



EDWARDS ROAD
95.05 ACRES | DOUGLAS COUNTY, GA

EXCLUSIVE OFFERING

Ackerman & Co. 
PIONEER
LAND GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **95.05 acres on Edwards Road 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 make 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

1 THE OPPORTUNITY

2 THE PROPERTY

3 THE MARKET

4 PROPOSAL REQUIREMENTS

5 SUPPORT INFORMATION

- GOOGLE EARTH KMZ
- TOPOGRAPHY MAP
- WATER / SEWER MAP

The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to exclusively present **95.05 acres on Edwards Road** in Douglas County, Georgia.

Edwards Road offers the following attributes:

- Convenient location approximately 2 miles from Interstate 20, providing convenient access to the interstate via the Highway 5 interchange.
- Excellent access to surrounding retail amenities, including downtown Douglasville, Arbor Place Mall, and Sweetwater Creek State Park.
- Increasing housing demand in Douglas County: annual starts are up 34% in the last 4 quarters.
- Limited amount of vacant developed lots ("VDLs") in the Douglas County market, only 408 remaining currently.
- Best suited for a recreational tract, estate home, or investment property.
- The tract is already split into 5 parcels as shown on page 9.
- There is a 4-acre pond located on the property.

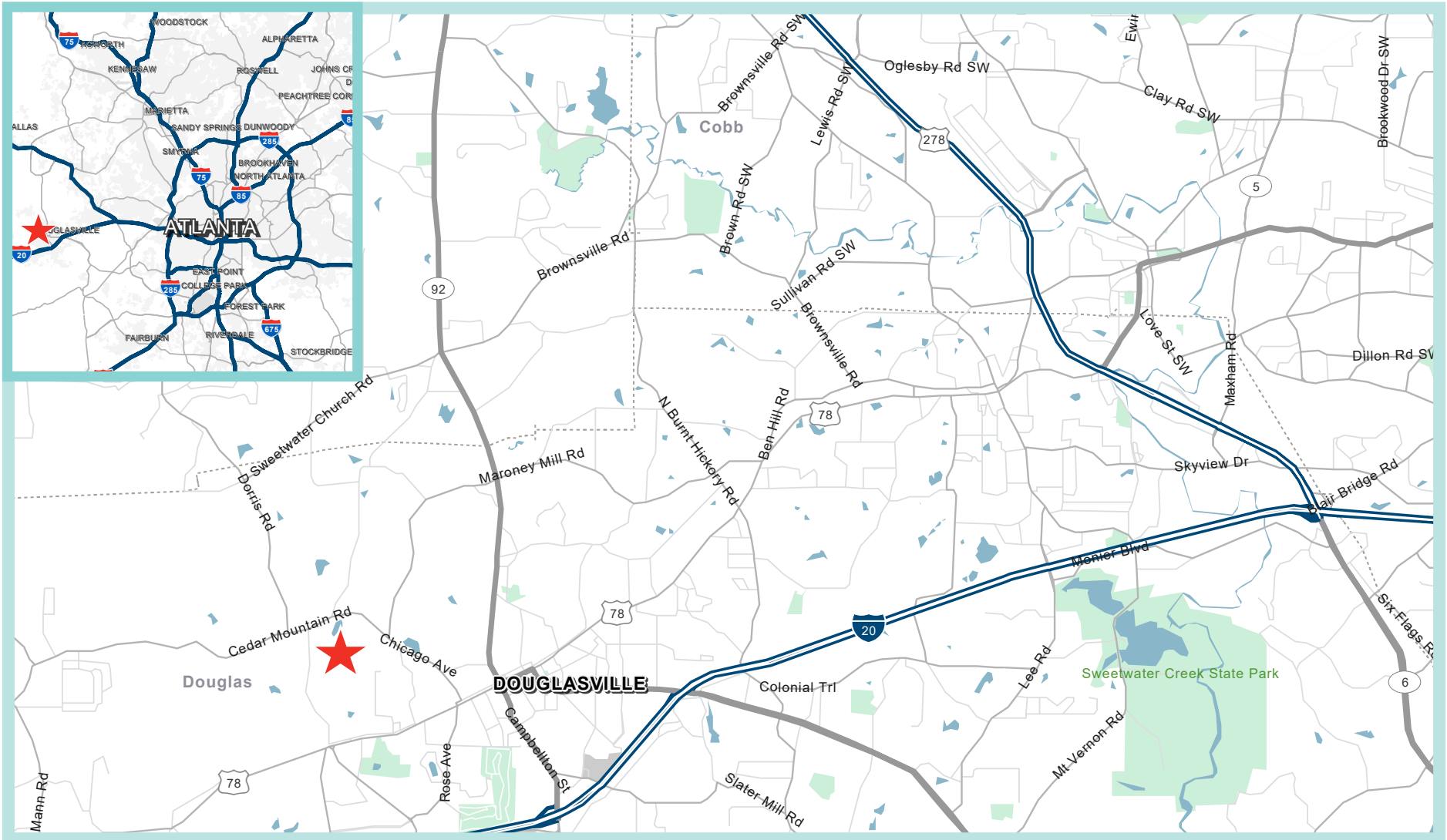
Edwards Road is an opportunity to build in a premium community to meet the immediate and growing job market.

The balance of this Offering Memorandum provides detailed information on the Property and the market. Interested parties should submit a Letter of Intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.

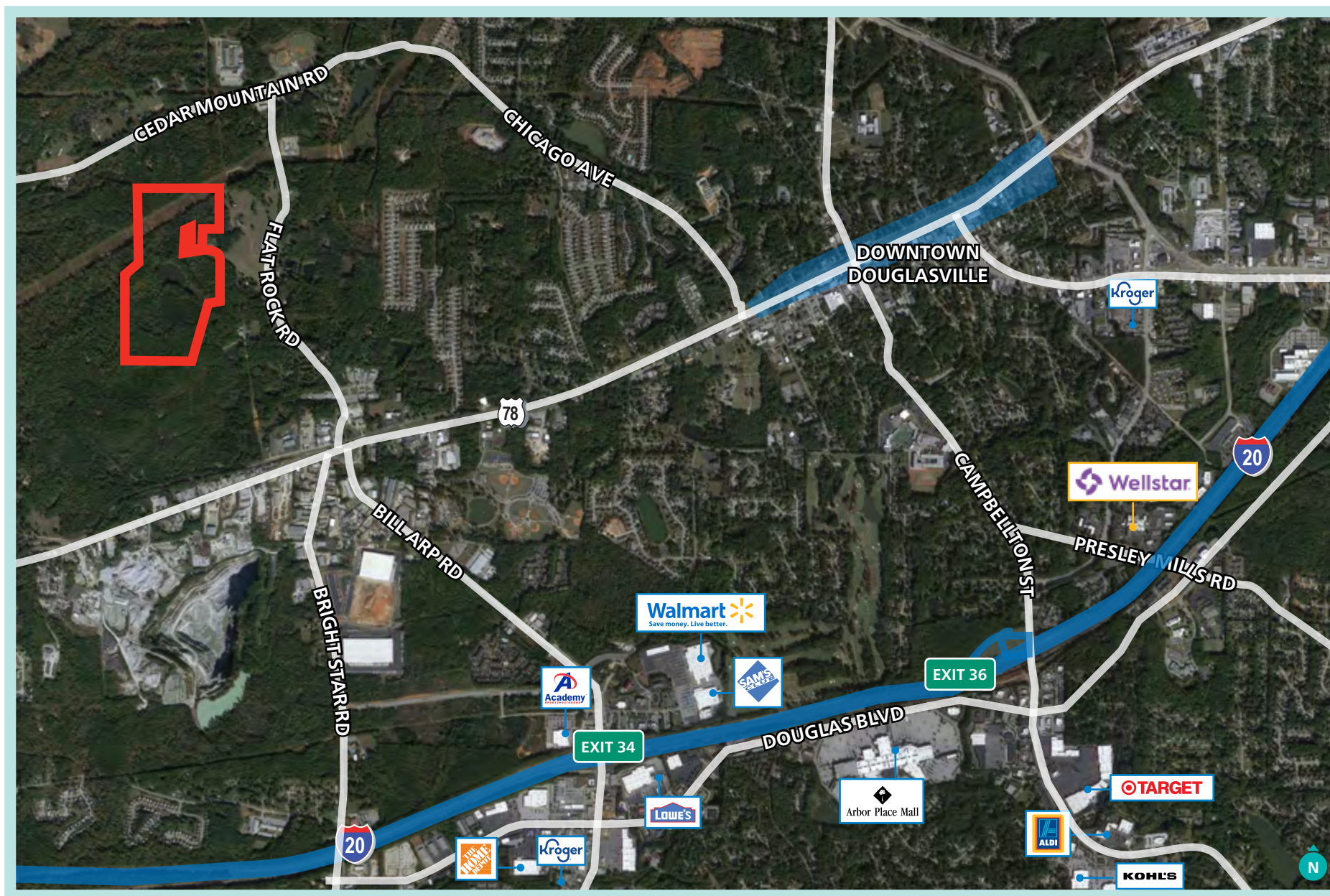


The Property

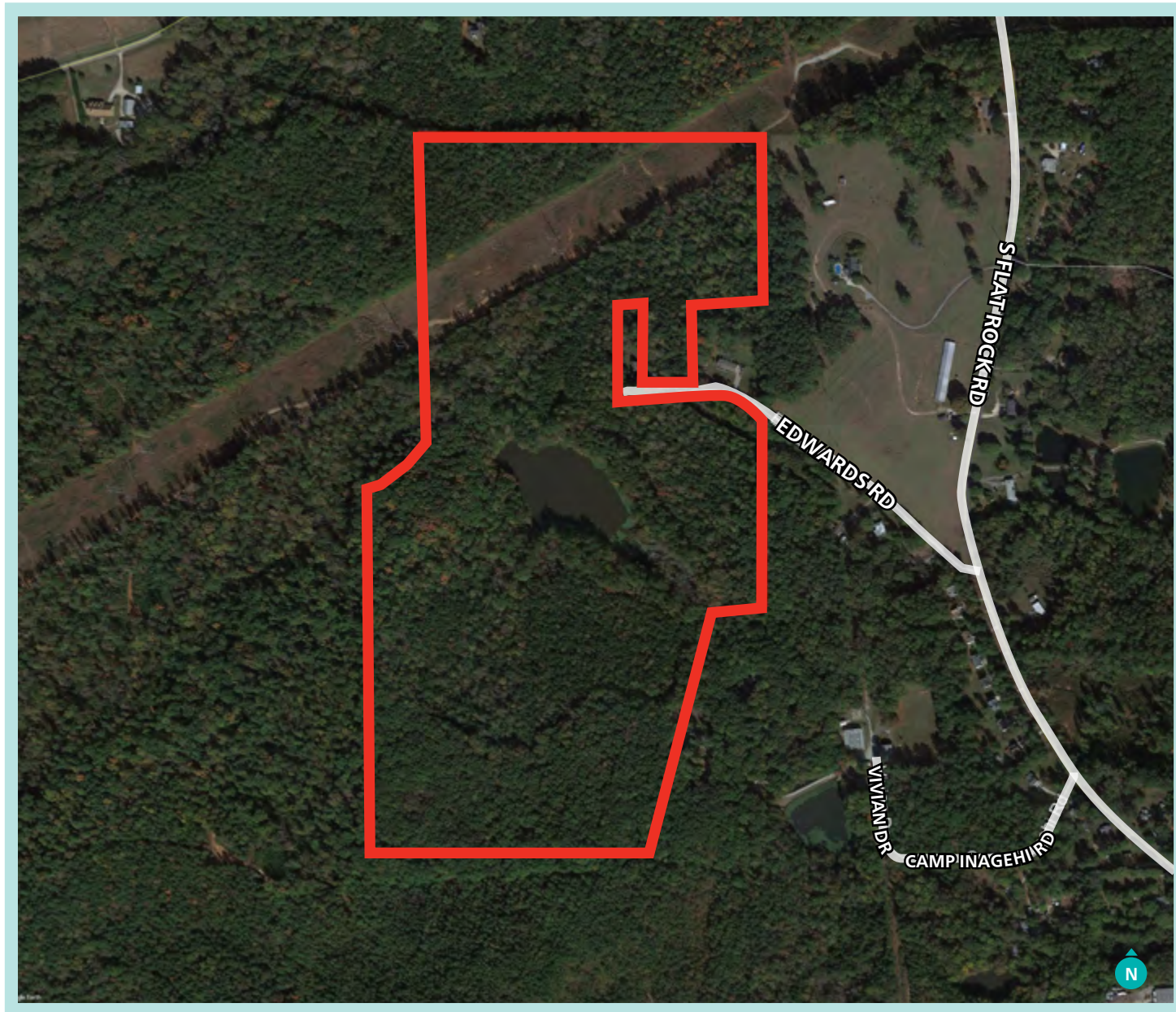
Edwards Road is located on Edwards Road in Douglas County, GA. The neighboring property address is 2060 Edwards Road, Douglasville, GA 30135.



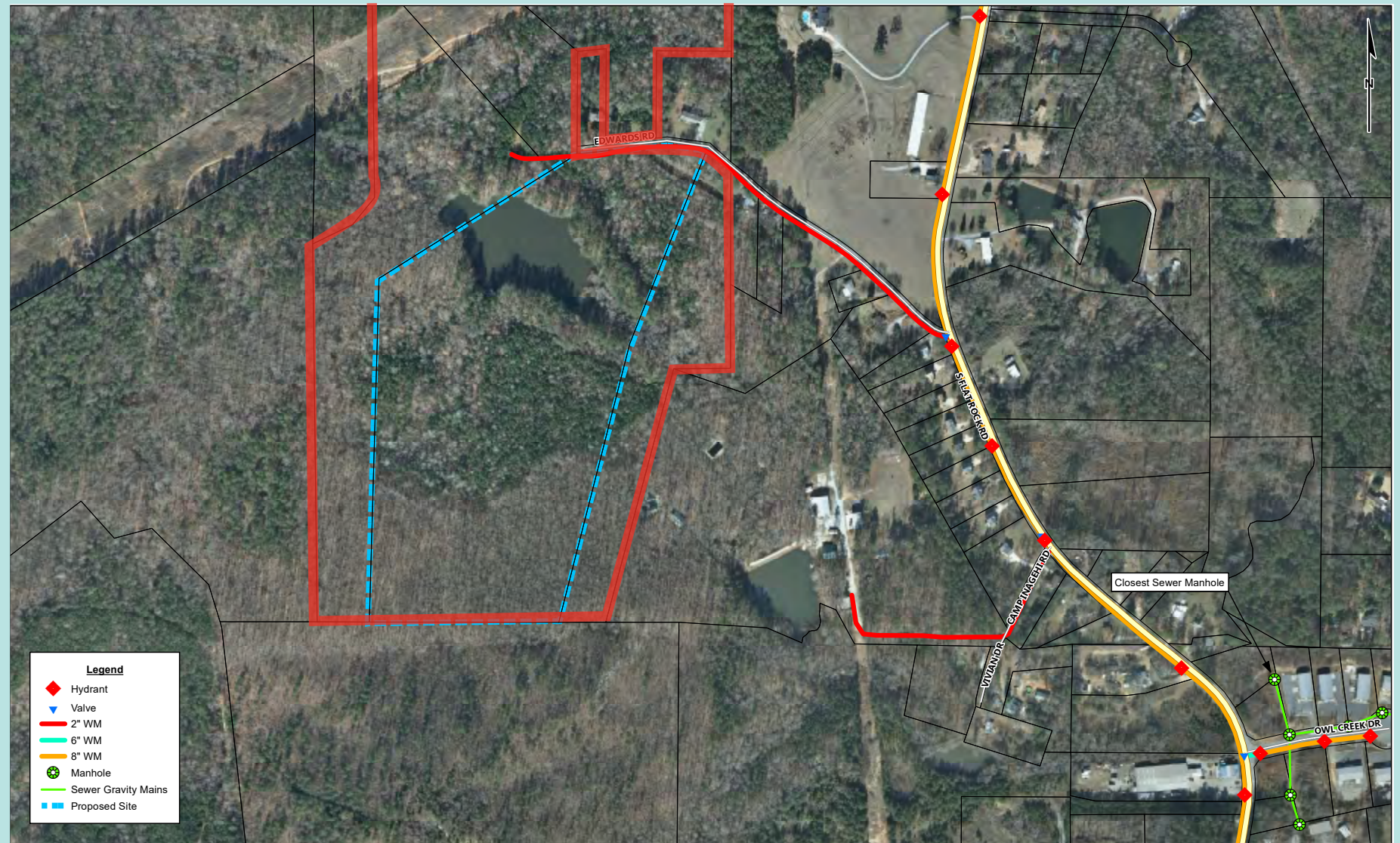
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



WATER SEWER MAP

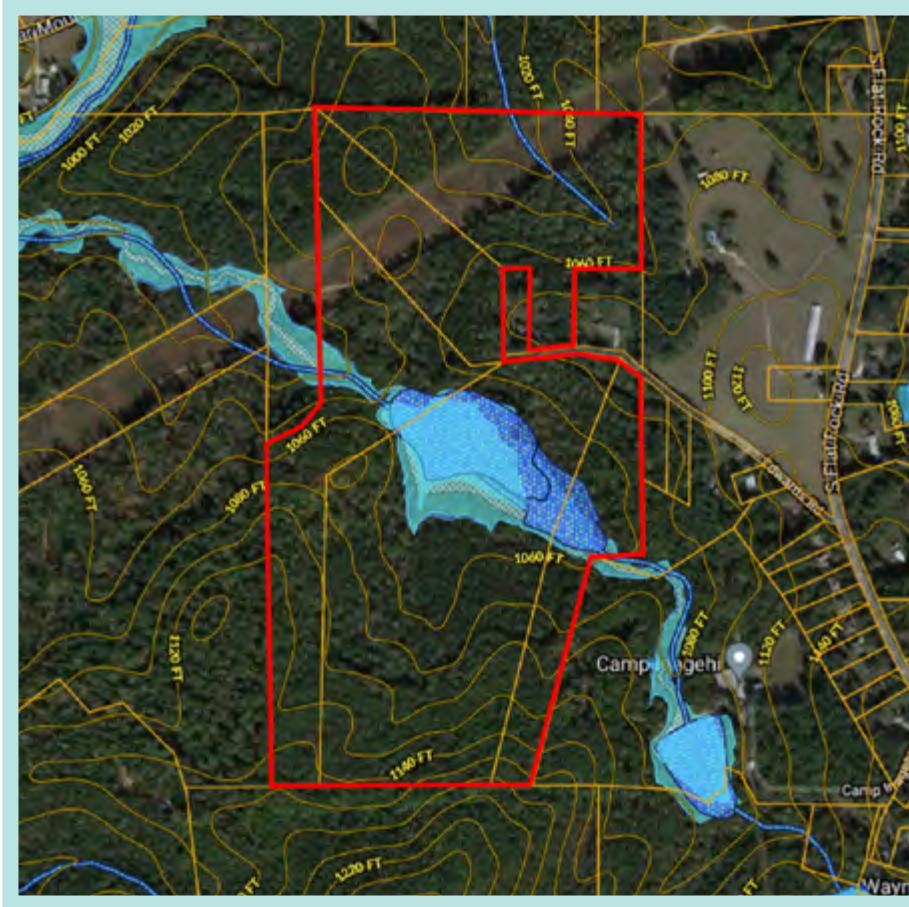


Parcel 01960250001 - Water & Sewer Map

1 in = 333 ft
4/15/2021
nferguson

TOPOGRAPHY

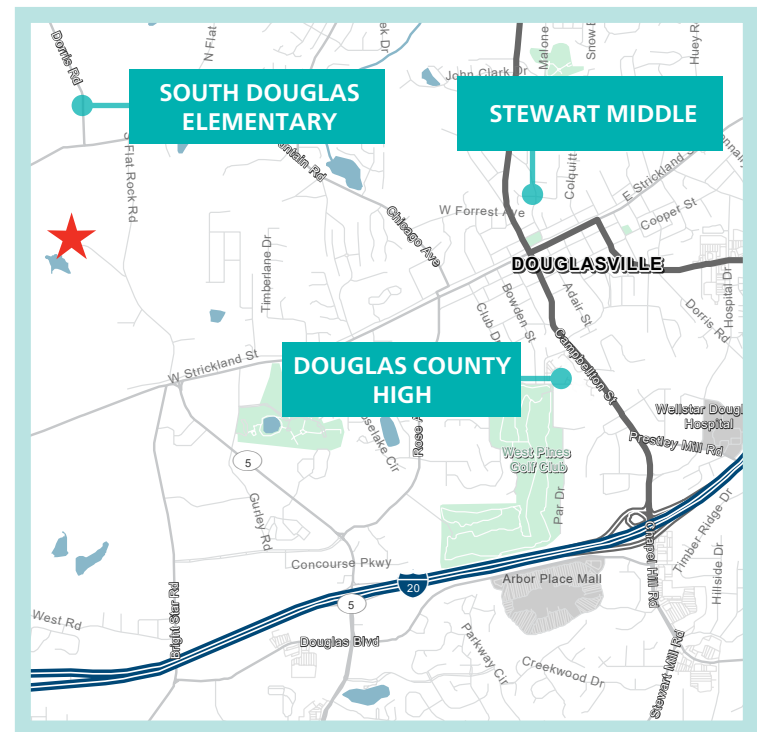
Below is a map of the topography with 20-foot contour intervals



SCHOOLS

SCHOOL LOCATIONS MAP

SCHOOL	DISTANCE FROM SITE
North Douglas Elementary	1.5 Miles
Stewart Middle	3.6 Miles
Douglas County High	3.1 Miles



The Market

Edwards Road 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** 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** 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 Dillards, JCPenney, Macy's, Belk and Sears.
- **Sweetwater Creek State Park** 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, **Edwards Road** is an excellent opportunity for an investment.



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 2014-2020 is as shown below.

YEAR	% OF TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% GROWTH IN AVG. SALE PRICE	AVERAGE SALES PRICE
2015	1%	132	+22.2%	\$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
2020	2%	437	-5.0%	\$298,000

Below are some highlights from this market through 1Q21:

- Annual starts were 641, representing a 34% increase in the last four quarters.
- Annual closings were 558, representing a 7% increase in the last four quarters.
- Currently, there is a 36.5 months supply of VDLs, which is a 37% decrease in the last four quarters.

With the continued decreasing number of attached VDLs and houses located in this market, we believe the property can fill the immediate and future needs for housing in this market.

DOUGLAS COUNTY HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

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

Below are the highlights for this market:

- The average price of a new SFD house is \$235,000.
- Annual starts were 189.
- Annual closings were 131.
- Annual lot deliveries were 155, representing a 128% increase in the last four quarters.
- Currently, there is a 25.9 months supply of VDLs.



WATER FEATURE CURRENTLY ON PROPERTY

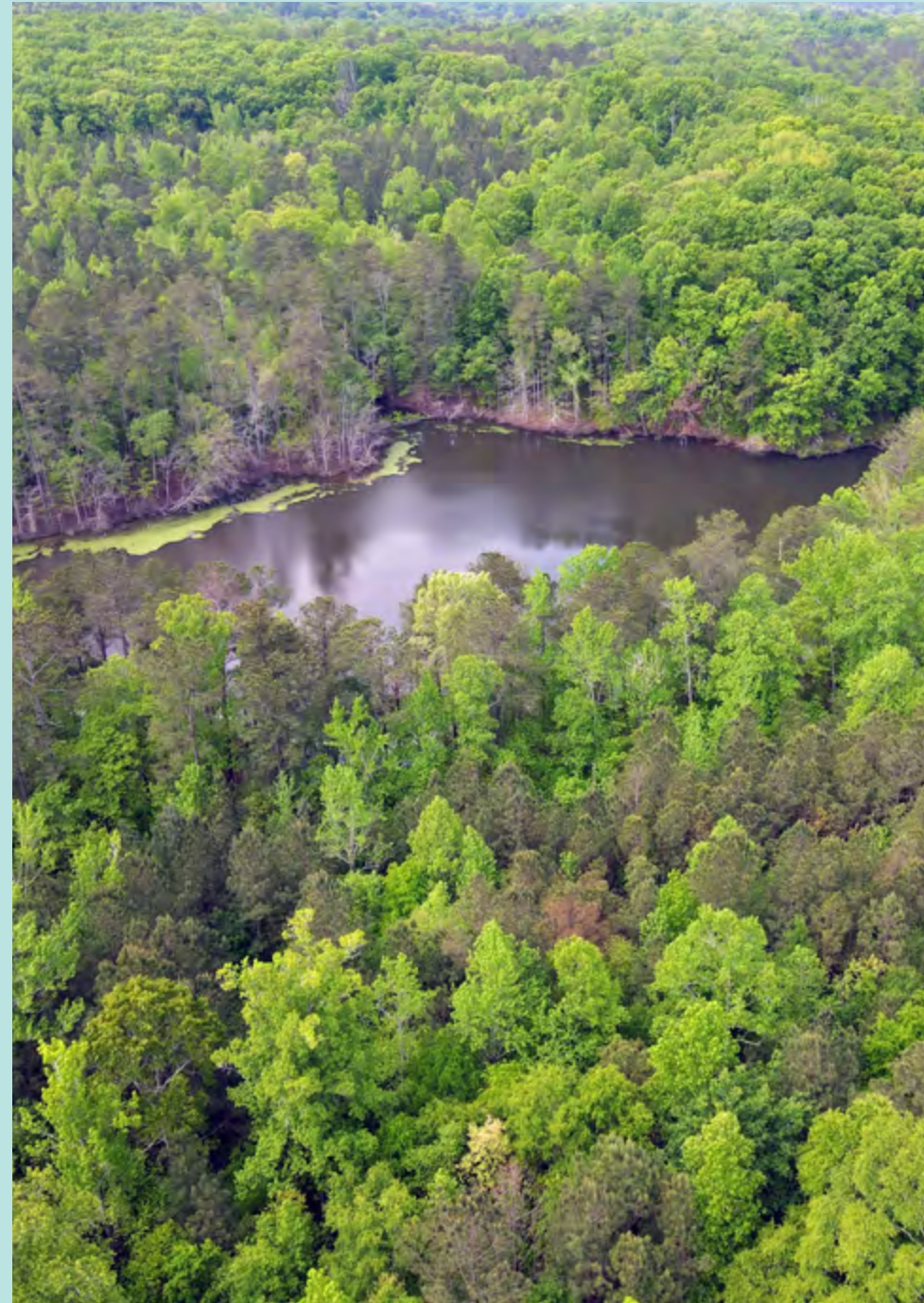
Proposal Requirements

The 95.05 acres is offered at a price of \$712,875 or \$7,500 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 **Edwards Road** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ](#)

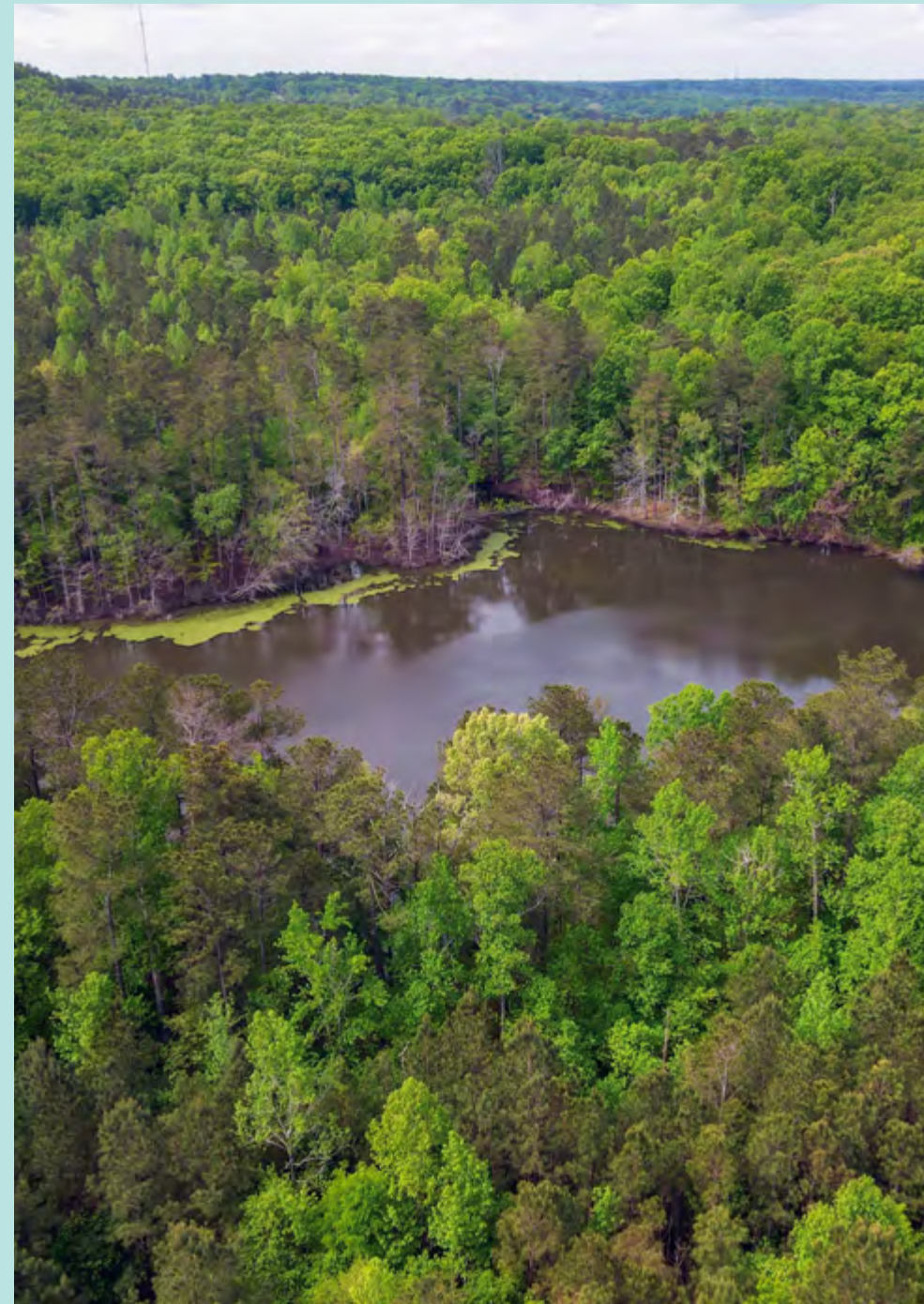


[TOPOGRAPHY MAP](#)



[WATER SEWER MAP](#)

*We advise that the file be downloaded to a desktop computer and not on a mobile device as they may not be compatible.



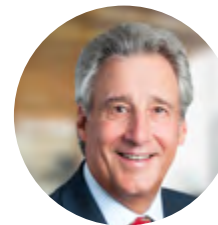


MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** 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 **\$400+ million** in transactions.

FOR MORE INFORMATION, 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