

# HALL ROAD

39.25 ACRES

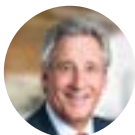
SOUTH FULTON, FULTON COUNTY, GA

EXCLUSIVE OFFERING

## Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **39.25 acres 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 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:**



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# The Opportunity

**Ackerman & Co.** and **Pioneer Land Group** are pleased to present for sale 39.25 acres in South Fulton, Fulton County, Georgia.

**Hall Road** offers the following attributes:

- Convenient access to surrounding amenities on Hwy 92 and South Fulton Parkway.
- Located less than twelve miles from Hartsfield-Jackson International Airport, the world's busiest airport that employs more than 63,000 people.
- Located in South Fulton, the 5th best-selling county in Metro Atlanta for new Single Family Detached (SFD) house sales.
- There is currently a 35.4 months of supply of vacant developed lots ("VDLs") in South Fulton County.
- Located in the Langston Hughes High School district which had 65 new detached homes sales through 2Q21 with an average price of \$292,000.
- Adjacent to Langston Hughes High and Renaissance Elementary schools.
- Sewer is located on the adjacent property.
- Initial site plan with proposed zoning of R-4 for 77 lots or approximately 2 units per acre.

**Hall Road** 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.

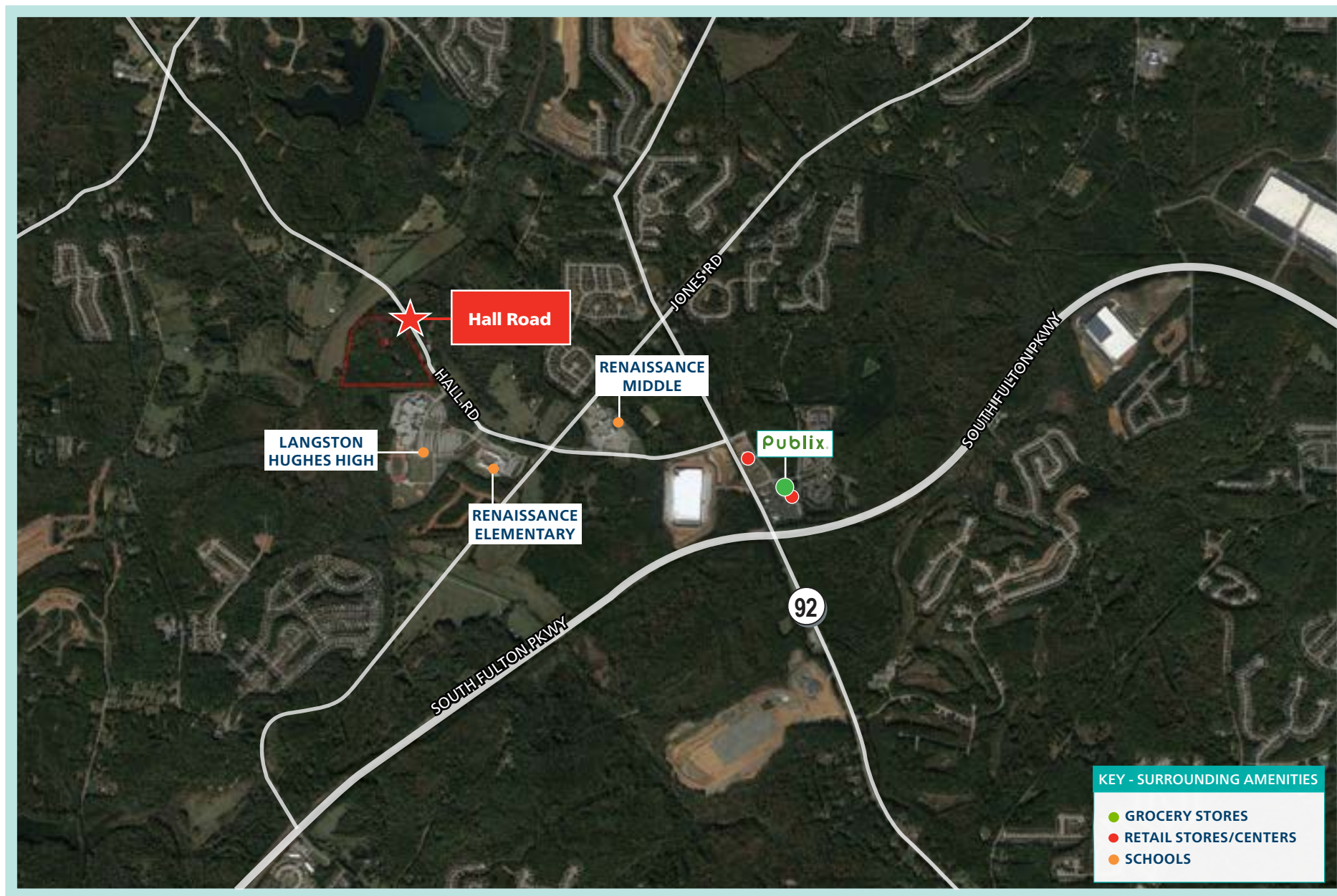


# The Property

**Hall Road** is located at 7500 Hall Road in South Fulton, Fulton County, Georgia. The parcel ID is 07 040001130567



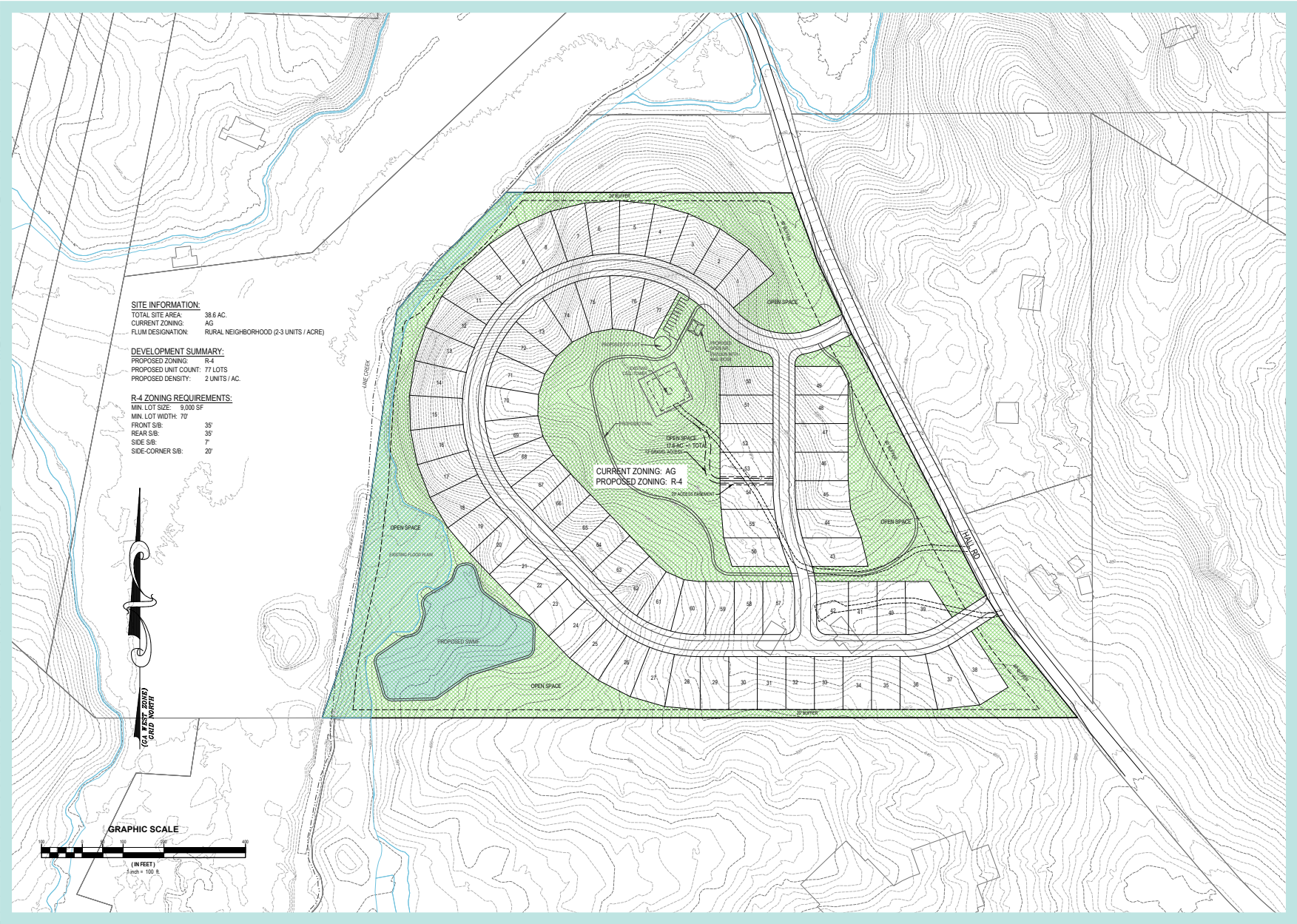
## HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



## HALL ROAD FLOOD ZONE AND TOPOGRAPHY



SITE PLAN



## ADDITIONAL DETAILS:

### ZONING

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

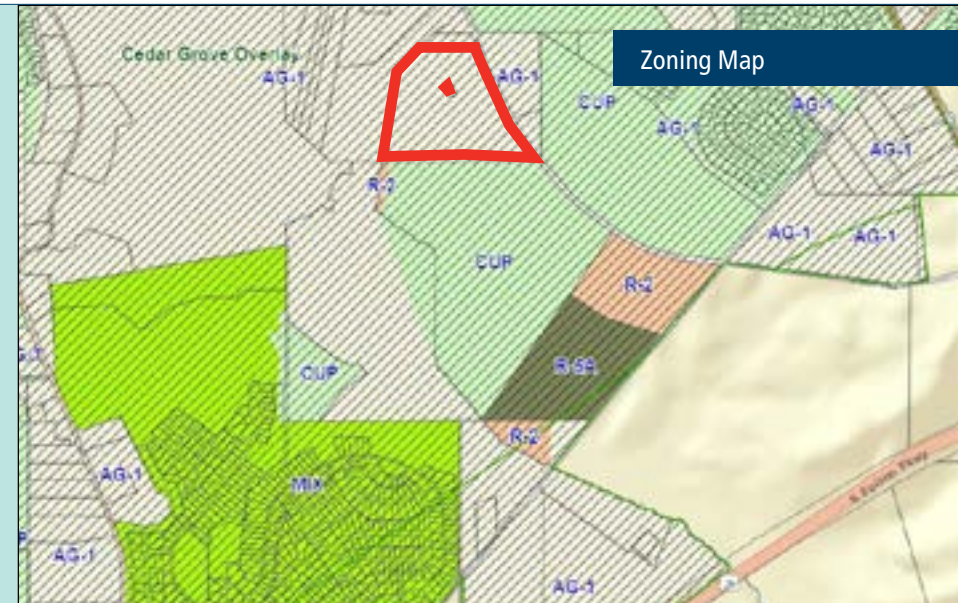
<b>Maximum Building Height:</b> .....	<b>40'</b>
<b>Minimum Side Setback:</b> .....	<b>25' or 40'</b>
<b>Minimum Lot Width:</b> .....	<b>100'</b>
<b>Minimum Rear Setback:</b> .....	<b>50'</b>
<b>Minimum Front Setback:</b> .....	<b>60'</b>
<b>Minimum Heated Floor Area:</b> .....	<b>None</b>

### FUTURE LAND USE

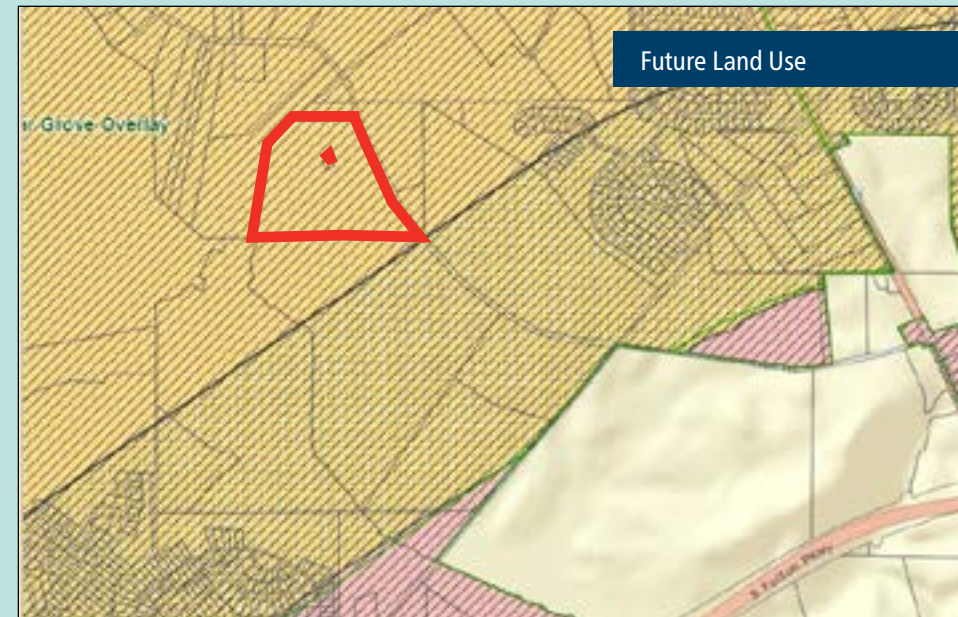
The property is located in the Rural Neighborhood designation in the Future Land Use Map. Under this designation the following zoning could be achieved. Residential 0 to 2 units with possible zoning classification of R2A, CUP, and NUP.

### UTILITIES

The Property is served by domestic water. Sanitary sewer is on adjacent property and should gravity flow (Sewer Map is available in Support Information). No easements have been acquired for sewer. Prospective purchasers should verify utility availability and capacity during the due diligence.



Zoning Map



Future Land Use

#### KEY

- Rural Neighborhood
- Suburban Neighborhood
- Suburban II Neighborhood

- South Fulton Pkwy Transitional
- Regional Live Work

## ADDITIONAL DETAILS:

### SCHOOLS

SCHOOL	DISTANCE FROM SITE
<b>ELEMENTARY SCHOOL</b>	
Renaissance Elementary	0.6 Miles
<b>MIDDLE SCHOOL</b>	
Renaissance Middle	1.0 Mile
<b>HIGH SCHOOL</b>	
Langston Hughes High	0.2 Miles

### EXISTING HOUSE

The existing house was built in 1994 and is 2,450 SF with a basement.

### CELL TOWER

There is currently a cell tower located in the middle of the parcel. The owners will retain this parcel. Any new development will need to work with the lessee to relocate the easement and utilities for the easement.



Langston Hughes High School

# The Market

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.
- 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. It contains more than 2.6 million square feet and has the capacity to develop a total of more than 5.5 million square feet. It is 97.3 percent leased and has high quality corporate users such as:
  - Dick’s Sporting Goods
  - Ford Motor Company
  - Royal Bank of Scotland
  - Clorox Corporation
  - Bank of America
  - Federal Aviation Administration
- In 2015, **Porsche North America** opened their North American headquarters which included a new office building and test track. A 5-star luxury hotel opened in 2017 adjacent to Porsche Headquarters.



Camp Creek Business Center



Porsche North America

## SOUTH FULTON COUNTY DETACHED HOUSING AND LOT ANALYSIS

The South Fulton County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2015-2Q21 is as shown below:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2018	7%	1,216	\$234,000	0.4%
2019	6%	1,163	\$262,000	12.0%
2020	6%	1,104	\$287,000	9.5%
2Q21	4%	403	\$325,000	13.2%

Below are the highlights for this market through 3Q21:

- Annual starts of 1,063.
- Annual closings of 1,054.
- Currently, there is a 35.4 months supply of VDLs.
- Of the remaining VDLs, 41% located in subdivisions with an active builder.

Source: MetroData

## LANGSTON HUGHES HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Through 2Q21, Langston Hughes continues to show growth in the SFD market. Through 2Q21, the average resale price of a house built in 2005 or later was \$276,000. Below is the new house sales data for this market:

YEAR	TYPE	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2018	New	311	\$250,000	2.0%
2019	New	283	\$254,000	1.6%
2020	New	188	\$271,000	6.7%
2Q21	New	65	\$292,000	7.7%

Below is the new construction housing data for Langston Hughes High through 3Q21:

- Annual starts of 227, representing a 24% increase in the last four quarters.
- Annual closings of 154.
- Of the remaining VDLs, 47% are located in subdivisions with an active builder.

From 2010-2020, Langston Hughes High was the top selling district in South Fulton County six out of the ten years. This district accounted for 28% of all detached closings during this time period. Hall Road is an opportunity to develop and build in a large master planned community to meet the immediate and growing housing needs for this market.

Source: MetroData

# Proposal Requirements

The 39.25 acres in Fulton County are offered at a price of \$925,000 or \$23,566 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 local history and 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 **Hall Road** and may be downloaded.\* Click the links to open the files.



**VIEW ALL FILES**



**FUTURE USE MAP**



**TAX PROFILE**



**TOPO MAP**



**ZONING MAP**



**SITE PLAN**

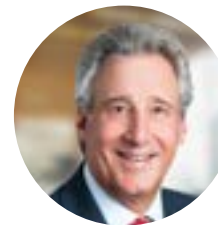
\*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.

## MEET OUR TEAM

The **Ackerman/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:



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