



EXCLUSIVE OFFERING
BUCKINGHAM TERRACE

38.28 ACRES PLANNED FOR 62 SINGLE-FAMILY DETACHED LOTS WITH LDP
DOUGLAS COUNTY | GEORGIA

38.28 Acres Planned for 62 SFD Lots With LDP | Douglas County, Georgia



Downtown Douglasville

38.28

ACRES

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of Buckingham Terrace in Douglas 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



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

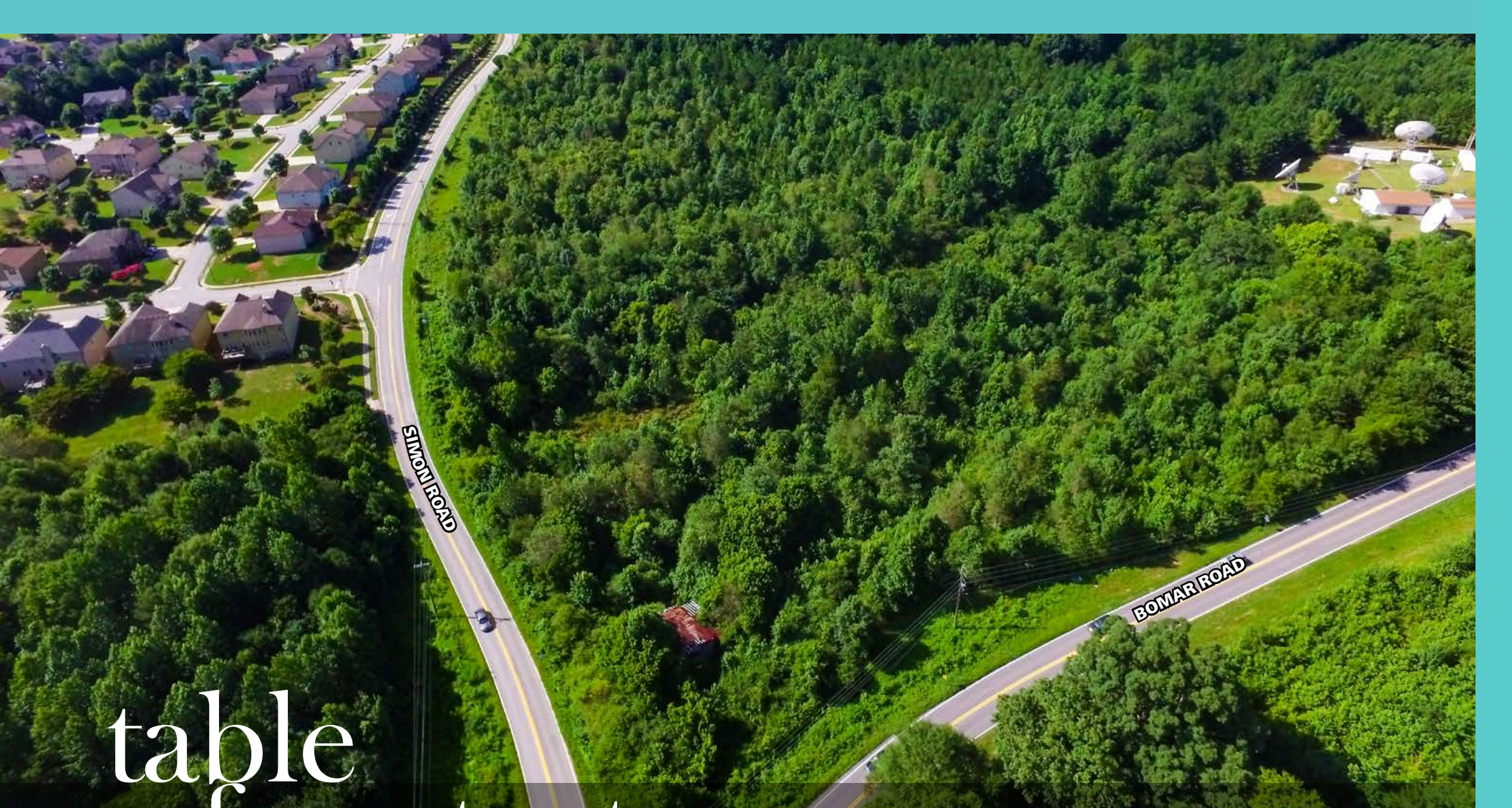


table of contents

01. THE OPPORTUNITY

02. THE PROPERTY

03. THE MARKET

04. THE PROCESS

05. SUPPORT INFORMATION

- Google Earth KMZ File
- LDP Plans

the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **Buckingham Terrace** ("The Property") in Douglas County, Georgia.

Buckingham Terrace offers the following:

- Convenient location approximately 2.5 miles from Interstate 20, providing convenient access to the Interstate via the Chapel Hill Road interchange.
- Excellent access to surrounding retail amenities including downtown Douglasville, Arbor Place Mall and Sweetwater Creek State Park.
- Increasing housing demand in the submarket: annual starts are up 30% in the last 4 quarters.
- The second best-selling high school district for new single-family detached ("SFD") homes in all of Douglas County - New Manchester High School.
- Limited amount of vacant developed lots ("VDLs") in the New Manchester market, only 734 remaining currently.
- Zoned and planned for the intended use; property has the Land Disturbance Permit ("LDP") in place. Sewer and water available to site.
- 80% slab lots in the future community.



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

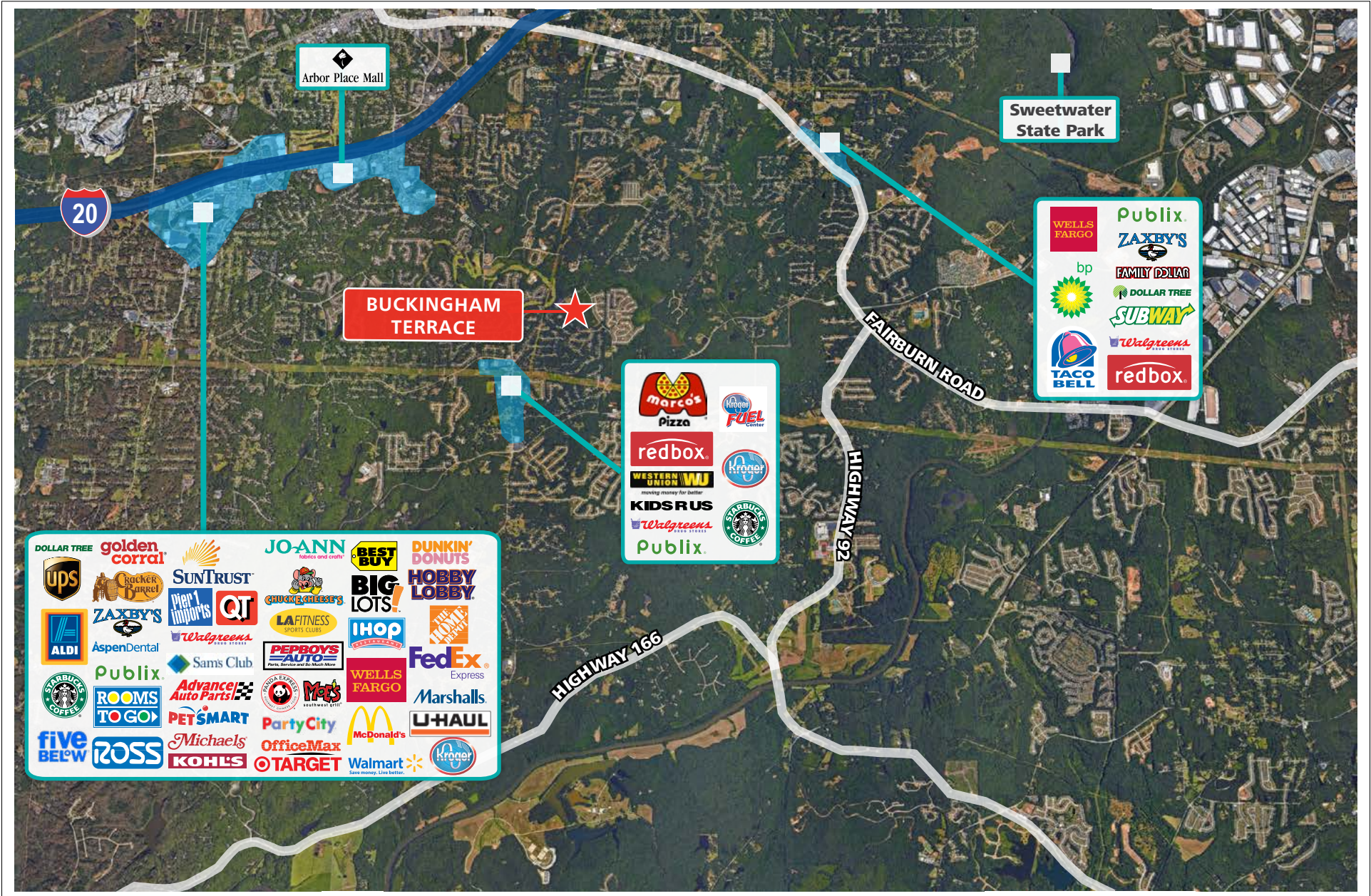
the property

Location

Buckingham Terrace is located approximately 2.5 miles to the southeast of the Interstate 20/Chapel Hill Road intersection in Douglas County, Georgia. The address for the neighboring property is 3530 Bomar Road, Douglasville, GA 30135 (for reference).



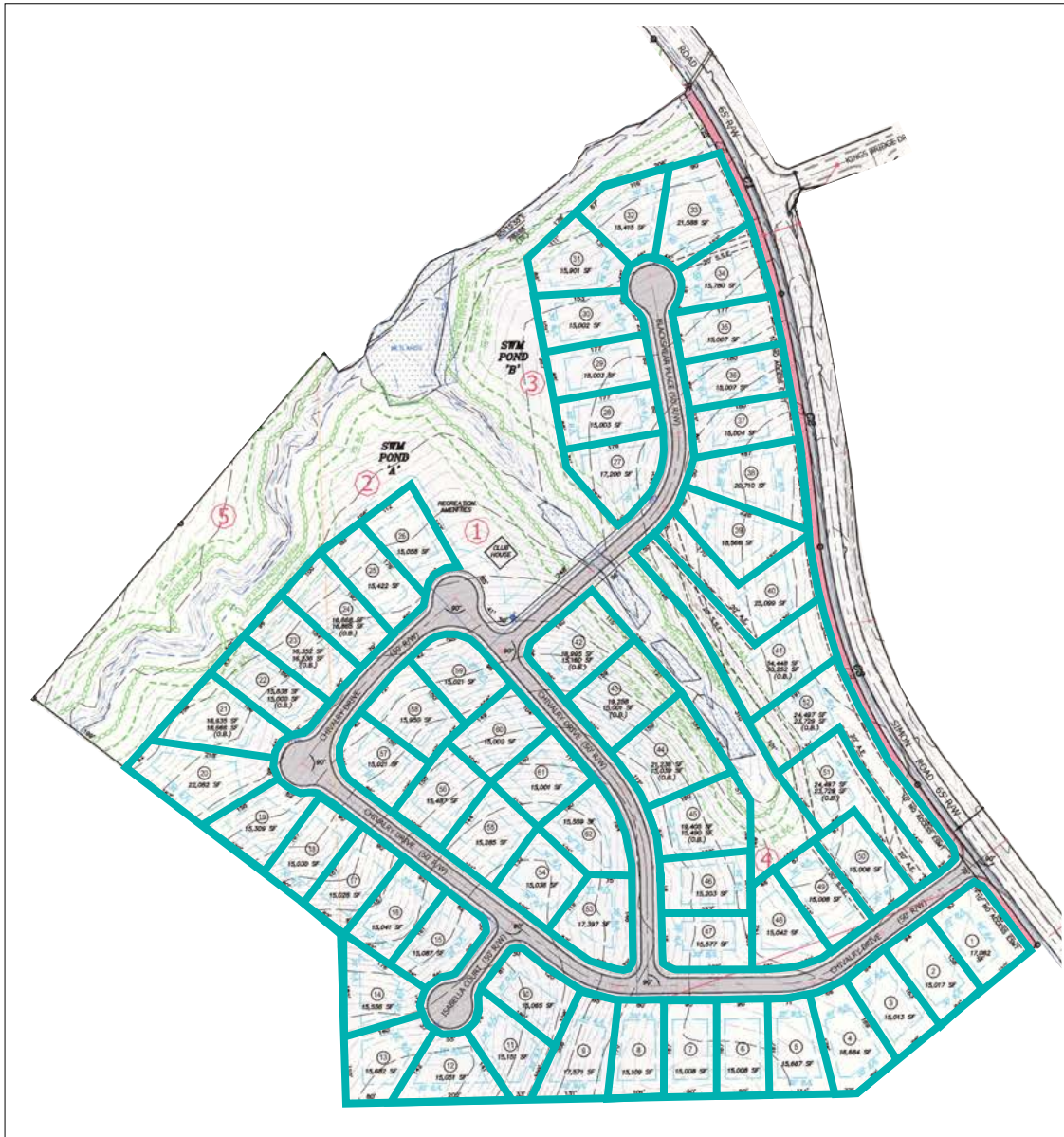
Surrounding Amenities



Low Altitude Aerial



Plat and Development Standards



Standards

Current Zoning: R-LD

Number of Lots: 62

Total Acreage: 38.28 Acres

Overall Density: 62 Lots/38.28 Acres = 1.62 lots per acre

Amenities:

Clubhouse with a minimum of 1,500 SF is required and must be completed before final plat.

Setbacks:

Front	35' or as noted
Side	15' or as noted
Rear	30' or as noted
Adjacent to state waters	75'
Adjacent to Simon Road	50'

Lot Sizes:

Minimum Lot Size	15,000 SF
Minimum Lot Width	80'
Minimum Home Size	1,800 SF
Minimum Frontage	50'
Minimum Frontage, Cul-de-sac	35'

The Property has an LDP in place and the full LDP plans are available to download in the Support Information section of this Offering Memorandum.

Topography

Below is a map of the topography with 20-foot contour intervals.



Utilities

The Property is served by sanitary sewer and domestic water.

Schools

Buckingham Terrace is served by the schools shown below:

★ SCHOOLS ★
Chapel Hill Elementary School
Chapel Hill Middle School
New Manchester High School



the market

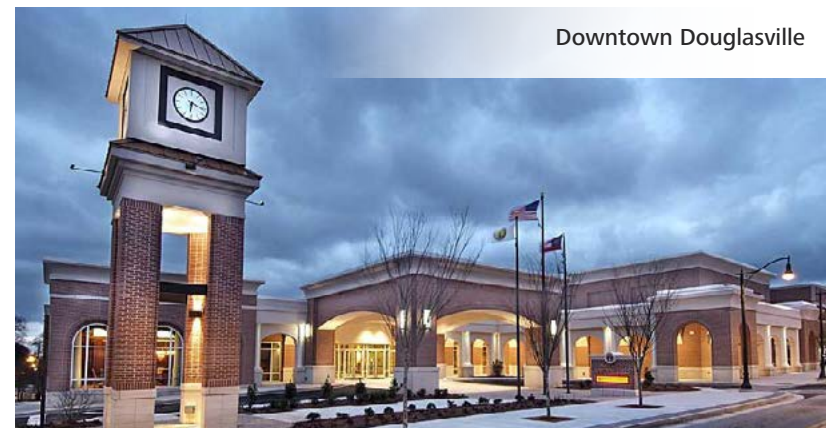
Buckingham Terrace is located in Douglas County, Georgia, and is served by the City of Douglasville's surrounding thriving amenities. As the metro Atlanta housing market continues to grow, the metro counties, including Douglas County, will continue to grow with it. Below are just some of the highlights for the County:

- **Downtown Douglasville** (6 miles from community) is located north of I-20 and has thriving retail with an old town feel and a convention center. The City of Douglasville is currently in the process of master planning the downtown area with new retail space and an outdoor amphitheater.
- **Arbor Place Mall** (4.5 miles from community) is located between Chapel Hill Road and Highway 5 on Douglas Boulevard. This regional mall has over 1,000,000 feet of retail space, with shopping anchors such as Dillard's, JCPenney, Macy's, Belk and Sears.
- **Sweetwater Creek State Park** (6.6 miles from community) is a 2,549-acre state park located in the New Manchester area of Douglas County. The park features walking and hiking trails, a lake, a visitor center, a bait shop and the ruins of the New Manchester Manufacturing Company. Additionally, activities such as fishing, camping, boating, picnicking and sightseeing are all offered at Sweetwater.

With all of the surrounding amenities, convenient access to the interstate, and a growing job market, **Buckingham Terrace** is an excellent opportunity for a builder to take advantage of this exciting market.



Arbor Place Mall



Downtown Douglasville

Douglas County Detached Housing and Lot Analysis

The Douglas County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2015-2019 is as shown below:

YEAR	% OF TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF GROWTH IN # OF SALES	AVERAGE SALES PRICE
2015	1%	132	-	\$233,000
2016	1%	247	+87.1%	\$232,000
2017	2%	286	+15.7%	\$225,000
2018	2%	379	+32.5%	\$236,000
2019	3%	460	+21.4%	\$270,000

Below are some highlights from this market through 4Q19:

- Annual starts were 428.
- Annual closings were 459, representing a 17% increase from 4Q18.
- Currently, there is a 65.9 month supply of lots
- A total of 41% of the remaining VDLs in Douglas County are in subdivisions with an active builder.

New Manchester High School Detached Housing and Lot Analysis

The New Manchester High School housing market continues to accelerate for the sale of both new and resale SFD houses.

Below are the highlights of the market through 4Q19:

- Annual starts were 105.
- Annual closings were 126 through 4Q19, representing 27% of all closings in Douglas County.
- Of the total 734 VDLs, 62% are in subdivisions with an active builder. These subdivisions have a 32.2 month supply of lots.
- Currently, there is a 83.9 month supply of VDLs.



the process

The 38.28 acres is offered at a price of \$1,233,800 or \$19,900 per proposed lot.

Interested parties should submit a letter of intent 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.



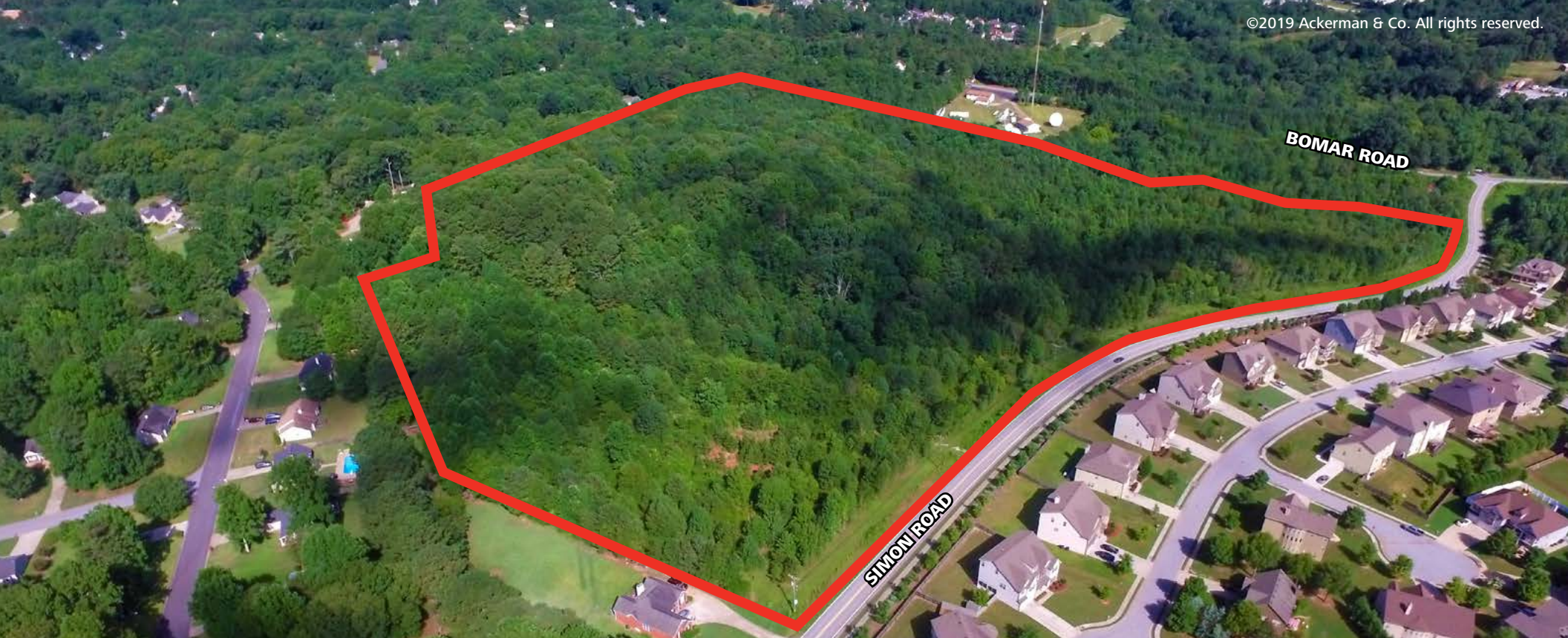
support information

Below are files that are related to **Buckingham Terrace** and may be downloaded. Some of the files may not be compatible on a mobile device and will need to be downloaded on a desktop. Click the links to open the files.

- [Google Earth KMZ File](#)
- [LDP Plans](#)

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





FOR MORE INFORMATION, PLEASE CONTACT:

JOHN SPEROS

Senior Vice President

Ackerman & Co.

Direct: 770.913.3910

Mobile: 404.578.7033

Email: jsperos@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

Ackerman & Co.

PIONEER
LAND GROUP