

THE TRAILS

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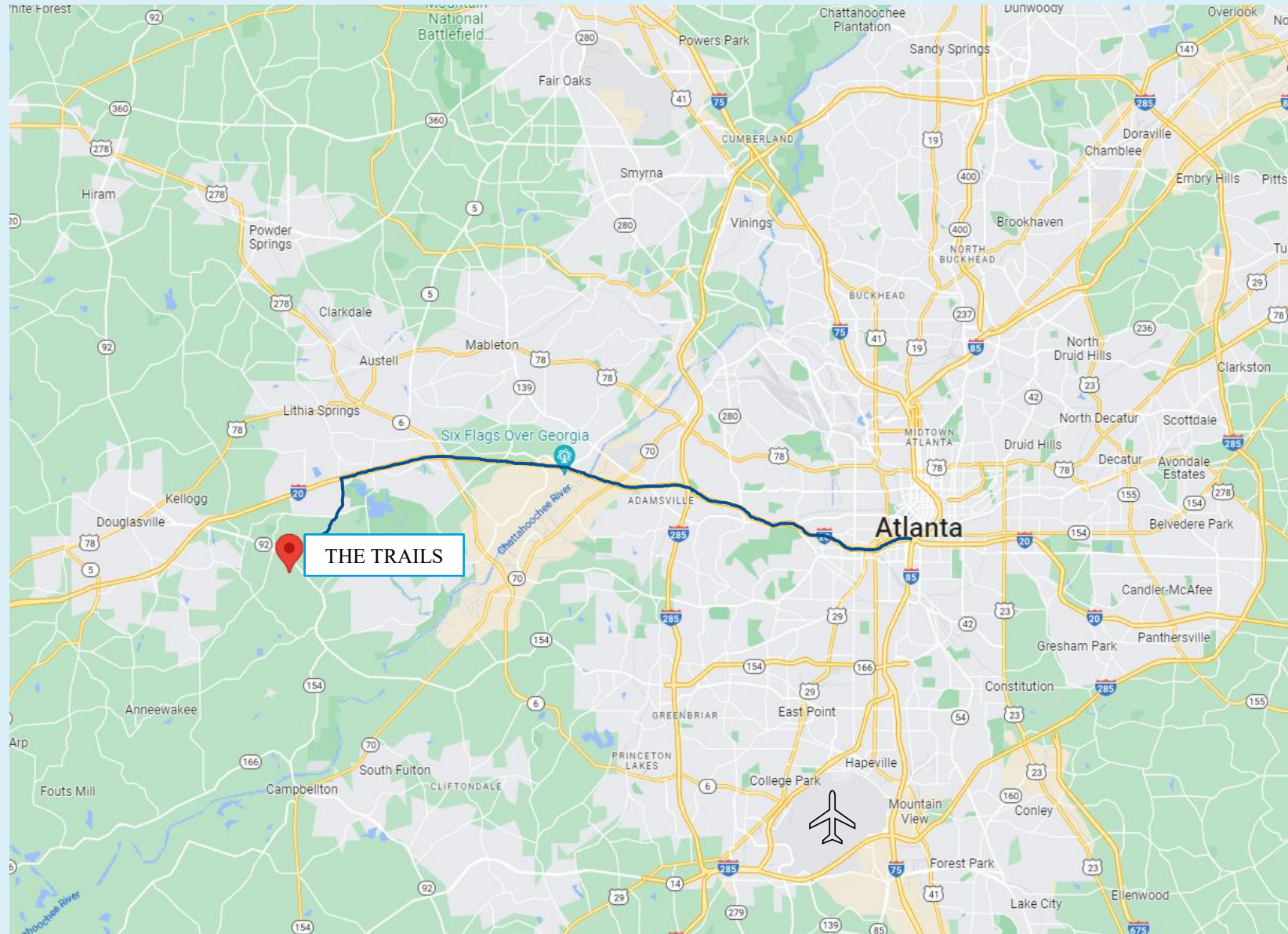
THE TRAILS

PROJECT

The Trails is a 59-acre Commercial Mixed-Use Project being developed by The Foxfield Company. The site will include 107 single family homes and townhomes, a Home2Suites hotel, 300 Class A apartments, and an additional 61 townhomes. In addition, The Trails will have a professional office space as well as a commercial village that will be home to restaurants and unique retail that will incorporate a common greenspace.

LOCATION

Off Interstate 20 at Fairburn Rd & the proposed Lee Rd extension, Douglas County, Douglasville, Georgia nearly 20 miles from the heart of Atlanta and 21 miles from the Hartsfield-Jackson International Airport



SITE PLAN

LAND USE TABLE		
LAND USE	AC (+/-)	PROPOSED
MULTI-FAMILY RESIDENTIAL	15.4	300 APARTMENT UNITS
TOWNHOME RESIDENTIAL	6.6	61 TOWNHOME UNITS
TOWNHOME/SINGLE FAMILY RES	13.0	107 UNITS
CORE OFFICE	1.5	---
HOTEL COMMERCIAL	2.3	88 ROOMS
VILLAGE COMMERCIAL #1	3.3	0.8 AC. PARCEL 1.0 AC. PARCEL 1.2 AC. PARCEL 0.31 AC. PARK
VILLAGE COMMERCIAL #2	3.0	18,200 SF MULTI-TENANT RETAIL
MOVIE STUDIO COMPLEX	40.0	---
STUDIO OFFICE	-	---

Zoning
Planned Unit
Development

STUDIO COMPLEX
+/- 40 AC
370K SF

SINGLE FAMILY RESIDENTIAL UNIT (TYP)
TOWNHOMES/SINGLE FAMILY RESIDENTIAL
+/- 13 AC
107 UNITS
TOWNHOME, TYP

EXISTING CREEK

MULTI-FAMILY RESIDENTIAL
+/- 15.4 AC
300 UNITS

CORE OFFICE
+/- 1.5 AC

HOTEL - COMMERCIAL
+/- 2.3 AC

VILLAGE COMMERCIAL #1
+/- 3.3 AC

TOWNHOME RESIDENTIAL
+/- 6.6 AC
61 UNITS

VILLAGE COMMERCIAL #2
+/- 3.0 AC

18,200 SF MULTI-TENANT RETAIL

The
Trails

PROJECT MONUMENT SIGN

DEMOGRAPHICS

POPULATION

93,749

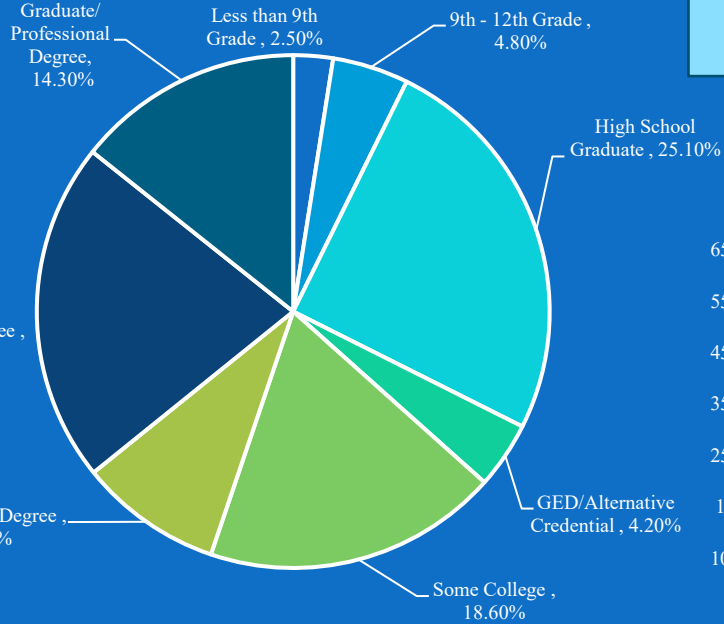
2025 Estimated 5 Mile Total Population

TRAFFIC COUNT

Lee Road:
11,400 Average Daily Traffic Count (ADTV)
Hwy 92 – Fairburn Road:
30,600 ADTV

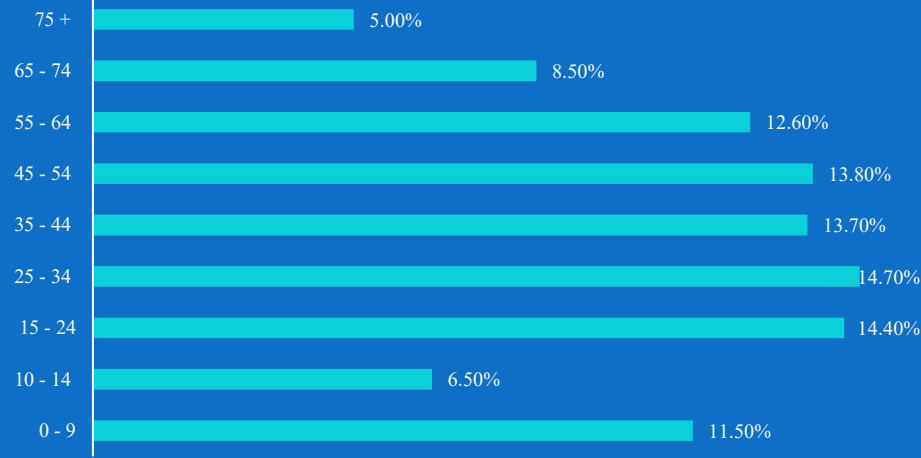
OPPORTUNITY IN DOUGLASVILLE

Clothing & Accessories Stores Sales Leakage
\$ 1,941,176
Sporting Goods Stores Sales Leakage
\$ 1,109,279
Food Service & Drinking Places Sales Leakage
\$ 389,970
Potential Retail Sales =
\$ 41,961,227
Actual Sales =
\$ 36,712,074
Sales Leakage =
\$ 5,249,153



Population by Age

Median Age **37.3**



EDUCATION

HOUSEHOLD INCOME

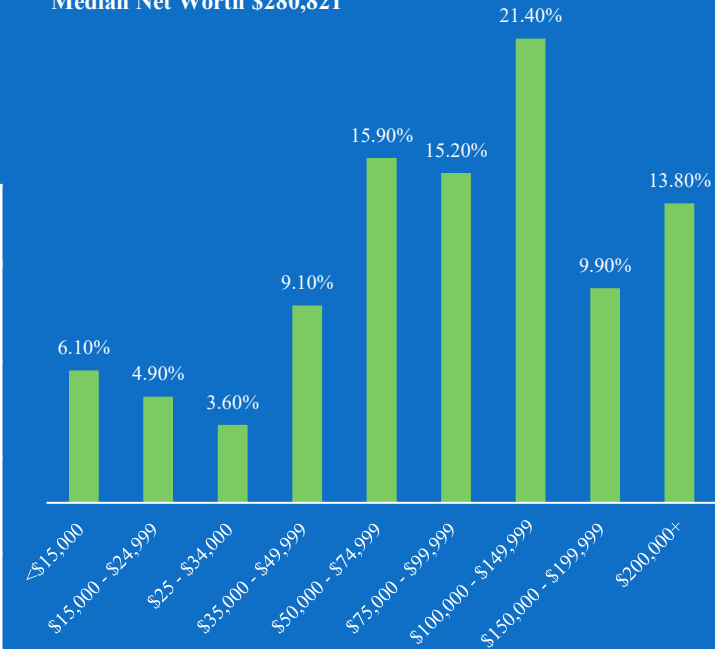
Median Household Income
\$ 90,344
Median Household Income
\$ 61,149
Median Disposable Income
\$ 74,324

COMMUNITY PROFILE

	<u>5 Minute Drive Time</u>	<u>15 Minute Drive Time</u>	<u>30 Minute Drive Time</u>
2025 Total Population	4,644	122,273	926,596
2025 Households	1,566	44,628	366,188
2025 Families	1,171	30,112	215,865

Household by Income

Median Income **\$90,344**
Median Net Worth **\$280,821**



MICROSOFT'S NEW DOUGLAS COUNTY DATA CENTER WILL COVER 160 ACRES, INCLUDE NEARLY 1 MILLION SQUARE FEET

On August 16, 2021, the Atlanta Business Chronicle, reported that a new Microsoft data center is coming in Douglas County, spreading across 160 acres and including nearly 1 million square feet

- In Douglasville, Microsoft plans four, 245,000 square foot “technology facilities,” according to a new filing with the Georgia Department of Community Affairs

Douglas County is already home to a 1.3-million-square-foot Google data center, bringing in more fiber infrastructure and attracting other companies

- Fortune 500 companies see opportunities to expand their data centers in Atlanta because of its low costs and central location, especially compared with West Coast cities



GOOGLE ANNOUNCES \$300M DATA CENTER EXPANSION IN GEORGIA



Google invested more than \$300 million in the expansion project at the existing Douglas County facility with construction starting at the end of 2016, bringing the data center campus to 1.3 million square feet

According to Google's website, Douglas County has the right combination of energy infrastructure, developable land, and available workforce

Google has had a data center presence in the Atlanta region since 2003 and has invested \$1.2 billion in Douglas County

In a statement released by Google in 2018, it was reported that Douglas County's Data Center provides 1,147 jobs and has a total income generated of \$8 million



SWITCH ANNOUNCES EXPANSION OF DOUGLAS CAMPUS



Douglas County Sentinel released an article on November 20, 2020, that Switch announced they had signed an anchor tenant and was breaking ground on its next two buildings in the county



The technology company, Switch, announced in 2017 that they were investing \$2.5 billion in Douglas County for a campus called the Keep



At full build-out, the Keep Campus footprint will span more than 1.3 million square feet and is the fourth Switch PRIME campus in the United States



Switch is also working with Georgia Power to ensure the campus uses 100% green energy from new, local, renewable energy resources

STITCH FIX TO OPEN FACILITY, CREATE 900+ JOBS IN DOUGLAS COUNTY

- On July 12, 2019, Governor Brian P. Kemp announced that Stitch Fix, the leading online personal styling service, will open a new \$56 million distribution center in Douglas County, creating over 900 new jobs in the next few years
- “Stitch Fix choosing Douglas County for its southeast distribution facility is proof that we are open for business” said Douglas County Board of Commissioners Chairman Dr. Romona Jackson-Jones of the 925,800-square-foot distribution center
- “Stitch Fix represents an evolution in the way companies can use data science and talented human stylists to deliver a delightful shopping experience to consumers,” said Hala Modellmog, president of the Metro Atlanta Chamber
- The San-Francisco-based fashion technology company, offers customers apparel, shoes and accessories selected by online personal stylists to fit their style profiles filled out on the Stitch Fix website or mobile



STITCH FIX

HOME CHEF OPENS NEW STATE-OF-THE-ART PRODUCTION CENTER IN DOUGLASVILLE, GEORGIA

On July 19, 2022, Yahoo! Finance released an article announcing that Home Chef, the leading meal solutions company, is expanding its southeast footprint to a brand-new space

This move will allow for more capacity and increased efficiencies to better serve the company's growing customer base

Home Chef, offers simple and tasty recipes, and recently leased a 181,000 square-foot facility, the company's first single-tenant space

Elevate Douglas Economic Partnership worked proactively with Home Chef, as well as the Georgia Department of Economic Development, and the City of Douglasville

"Our Atlanta facility is a foundational part of delivering high-quality meals to our customers in the south and beyond," said Erik Jensen, Home Chef's CEO

The new space will allow Home Chef to accommodate both the e-commerce meal delivery and retail needs of the business and with the growth, the company will be hiring for nearly 700 new jobs



FILM PRODUCTION COMPLEX PROPOSED IN EAST DOUGLAS COUNTY



On December 22, 2021, Douglas County Sentinel reported that the county Planning and Zoning Board approved rezoning of about 39 acres of vacant land at the intersection of Highway 92 and Lee Road from residential low density to heavy commercial for a film studio developed by Holder Properties

Chris Pumphrey, executive director of the Development Authority of Douglas County said of the project, “We anticipate groundbreaking on the studio in the spring and we’re looking at an 18-to-24-month build”

County documents show a 431,550-square-foot development, including 197,000 square feet for multi-use production, 88,000 square feet of “support spaces,” 72,000 square feet of warehouse/storage space, 64,500 square feet for dedicated office functions and 10,000 square feet for food services

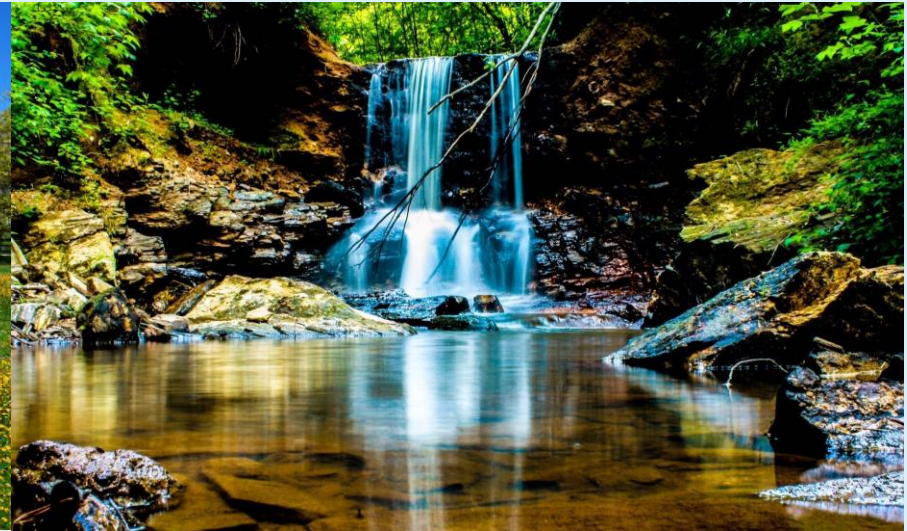
This proposed project is adjacent to The Trails site, and both are within the Lee Road Tax Allocation District, which covers more than 1,920 acres in unincorporated Douglas County

SWEETWATER CREEK STATE PARK



Sweetwater Creek State Park was opened in 1972 and encompasses 2,549 acres of land, and is just a 7-minute drive from the entrance of The Trails development

It is the most visited park in the state of Georgia and offers a variety of natural, cultural, and recreational activities including hiking, picnicking, boating, and fishing and seven maintained trails spanning over 15 miles



The park offers a range of plants, from marshes and rivers to forests and meadows, with wildflowers usually abundant from early spring until late fall

The water throughout the park from the George H. Sparks Reservoir and Sweetwater Creek, also make the area attractive to a wide array of birds and bird watchers

AVAILABLE COMMERCIAL OUTPARCEL – 3.03 ACRES



AVAILABLE COMMERCIAL VILLAGE SITE – 2.94 ACRES



AVAILABLE PROFESSIONAL OFFICE SITE – 1.47 ACRES



DEVELOPED BY FOXFIELD DOUGLAS, LLC

THE TRAILS - DOUGLAS COUNTY, GEORGIA

FEBRUARY 3, 2026

THOMAS HUTTON THE FOXFIELD COMPANY

ILLUSTRATIVE MASTER PLAN

THANK YOU

