



11.01 Acres

ZONED FOR 94 TOWNHOUSE LOTS
ON OLD NATIONAL HIGHWAY
SOUTH FULTON 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 **11.01 acres on Old National Highway in South Fulton, 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 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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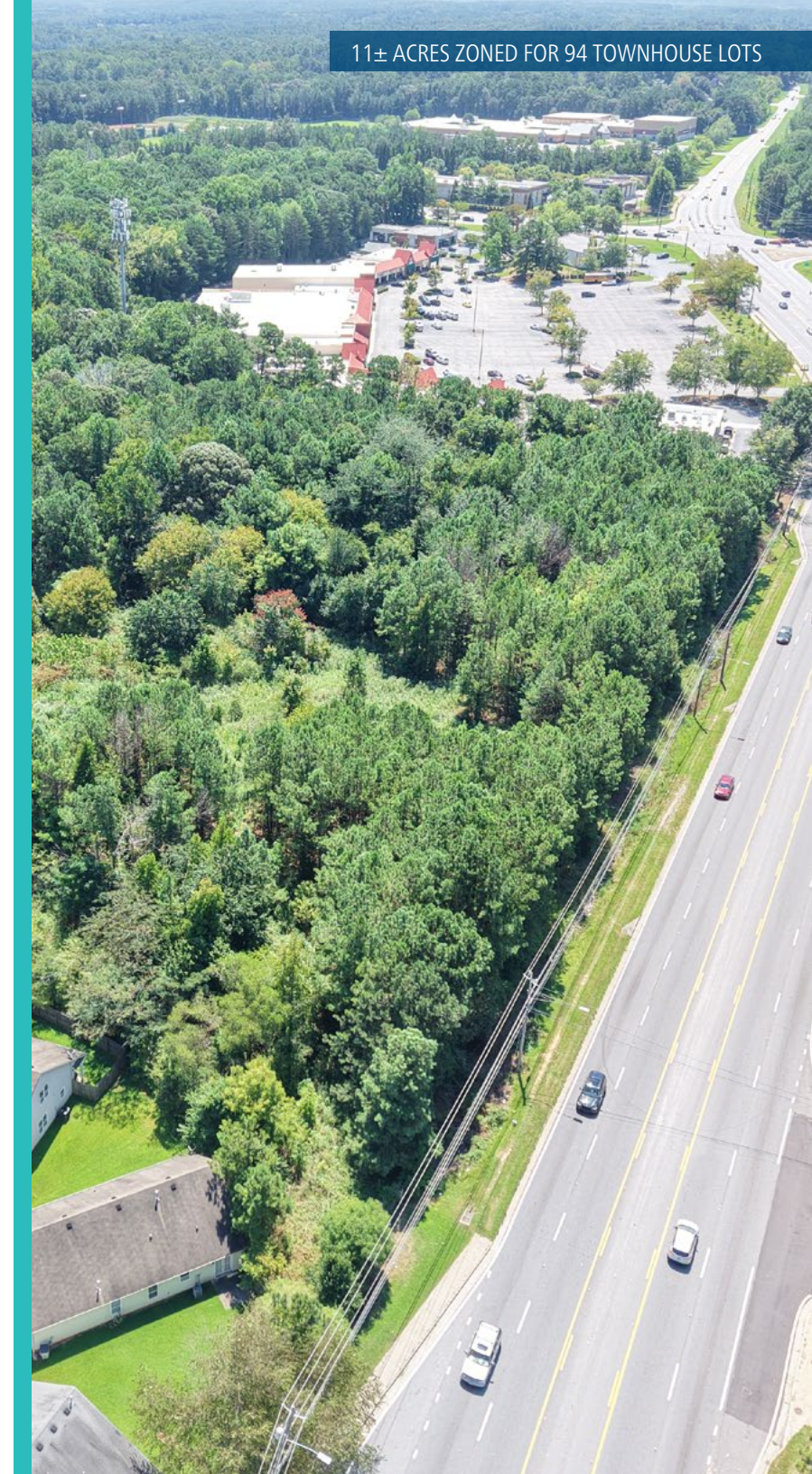




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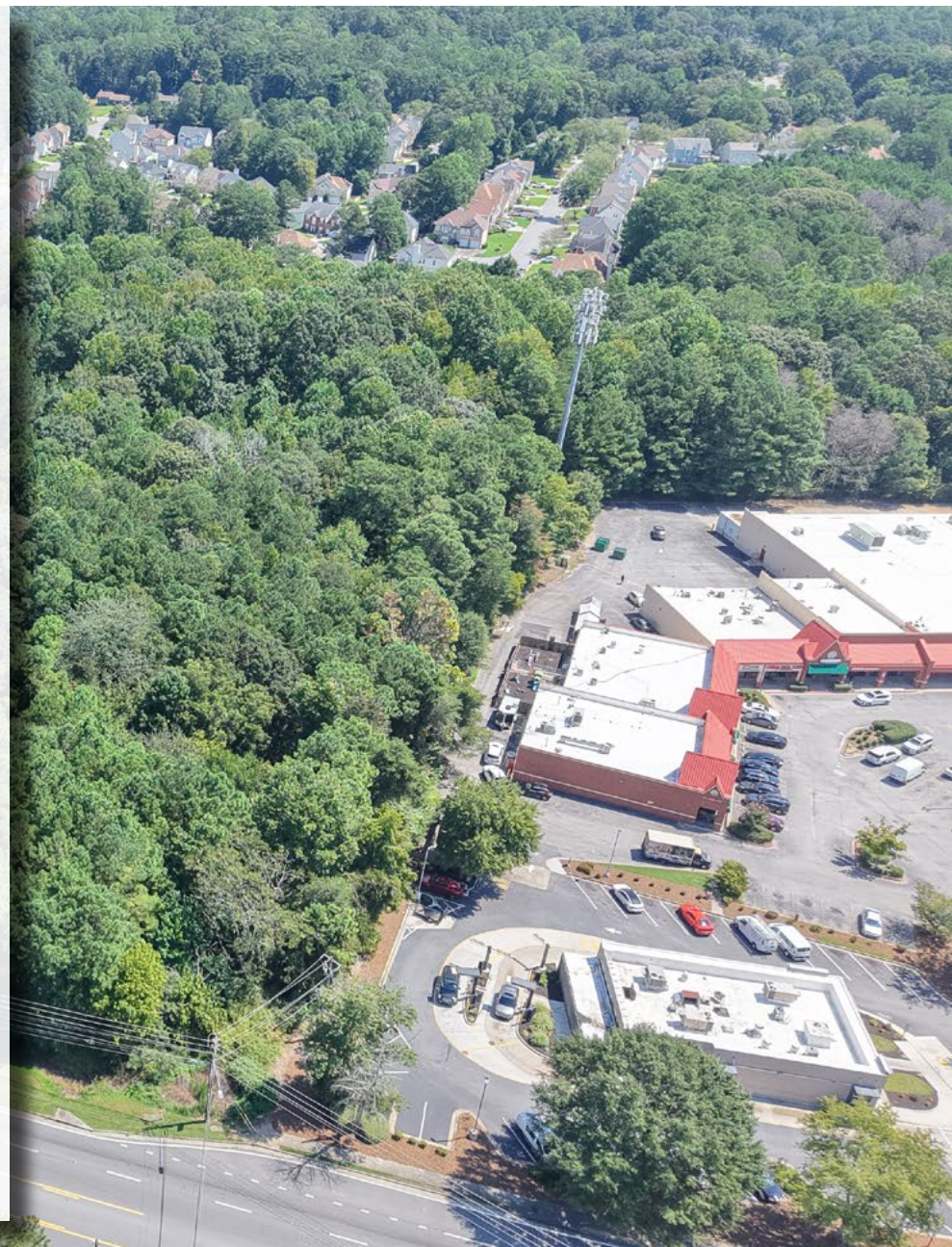
The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **11.01 acres zoned for 94 townhouse lots** located in the City of South Fulton, Fulton County, GA.

The Property offers the following attributes:

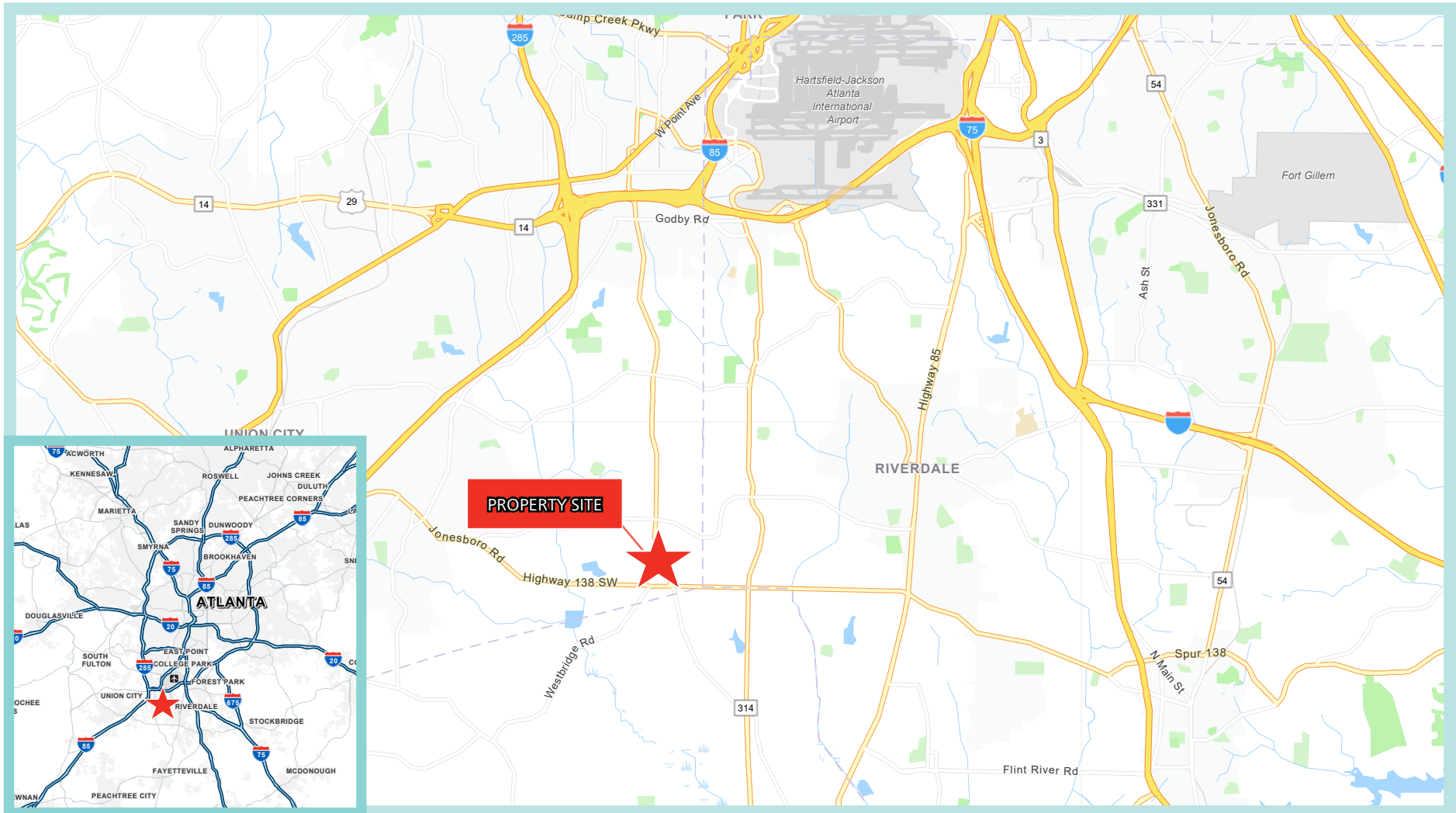
- Convenient access to Downtown Atlanta, offering a wide variety of amenities, including ample amounts of dining, retail and entertainment (Mercedes-Benz Stadium, State Farm Arena, Centennial Olympic Park, etc.).
- Situated in the southern part of Fulton County with access to Interstate 85 approximately 4 miles away.
- Interstate 75 is approximately 5 miles from the site, offering convenient access to Atlanta.
- Atlanta's Hartsfield-Jackson International Airport is located less than 5 miles away, the world's busiest airport which employs over 63,000 people.
- Located in South Fulton County, where the average sale price of a new townhouse is \$311,000 through 2Q25. This market sees strong townhome sales, representing over 12% of all sales in Metro Atlanta.
- The property is zoned for townhouses.
- Current site plan for 20' units.
- 10% rental restriction

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 Old National Highway in South Fulton County, Georgia. Parcel ID number is 13 0188 LL0560.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



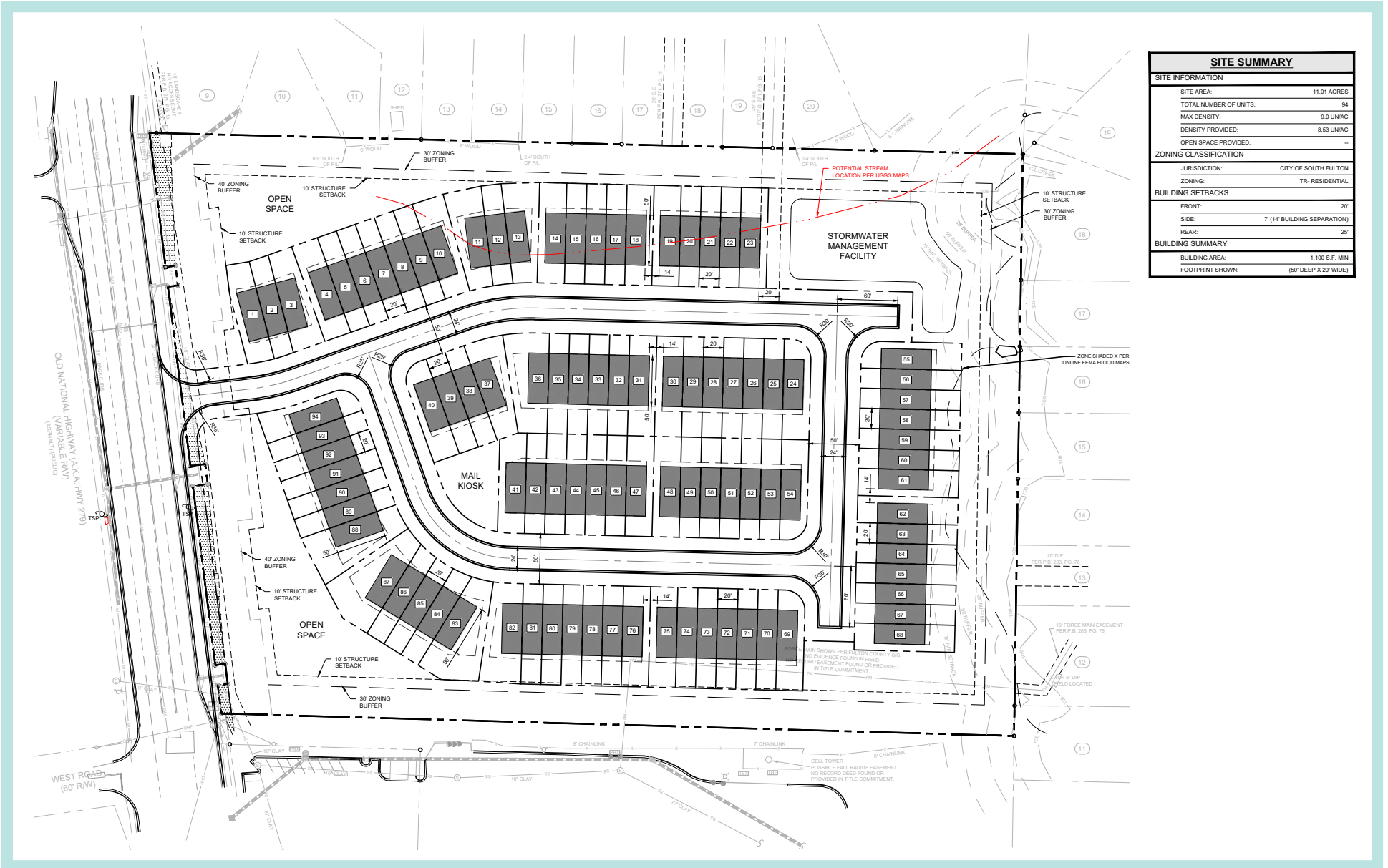
LOW ALTITUDE AERIAL



TOPOGRAPHY WITH HYDROLOGY



SITE PLAN



SITE SUMMARY	
SITE INFORMATION	
SITE AREA:	11.01 ACRES
TOTAL NUMBER OF UNITS:	94
MAX DENSITY:	9.0 UN/AC
DENSITY PROVIDED:	8.53 UN/AC
OPEN SPACE PROVIDED:	-
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SOUTH FULTON
ZONING:	TR- RESIDENTIAL
BUILDING SETBACKS	
FRONT:	20'
SIDE:	7' (14' BUILDING SEPARATION)
REAR:	25'
BUILDING SUMMARY	
BUILDING AREA:	1,100 S.F. MIN
FOOTPRINT SHOWN:	(50' DEEP X 20' WIDE)

ZONING, UTILITIES & SCHOOLS

The Property is zoned TR (Townhouse Residential) in the City of South Fulton with the following development standards:

Minimum Lot Size:	2,000 SF
Minimum Lot Width:	20'
Minimum Front Setback:	40'
Minimum Side Setback:	30'
Minimum Rear Setback:	35'
Minimum Heated Floor Area:	1,100 SF
Maximum Density:	9 Units/Acre

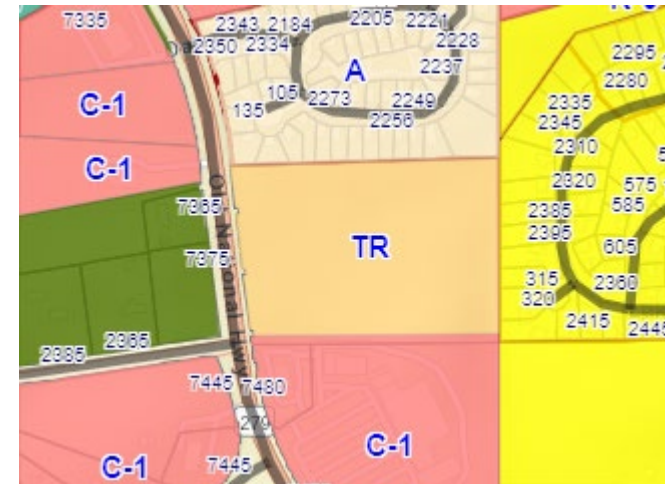
Water: There is a domestic water line located in the right-of way of Old National Hwy

Sewer: There is a sanitary sewer line that runs on the property along Old National Hwy as well as through the southeastern portion of the property. Additionally, there are other lines in the neighboring parcels. Access to sewer should be attainable, but capacity will need to be verified.

Schools:

Love T Nolan Elementary School	2 Miles
McNair Middle School	18 Miles
Banneker High School	6 Miles

ZONING



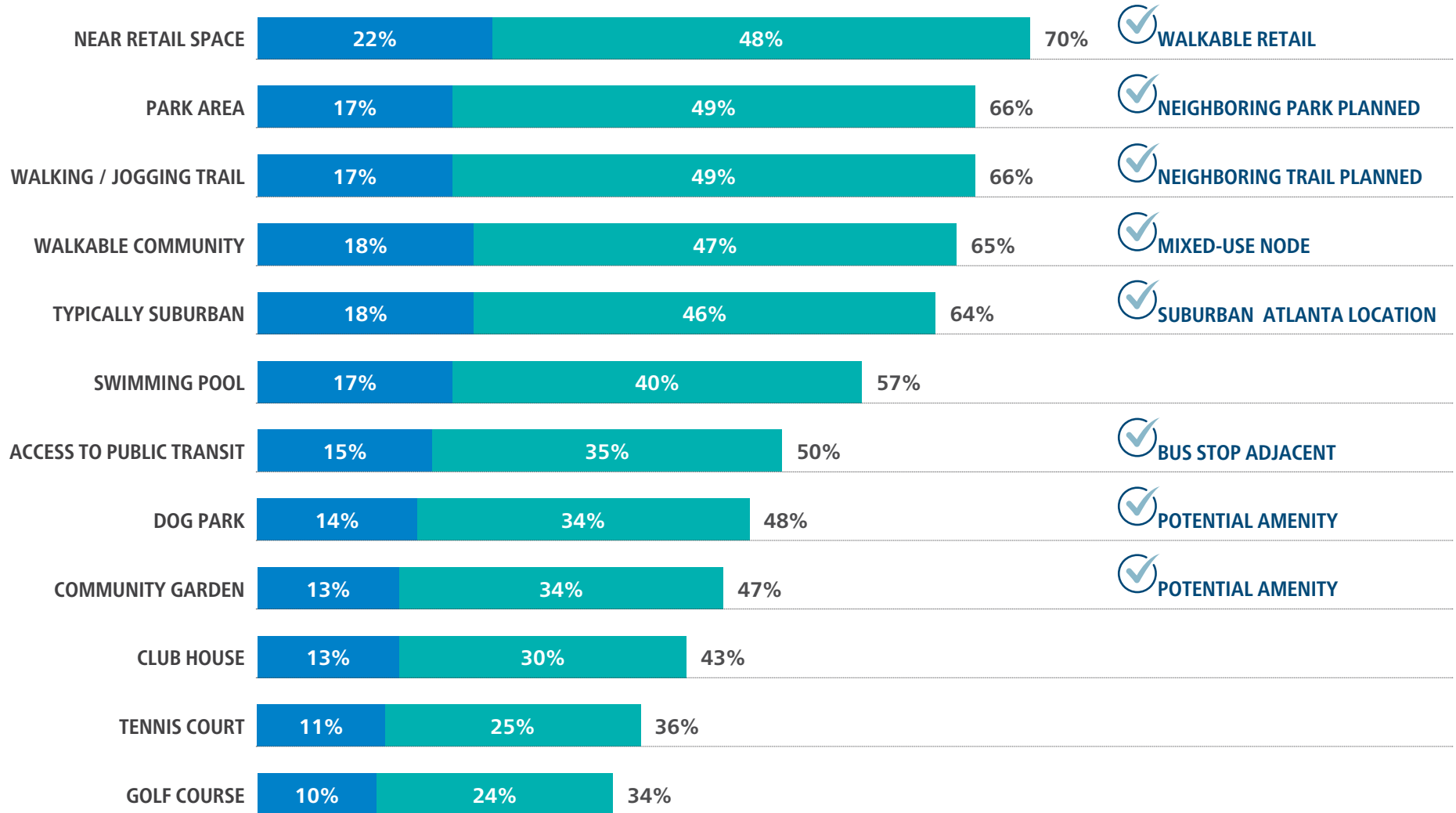
UTILITIES



COMMUNITY AMENITIES

The proposed community offers the features today’s homebuyers want most, including all of the top five most in-demand amenities. Its rare walkable infill location blends modern mixed-use convenience with the charm of a traditional suburban neighborhood.

% OF SURVEYED BUYERS WHICH PREFER



Source: NAHB "What Home Buyers Really Want" 2024 Edition

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 **City of South Fulton**, one of Georgia's newest and fastest-growing cities, is home to over 110,000 residents, making it the eighth-largest in the state. The city boasts high rates of homeownership, strong educational attainment, and a median household income of around \$80,000. The community features parks, trails, golf, and cultural venues such as the South Fulton Arts Center and Wolf Creek Amphitheater, while also supporting a vibrant small-business scene.

South Fulton County, located just south of Hartsfield-Jackson Atlanta International Airport, is a dynamic and growing region in the Atlanta metropolitan area. Besides the **City of South Fulton**, the area encompasses key cities such as **College Park, East Pointe and Fairburn**, each contributing to a diverse economic landscape.

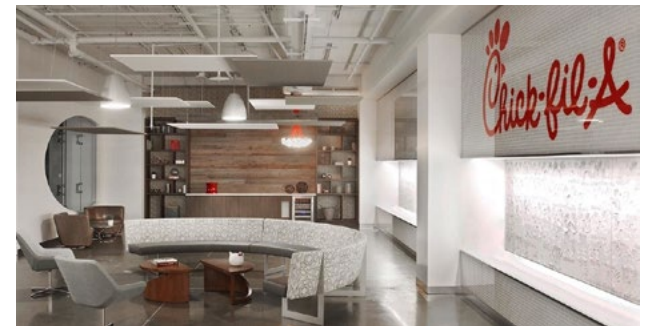
Economic Highlights:

- **Strategic Location:** Proximity to Hartsfield-Jackson Airport, one of the world's busiest airports, makes South Fulton a prime hub for logistics, transportation, and distribution.
- **Key Industries:** Major industries include logistics, manufacturing, healthcare, and retail. The area hosts significant employers like Delta Air Lines, Chick-Fil-A, UPS, and Porsche Cars North America.
- **Retail Growth:** The region is home to key retail centers, including Camp Creek Marketplace and Southlake Mall, offering strong consumer traffic and commercial activity.

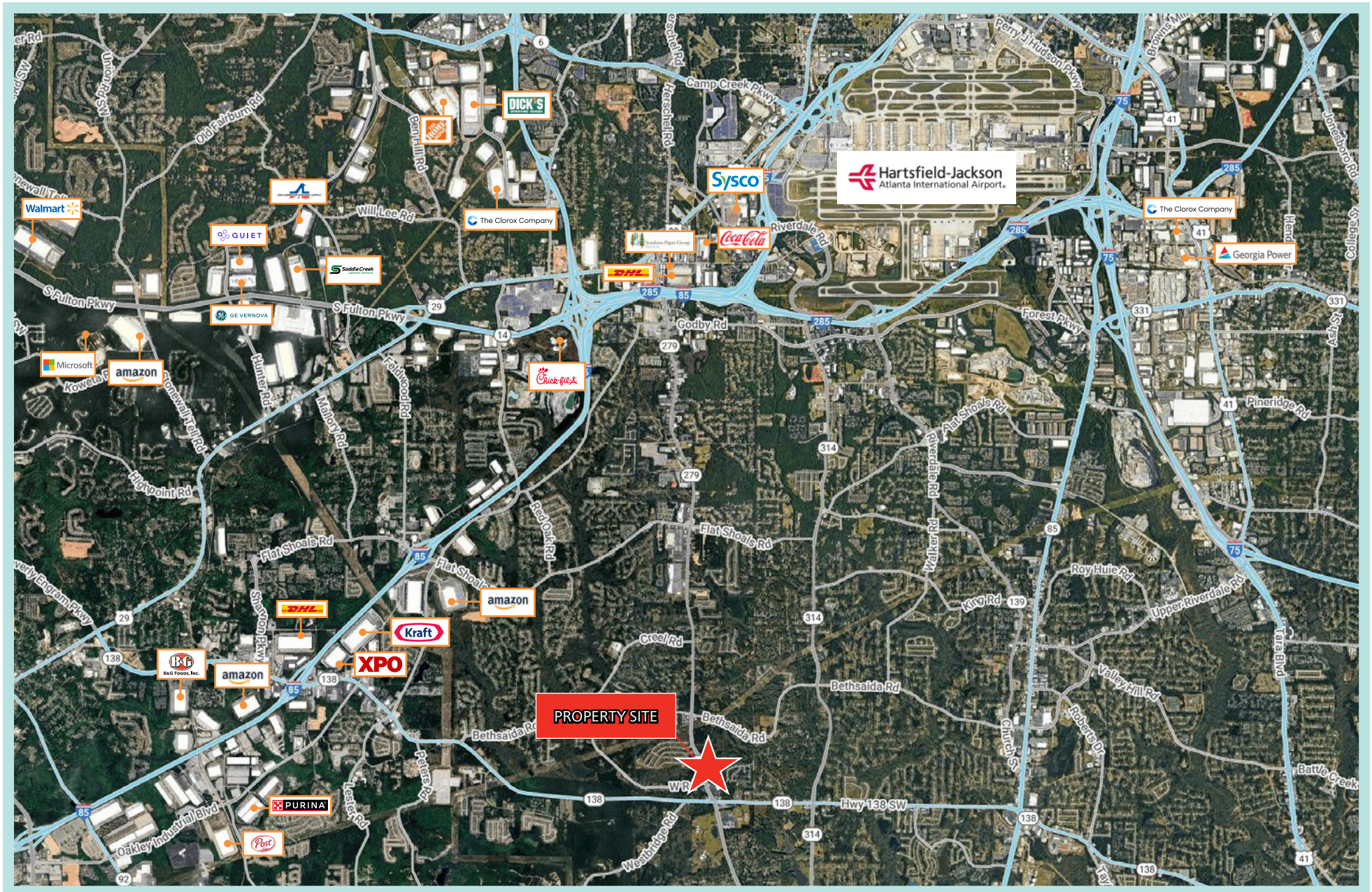
Key Shopping Destinations:

- **Camp Creek Marketplace:** A regional retail hub featuring major national retailers and dining options.
- **Southlake Mall:** One of the largest malls in the area, located in nearby Morrow, offering a wide range of shopping and entertainment.

South Fulton County is a highly attractive market for commercial real estate, benefiting from its strategic location, strong logistics and transportation sectors, and growing retail and residential communities. The area offers a mix of opportunities across retail, industrial, and office spaces, driven by major employers and robust consumer demand.

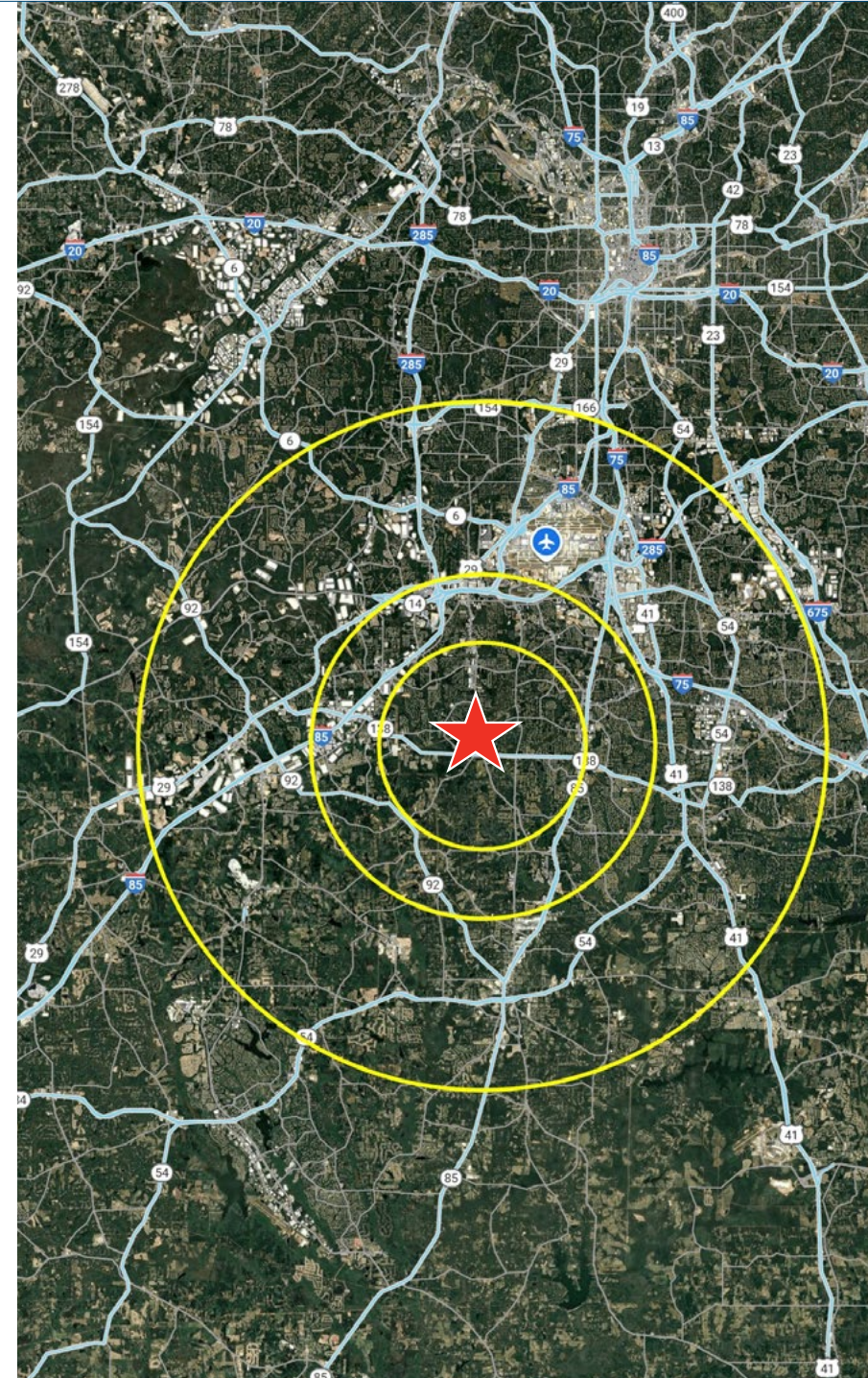


SOUTH FULTON - MAJOR INDUSTRIAL CORRIDOR



AREA DEMOGRAPHICS

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
POPULATION			
Estimated Population (2025)	52,285	156,579	501,266
Projected Population (2030)	49,912	149,340	481,893
HOUSEHOLDS			
Estimated Households (2025)	18,653	58,683	186,475
Projected Households (2030)	18,086	57,008	182,468
INCOME			
Est. Average HH Income	\$92,656	\$81,243	\$90,616
Est. Median HH Income	\$73,110	\$65,346	\$71,800
HOME VALUES			
Owner-Occupied Median Home Value	\$299,237	\$282,662	\$304,064
Renter-Occupied Median Rent	\$1,385	\$1,233	\$1,262
POPULATION AGE			
Median Age	36.8	34.9	35.6
Age 19 Years or Less	14,032	43,152	137,427
Age 20 - 64 Years	30,548	94,247	298,280
Age 65 Years or Over	7,705	19,180	65,559



SOUTH FULTON COUNTY ATTACHED HOUSING AND LOT ANALYSIS

South Fulton County is one of the best selling counties in Metro Atlanta and continues to show signs of growth. The new construction attached housing sales data for South Fulton County from 2022 - 2Q25 is as follows:

YEAR	TOWNHOME CLOSINGS	% OF TOTAL MSA	TOWNHOME PRICE
2025	373	12.59%	\$311,900
2024	514	9.33%	\$329,990
2023	793	13.11%	\$302,900
2022	591	9.23%	\$285,000

Below are the highlights for this market through 2Q25:

- Annual starts of 712.
- Annual closings of 809.
- Based on the annual starts, there is a 53.7 months supply of attached VDLs.
- Based on the annual closings, there is only a 6.5 months supply of townhouses.

Proposal Requirements

The **11.01 acres for 94 townhouse lots on Old National Highway** are offered at a price of **\$2,500,000 or \$26,596 per lot.**

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 **11.01 Acres on Old National Hwy** 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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