



EXCLUSIVE OFFERING
HAMPTON LOCUST GROVE

Publix

30 ACRES
HENRY COUNTY | GEORGIA

30 Acres | Hampton Locust Grove Road | Henry County, Georgia



View of Topography

Hampton Locust Grove Road

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 30 acres on Hampton Locust Grove Road 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 and 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:

JOHN SPEROS

Senior Vice President
Ackerman & Co.
Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net

WILL GOFF

Associate, Brokerage
Ackerman & Co.
Direct: 770.913.3957
Mobile: 404.723.3379
Email: wgoff@ackermanco.net

KYLE GABLE

Broker
Pioneer Land Group
Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@pioneerlandga.com

J.T. SPEROS

Associate, Brokerage
Ackerman & Co.
Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net



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the opportunity

Ackerman & Co. and Pioneer Land Group are pleased to present 30 Acres on Hampton Locust Grove Road ("The Property") for a residential community composed of single family detached ("SFD") houses in Henry County, Georgia.

Hampton Locust Grove Road offers the following attributes:

- Less than 4 miles from Interstate 75, offering convenient access via the Bill Gardner Pkwy interchange.
- Located in Henry County, the 4th best-selling county in Metro Atlanta for new house sales. The months of supply of vacant developed lots ("VDLs") has decreased over 20% in the last year.
- Located in the Luella High School District which has had the most closings of any high school district in Henry County 11 out of the last 13 years. For 2Q18, it currently has 18% of all closings, the most of any district in the county.
- The district has only a 26.4 month supply of VDLs, meaning land will need to be developed in order to meet the housing demand.
- Owner will sell property subject to an agreed upon rezoning.



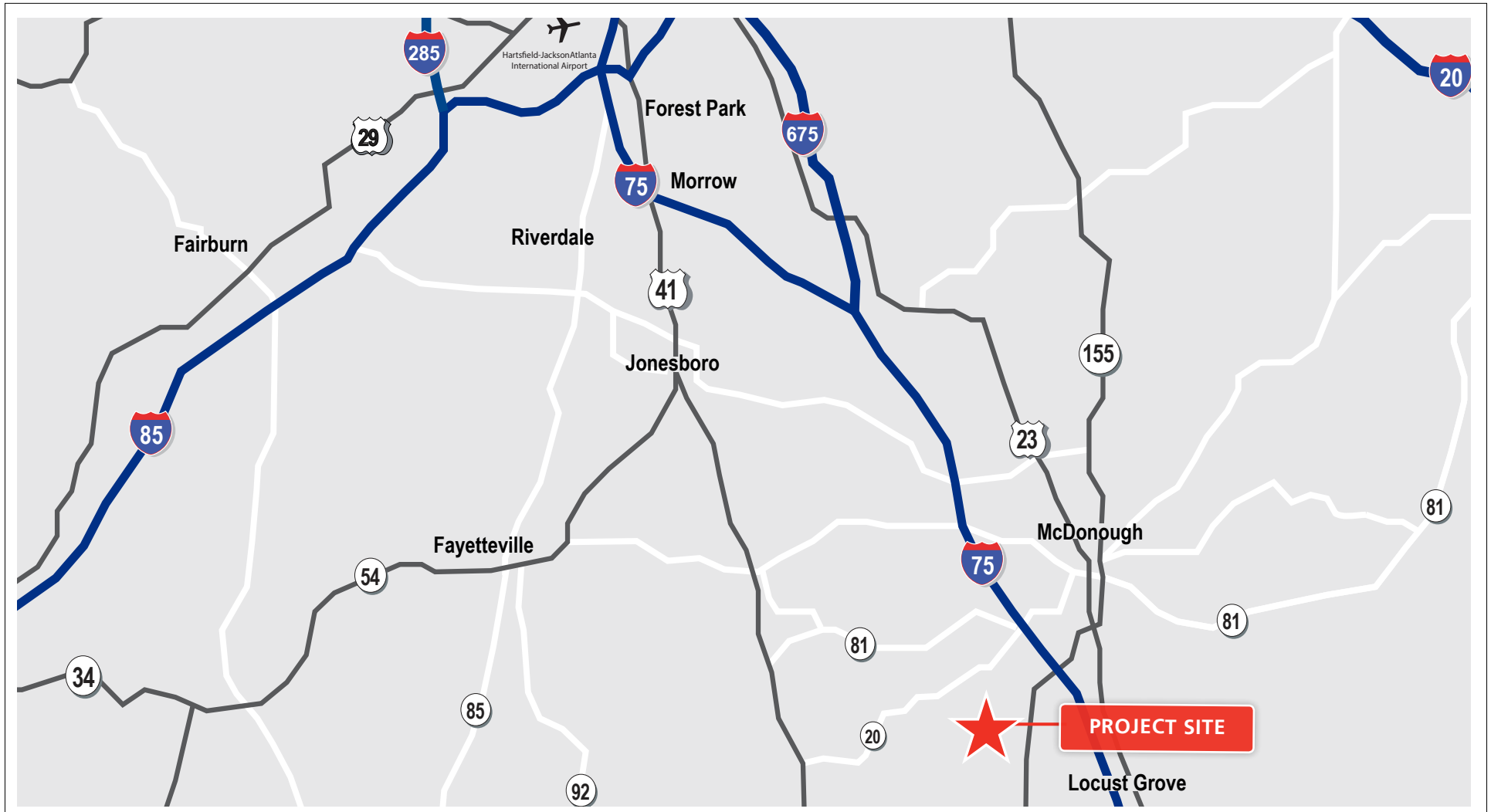
Tanger Outlets

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

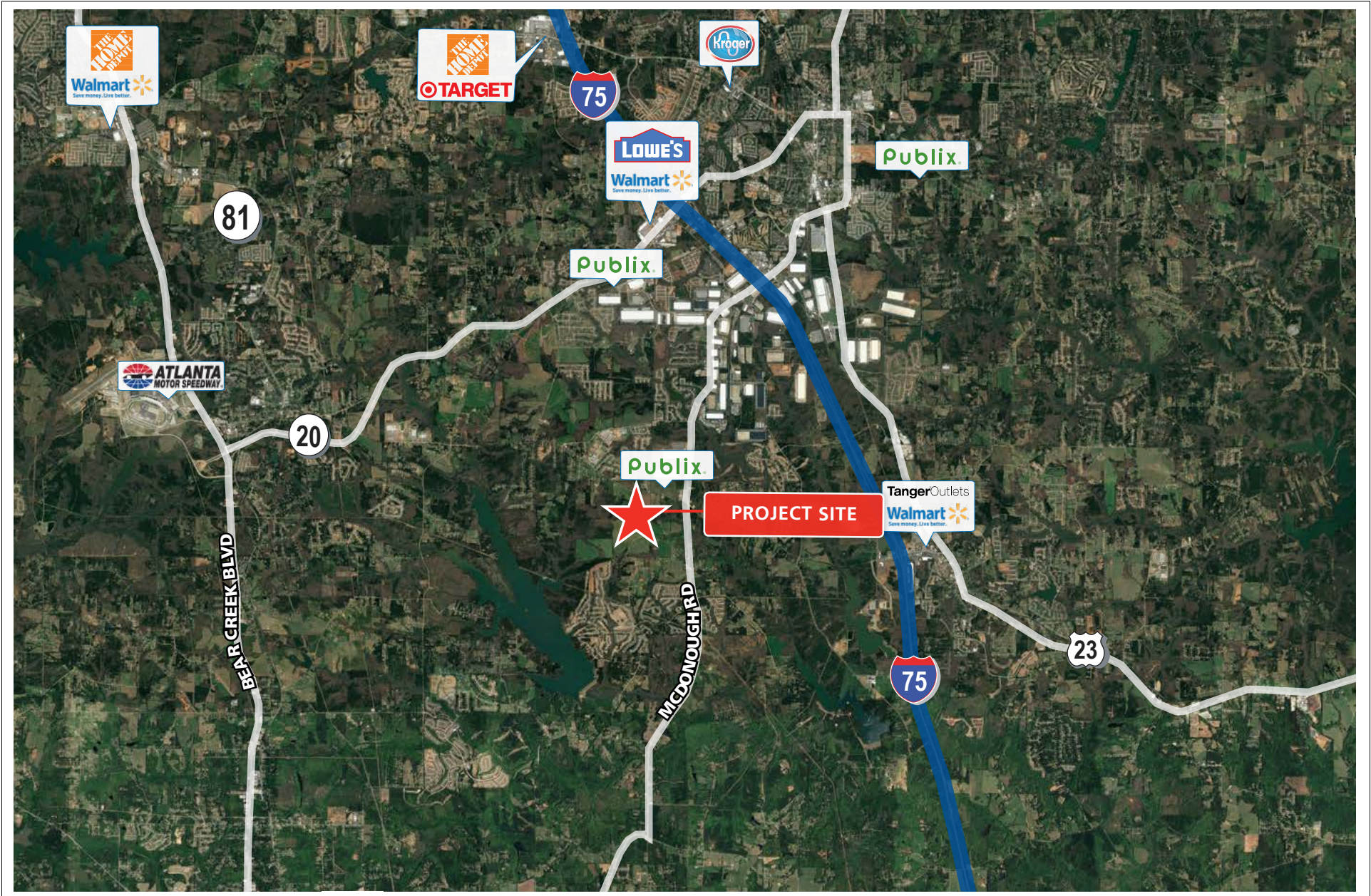
the property

Location

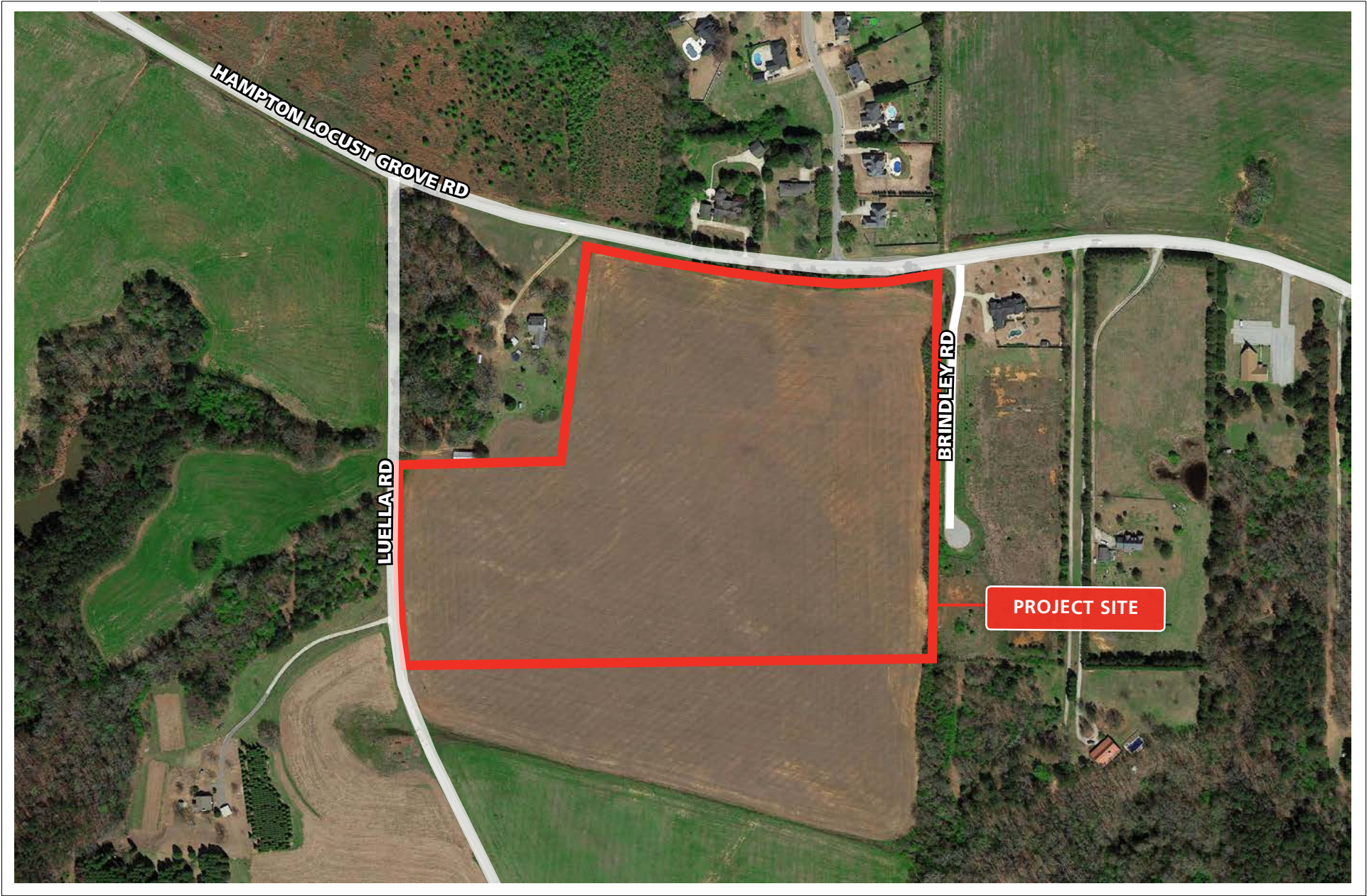
Hampton Locust Grove Road is located approximately 3.5 miles west of the Interstate 75 and Bill Gardner Pkwy intersection in Henry County, Georgia. The address is approximately 2575 Hampton Locust Grove Road, Locust Grove, GA 30248



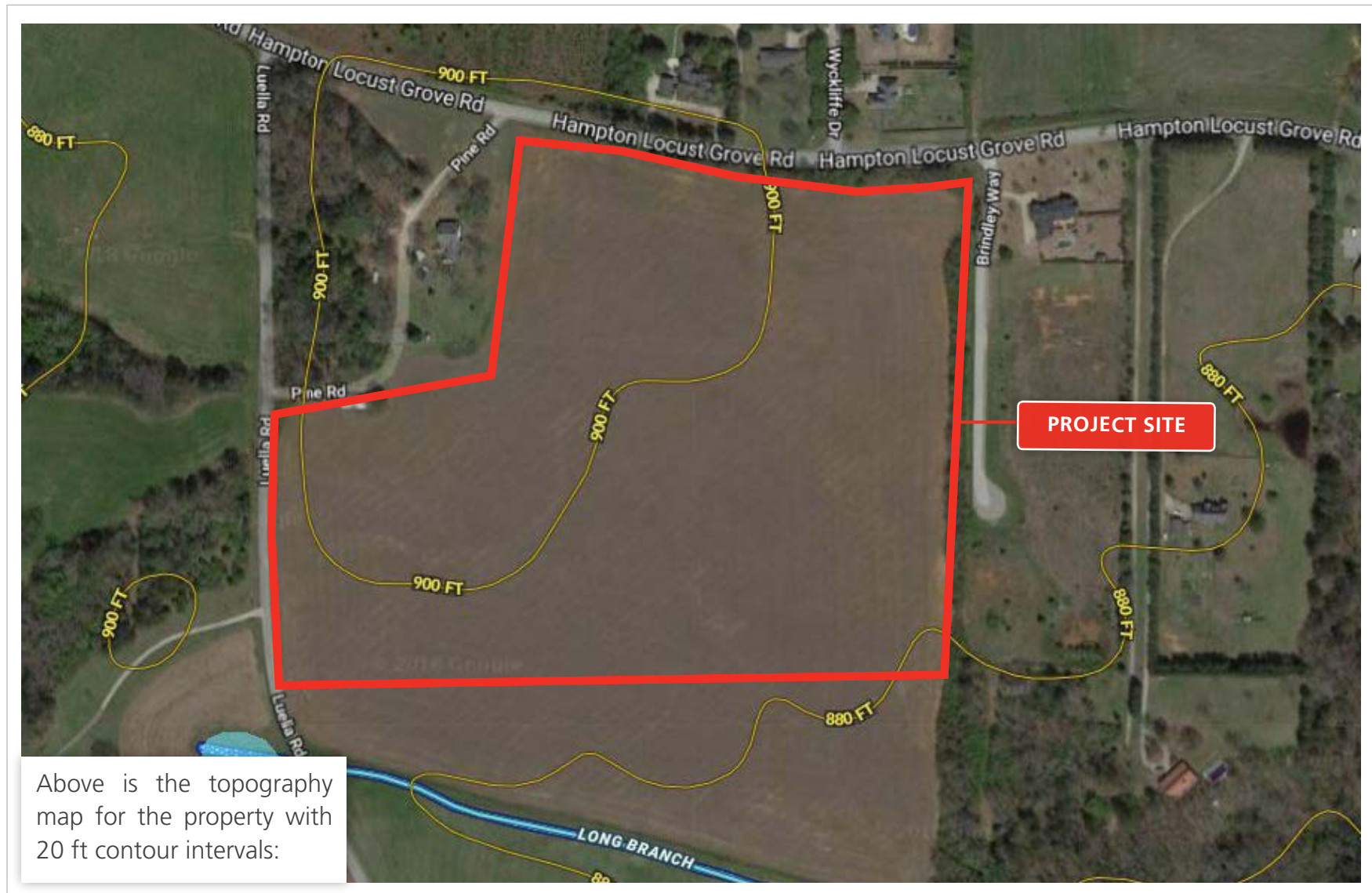
High Altitude Aerial



Low Altitude Aerial



Topography with Flood plain



Zoning/Requirements

The Property is currently zoned RA (Residential Agricultural Zoning District) in Henry County with the following requirements:

Minimum Lot Size:

- 43,560 SF or 1 acre in area with septic system and county water
- 1.25 acres in area with septic system and private well
- 87,120 SF or 2 acres in area for new subdivisions

Minimum Lot Width: 175'

Minimum Front Setback: 75' from right-of-way line; 50' from right-of-way when part of subdivision requires new streets

Minimum Side Setback: 20'

Minimum Rear Setback: 40'

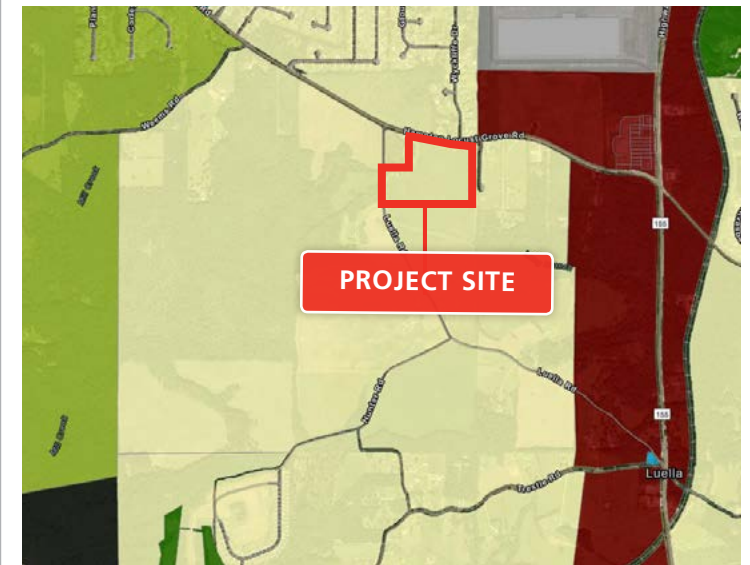
Minimum Heated Floor Area: 1,500 SF

The Property, according to the Future Land Use Map of Henry County, has a future land use of Low Density Residential.

Utilities

The Property is served by domestic water. Sanitary sewer is located across Hampton Locust Grove Rd. All utilities should be independently verified.

FUTURE LAND USE MAP



	Low Density Residential
	Commercial
	Rural Residential
	Medium Density Residential
	Public Institutional
	Industrial
	Transportation/Communications/Util
	Parks and Conservation

Schools



Luella High

★ SCHOOLS ★
Luella/Bethany Elementary School
Luella Middle School
Luella High School



Luella Middle

the market

Hampton Locust Grove Road is located southwest 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 South Point retail, which anchors the commercial retail for the area. The 700,000 square foot regional shopping center has tenants such as JCPenney, Kohl's, Academy Sports, and many more.
- The Tanger Outlets, offering over 65 stores, are located approximately 4 miles along with many other retail options nearby.

With all of the surrounding amenities, convenient access to the interstate, a strong job market, and a thriving city, **Hampton Locust Grove Road** is an excellent opportunity for a builder to establish a presence in this market.



Downtown McDonough



Property

Henry County Detached Housing and Lot Analysis

As the fourth best-selling county for new SFD housing in the Atlanta MSA, the Henry County housing market continues to show trends of strong growth for both new and resale SFD houses. The new construction SFD housing sales data for Henry County from 2015-2Q18 is as shown below.

YEAR	% OF TOTAL METRO ATLANTA SFD NEW SALES	NUMBER OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE
2015	6%	894	–	\$249,000
2016	7%	1,154	+29.1%	\$255,000
2017	7%	1,265	+9.6%	\$256,000
2Q18	8%	714	N/A	\$250,000

Below are some highlights from this market through 3Q18:

- Annual starts were 1,652 through 3Q18, representing a 14.7% increase in the last year.
- Annual closings were 1,442 through 3Q18, representing a 7.4% increase in the last year.
- Currently, there are 4,845 VDLs in this market. Based on the annual starts, there is a 33.3 month supply of VDLs, which is a 34% decrease from 3Q17.
- A total of 64% of the remaining VDLs in Henry County are in subdivisions with an active builder.

Luella High School Detached Housing and Lot Analysis

The Luella High School housing market continues to accelerate for both new and resale SFD houses. The new construction SFD housing sales data for the Luella High School District from 2015-2Q18 is as follows:

YEAR	% OF TOTAL HENRY COUNTY SFD NEW SALES	NUMBER OF SALES	% OF TOTAL ANNUAL GROWTH	AVERAGE SALES PRICE
2015	22%	198	–	\$235,000
2016	20%	231	+16.7%	\$240,000
2017	22%	283	+22.5%	\$239,000
2Q18	18%	126	N/A	\$221,000

Below are some highlights from this market:

- Through 3Q18 closing, Luella controlled 18% of all detached sales, the highest in Henry County.
- Annual starts in this market are 226 through 3Q18.
- Annual closings in this market are 234 through 3Q18.
- Currently, there are 498 VDLs in this market. Based on the annual starts, there is a 26.4 month supply of VDLs, which is a 15.4% decrease from 3Q17.
- A total of 51% of the remaining VDLs in Luella High are in subdivisions with an active builder.

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

the process

The 30 acres are offered at a price of \$510,000 or \$17,000 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

Seller has provided their standard Purchase & Sale Agreement form in the Support Information section.

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



support information

Below is a file related to **Hampton Locust Grove Road** and may be downloaded. This file may not be compatible on a mobile device and will need to be downloaded on a desktop. Click the link to open the file.

- [Google Earth KMZ File](#)
- [Survey](#)
- [Soil Map](#)

To view all downloadable documents in one folder [click HERE.](#)





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Downtown McDonough

FOR MORE INFORMATION, PLEASE CONTACT:

JOHN SPEROS

Senior Vice President
Ackerman & Co.
Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net

WILL GOFF

Associate, Brokerage
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Direct: 770.913.3957
Mobile: 404.723.3379
Email: wgoff@ackermanco.net

KYLE GABLE

Broker
Pioneer Land Group
Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@pioneerlandga.com

J.T. SPEROS

Associate, Brokerage
Ackerman & Co.
Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net

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