

EXCLUSIVE OFFERING
HIGHWAY 92



19.36 ACRES ON HIGHWAY 92
DOUGLAS COUNTY | GEORGIA



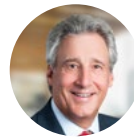
Downtown Douglasville

19.36 ACRES

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 19.36 acres on Highway 92 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:



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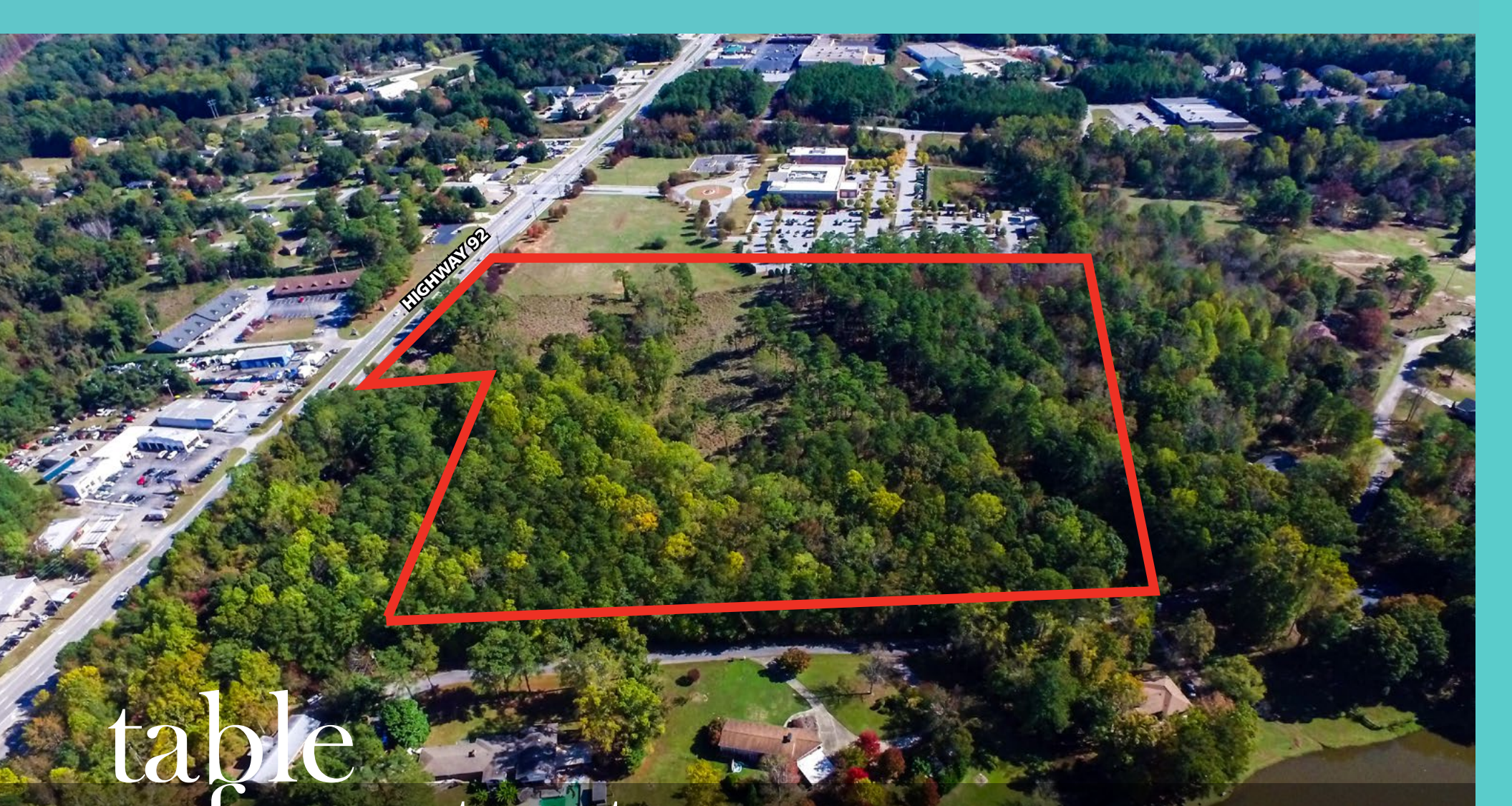


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the opportunity

Ackerman & Co. and Pioneer Land Group are pleased to exclusively present 19.36 acres on **Highway 92** (“The Property”) in Douglas County, Georgia.

The Property offers the following attributes:

- Located less than half a mile from Interstate 20, offering convenient access via the Highway 92 interchange.
- Convenient access to surrounding retail amenities including downtown Douglasville, Arbor Place Mall and Sweetwater Creek State Park.
- Property is located adjacent to the Douglasville Public Safety and Municipal Courts Building.
- Almost 2,000 feet of paved road frontage on Highway 92 and Pine Drive.
- Daily traffic count is in excess of 33,000 vehicles per day.
- There are almost 100,000 people within a 5-mile radius of the property.
- Currently zoned Commercial Heavy in Douglas County, but could potentially be rezoned to a mixed-use development in Douglas County or in the city of Douglasville.

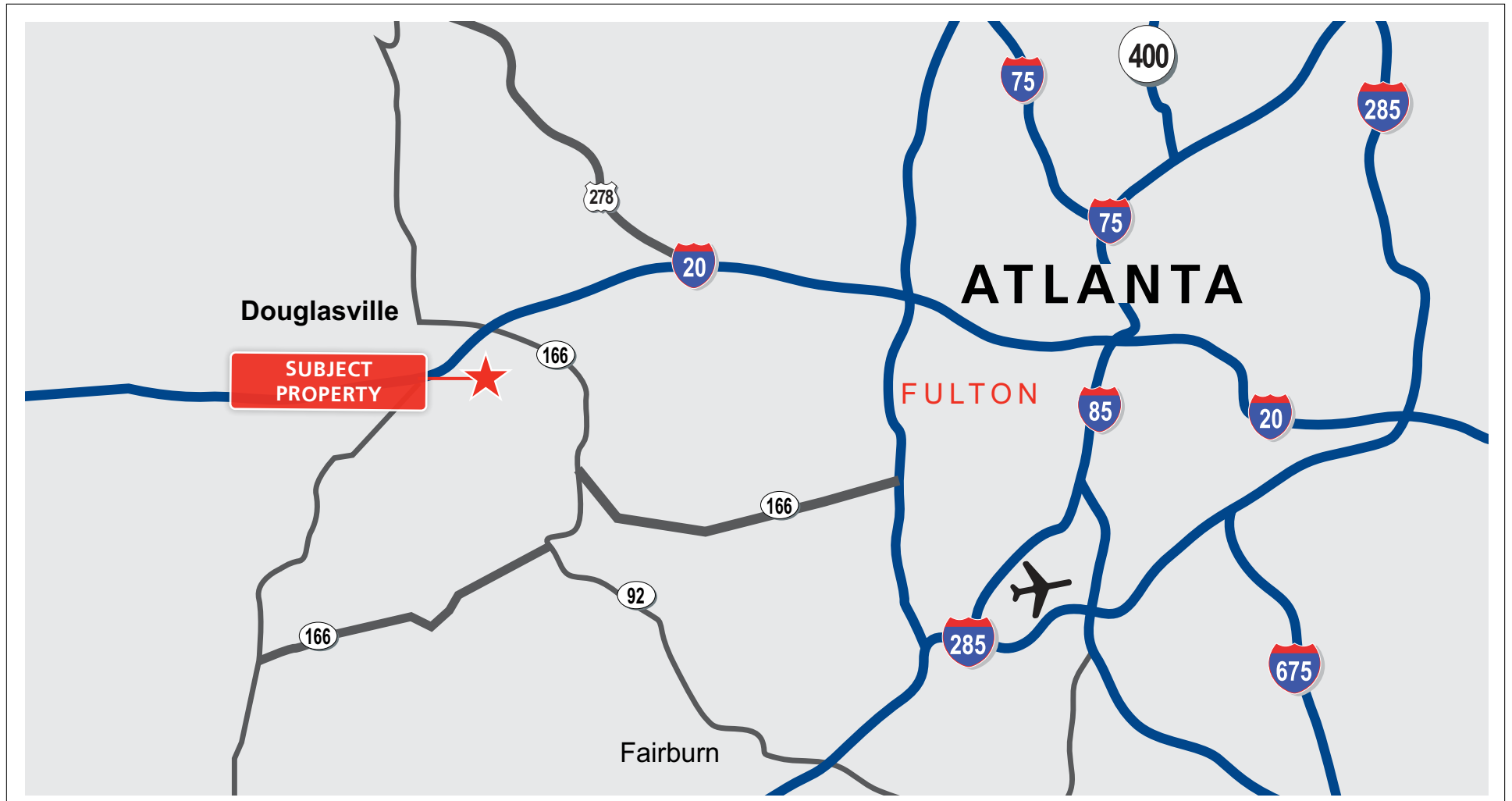
Interested parties should submit a letter of intent (“LOI”) pursuant to the terms outlined in the Process section of this Offering Memorandum.



the property

Location

The Property is located approximately 0.5 miles to the south of the Interstate 20/Highway 92 intersection in Douglas County, Georgia. The Property is adjacent to the Douglasville Public Safety Building and Municipal Courts and its parcel number is 00800150001.



Surrounding Amenities



Low Altitude Aerial



Zoning

The Property is currently zoned C-H in Douglas County. Additionally, it is in the Hwy 92 Overlay district which focuses on the aesthetics of the development. **The Property** can be sold contingent on a rezoning and possible annexation in order to create the highest and best use. Below are three potential options:

Option 1

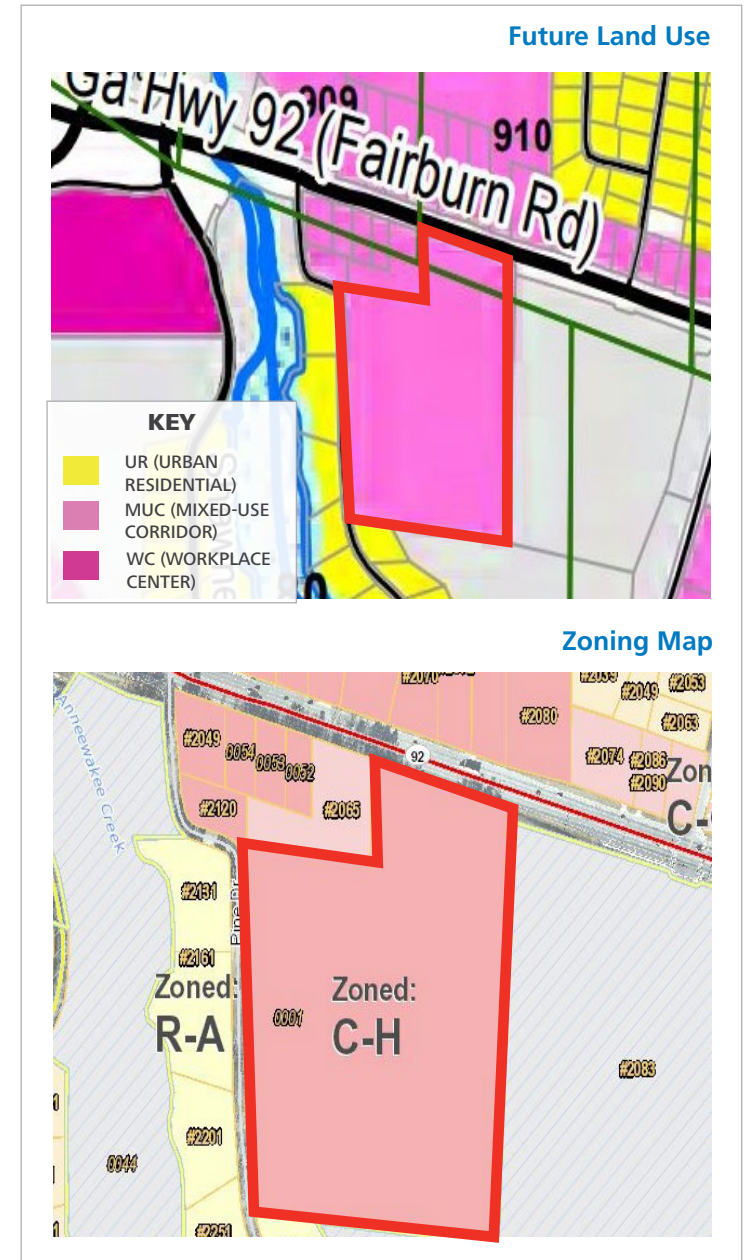
Keep the property zoned C-H (Commercial Heavy) in Douglas County. See the "Support Information" section of the Offering Memorandum for a link to potential uses under this zoning.

Option 2

Stay in Douglas County, but try to achieve a mixed-use zoning. The Future Land Use Map has the property in the Mixed-Use Corridor which allows OI-L, C-N, C-C, C-G, C-H, R, R-MD, and R-TC. We believe the front could be rezoned to C-G and the rear to R-MD or R-TC. The maximum density in R-MD (Medium Density) is 3.23 units per acre with 10,000 SF lots. The maximum density in R-TC is 8 units per acre with 5,445 SF Lots.

Option 3

Annex the property into the city of Douglasville with a PUD (Planned Unit Development) Zoning. A PUD zoning must contain at least two types of land uses or two types of residential density. Under the PUD zoning a minimum of 70% of the property has to be residential. There is an 8 unit maximum per acre unless additional common space is provided and this could increase density to 10 units per acre.



Utilities

Water: The Property is served by domestic water.

Sewer: Sewer is located north of the Property at the Shawnee Trail lift station.



Topography

Below is map of the topography with 10' intervals.



Demographics

Within a 1, 3, and 5-mile radius of **Highway 92**, the demographics are excellent, making this market extremely desirable for the intended use.

DEMOGRAPHICS			
	1-MILE	3-MILE	5-MILE
Population	4,430	38,906	98,693
Average Household Income	\$70,714	\$72,415	\$74,009
Median Household Income	\$55,629	\$56,927	\$61,798



Downtown Douglasville

Traffic Counts



Schools

★ SCHOOLS ★
Mount Carmel Elementary School
Chestnut Log Middle School
New Manchester High School

the market

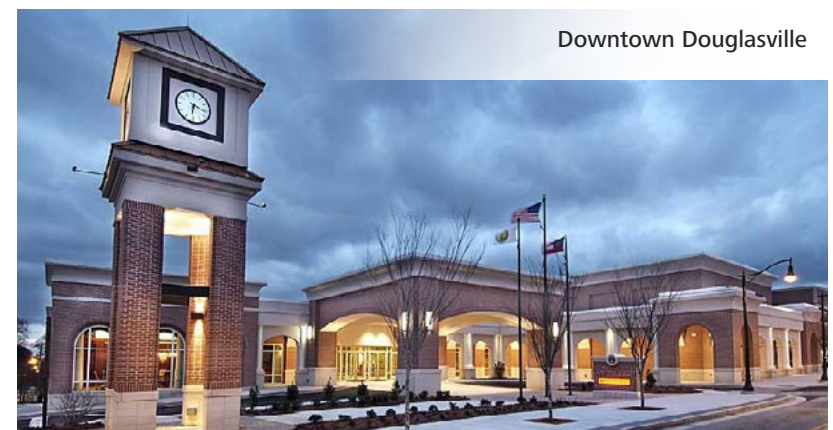
The Property is located in Douglas County, Georgia, and is served by the City of Douglasville's surrounding thriving amenities. As the metro Atlanta housing market continues to grow, the metro counties, including Douglas County, will continue to grow with it. Below are just some of the highlights for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

- **Downtown Douglasville** (2.3 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** (2.5 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** (4 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, **the Property** is an excellent opportunity for a development of commercial and/or residential product.



Arbor Place Mall



Downtown Douglasville

Retail/Commercial Aerial



Residential Market Overview

Douglas County Detached Housing and Lot Analysis

The Douglas County housing market continues to show growth for both new and resale SFD houses. The new construction sales data from 2015 – 2Q19 is as shown below.

YEAR	% OF TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	% OF GROWTH IN # OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVG. SALES PRICE
2015	1%	132	-	\$233,000	-
2016	1%	247	+87.1%	\$232,000	-0.4%
2017	2%	286	+15.7%	\$225,000	-0.3%
2018	2%	379	+32.5%	\$236,000	+4.9%
2Q19	3%	228	N/A	\$260,000	+10.2%

Below are some highlights from this market through 3Q19:

- Annual starts were 432.
- Annual closings were 473, representing a 40.8% increase from 3Q18.
- Currently, there is a 63.6 month supply of lots. This was a 15% decrease in month's supply of VDLs over the last four quarters.
- A total of 35% 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 district housing market is the second best-selling district in all of Douglas County for new SFD houses. The new construction sales data from 2015 – 2Q19 is as shown below:

YEAR	% OF TOTAL DOUGLAS SFD NEW SALES	# OF SALES	% OF GROWTH IN # OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVG. SALES PRICE
2015	57%	79	-	\$222,000	-
2016	28%	69	-12.7%	\$252,000	+13.5%
2017	21%	59	-14.5%	\$232,000	-7.9%
2018	34%	129	+118.6%	\$248,000	+6.9%
2Q19	25%	58	N/A	\$294,000	+18.5%

Below are the highlights of the market through 3Q19:

- Annual starts were 111.
- Annual closings were 146, representing a 39% increase from 3Q18.
- Currently, there is a 70.1 month supply of lots.
- A total of 51% of the remaining VDLs in New Manchester are in subdivisions with an active builder.

the process

The 19.36 acres is offered at a price of \$968,000 or \$50,000 per acre.

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 **The Property** 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](#)
- [Infrastructure Map](#)
- [Demographics](#)
- [Unified Development Code](#)

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



Sweetwater Creek State Park



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