- 0-2 dwelling units per acre

UTILITIES

There is a domestic water line in the right-of-way of Gaydon Road. There is sanitary sewer located in the subdivision next to the property and we believe it should gravity flow to an existing manhole. Obtaining sewer will require an easement and verification of capacity.

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Varner Elementary	0.2 Miles
MIDDLE SCHOOL	
Tapp Middle	2.7 Miles
HIGH SCHOOL	
McEachern High	1.3 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

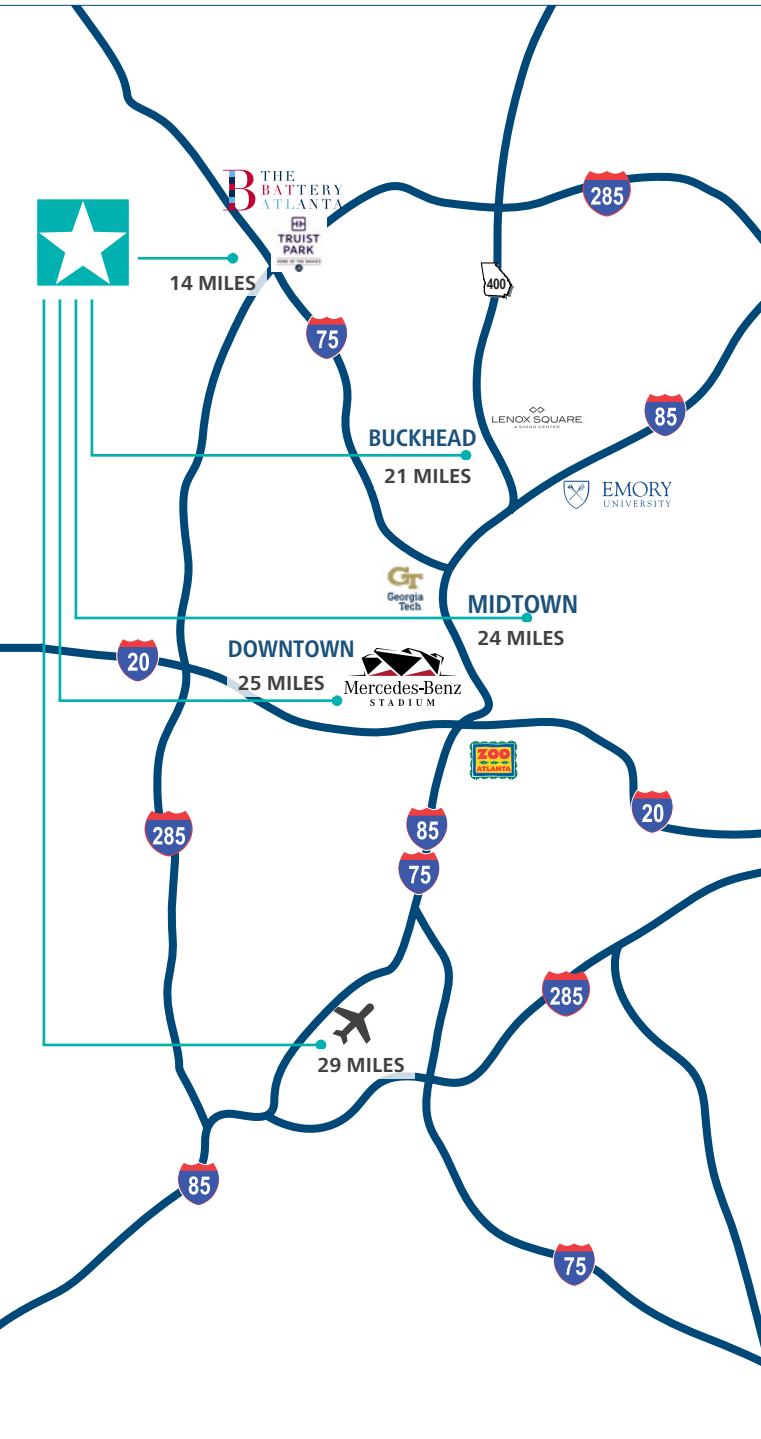
STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



Gaydon Road is located in the Powder Springs area, approximately 10 miles southwest of Marietta, GA in Cobb County. The area offers a dynamic mix of employment diversity, historic character, vibrant retail and social centers, and abundant outdoor recreation.

- **Diverse, business-driven economy** anchored by corporate headquarters, professional services, healthcare, aerospace, advanced manufacturing, logistics, and retail, establishing Cobb as a major employment center within Metro Atlanta.
- **Major employers and corporate presence** include Wellstar Health System, Lockheed Martin, The Home Depot, DTCC, and the Cobb County School District, with Marietta serving as the county seat and economic focal point.
- **Strong aerospace and defense sector**, with Lockheed Martin's Marietta operations manufacturing major military aircraft, supports a highly skilled workforce and regional economic stability.
- **Vibrant retail, dining, and social destinations** such as Marietta Square, The Battery Atlanta, Atlanta Braves' Truist Park, and Cumberland Mall, plus mixed-use developments that foster community gatherings and events.
- **Extensive parks and outdoor recreation**, including Kennesaw Mountain National Battlefield Park, the Silver Comet Trail, Chattahoochee River access, and a broad network of county and city parks serving all ages and interests.
- **Powder Springs enhances the region with a revitalizing downtown**, community events, and multiple recreational amenities such as Thurman Springs Park and Amphitheater, Wild Horse Creek Park, Silver Comet Linear Park, and neighborhood parks with playgrounds, picnic areas, and trails tied to the regional Silver Comet Trail.
- **Strategic connectivity to Atlanta**, with access via I-75, I-285, and I-20, enabling easy travel to Downtown Atlanta, major employment districts, cultural attractions, and Hartsfield-Jackson International Airport.



COBB COUNTY DETACHED HOUSING AND LOT ANALYSIS

The Cobb County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2022-3Q25 is as shown below:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2022	5%	1,010	\$625,000	-
2023	5%	735	\$724,000	+15.8%
2024	4%	711	\$686,000	+5.2%
3Q25	4%	415	\$700,000	+2.0%

Below are the highlights for this market through 3Q25:

- Annual starts of 493.
- Annual closings of 472.
- Based on the annual starts, there is only a 39.7 months supply of VDLs in this market.

MCEACHERN HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Through 3Q25, McEachern High School district continued to show growth in the SFD market. Below is the new house sales data for this market for 2022-3Q25:

YEAR	% TOTAL COBB COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2022	14%	138	\$481,000	-
2023	21%	151	\$469,000	-2.5%
2024	16%	114	\$462,000	-1.5%
3Q25	2%	8	\$614,000	+32.9%



With the continued growth and desire for homebuilders to enter the Cobb County and McEachern High School markets, Gaydon Road is an excellent opportunity to fill the immediate housing needs.

Proposal Requirements

The **16.61 acres in Cobb County** are offered at a price of **\$2,500,000 or \$150,512 per acre**.

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

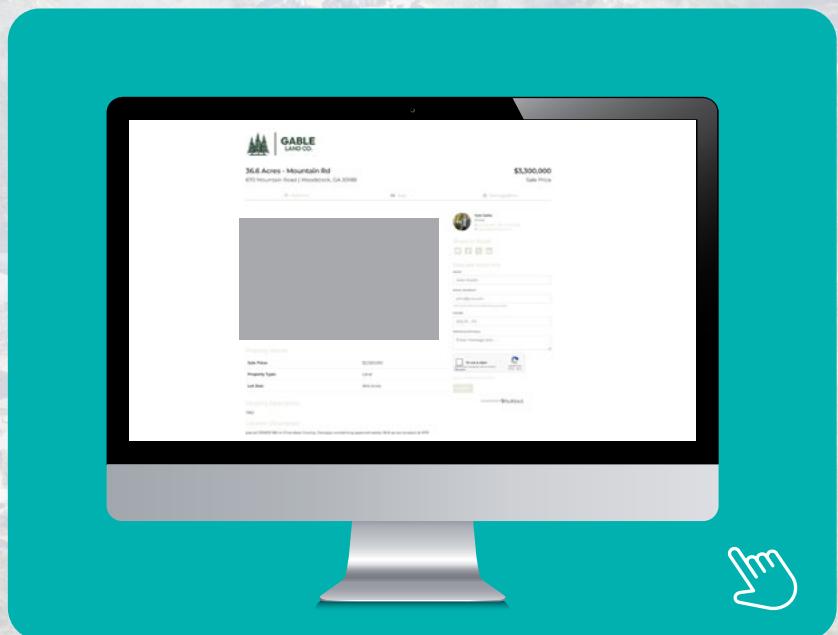
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

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



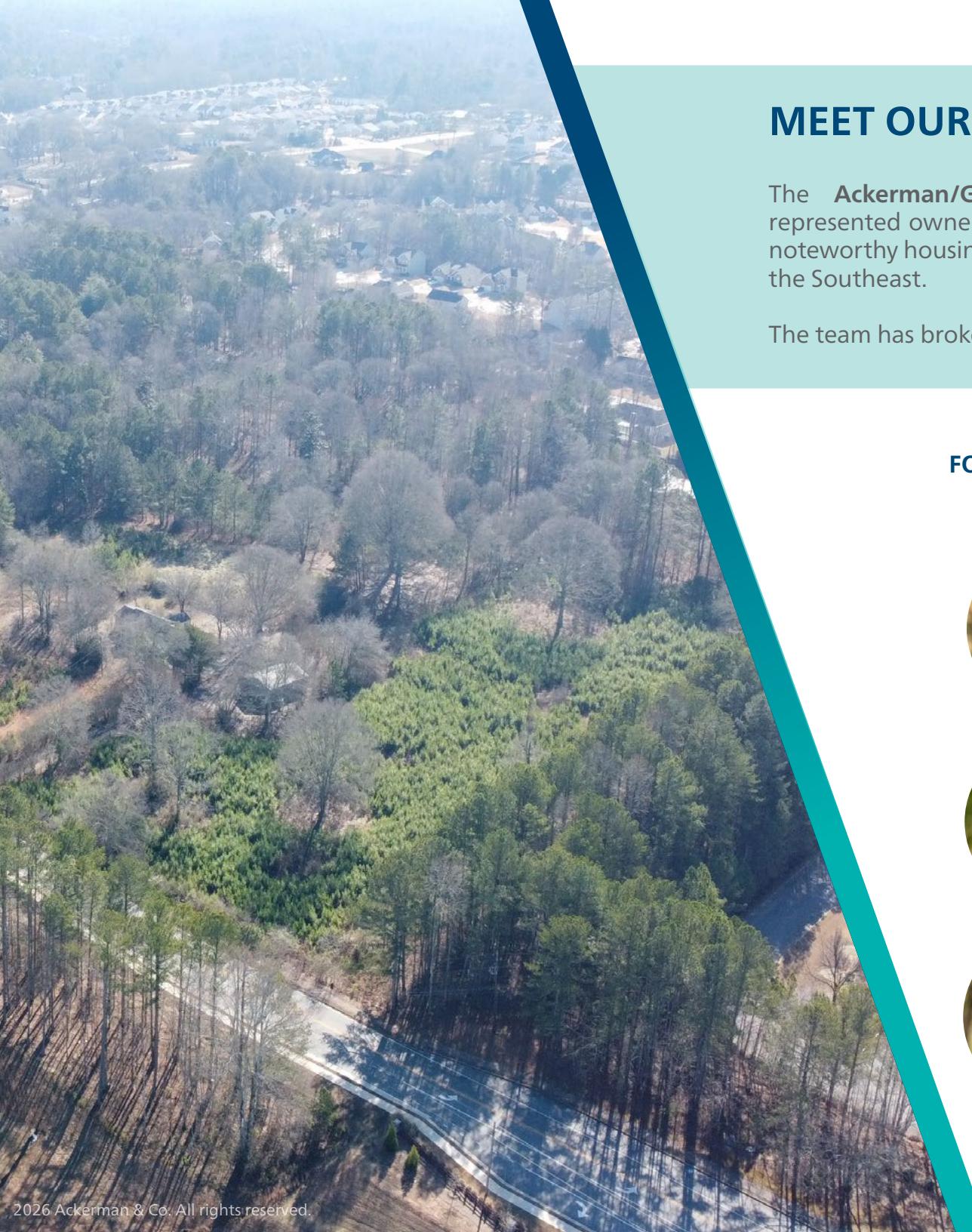
Support Information

Below are files that are related to **Gaydon Road** 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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