OFFERING MEMORANDUM

Tenure
LAND GROUP

±117.17 AC
Development Opportunity

721 Hosannah Rd | Locust Grove, GA 30248 | Henry County



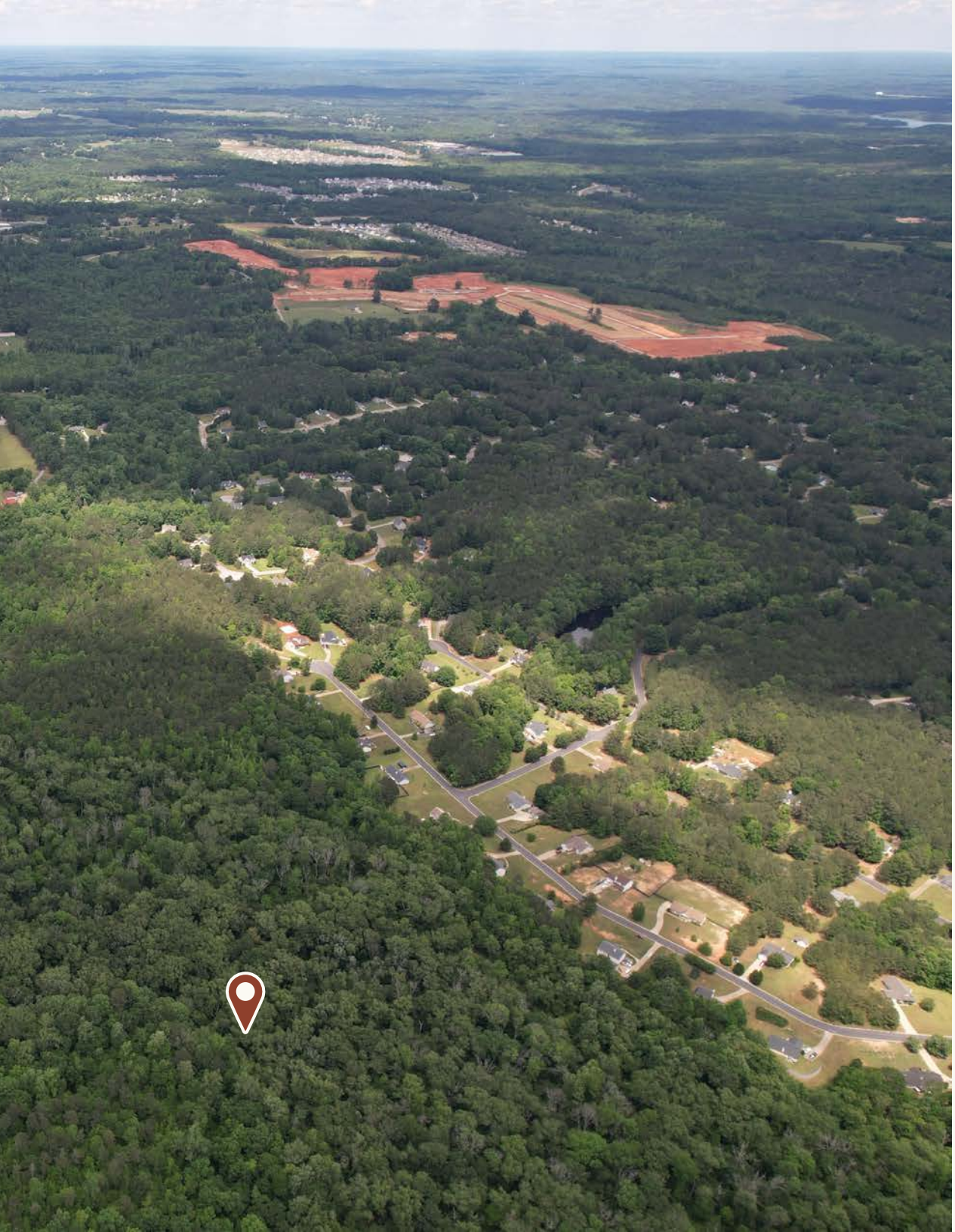


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Offering Summary

2,618,100

± 117.17 Acres
($22,344/AC)

Current Zoning: RA
Residential Agricultural

All Utilities Available
Sewer is roughly 2,500' west in the Evergreen Crossing subdivision

± 2,600 ft of Road Frontage
On Hosannah Rd

± 4,000 ft of River Frontage
On Indian Creek

School District
Locust Grove Elementary School

Locust Grove Middle School

Locust Grove High School





Property Overview

Located at 721 Hosannah Road in Locust Grove, the subject property consists of approximately ±117.17 acres across two parcels. Zoned RA (Residential Agricultural), the property features a mix of open pasture and wooded acreage with gently rolling to generally level topography.

The site offers approximately 2,600 feet of frontage along Hosannah Road and nearly 4,000 feet along Indian Creek, creating a substantial natural boundary along the rear of the property.

The property has minimal hydrologic constraints affecting future development and offers significant acreage within a private rural setting. Utilities are available in the surrounding area, with sewer located approximately 2,500 feet west within the Evergreen Crossing subdivision. Hosannah Road currently maintains a rural character, with the potential for future roadway improvements as development occurs.



Location Overview

Situated in southern Henry County just north of the Butts County line, the property offers a private rural setting while remaining convenient to the growing Locust Grove market. The site is approximately 5.3 miles or 12 minutes from I-75 and the Tanger Outlets Locust Grove area, one of the primary commercial destinations in southern Henry County.

The I-75/Bill Gardner Parkway corridor provides access to approximately 70 name-brand and designer retailers, along with a growing mix of restaurants, hotels, services and everyday conveniences. Downtown Locust Grove is also nearby, offering local dining, shopping and community amenities while maintaining the area's small-town character. The property is approximately 11.8 miles or 24 minutes from McDonough and 33.4 miles or 40 minutes from Hartsfield-Jackson Atlanta International Airport, providing convenient regional connectivity. The property is also located within the Locust Grove school district, combining larger-acreage surroundings with convenient access to shopping, dining, schools and major transportation corridors.

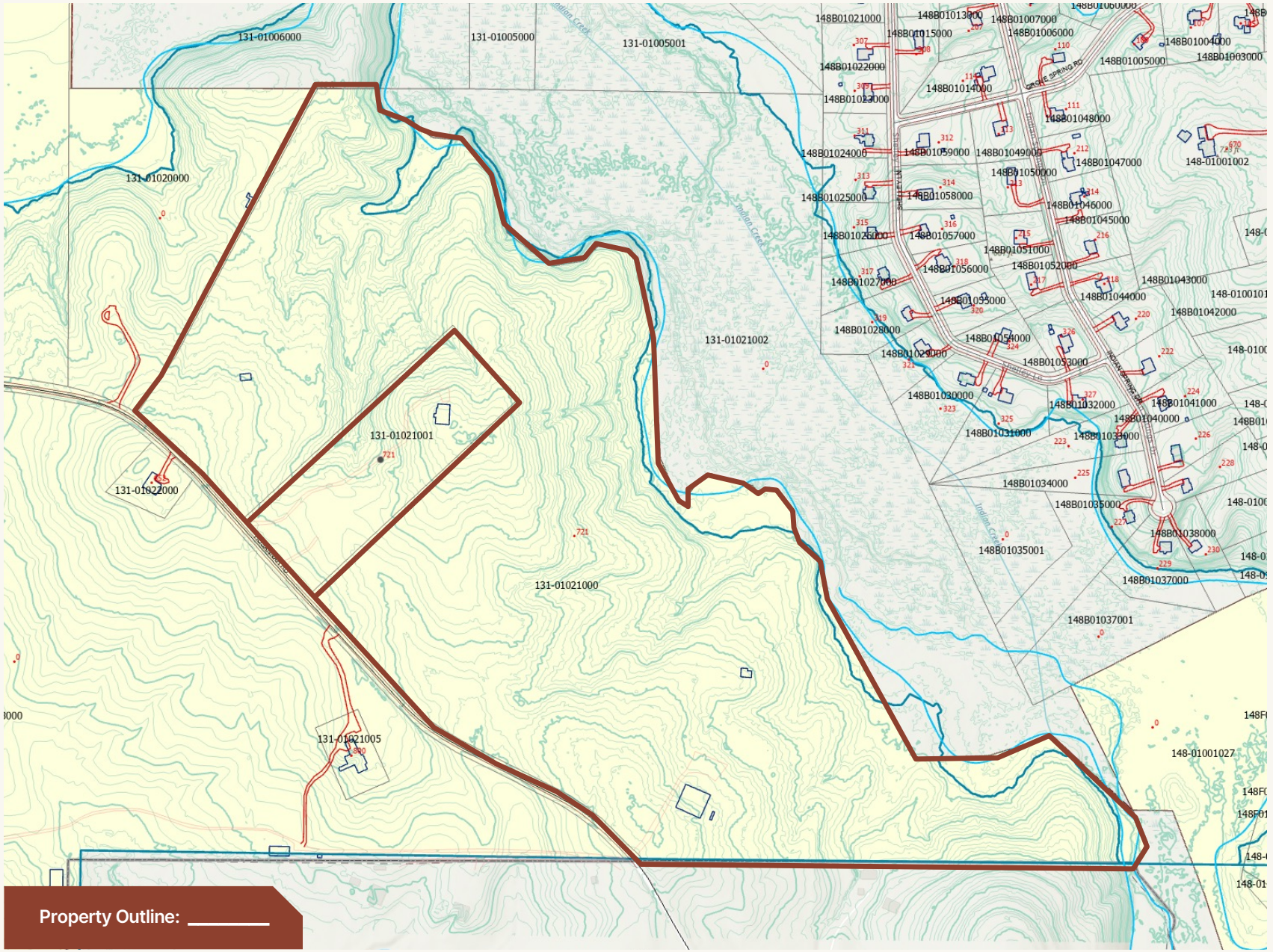
LOCUST GROVE

29%	70+	25+
Population Growth Since 2020	Brand-Name & Designer Outlet Stores	Dining & Food Options Near Tanger Outlets

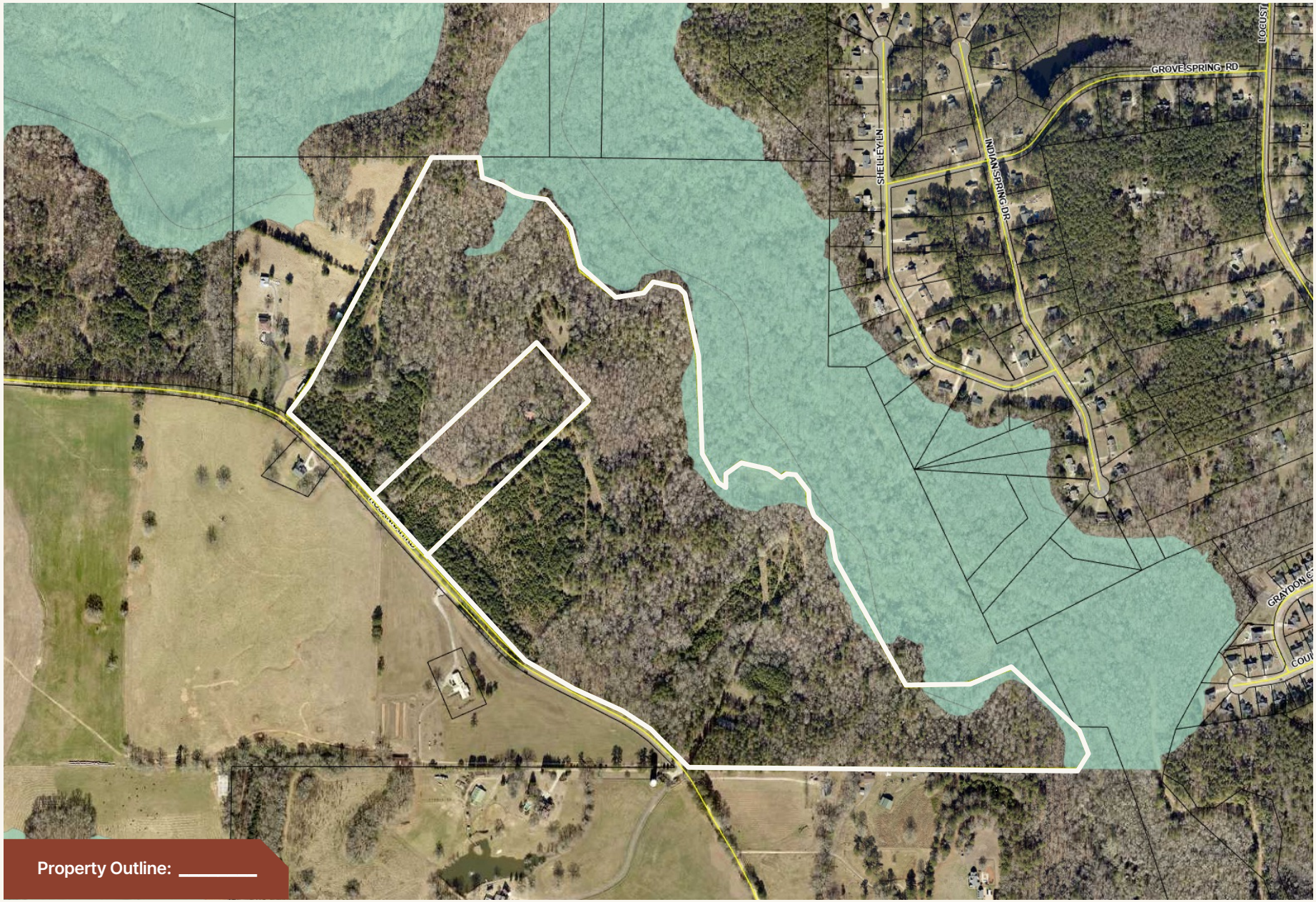
Current Zoning



Topography Map



Flood Plain Map



Site Photos









Community Highlights



Downtown Locust Grove

Historic Downtown Locust Grove reflects the community's roots as a railroad town while offering a walkable collection of locally owned restaurants, shops, parks and gathering spaces. More than 100 downtown buildings are listed on the National Register of Historic Places, helping preserve the city's traditional small-town character as the surrounding area continues to grow. The district also hosts seasonal events and programs that encourage residents and visitors to shop, dine and explore locally. A dedicated train-watching platform overlooks the active rail line, where nearly 40 trains pass through downtown each day.



Tanger Outlets

Located just off I-75 at Exit 212, Tanger Outlets Locust Grove serves as one of the area's primary shopping and commercial destinations. The open-air center features approximately 70 name-brand and designer retailers offering apparel, footwear, accessories, home goods and specialty merchandise. The surrounding Tanger Drive and Bill Gardner Parkway area also includes a growing concentration of restaurants, hotels, services and everyday conveniences. Located approximately 35 miles southeast of Atlanta, the center attracts both local residents and regional visitors while supporting continued commercial activity throughout the Locust Grove market.

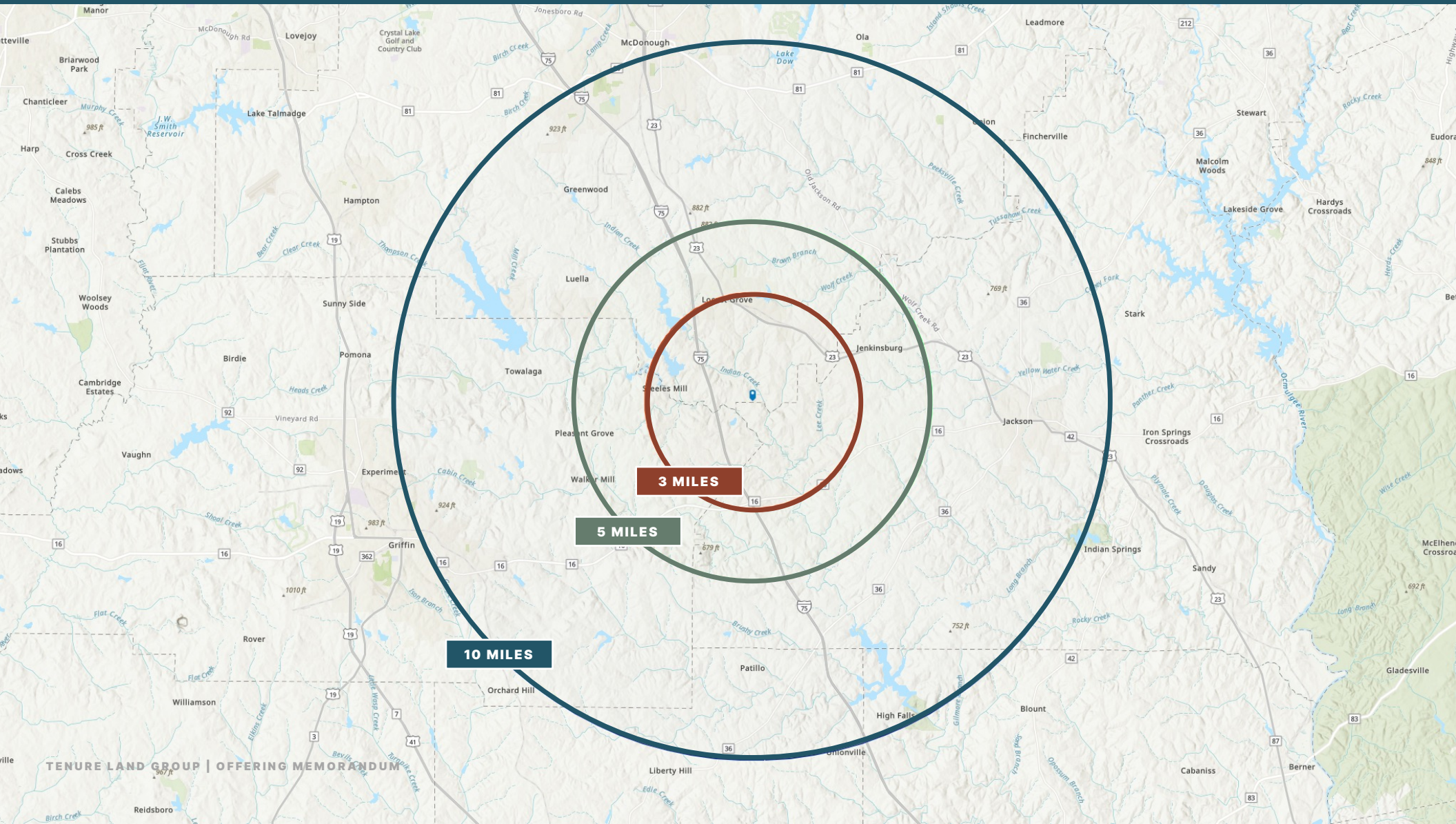


Noah's Ark Animal Sanctuary

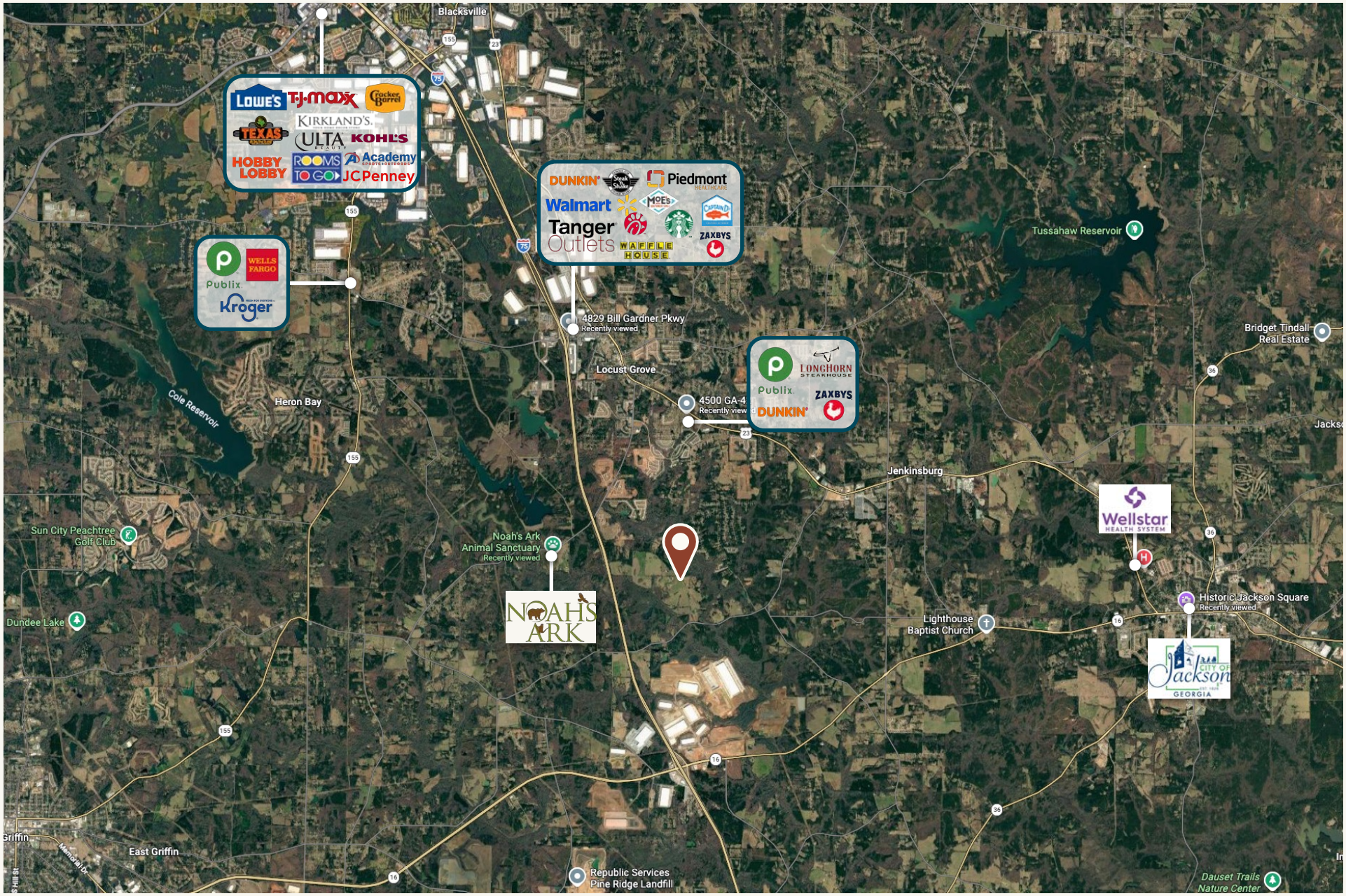
Noah's Ark Animal Sanctuary is a distinctive regional attraction located on approximately 121 acres in Locust Grove. Established more than 35 years ago, the nonprofit provides long-term care for abused, neglected and unwanted exotic animals, native wildlife and domestic livestock. The sanctuary has assisted more than 1,500 animals through specialized nutrition, medical support, enrichment and species-appropriate habitats. Its park-like grounds feature paved walking paths and natural enclosures, while guided tours, educational field trips and children's programs provide visitors with opportunities to learn about animal welfare and conservation.

LOCATION MAP

5.3 miles/12 min	11.8 miles/24min	33.4 miles /40min	24,820	$102,812
to I-75 & Tanger Outlets	Drive to McDonough	Drive to Atlanta Airport	Population within 5 miles	Average Household income (5 miles)



Retailers Map



Demographics

Executive Summary

721 Hosannah Rd, Locust Grove, Georgia, 30248

Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2020 Population	8,612	20,348	102,569
2020 Male Population	47.4%	49.8%	49.1%
2020 Female Population	52.6%	50.2%	50.9%
2026 Population	11,358	24,820	115,120
2026 Male Population	48.3%	50.2%	49.7%
2026 Female Population	51.8%	49.8%	50.3%
2031 Population	13,332	27,760	126,823
2031 Male Population	48.2%	49.9%	49.5%
2031 Female Population	51.8%	50.1%	50.5%
2010-2020 Annual Rate	2.54%	1.93%	1.75%
2020-2026 Annual Rate	4.53%	3.23%	1.86%
2026-2031 Annual Rate	3.26%	2.26%	1.96%

In the identified area, the current year population is **115,120**. In 2020, the Census count in the area was **102,569**. The rate of change since 2020 was **1.86%** annually. The five-year projection for the population in the area is **126,823** representing a change of **1.96%** annually from 2026 to 2031. Currently, the population is **49.7%** male and **50.3%** female.

Median Age			
2026 Median Age	34.9	36.5	38.9

The median age in this area is **38.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	42.0%	48.9%	45.3%
2026 Black Alone	44.7%	38.8%	43.5%
2026 American Indian Alone	0.2%	0.3%	0.3%
2026 Asian Alone	1.1%	1.1%	1.3%
2026 Pacific Islander Alone	0.0%	0.0%	0.1%
2026 Some Other Race Alone	3.8%	3.4%	3.0%
2026 Two or More Races	8.1%	7.5%	6.5%
2026 Hispanic Origin	8.3%	7.7%	6.8%
2026 Diversity Index	67.4	66.0	65.1

Persons of Hispanic origin represent **6.8%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **65.1** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 721 Hosannah Rd, Locust Grove, Georgia, 30248 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	73	71	79
2010 Total Households	2,227	5,711	29,307
2020 Total Households	2,931	6,938	35,413
2026 Total Households	3,911	8,496	40,392
2031 Total Households	4,581	9,507	44,933
2010-2020 Annual Rate	2.78%	1.97%	1.91%
2020-2026 Annual Rate	4.72%	3.29%	2.13%
2026-2031 Annual Rate	3.21%	2.27%	2.15%
2026 Average Household Size	2.90	2.84	2.77

The household count in this area has changed from **35,413** in 2020 to **40,392** in the current year, a change of **2.13%** annually. The five-year projection of households is **44,933**, a change of **2.15%** annually from the current year total. Average household size is currently **2.77**, compared to **2.80** in the year 2020. The number of families in the current year is **29,535** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	23.2%	24.7%	23.8%

Median Household Income			
2026 Median Household Income	$87,272	$82,164	$82,466
2031 Median Household Income	$106,151	$97,663	$97,026
2026-2031 Annual Rate	3.99%	3.52%	3.31%

Average Household Income			
2026 Average Household Income	$109,336	$102,812	$103,291
2031 Average Household Income	$124,373	$117,065	$118,268
2026-2031 Annual Rate	2.61%	2.63%	2.75%

Per Capita Income			
2026 Per Capita Income	$37,550	$34,425	$36,500
2031 Per Capita Income	$42,645	$39,332	$42,118
2026-2031 Annual Rate	2.58%	2.70%	2.90%

Income Equality			
2026 Gini Index	39.8	39.1	40.2

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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