

HURRICANE CREEK

680 ACRES | DOUGLAS COUNTY, GA



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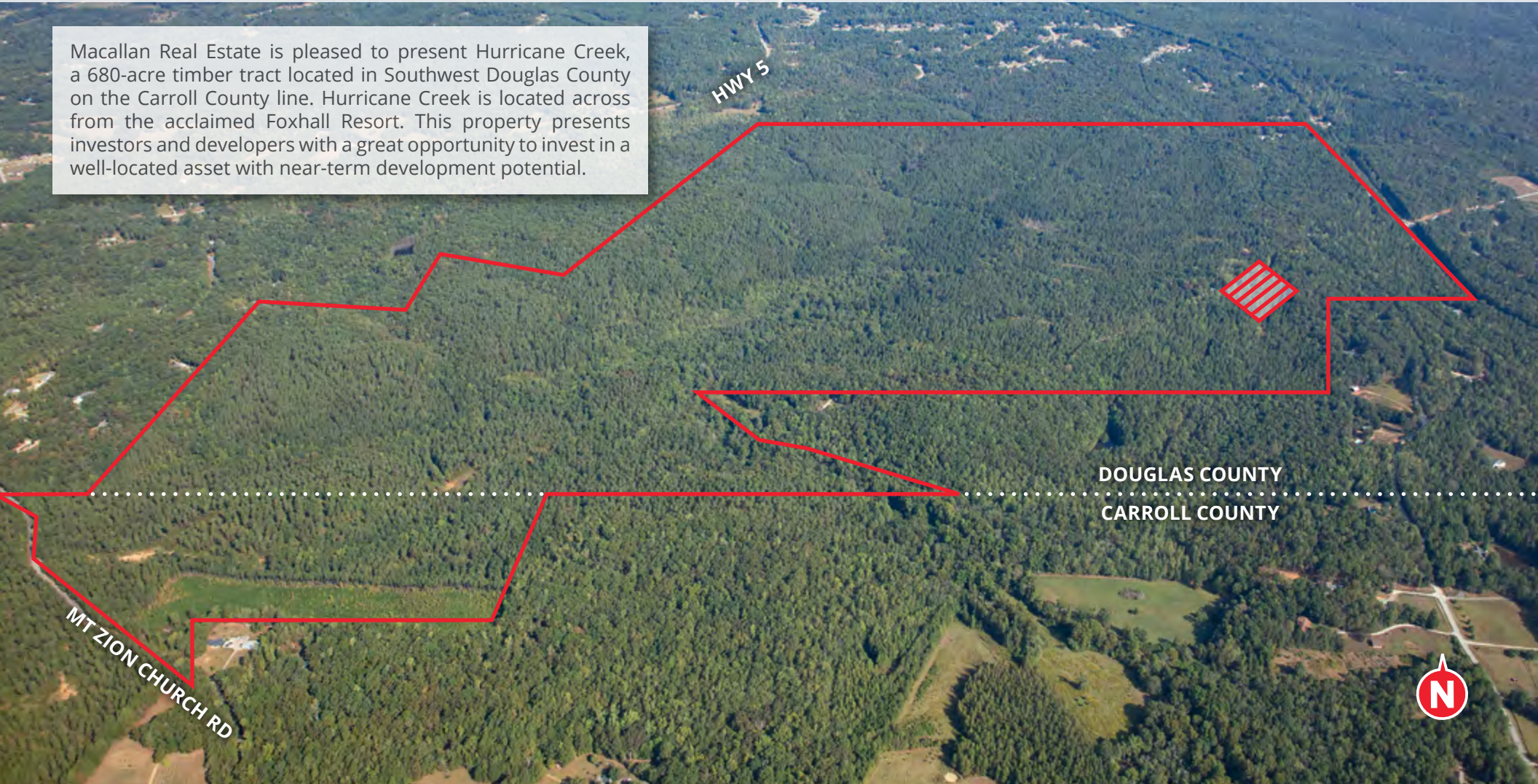
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HURRICANE CREEK

OPPORTUNITY

Macallan Real Estate is pleased to present Hurricane Creek, a 680-acre timber tract located in Southwest Douglas County on the Carroll County line. Hurricane Creek is located across from the acclaimed Foxhall Resort. This property presents investors and developers with a great opportunity to invest in a well-located asset with near-term development potential.



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PROPERTY FEATURES

- 680 Acres: 630 acres Douglas County, 50 acres Carroll County
- Zoned R-A "Residential Agricultural" under the Douglas County Zoning Ordinance
- Major utility upgrades planned for the area
- Close proximity to Hartsfield Jackson Airport and Downtown Atlanta
- 1.7 miles of frontage on Hurricane Creek
- 2019 property taxes: \$29,073.39
- Estimated timber value in excess of \$1,600/acre
- **ASKING PRICE \$5,115,000**
(\$7,500/ACRE)



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AREA OVERVIEW



The Hurricane Creek Tract is located in Southwest Douglas County, Georgia, roughly 10 miles from the City of Douglasville. The property lies within the Chattahoochee River Basin and its namesake, Hurricane Creek, is a tributary to the Chattahoochee River. Across the street is the Foxhall Resort and the soon-to-be-built Westin Hotel. Foxhall is a valuable asset for Douglas County and a regional draw for sportsman across West Georgia. Hurricane Creek is uniquely positioned for success in Douglas County as it anchors the west end of the Georgia Aerotropolis Corridor (GAC). The GAC is a growth corridor along South Fulton Parkway running from Hartsfield Jackson Airport in the East and the Chattahoochee River in the west. The area is envisioned as a catalyst for business. The GAC aims to drive corporate and logistics-based businesses to the region.



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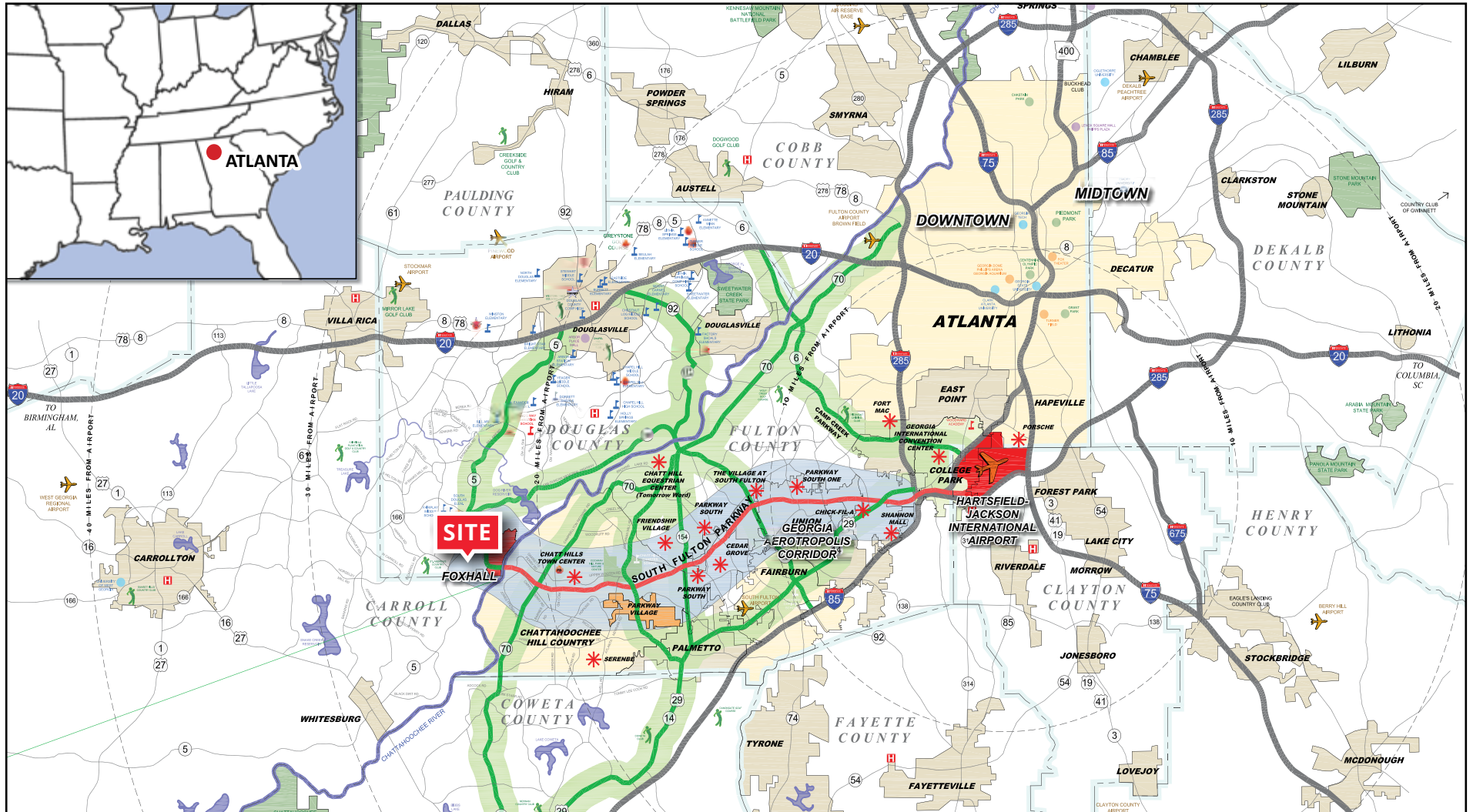
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ATLANTA AEROTROPOLIS MAP



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RADIUS MAP



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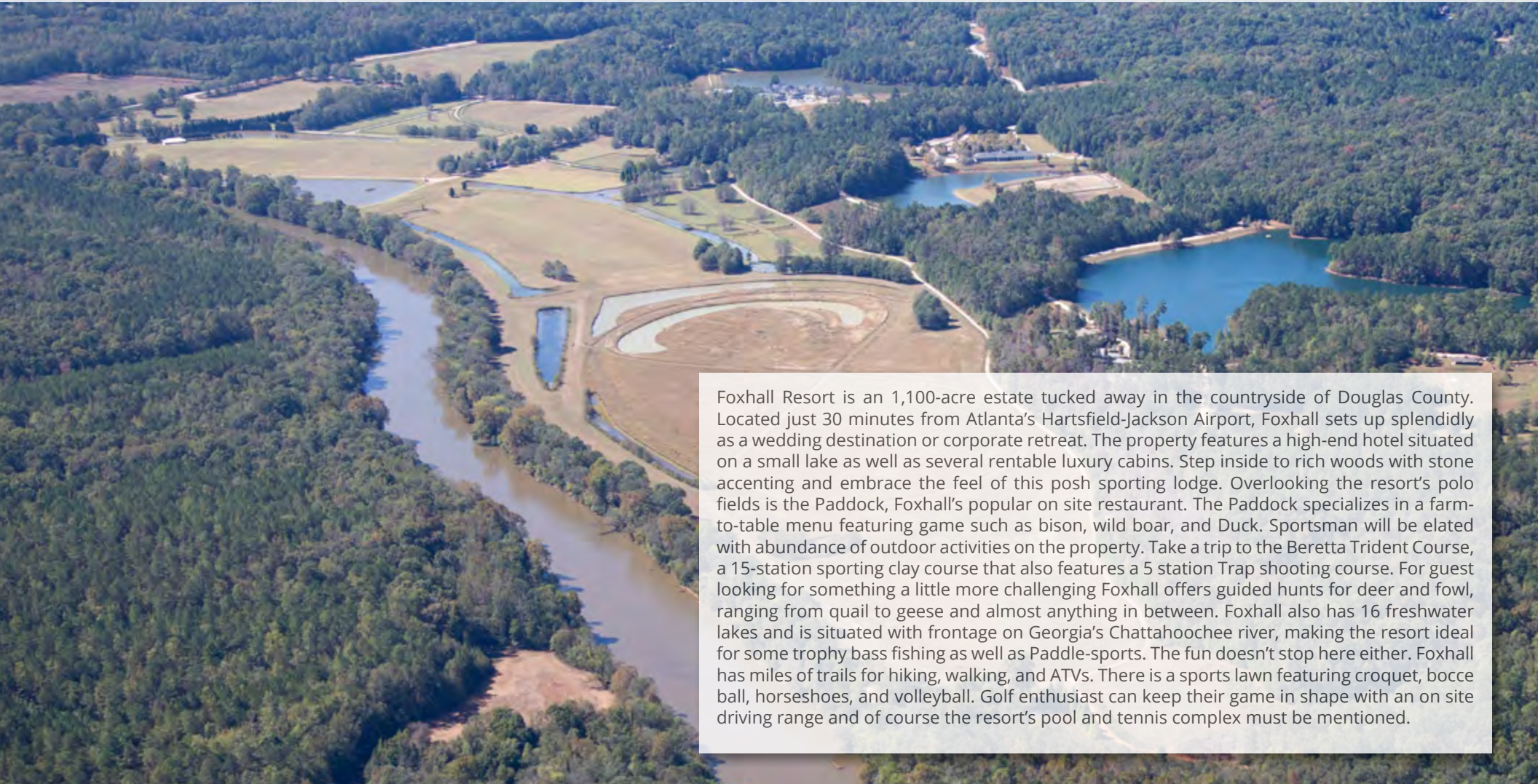
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FOXHALL RESORT



Foxhall Resort is an 1,100-acre estate tucked away in the countryside of Douglas County. Located just 30 minutes from Atlanta's Hartsfield-Jackson Airport, Foxhall sets up splendidly as a wedding destination or corporate retreat. The property features a high-end hotel situated on a small lake as well as several rentable luxury cabins. Step inside to rich woods with stone accenting and embrace the feel of this posh sporting lodge. Overlooking the resort's polo fields is the Paddock, Foxhall's popular on site restaurant. The Paddock specializes in a farm-to-table menu featuring game such as bison, wild boar, and Duck. Sportsman will be elated with abundance of outdoor activities on the property. Take a trip to the Beretta Trident Course, a 15-station sporting clay course that also features a 5 station Trap shooting course. For guest looking for something a little more challenging Foxhall offers guided hunts for deer and fowl, ranging from quail to geese and almost anything in between. Foxhall also has 16 freshwater lakes and is situated with frontage on Georgia's Chattahoochee river, making the resort ideal for some trophy bass fishing as well as Paddle-sports. The fun doesn't stop here either. Foxhall has miles of trails for hiking, walking, and ATVs. There is a sports lawn featuring croquet, bocce ball, horseshoes, and volleyball. Golf enthusiast can keep their game in shape with an on site driving range and of course the resort's pool and tennis complex must be mentioned.



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WESTIN FOXHALL



The Westin Foxhall is being developed by the Allen Morris Company and partially financed by the Douglas County Development Authority. The project is slated to begin construction in 2021.

From the developer's website: The Westin Foxhall will be a 200-key resort hotel and conference center situated on a 12-acre parcel, within the 1,100 acre Foxhall Resort & Sporting Club. Strategically located on the Chattahoochee River and within a 25-minute drive of the Atlanta Hartsfield-Jackson International Airport, the resort offers a pristine outdoor experience within a short ride of the Atlanta CBD and the busiest airport in the world. The hotel amenities will include a luxury restaurant, lobby & pool bars, a world-class spa & wellness center, and a 50,000 SF conference center. Hotel guests will also have access to the array of amenities offered by the Foxhall Resort & Sporting Club including horseback riding, hiking, fishing, cycling, ATVs, archery, sporting clays, canoeing, a golf experience and more.

Source: www.allenmorris.com



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WELLNESS RESORT DEVELOPMENT



The Preserve Life Corporation (Preserve) has recently purchased 1,136 acres in Southwest Douglas County, GA. The 1,136 acres sits undisturbed from everyday life yet is only 30 miles from Downtown Atlanta and 25 miles from the world's busiest airport, Hartsfield Jackson. Preserve intends to use the land to create a "World Center for Holistic Wellness and Applied Health." The Center is envisioned as a destination for people around the globe to come and take a "pause from everyday life". Preserve is focused on providing tranquility, wellness, sustainability, and healthy eating to all its future clients. The 1,100-acre plan for the Center includes the following facilities:

Wellness Core: At the heart of the development, therapeutic and wellness activities will be organized for all the patrons. Each cycle will be at least seven days, stretching to months. Full day routines will include exercises, therapy, meditation, nutritional coaching, and selected wellness guidance.

Town Center: A flexible multi-activity area will allow patrons to relax and mix with others in an environment by the lake. The Town Center will have shops catering to personal grooming needs, restaurants, a business center, boutique shops for patrons, and vocational training/ coaching areas.

Farm-Hub: Enabling the concept of farm-to-plate, the Center will produce its own food in open fields and greenhouses. Dairy and poultry will also be reared in on-site facilities. A group of farm-residences for corporates will benefit from this alternate village-like environment.

Wellness Homes: Taking advantage of the wooded environment of the site, several detached residences will offer unique, pristine, reflective living either by the lakes or surrounded by woods.

Check-in Facilities: Patrons will go through a check-in process at the main entrance from Highway 166 that involves a transfer to electric vehicles amongst learning other house rules.

Business/ Office facilities: The Center will have space for long-stay guests who wish to bring a portion of their corporate life along with them, along with space for small gatherings and events

Source Atlanta Regional Commission and Atlanta Business Chronicle*



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DEMOGRAPHICS

<u>Radius</u>	5 Mile	10 Mile	15 Mile
Population:			
2024 Projection	2,125	7,519	80,725
2019 Estimate	2,025	7,183	76,935
2010 Census	1,948	6,901	73,486
Growth 2019-2024	4.94%	4.68%	4.93%
Growth 2010-2019	3.95%	4.09%	4.69%
2019 Population Hispanic Origin	71	227	4,205
2019 Population by Race:			
White	1,708	6,147	54,745
Black	266	851	19,491
Am. Indian & Alaskan	4	12	235
Asian	15	57	998
Hawaiian & Pacific Island	1	3	64
Other	31	114	1,403
U.S. Armed Forces:	2	8	118
Households:			
2024 Projection	755	2,659	28,339
2019 Estimate	719	2,538	26,986
2010 Census	692	2,437	25,734
Growth 2019 - 2024	5.01%	4.77%	5.01%
Growth 2010 - 2019	3.90%	4.14%	4.87%
Owner Occupied	636	2,260	22,440
Renter Occupied	83	278	4,546
2019 Avg Household Income	\$81,988	\$85,494	\$79,264
2019 Med Household Income	\$63,333	\$68,023	\$65,454
2019 Households by Household Inc:			
<\$25,000	112	338	3,910
\$25,000 - \$50,000	181	646	6,413
\$50,000 - \$75,000	137	412	4,989
\$75,000 - \$100,000	93	388	4,580
\$100,000 - \$125,000	74	244	2,902
\$125,000 - \$150,000	28	149	1,520
\$150,000 - \$200,000	58	238	1,710
\$200,000+	37	124	960



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AREA HOME SALES, LOT SALES, AND SCHOOLS

SCHOOL RANKINGS FROM GREATSCHOOLS.ORG

SCHOOL	SCORE (OUT OF 10)
SOUTH DOUGLAS ELEMENTARY SCHOOL	8
FAIRPLAY MIDDLE SCHOOL	6
ALEXANDER HIGH SCHOOL	7

AREA RESIDENTIAL LOT SALES

YEAR	ALEXANDER HIGH SCHOOL		DOUGLAS COUNTY	
	AVERAGE PRICE	# OF UNITS	AVERAGE PRICE	# OF UNITS
2020	\$29,948	67	\$37,247	291
2019	\$28,038	119	\$35,085	436
2018	\$31,033	30	\$26,371	337
2017	\$20,338	34	\$25,802	369

AREA NEW HOME SALES

YEAR	ALEXANDER HIGH SCHOOL		DOUGLAS COUNTY	
	AVERAGE PRICE	# OF UNITS	AVERAGE PRICE	# OF UNITS
2020	\$312,379	60	\$290,710	414
2019	\$314,011	32	\$265,267	520
2018	\$358,600	13	\$230,370	432
2017	\$299,097	23	\$221,494	332



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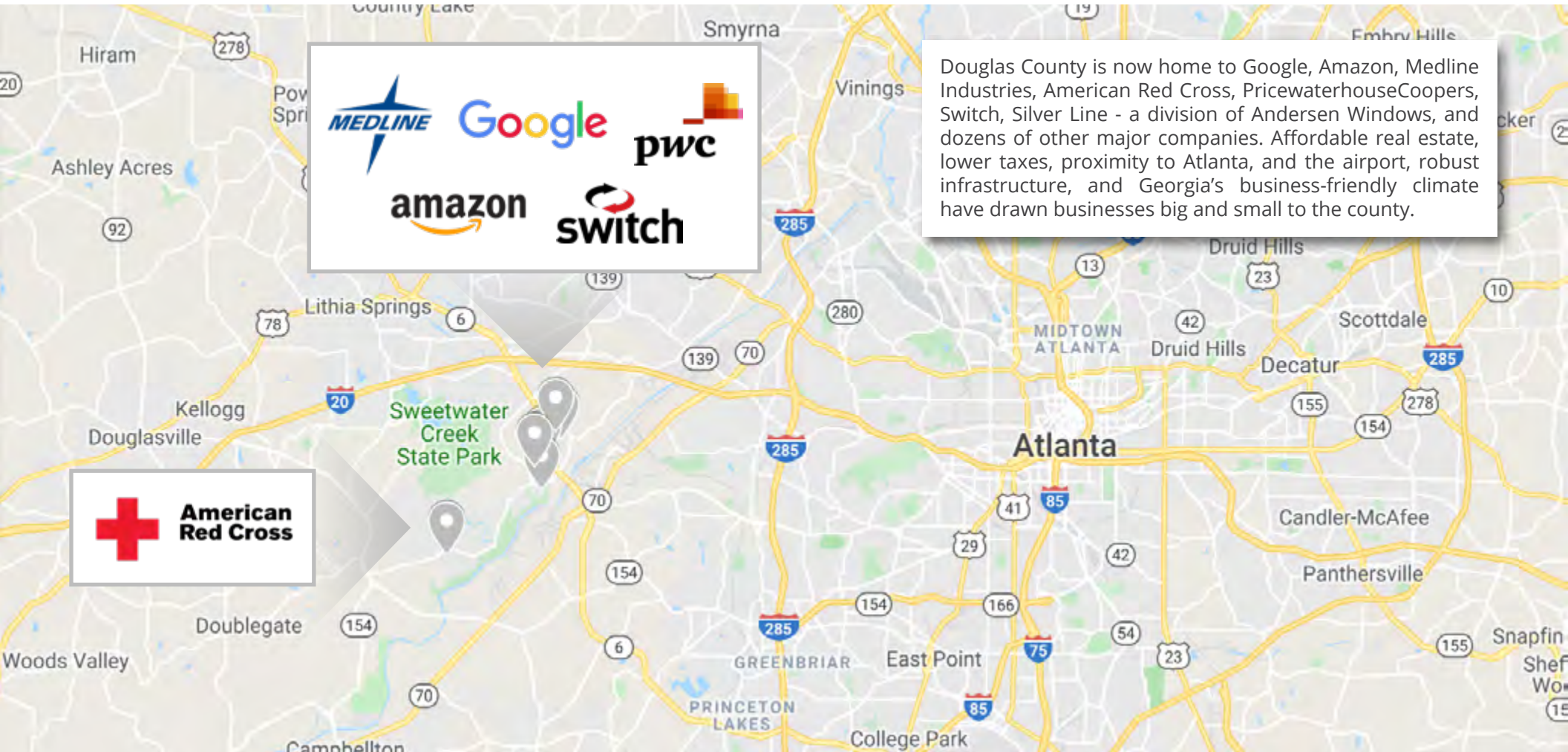
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DOUGLAS COUNTY INVESTMENTS



Douglas County is now home to Google, Amazon, Medline Industries, American Red Cross, PricewaterhouseCoopers, Switch, Silver Line - a division of Andersen Windows, and dozens of other major companies. Affordable real estate, lower taxes, proximity to Atlanta, and the airport, robust infrastructure, and Georgia's business-friendly climate have drawn businesses big and small to the county.



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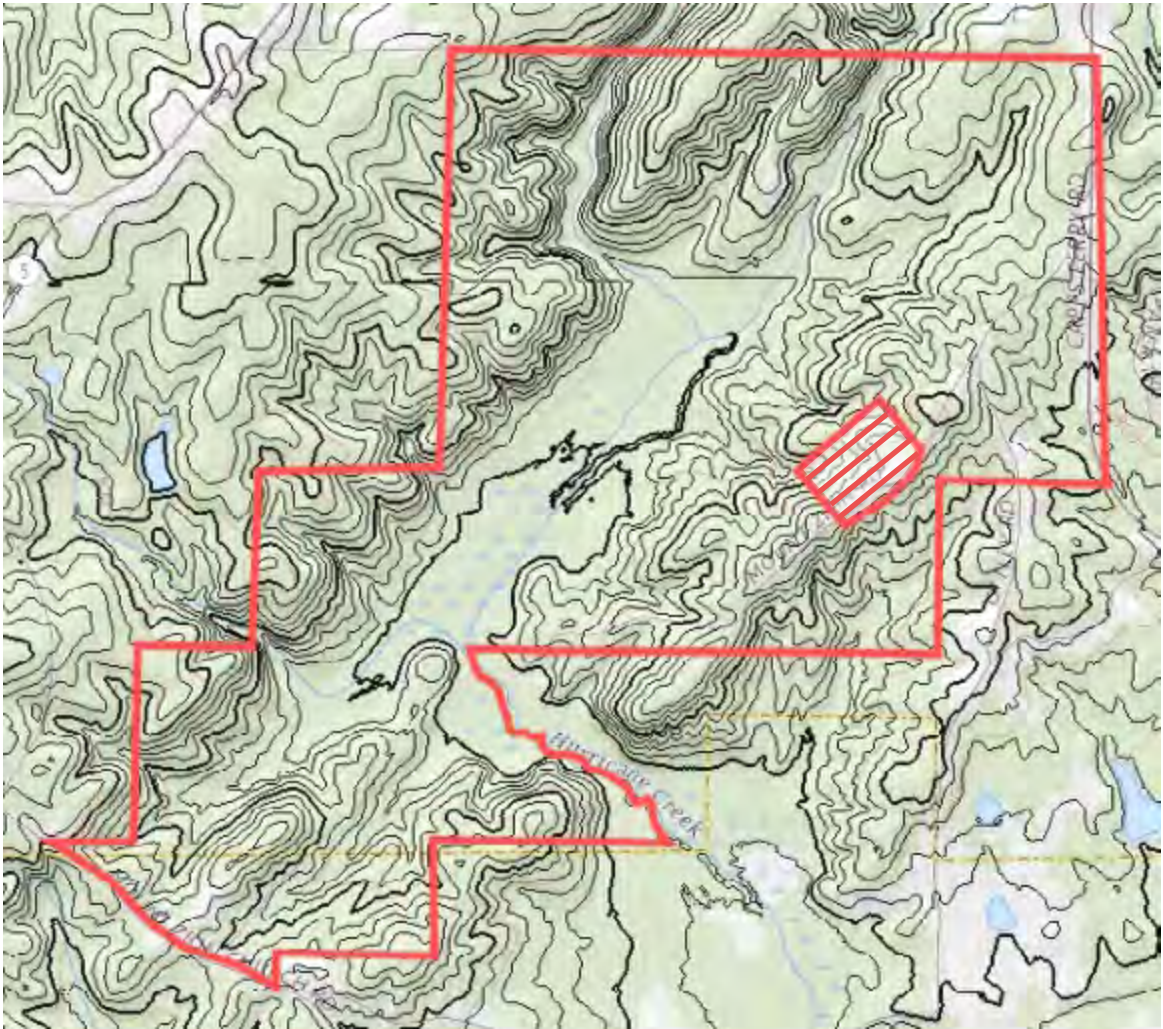
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TOPOGRAPHIC MAP



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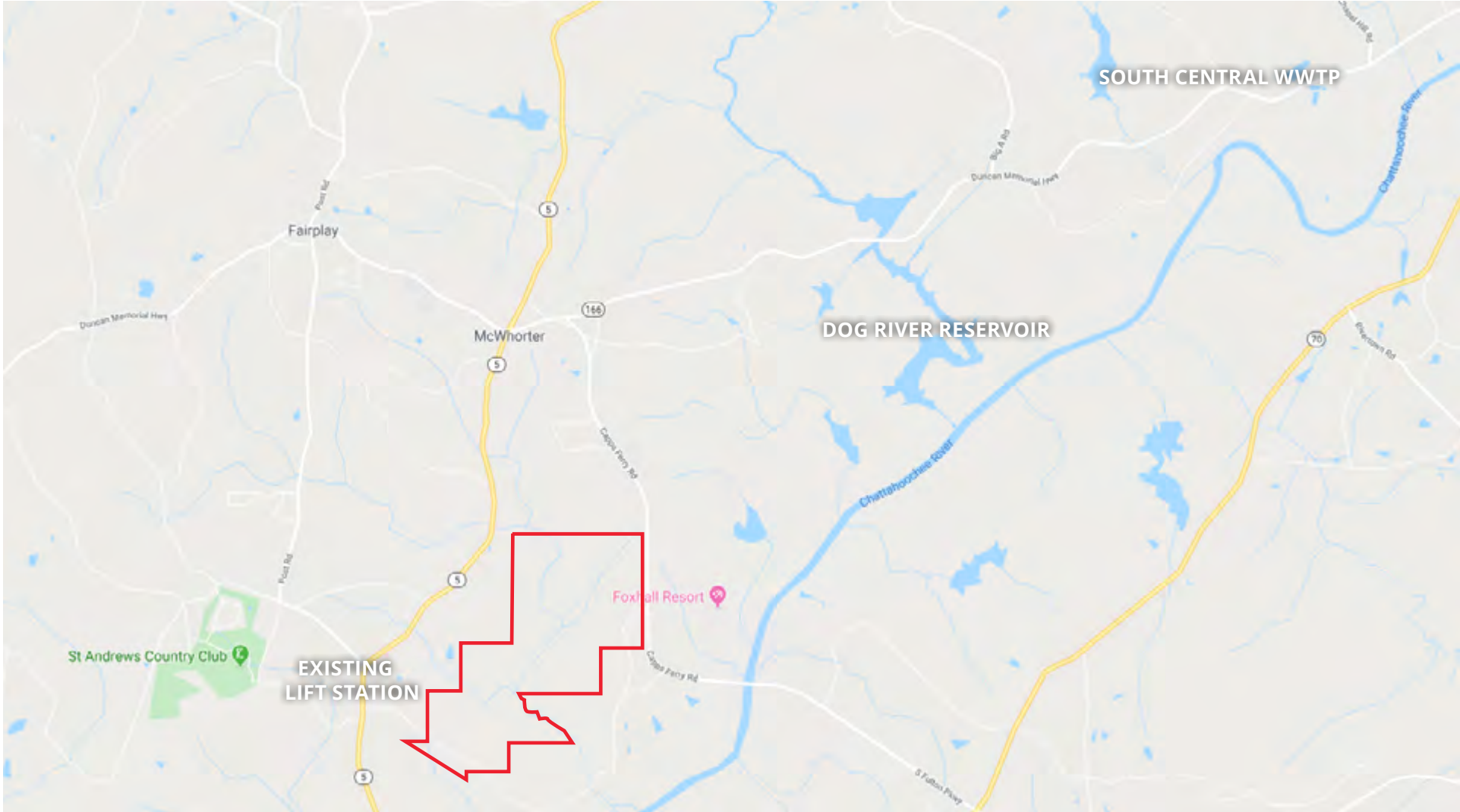
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UTILITIES



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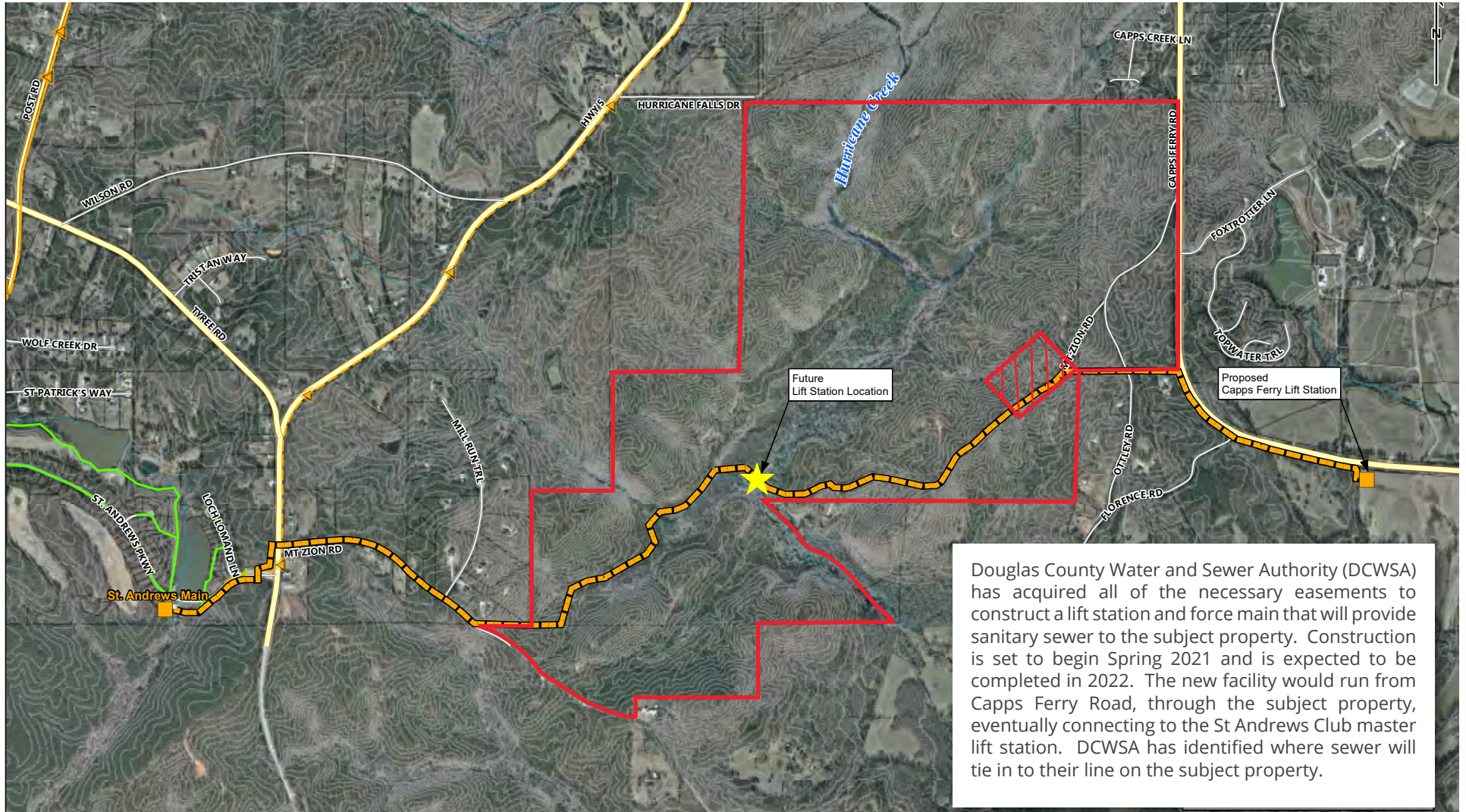
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NEW SEWER LINE



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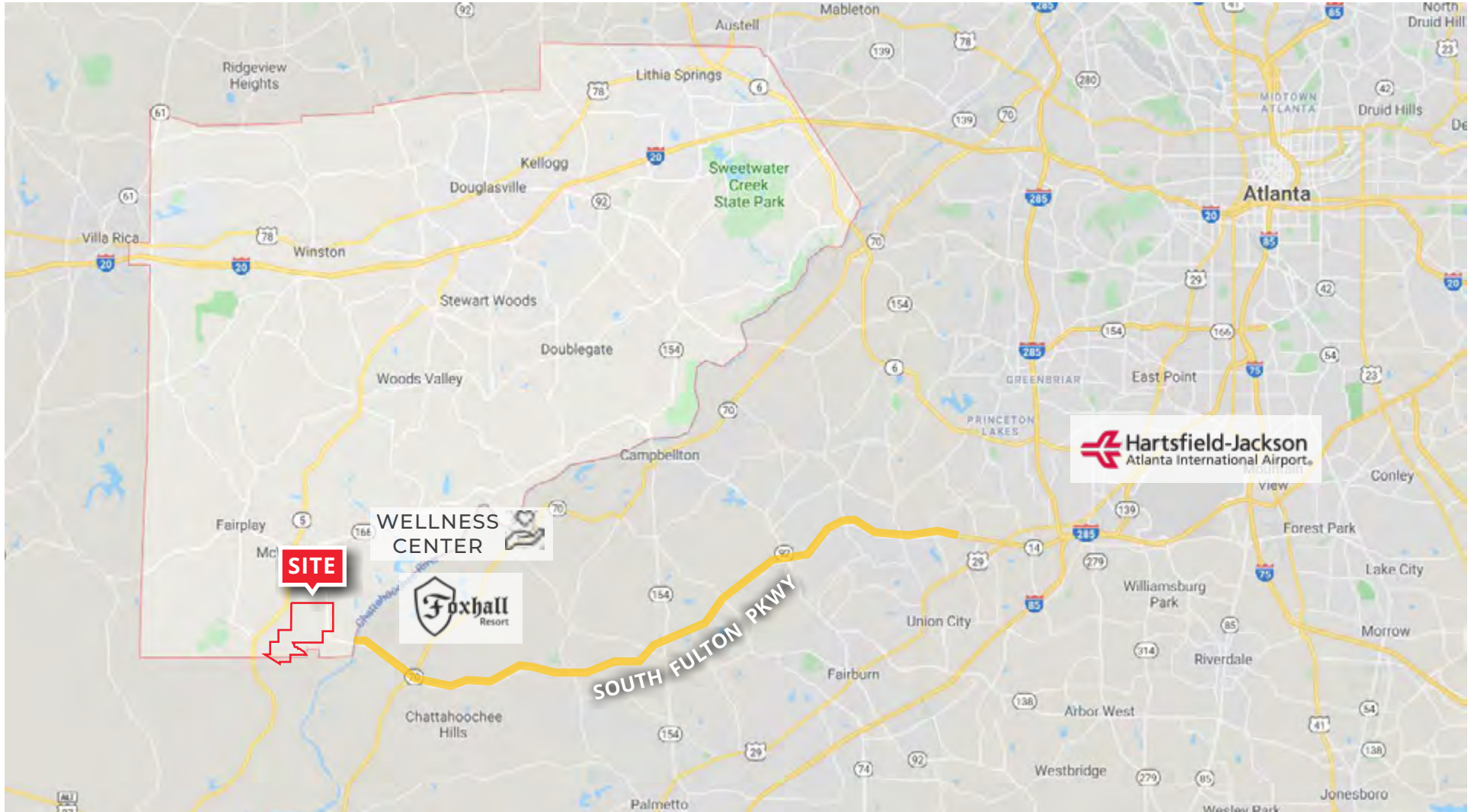
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SOUTH FULTON PARKWAY



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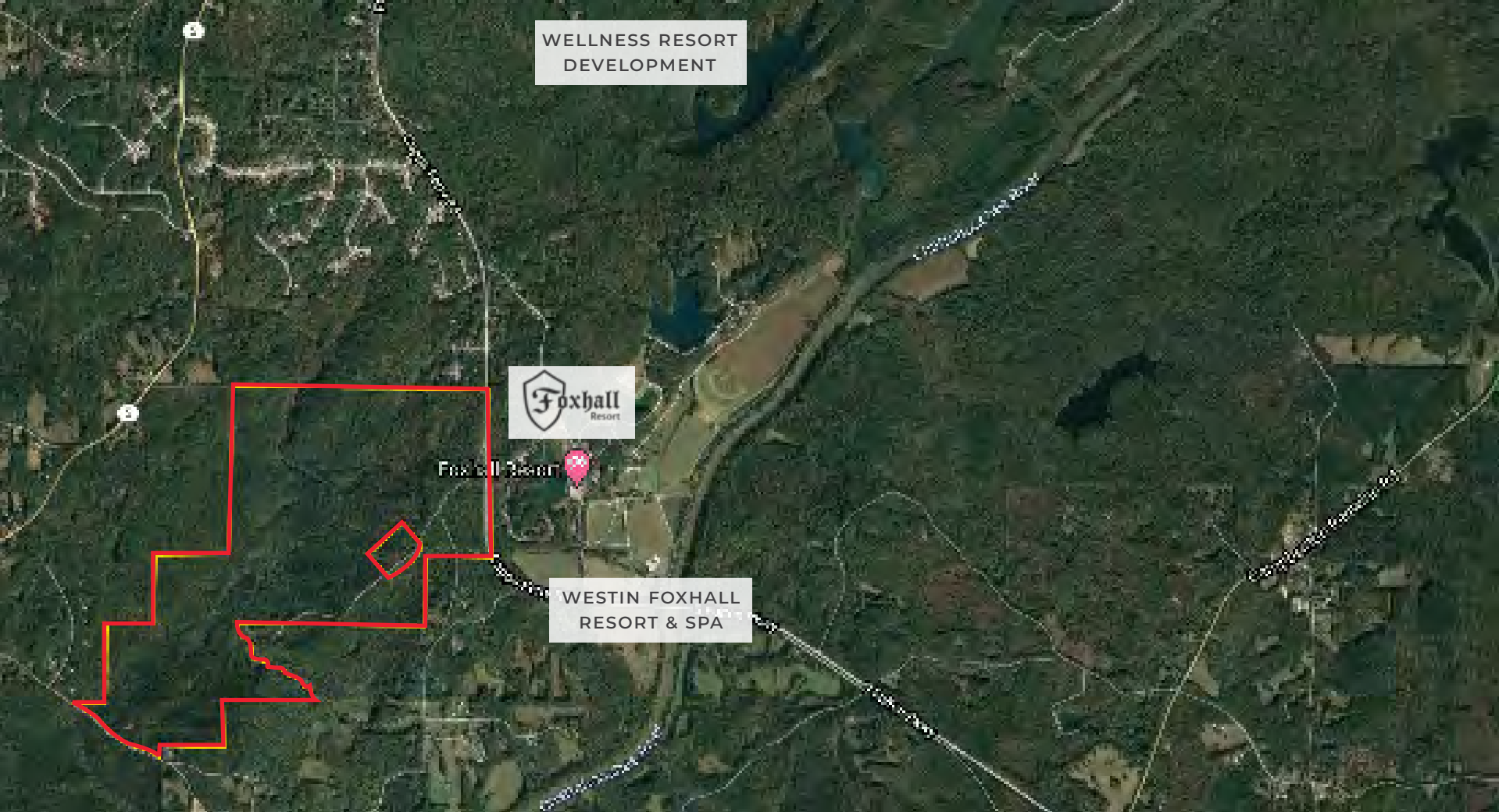
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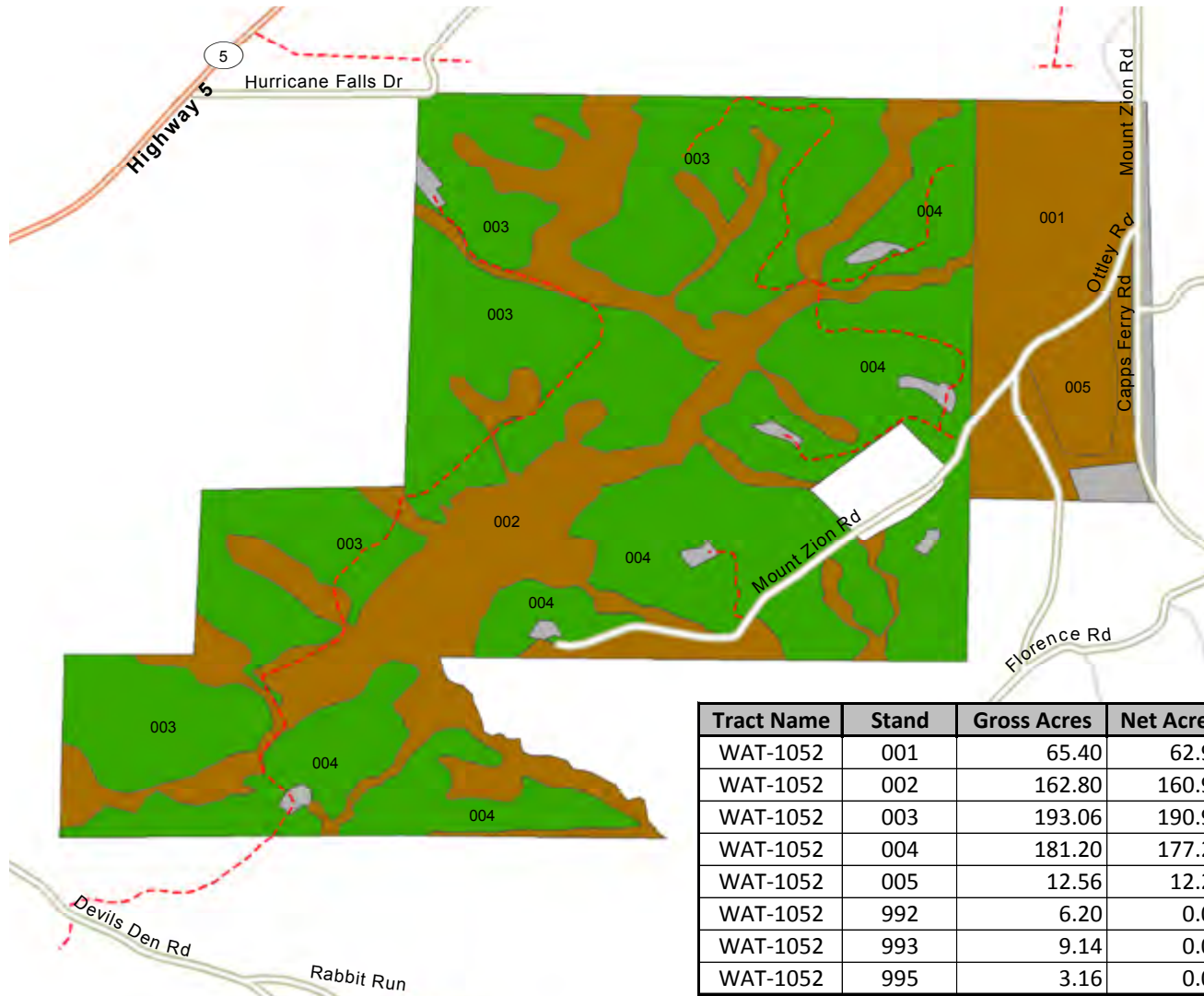
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TIMBERLAND MAP



**ESTIMATED TIMBER VALUE
IN EXCESS OF \$1,600/ACRE**

Map Legend

- Merch Plantation
- Natural Pine/Hardwood
- NonForest

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
WAT-1052	001	65.40	62.97	1961	Hardwood Non-Convertible
WAT-1052	002	162.80	160.93	1950	Hardwood Non-Convertible
WAT-1052	003	193.06	190.90	1985	Pine Plantation
WAT-1052	004	181.20	177.22	1985	Pine Plantation
WAT-1052	005	12.56	12.25	1961	Natural Pine Non-Convertible
WAT-1052	992	6.20	0.00	9999	NP - Landing
WAT-1052	993	9.14	0.00	9999	NP - Utility
WAT-1052	995	3.16	0.00	9999	NP - Other



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PROPERTY PHOTOS



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