



48.92 Acres
ON BOMAR ROAD
DOUGLAS COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN GABLE
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **approximately 48.92 acres on Bomar 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 Gable Land Co. ("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 & Co. and Gable Land Co. 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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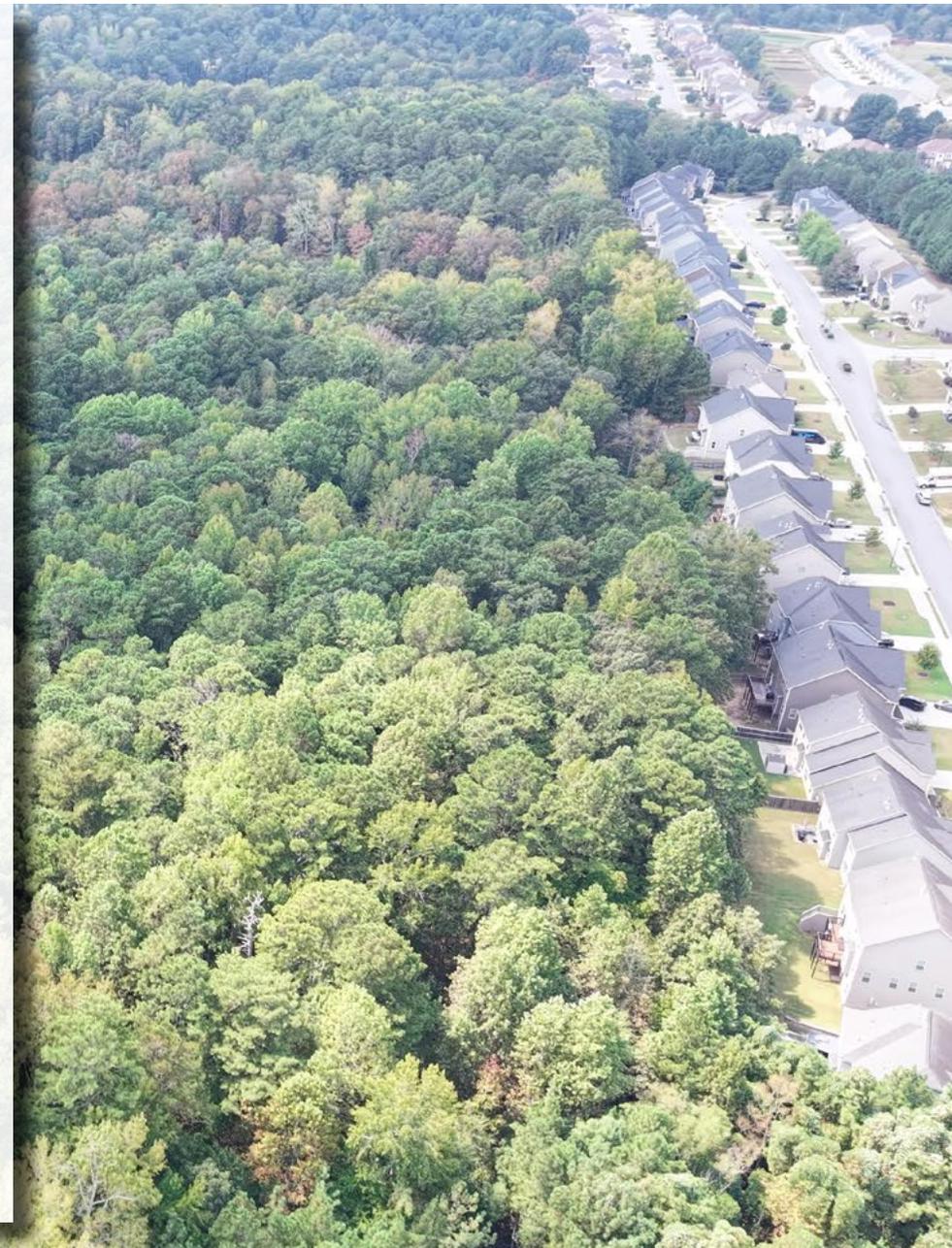
The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **48.92 acres on Bomar Road** in Douglas County, GA.

The Property offers the following attributes:

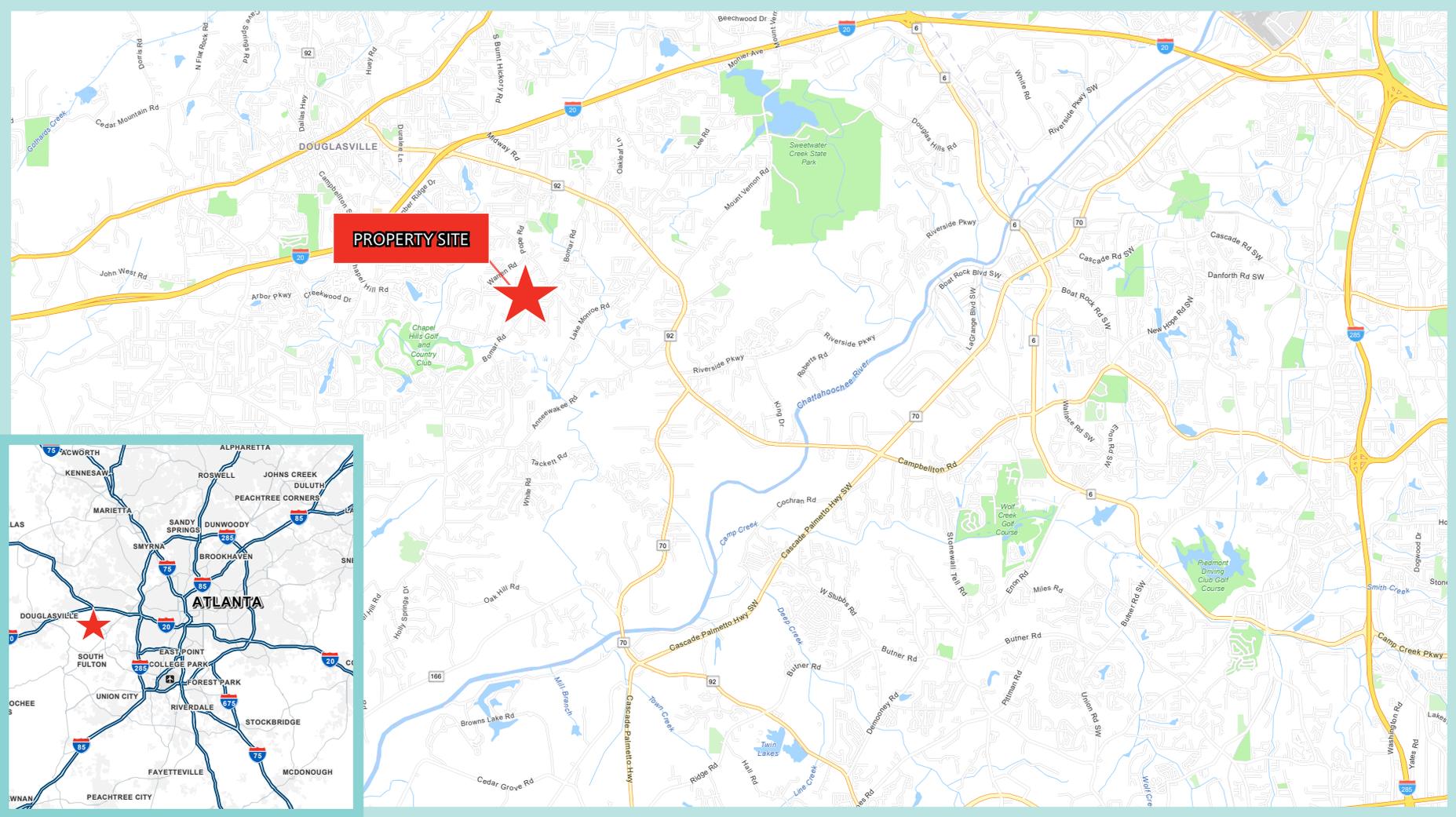
- Located just over 3 miles from Interstate 20 with access via the Fairburn Road or the Chapel Hill Road interchange, offering convenient access to Atlanta and the surrounding amenities.
- Downtown Douglasville is approximately 4 miles away and contains plenty of dining, retail and entertainment.
- Sweetwater Creek State Park is about 4 miles from the property. There is over 2,500 acres of land that offers hiking, fishing, boating, camping, picnicking and more, all surrounding the 215 acre George Sparks Reservoir.
- Located in the New Manchester High School district, where the average price of a new detached home was \$433,000 through 2Q25.
- The property is currently zoned R-LD (Low Density Single Family Residential) in Douglas County with a minimum lot size of 33,000 SF on septic or 15,000 SF on sewer.
- There is sewer in the neighborhood adjoining the property to the north, but will require easements and engineering to determine if it will gravity flow.

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



The Property

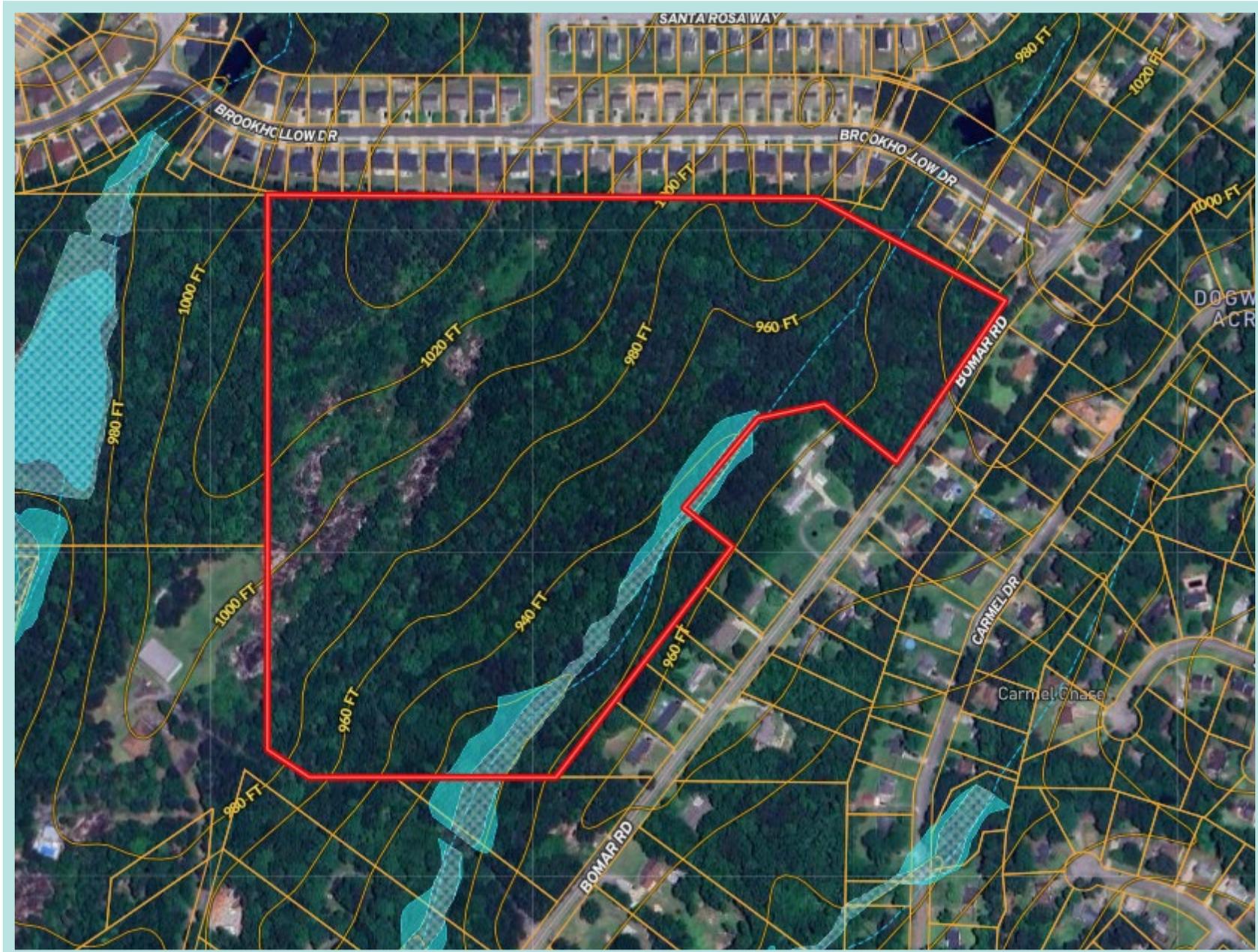
The Property is located on Bomar Road in Douglas County, Georgia. Parcel ID number is 00850150001.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY



ZONING & FUTURE LAND USE

ZONING

The Property is currently zoned R-LD in Douglas County with the following development standards:

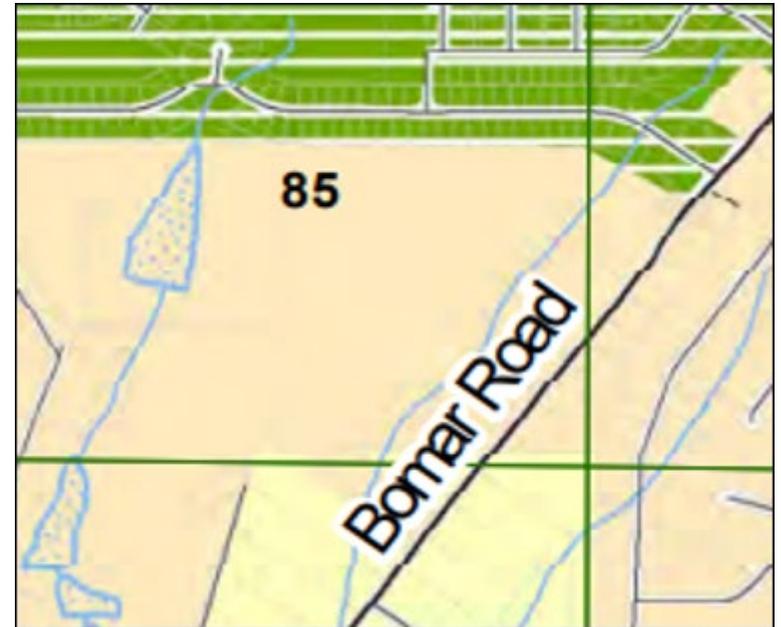
	SEPTIC	SEWER
Minimum Lot Size:	33,000 SF	15,000 SF
Minimum Lot Width:	100'	80'
Maximum Density:	1.63 Units/ Acre	2.29 Units/Acre
Minimum Front Setback:	35'	35'
Minimum Side Setback:	15'	15'
Minimum Rear Setback:	30'	30'
Minimum Heated Floor Area:	1,800 SF	1,800 SF

Future Land Use

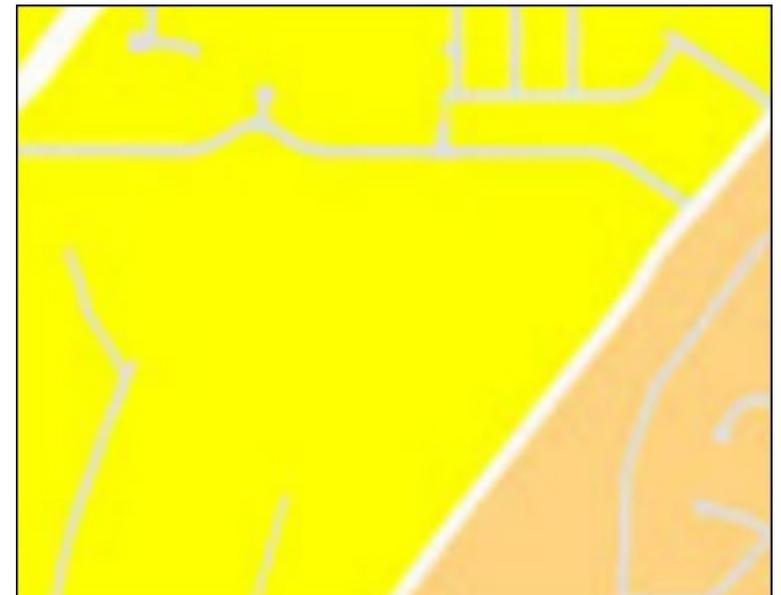
Areas of the county predominantly characterized by older, established single family development that may include a mix of single family, duplex and townhome development.

Zoning Districts

R-LD, R-MD, R-HD, R-MH, PUD



FUTURE LAND USE



UTILITIES

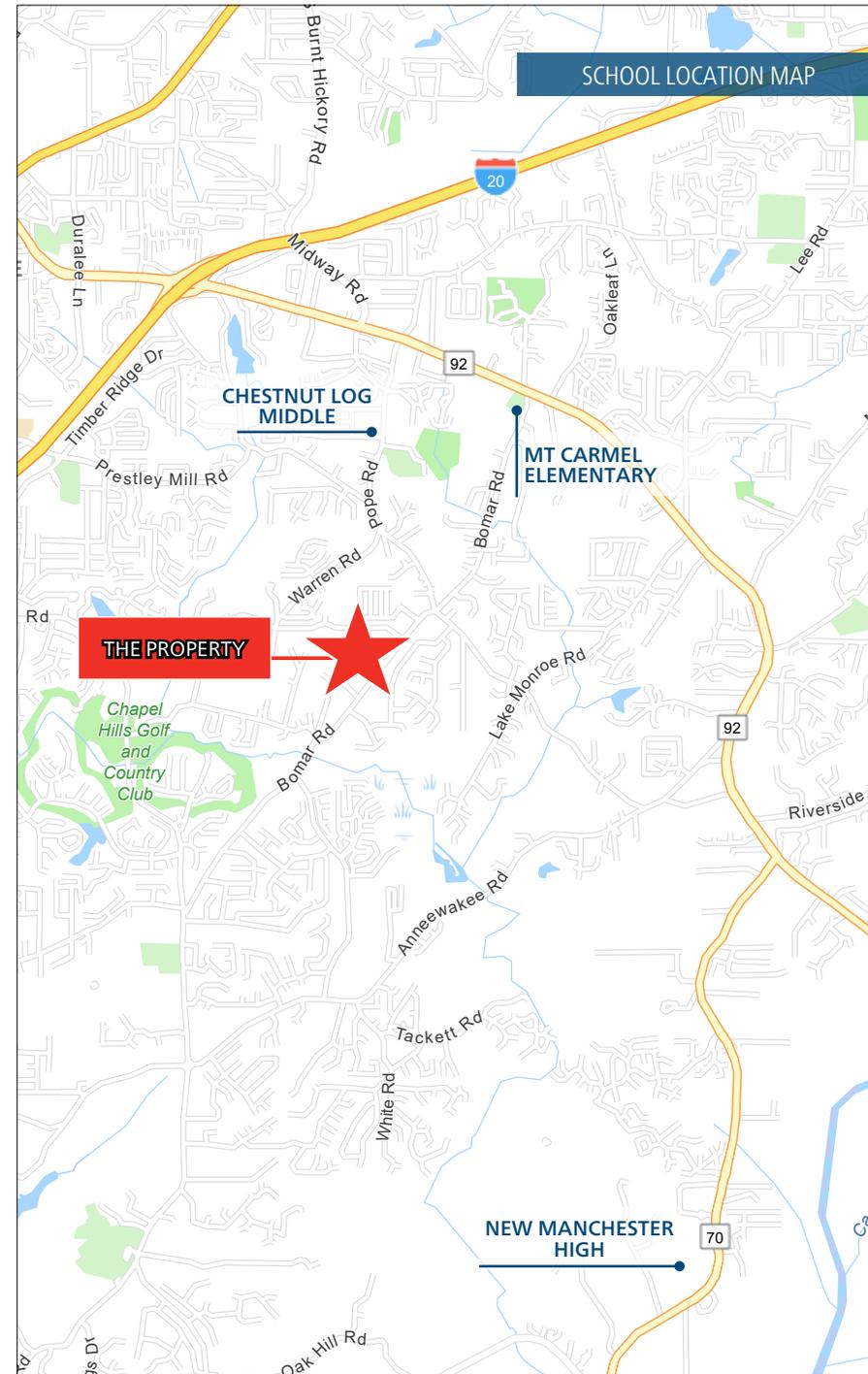
Water – There is a domestic water main in the right of way on Bomar Road.

Sewer – There is no sewer on the property, but there is sewer in the subdivision to the north of the property. It would require an easement and capacity needs to be verified.



SCHOOLS

SCHOOL	DISTANCE
Mount Carmel Elementary School	1.7 Miles
Chestnut Log Middle School	1.6 Miles
New Manchester High School	5.4 Miles



The Market

Atlanta boasts a robust economy, playing host to a staggering 17 Fortune 500 companies, including household names like **Coca-Cola, Delta Air Lines, and The Home Depot**. This concentration of industry giants fosters innovation and economic growth, creating a dynamic environment for businesses of all sizes. Furthermore, Atlanta consistently ranks among the top 10 cities for the lowest cost of doing business in the US, offering a significant competitive advantage for companies looking to establish or expand their operations.

The **fastest-growing metro area in the Southeast**, Atlanta attracts a diverse population with a thriving job market. The city offers a compelling value proposition with a relatively affordable cost of living, making it attractive for renters and homebuyers. Vibrant neighborhoods cater to diverse preferences, from bustling downtowns to charming suburbs.

Metro Atlanta is a haven for tourists. **World-class attractions**, a thriving arts and culture scene, and easy access to stunning natural beauty make Atlanta an unforgettable destination.

31

FORTUNE 500/100
COMPANIES IN ATLANTA

200+

INC 5000 FASTEST GROWING
COMPANIES IN THE US

#1

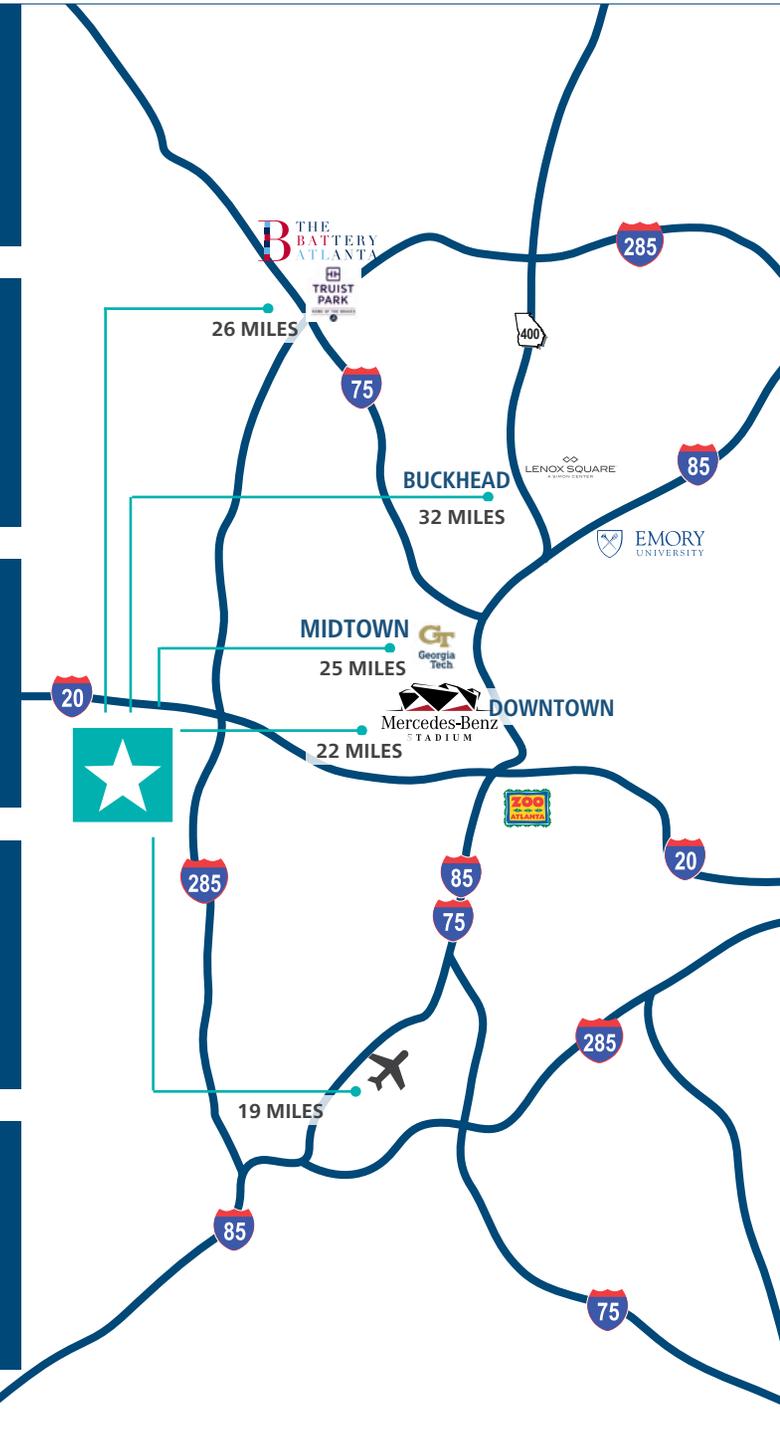
STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



Douglas County is just 20 miles west of Downtown Atlanta with direct access via I-20, making it one of the most connected suburban counties in Metro Atlanta. Residents enjoy short commutes to the city's employment hubs, cultural attractions, and Hartsfield-Jackson Atlanta International Airport, while businesses benefit from easy access to interstate highways, rail lines, and one of the world's busiest airports. The result is a community that combines the lifestyle advantages of suburban living with the economic opportunities of a major metro.

ECONOMIC DRIVERS & MAJOR EMPLOYERS

Douglas County has a diverse and growing economy anchored by logistics, manufacturing, healthcare, and technology. Global companies such as **Google, Amazon, Medline Industries, McMaster-Carr, Cornerstone Building Brands,** and **Switch** operate in the county, supported by a skilled workforce and competitive business environment. Nearly 71,000 residents are employed locally, with **top sectors including healthcare, retail, and education.** The county's partnership with Elevate Douglas Economic Partnership ensures continued growth through business recruitment, workforce development, and infrastructure investment.

TOURISM, SHOPPING & RECREATION

The county offers a strong mix of shopping, entertainment, and outdoor recreation:

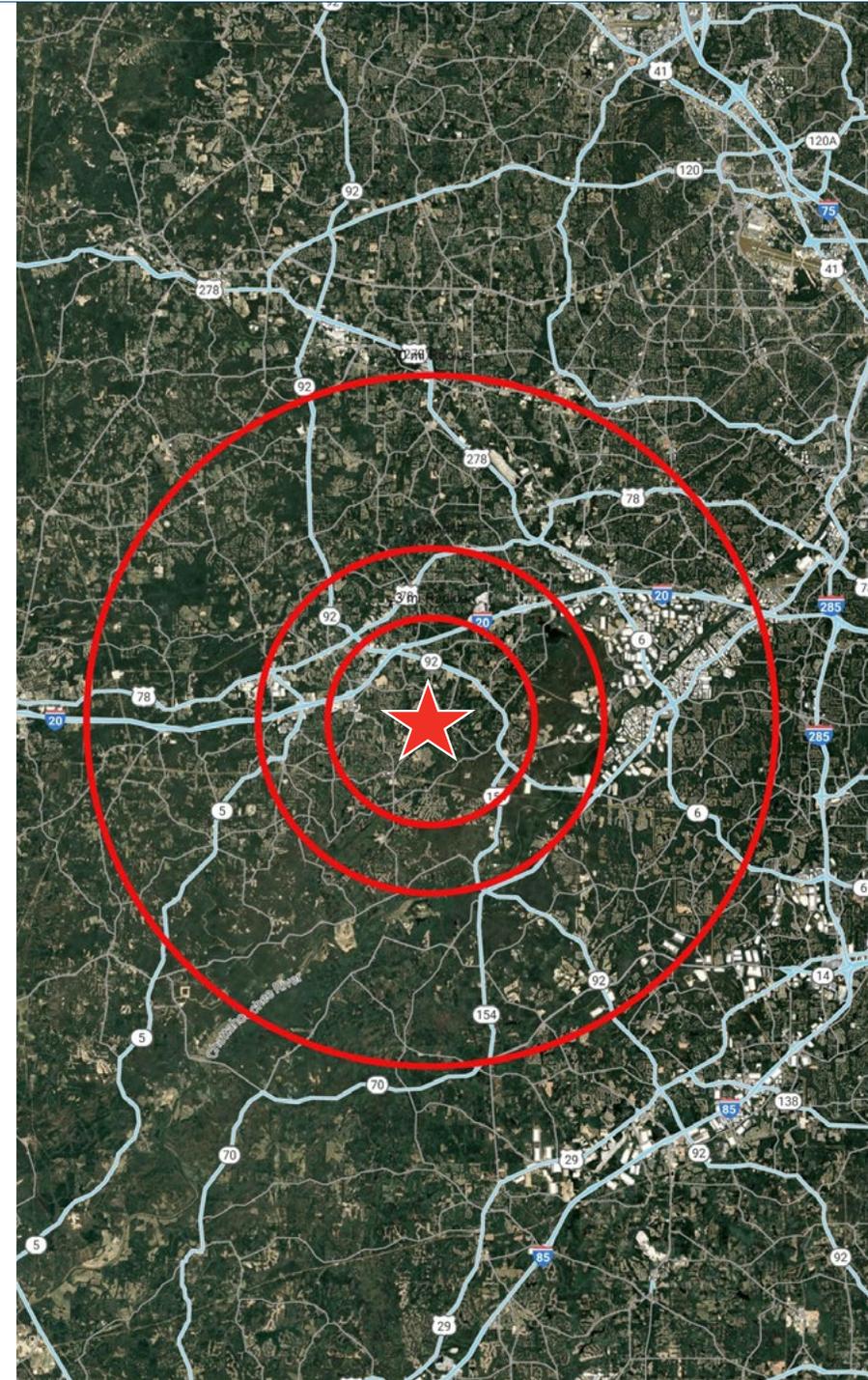
- **Arbor Place Mall** – the area's regional shopping destination with 140+ retailers.
- **Sweetwater Creek State Park** – hiking, kayaking, and nature trails just minutes from downtown.
- **Historic Downtown Douglasville** – local shops, dining, events, and cultural experiences.
- **The Trails** – 59-acre mixed-use development to include 140,000 SF of Class-A office, retail village with hotel and multifamily residential units.
- **Foxhall Resort & Sporting Club** – a premier sporting and event destination.

Douglas County blends affordable housing, high homeownership rates, and small-town charm with easy access to metropolitan amenities. Families benefit from respected schools, including New Manchester High School's Fine Arts Magnet program, while residents enjoy a cost of living lower than many parts of Metro Atlanta. The county also offers strong healthcare access, community events, and scenic natural surroundings.



AREA DEMOGRAPHICS

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
POPULATION			
Estimated Population (2025)	41,445	94,971	294,667
Projected Population (2030)	44,226	101,479	305,662
Median Age	36.2	35.5	36.4
HOUSEHOLDS			
Estimated Households (2025)	14,114	33,460	106,220
Projected Households (2030)	15,525	36,758	112,154
INCOME			
Est. Average HH Income	\$116,631	\$109,477	\$110,113
Est. Median HH Income	\$93,841	\$85,917	\$87,454
HOME VALUES			
Owner-Occupied Median Home Value	\$335,343	\$332,588	\$338,201
Renter-Occupied Median Rent	\$1,235	\$1,251	\$1,381
DAYTIME POPULATION			
Total Businesses	2,517	6,091	19,083
Total Employees	11,913	31,086	105,037



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 for Douglas County from 2022-2Q25 is as follows:

YEAR	# OF SALES	% OF ATLANTA MSA	AVERAGE SALE PRICE
2022	362	2%	\$406,000
2023	189	1%	\$506,000
2024	415	3%	\$459,000
2Q25	168	2%	\$405,000

Below are the highlights for this market through 2Q25:

- Annual starts of 440, representing a 3% increase in the last 4 quarters.
- Annual closings of 456, representing an 80% increase in the last four quarters.
- Based on the annual starts, there is only a 48.4 months supply of VDLs in this market.
- Based on the annual closings, there is 7.8 months supply of houses.

NEW MANCHESTER HIGH SCHOOL DISTRICT DETACHED HOUSING AND LOT ANALYSIS

Through 2Q25, New Manchester High School district continued to show growth in the SFD market. Below is the new house sales data for this market for 2022 - 2Q25:

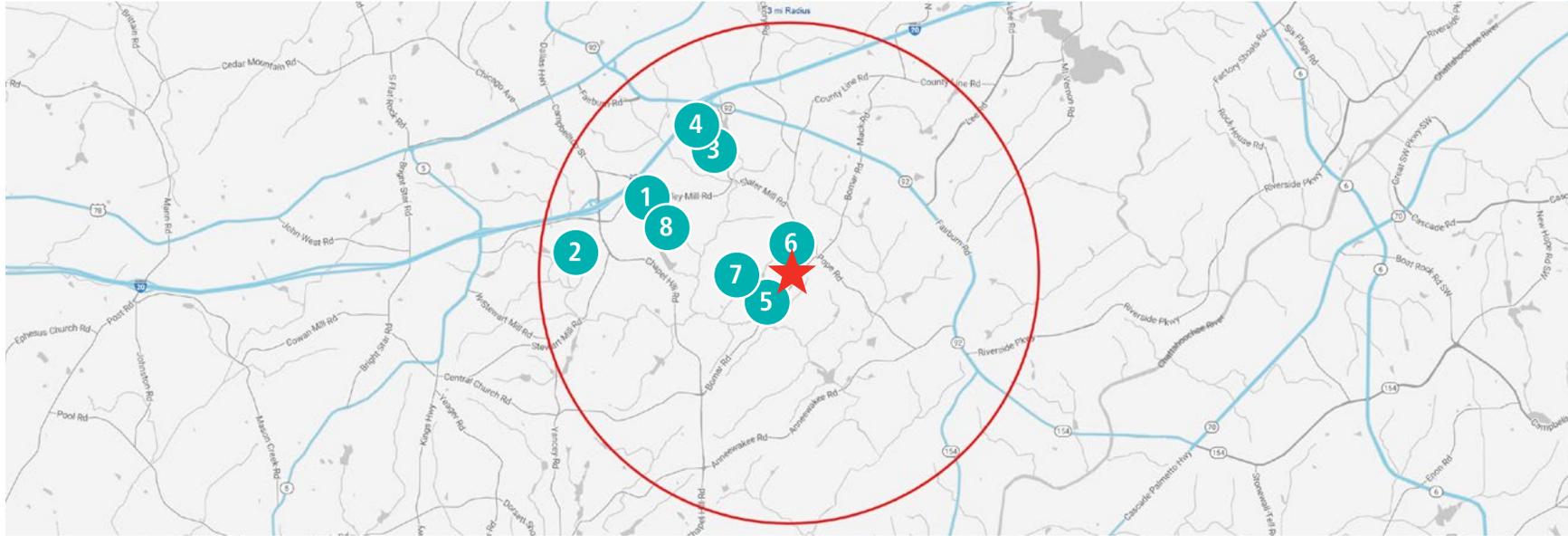
YEAR	# OF SALES	% OF DOUGLAS COUNTY SALES	AVERAGE SALE PRICE
2022	76	21%	\$450,000
2023	12	6%	\$565,000
2024	82	20%	\$504,000
2Q25	16	10%	\$467,000



With the continued growth and desire for homebuilders to enter the Douglas County and New Manchester High School markets, Bomar Road is an excellent opportunity to fill the immediate housing needs.

THREE-MILE RADIUS DETACHED HOUSING AND LOT ANALYSIS

Below is a 3-mile radius of new detached closings from 1/1/2024 - 6/30/2025:



#	SUBDIVISION	CLOSINGS	MARKET SHARE	MEDIAN PRICE	MEDIAN SQUARE FEET	MEDIAN PRICE PER SF	MEDIAN LOT PRICE
Aggregate:		257		\$310,000	1,892	\$176	
1	Timber Ridge	94	36.58%	\$415,400	2,338	\$167	\$96,819
2	Laurelwood	60	23.35%	\$297,400	1,507	\$179	\$51,800
3	Bridlewood-Douglas	50	19.46%	\$273,682	0	\$0	\$0
4	Chesnut Grove	33	12.84%	\$270,990	1,421	\$186	\$0
5	Reserve Chapel Hill	10	3.89%	\$409,900	2,219	\$181	\$110,000
6	Villages at Brookmont Townhomes	7	2.72%	\$358,610	2,010	\$181	\$0
7	Villages at Brookmont	2	0.78%	\$399,575	3,040	\$126	\$0
8	Prestley Park	1	0.39%	\$750,000	0	\$0	\$0

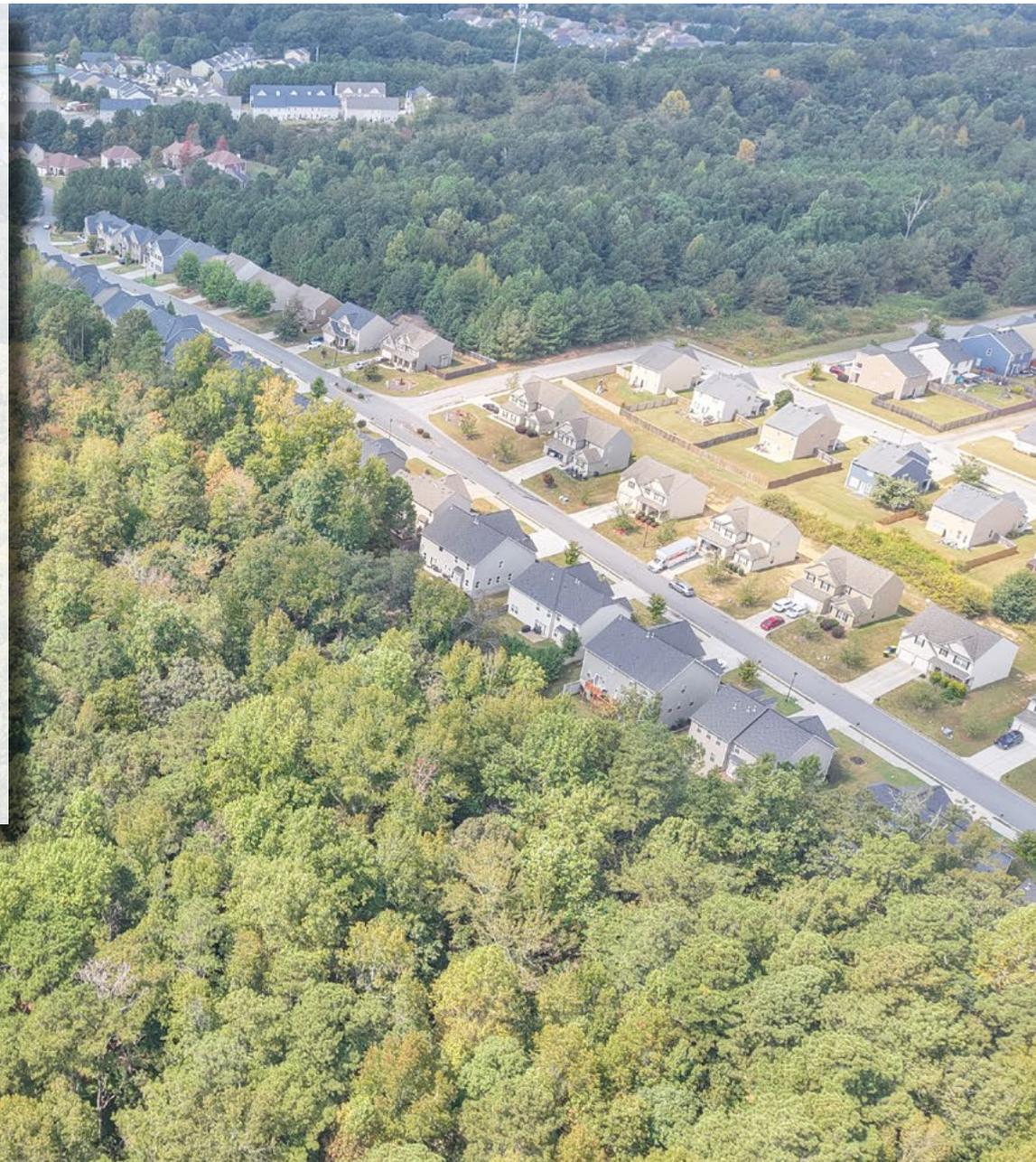
Proposal Requirements

The **48.92 acres on Bomar Road** are offered at a price of **\$1,600,000 or \$32,707 per acre.**

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

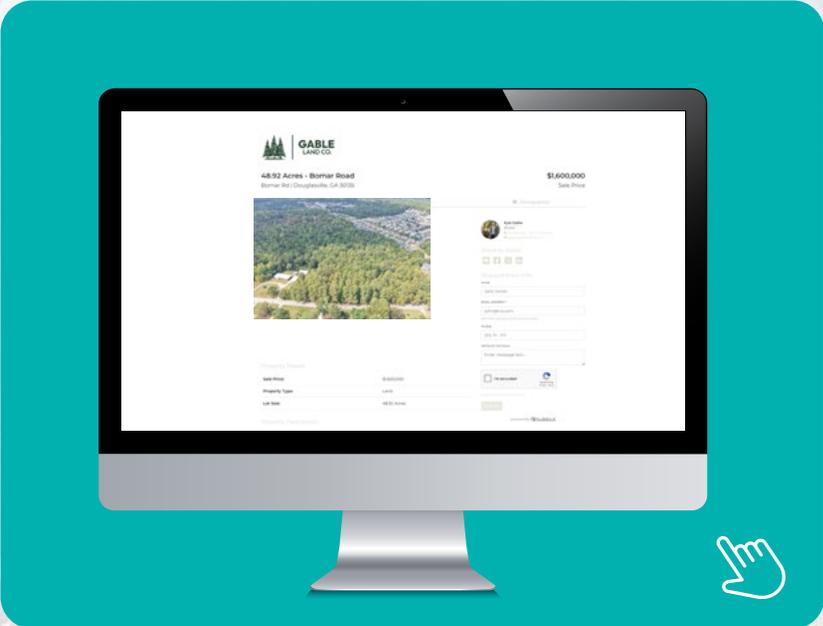
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

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



Support Information

Below are files that are related to the **48.92 on Bomar Road** and may be downloaded.* Click the link to open the files.



*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/Gable Land Advisory Group (AGLAG)** 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 **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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