



The Trails

**1.47-ACRE OFFICE PAD
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 **1.47-acre office pad in the Trails development 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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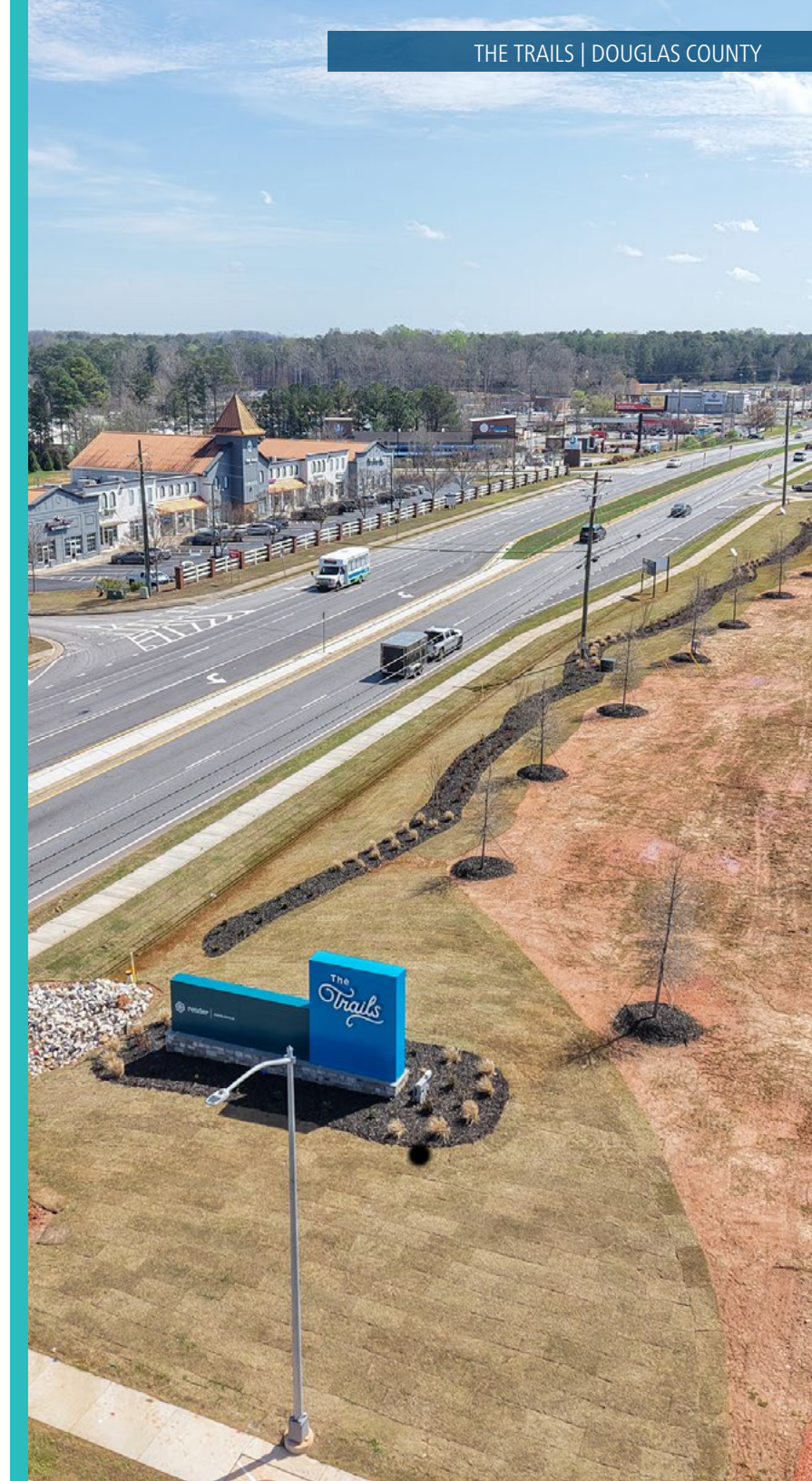




Table of Contents

- 1 THE OPPORTUNITY
- 2 THE PROPERTY
- 3 THE MARKET
- 4 PROPOSAL REQUIREMENTS
- 5 SUPPORT INFORMATION

The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale the **1.47-acre office pad in The Trails** in Douglas County.

The Property offers the following attributes:

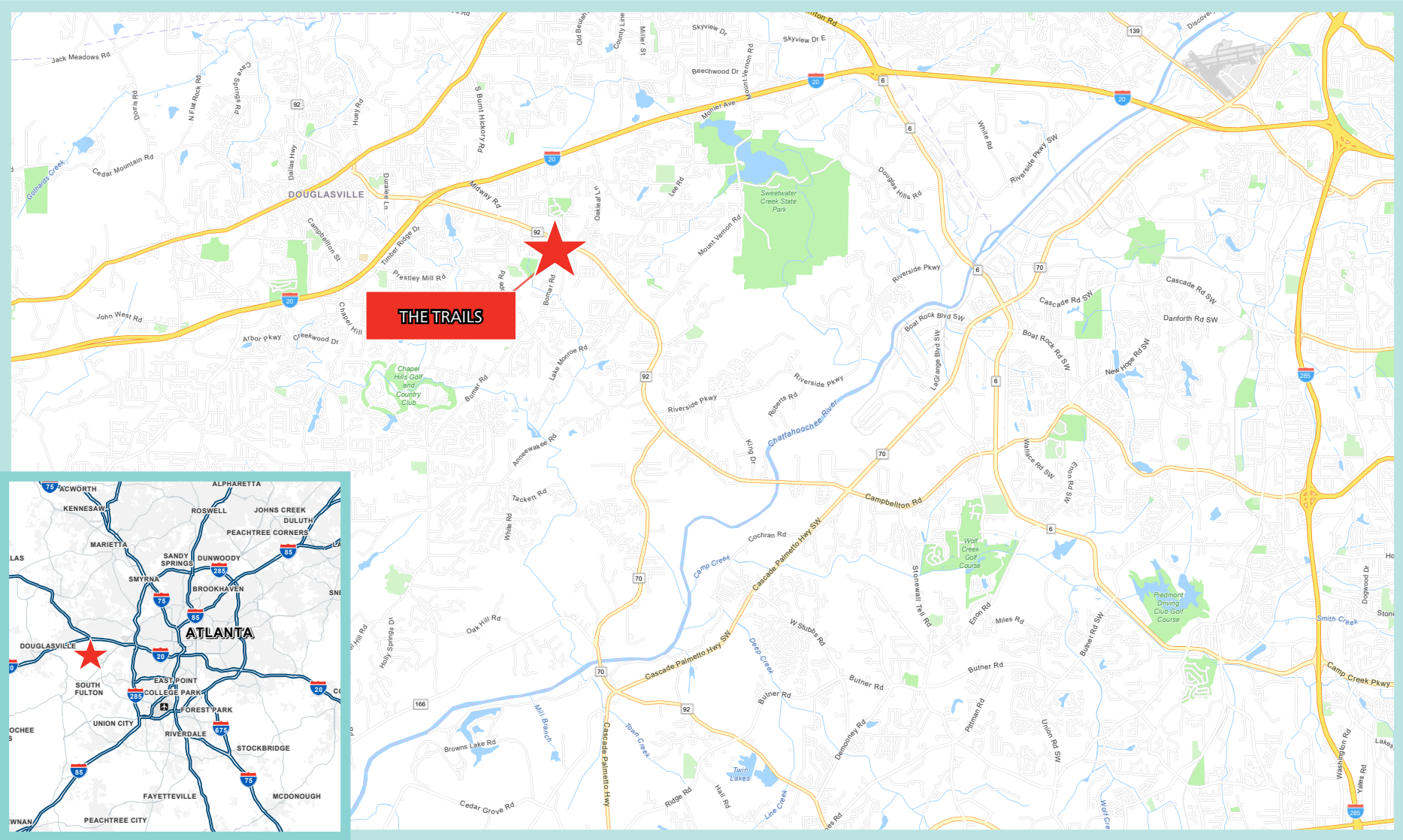
- The Trails is a transformational development that is **anchored by Lionsgate Studio**.
- **Render Douglasville**, an apartment community developed by Crescent Communities, opened in 2026 and is adjacent to the townhomes.
- The **hotel, retail, and future townhomes will be located in the development** and will be within walking distance of the pad.
- The community is located less than 3 miles via the newly 4-lane Lee Road and Hwy 92.
- Other commercial users in the area include Publix, Walgreens, Tractor Supply, RaceTrac, Wellstar, Taco Bell, O'Reilly's, Wells Fargo, McDonalds, and Wendy's.
- The **site is fully developed**.

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 Trails is located on Hwy 92 near the Lee Road intersection. Parcel ID is 0129-01-5- -00215.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES

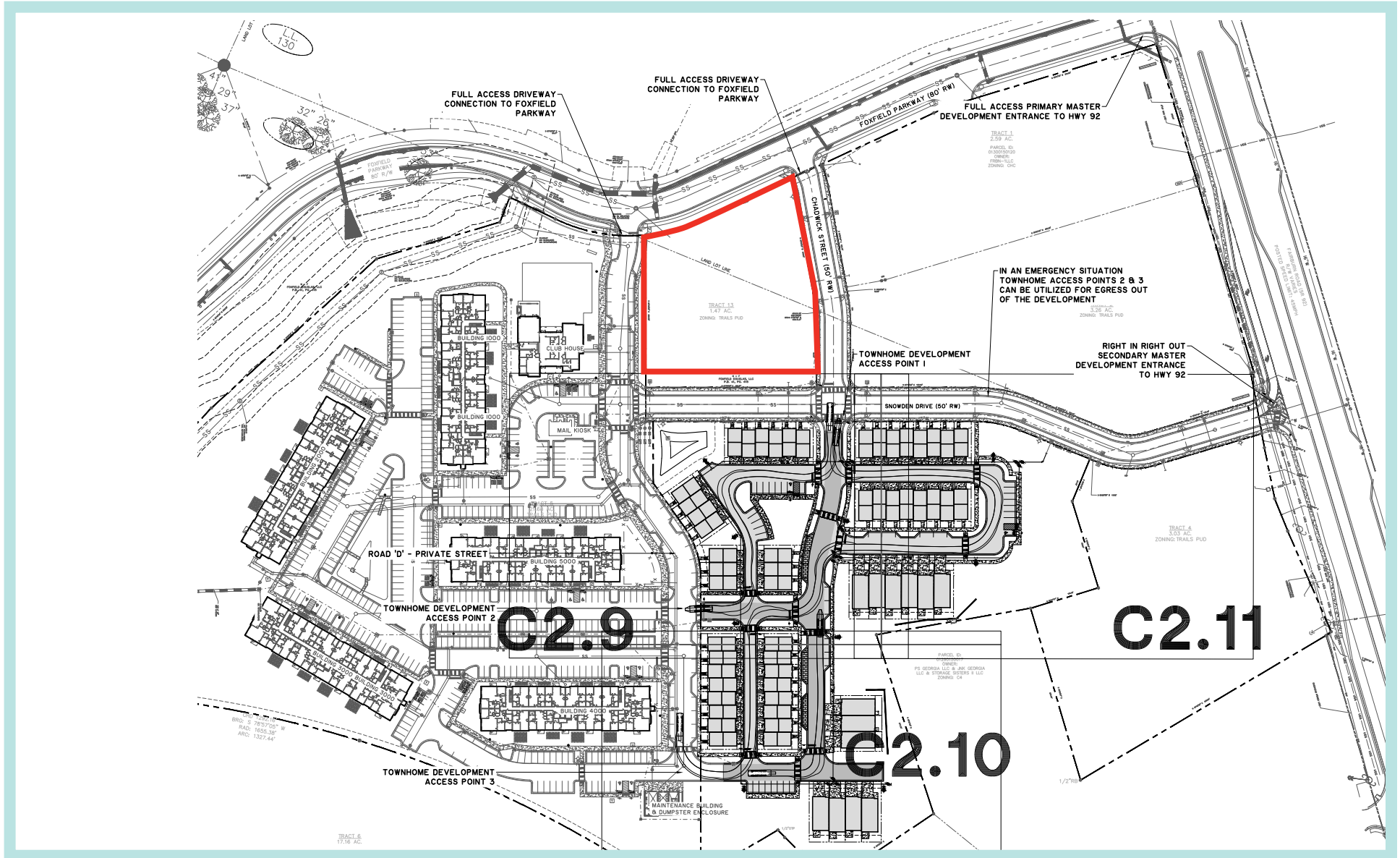


LOW ALTITUDE AERIAL



APPROVED SITE PLAN

The Property is zoned Planned Unit Development (PUD) in Douglas County.



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:

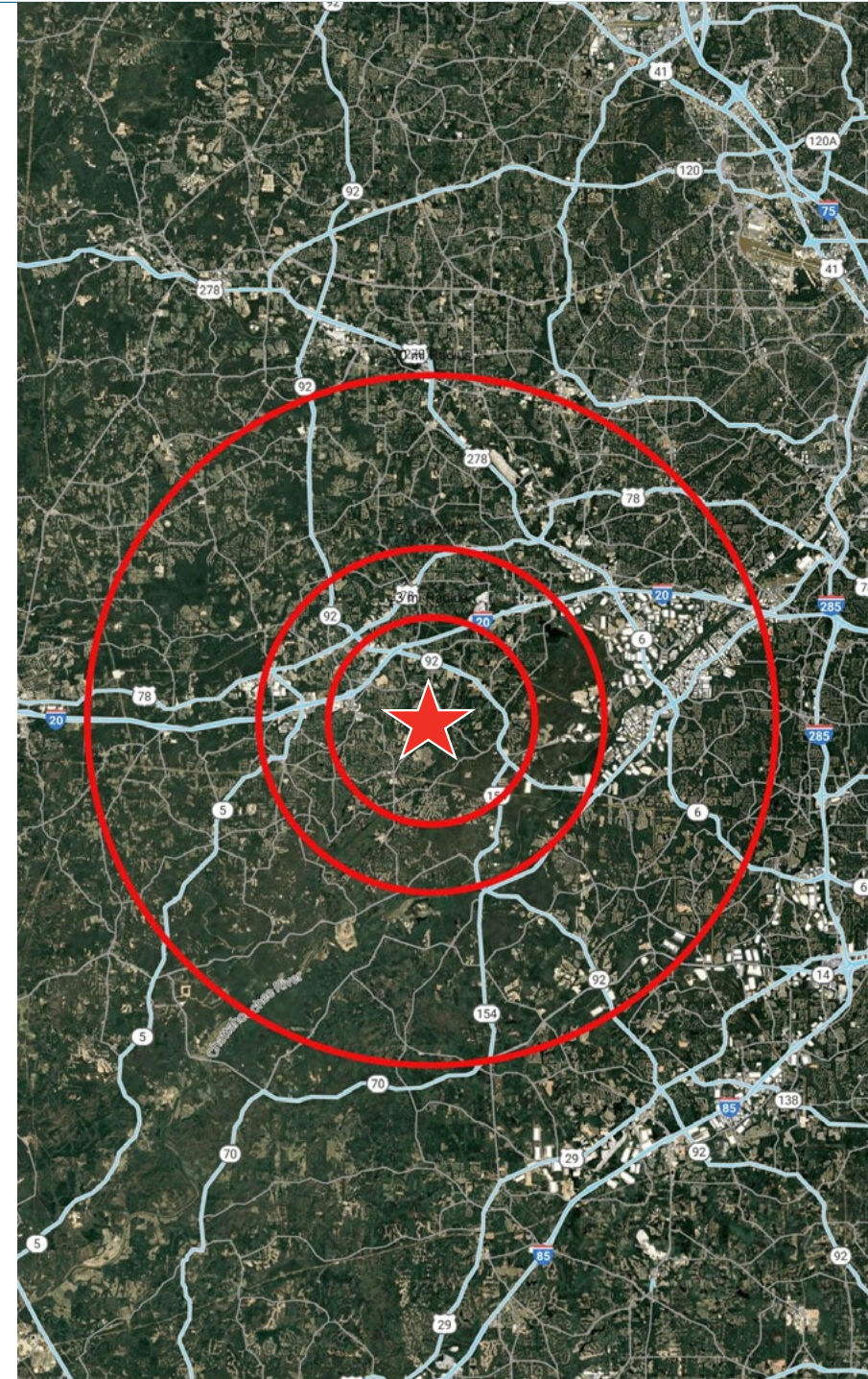
- **Arbor Place Mall** – the area's regional shopping destination with 140+ retailers.
- **Sweetwater Creek State Park** – hiking, kayaking, and nature trails just minutes from downtown.
- **Historic Downtown Douglasville** – local shops, dining, events, and cultural experiences.
- **The Trails** – mixed-use development to include Lionsgate Studios, 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



Proposal Requirements

The **1.47-acre office pad** in Douglas County is offered at a **price of \$750,000**.

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

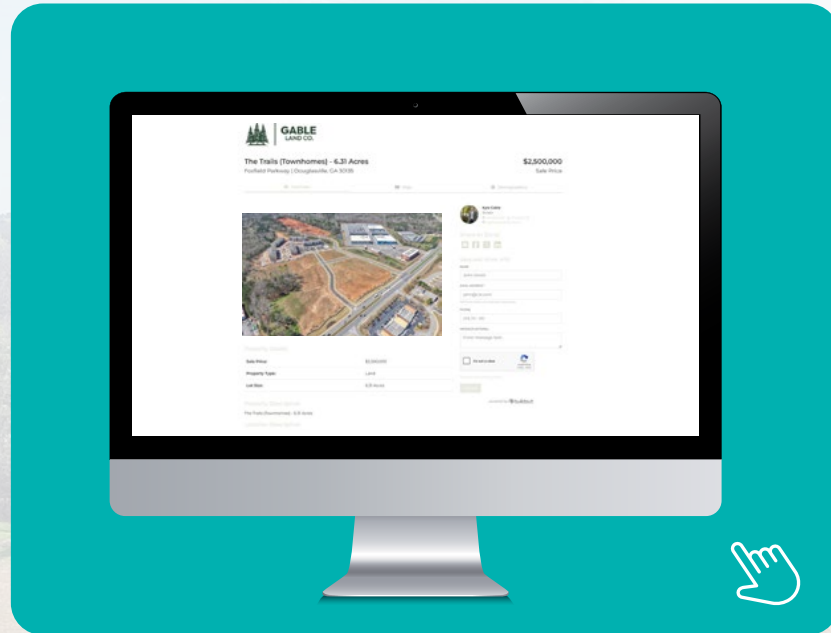
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

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



Support Information

Below are files that are related to **The Trails** 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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