



87.88 Acres
ON NORTH UNITY GROVE RD
HENRY COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN PIONEER
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 **87.88 acres on North Unity Grove Rd in Henry 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 & 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

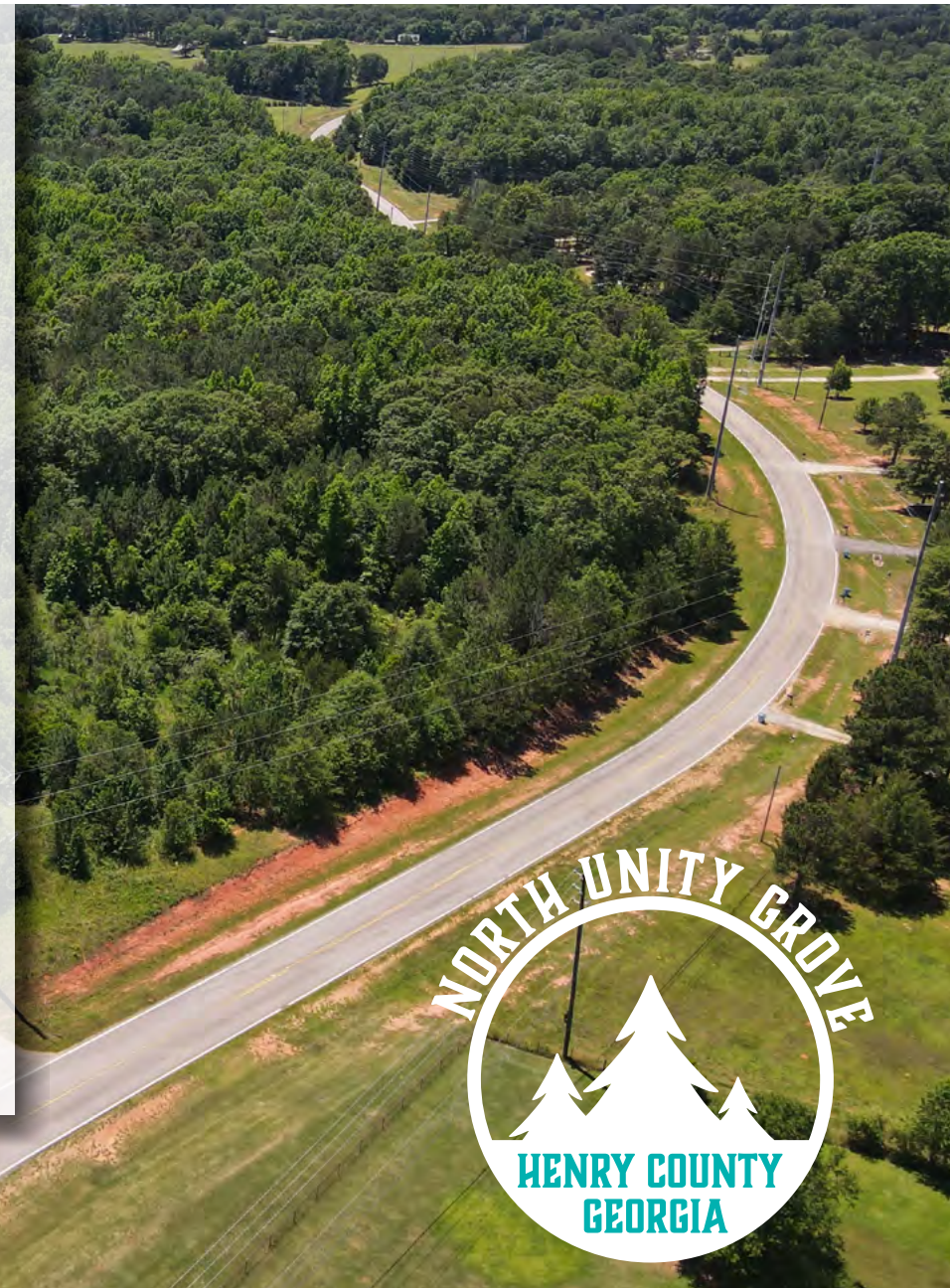
Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **87.88 acres on North Unity Grove Rd** in Henry County, Georgia.

North Unity Grove Rd offers the following attributes:

- Located less than 30 miles from Hartsfield Jackson Airport.
- Less than 3 miles from Interstate 75, offering convenient access via the Bill Gardner Pkwy interchange.
- Tanger Outlets are located approximately 3 miles from **the property**.
- McDonough is located about 7 miles away, with the downtown area offering an array of dining, retail and entertainment.
- Approximately 83.88 acres of **the property** is in a permanent conservation easement. This area can be timbered or used for recreational purposes.
- Approximately 4 acres of **the property** are not in the easement and can be developed for an estate home.
- There is a small creek in the southern border of **the property**.

North Unity Grove Rd is the perfect recreational tract, estate home, or weekend home with close proximity to Atlanta.

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



The Property

North Unity Grove Rd is located just north of Peeksville Road on North Unity Grove Road, Locust Grove, Georgia 30248. The parcel ID for the site is 145-01007005.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



ADDITIONAL DETAILS:

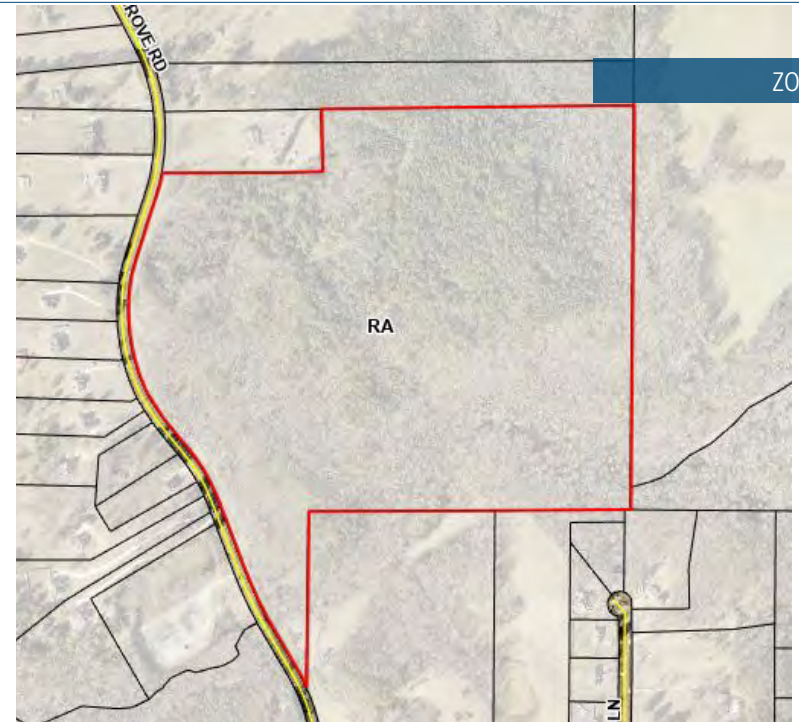
ZONING

The **Property** is currently zoned RA (Residential Agricultural Zoning District) in Henry County with the following requirements:

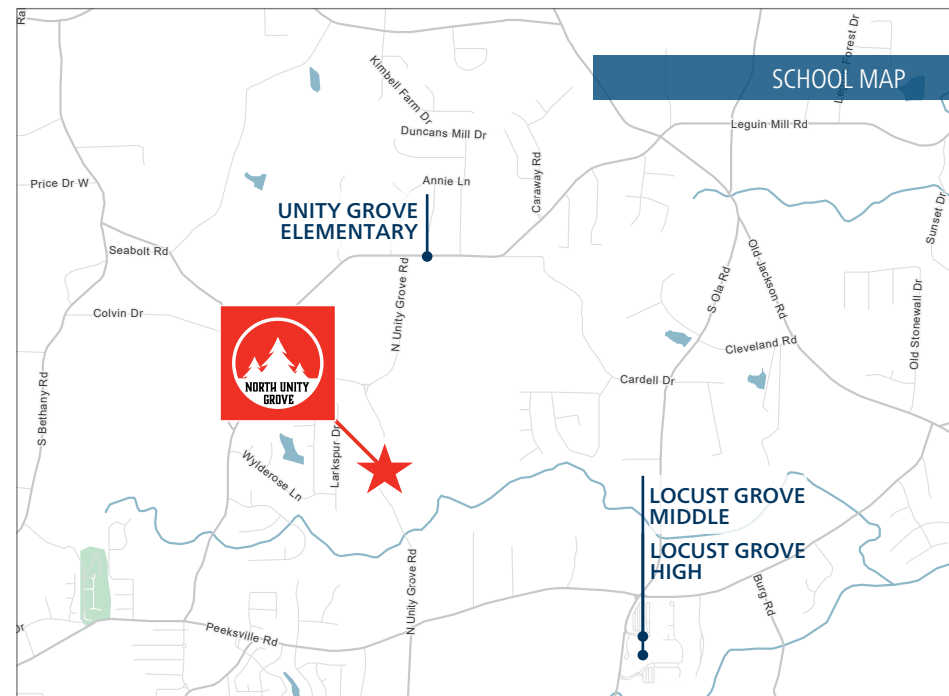
- Minimum Lot Area** 43,560 SF or 1 acre in area with septic system and county water
1.25 acres in area with septic system and private well
87,120 SF or 2 acres in area for new subdivisions
- Minimum Lot Width** 175'
- Minimum Front Setback** 75' from right-of-way line
50' from right-of-way when part of subdivision requires new streets
- Minimum Side Setback** 20'
- Minimum Rear Setback**..... 40'
- Minimum Heated Floor Area**..... 1,500 SF

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Unity Grove Elementary	1.4 Miles
MIDDLE SCHOOL	
Locust Grove Middle	2.5 Miles
HIGH SCHOOL	
Locust Grove High	2.3 Miles



ZONING MAP



SCHOOL MAP

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

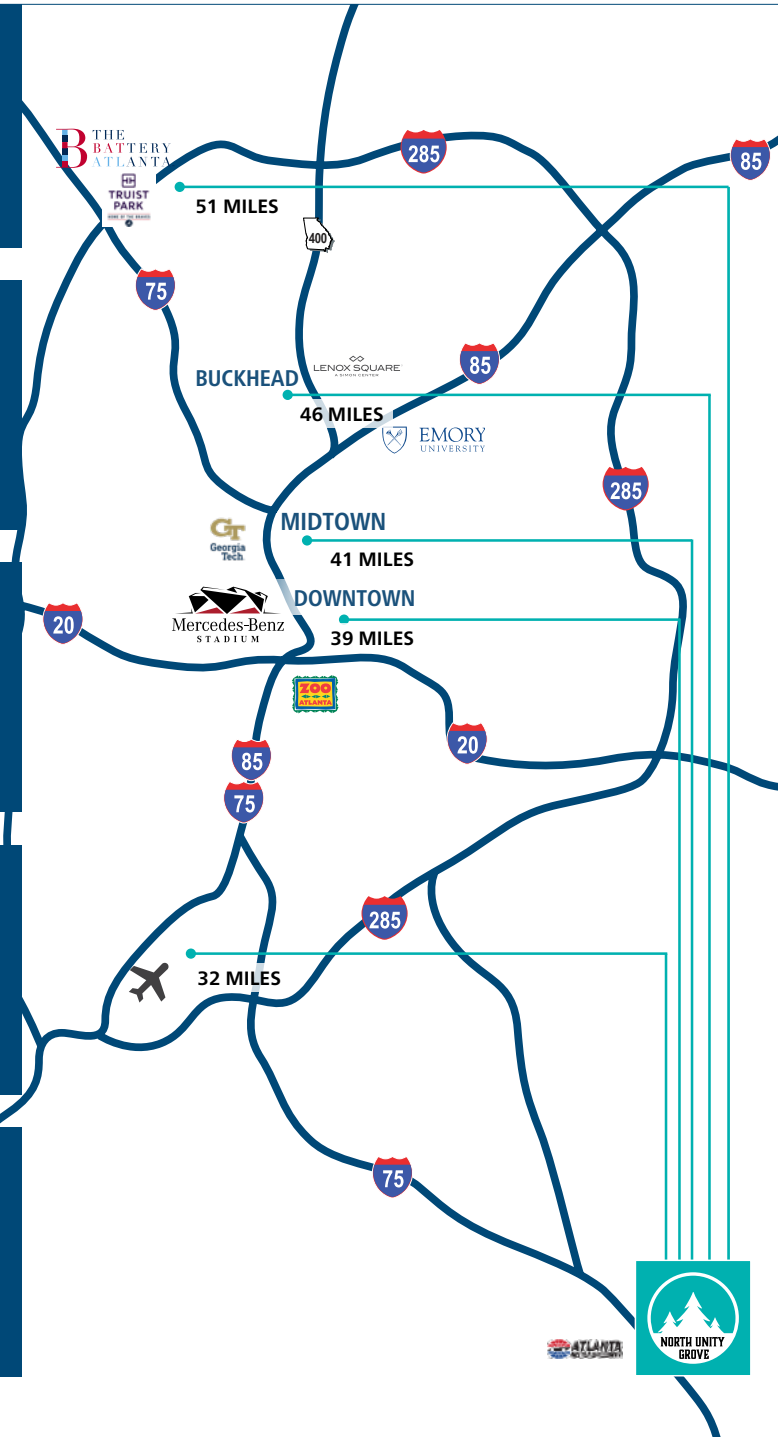
STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



The Property is located southwest of Downtown McDonough. Founded in 1823, the city of McDonough is centered around a traditional town square design. This community offers convenient access to many different aspects of life. Below are some market highlights from the growing Henry County and City of McDonough:

- **Downtown McDonough** is centered around the McDonough Square, a nearly 1 acre park. The historic square is filled with shops and restaurants, and residents enjoy live music and a variety of festivals year round.
- **Located at the Highway 20 and I-75 interchange is South Point** retail, which anchors the commercial retail for the area. The 700,000 square foot regional shopping center has tenants such as JCPenney, Kohl's, Academy Sports, and many more.
- **The Tanger Outlets**, offering over 65 stores, are located approximately 4 miles away with many other retail options nearby.
- Situated on approximately 850 acres, the **Atlanta Motor Speedway** hosts several popular events such as the Monster Energy NASCAR Cup Series, Summit Racing Equipment Atlanta Motorama, the Georgia State Fair and the Atlanta Air Show.

DOWNTOWN MCDONOUGH



TANGER OUTLETS



Proposal Requirements

The 87.88 acres in Henry County are offered at a price of **\$495,000** or **\$5,633 per acre**.

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

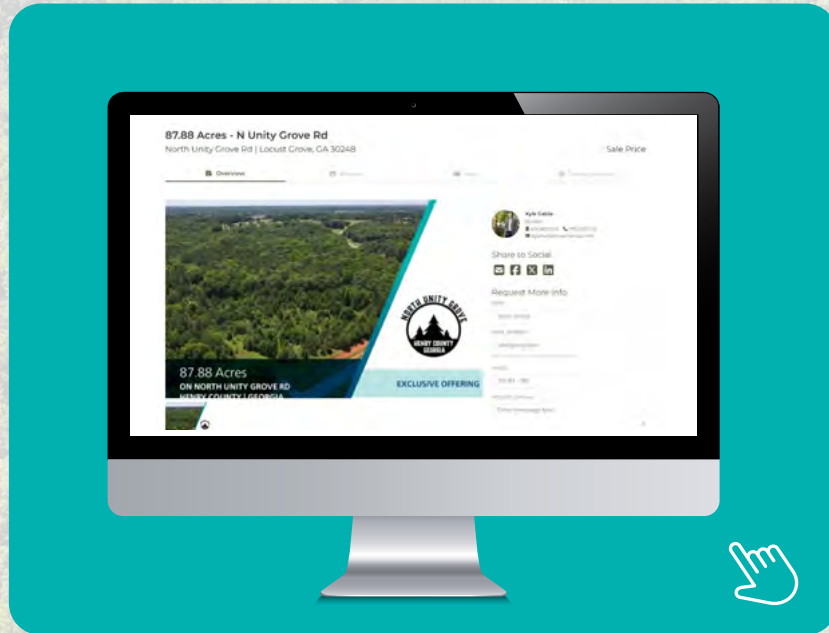
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

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

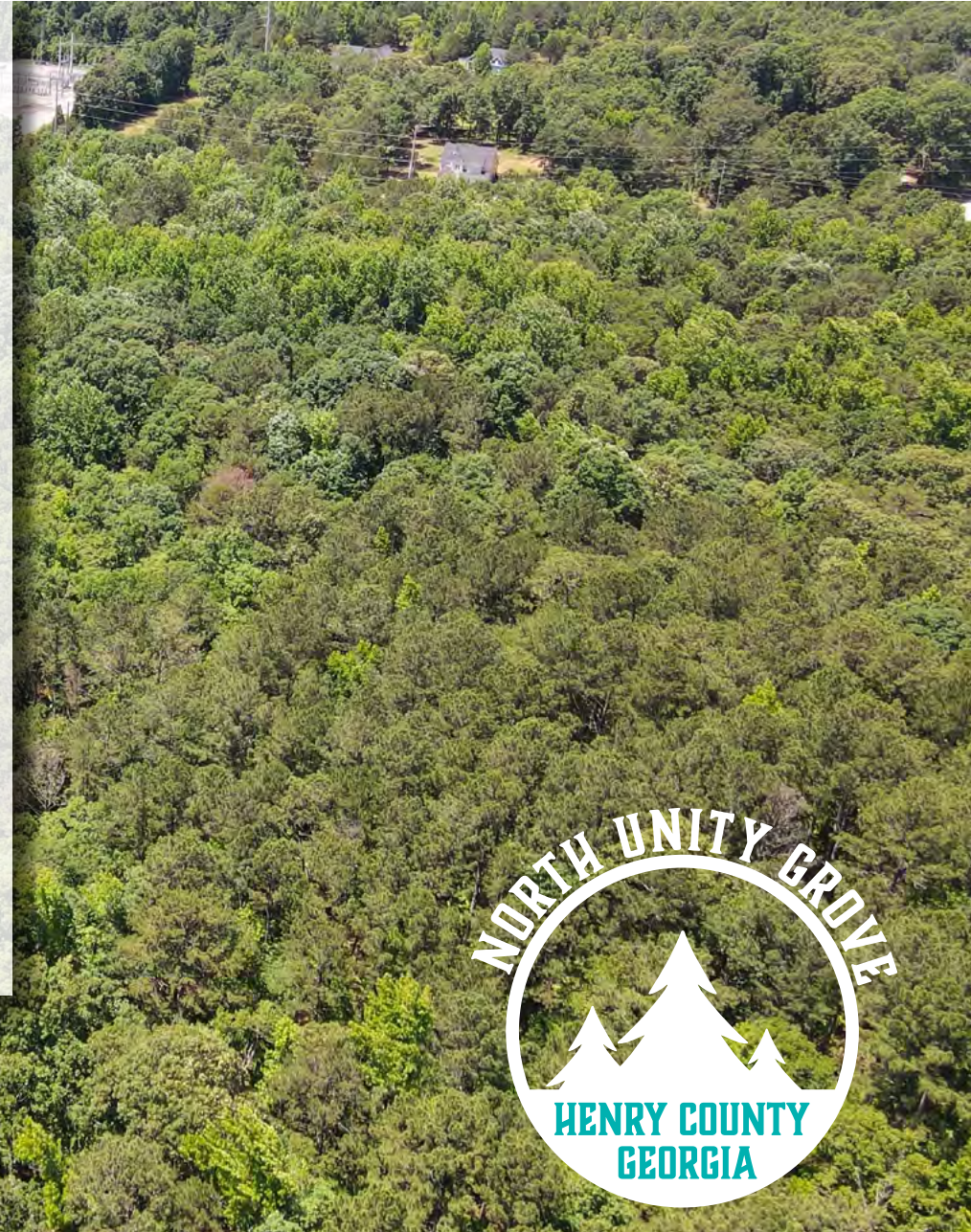


Support Information

Below are files that are related to **North Unity Grove Rd** and may be downloaded.* Click the links 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/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 **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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