

An aerial photograph of a large, densely forested property. In the upper left, there is a cleared area with a pond and some buildings. The majority of the property is covered in thick green trees. Several small houses and swimming pools are visible, nestled within the forest. A winding road or path is visible on the right side of the property.

OFFERING MEMORANDUM

8 ACRES

W CHAPEL HILL ROAD | DOUGLAS COUNTY | GEORGIA





Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the 8 Acres in Douglas 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 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. 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. Pioneer Land Group represents 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:



Chris Rentz

Office: (770) 225-0718

Fax: (770) 225-0718

Cell: (404) 702-7193

E-Mail: crentz@pioneerlandga.com



Kyle Gable

Office: (770) 225-0718

Fax: (770) 225-0718

Cell: (404) 867-3332

E-Mail: kgable@pioneerlandga.com



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The Opportunity

Pioneer Land Group is pleased to present West Chapel Hill Road, an 8 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- The Opportunity is zoned R-A, Residential Agriculture.
- The Property offers a gradual mellow terrain that has multiple build sites (*topography map available on pg. 7*).
- The Site is currently improved with a strong network of walking trails— pasture/ garden areas— and a storage shelter.
- The land offers a beautiful spring fed creek and a pond. The pond is stocked and offers a well constructed dam with spillway piping. There are several good build sites that offer a view of the water features.
- The Property offers approximately 50' of road frontage on W Chapel Hill Road.
- The Property services single family development only. Build restrictions are present and available upon request.







Utilities:

The Property is served by public water- septic- electricity- and tank gas. All utilities should be independently verified by prospective purchaser.

Distance to Key Landmarks:

Hartsfield-Jackson Atlanta International Airport: 20.3 Miles

Interstate 20: 7.3 Miles

Interstate 285: 18.4 Miles

Fox Hall Resort: 10 Miles

Serenbe Farms: 13.5 Miles



Schools:

Holly Springs Elementary School- ★★★★★

Chapel Hill Middle School- ★★★★★

Chapel Hill High School- ★★★★★

**Ranking 's obtained through schooldigger.com*

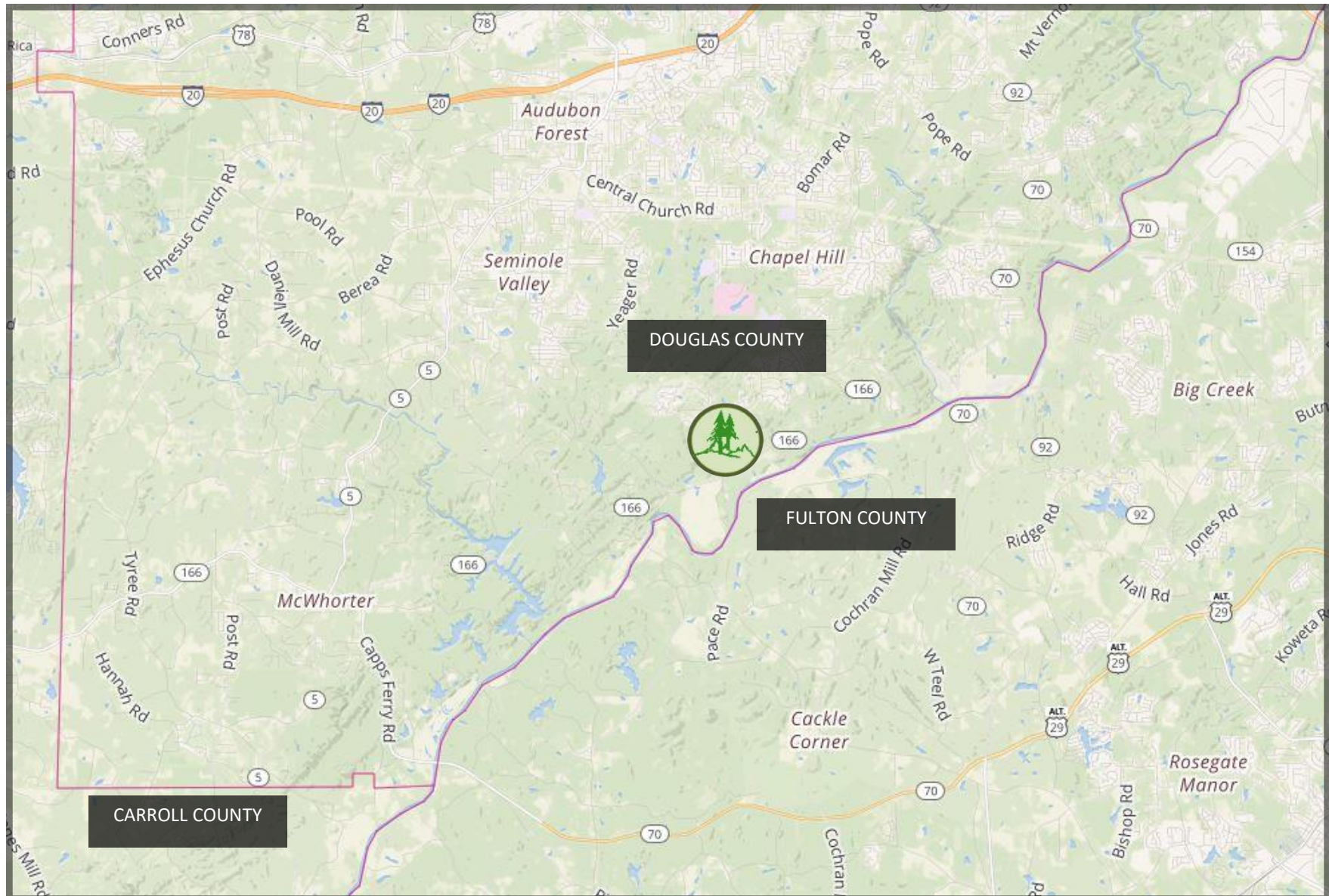
County Taxes:

* not available at this time

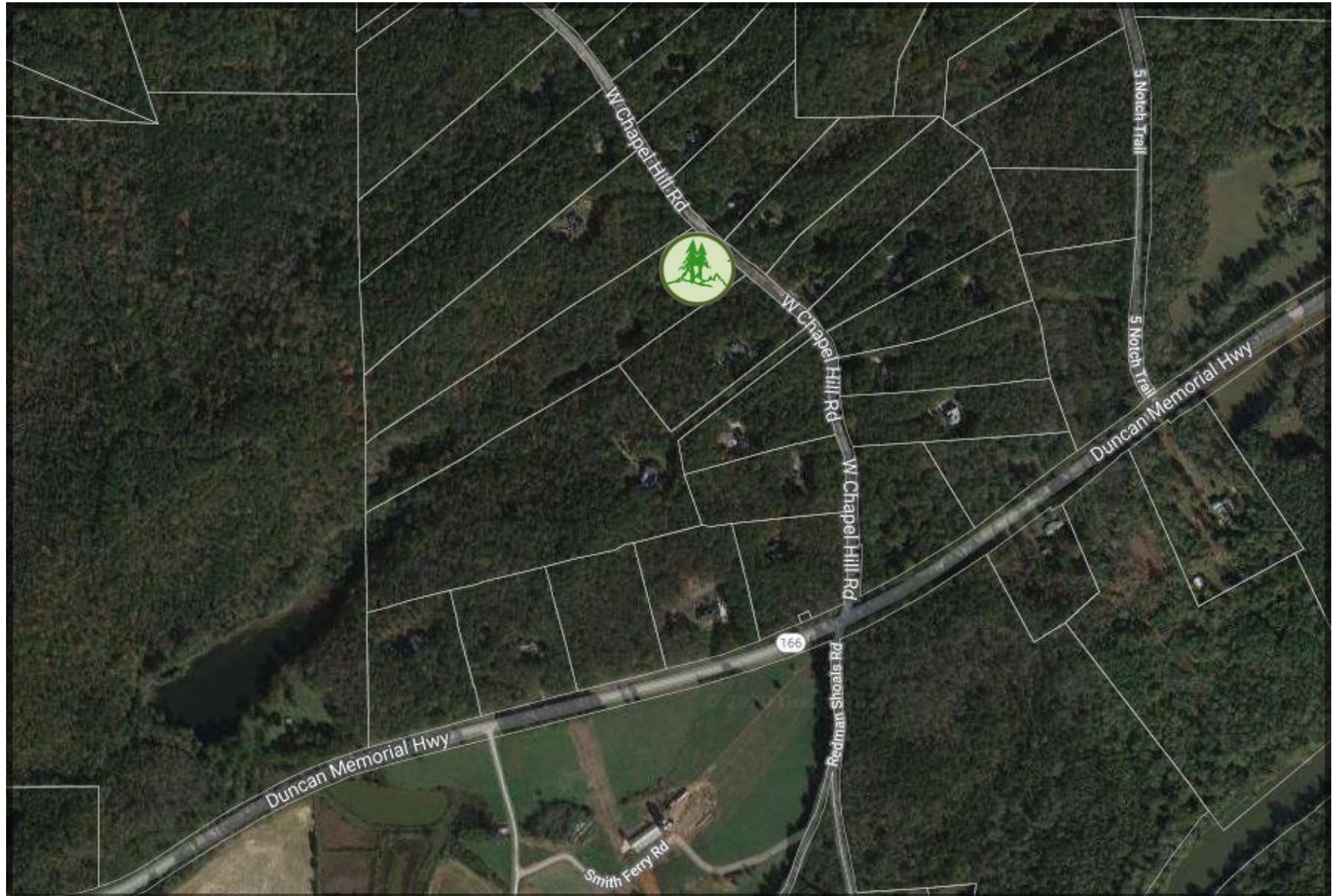


Location Overview

The Opportunity is located in the city of Douglasville, GA. The Property is located in the southern portion of the city and offers a rural setting. The Site is located just off Chapel Hill Road and Hwy 166. Thus making commute to commercial retail– mall- interstate– and airport convenient. The neighboring address is **5805 W Chapel Hill Rd Douglasville, GA 30135**.



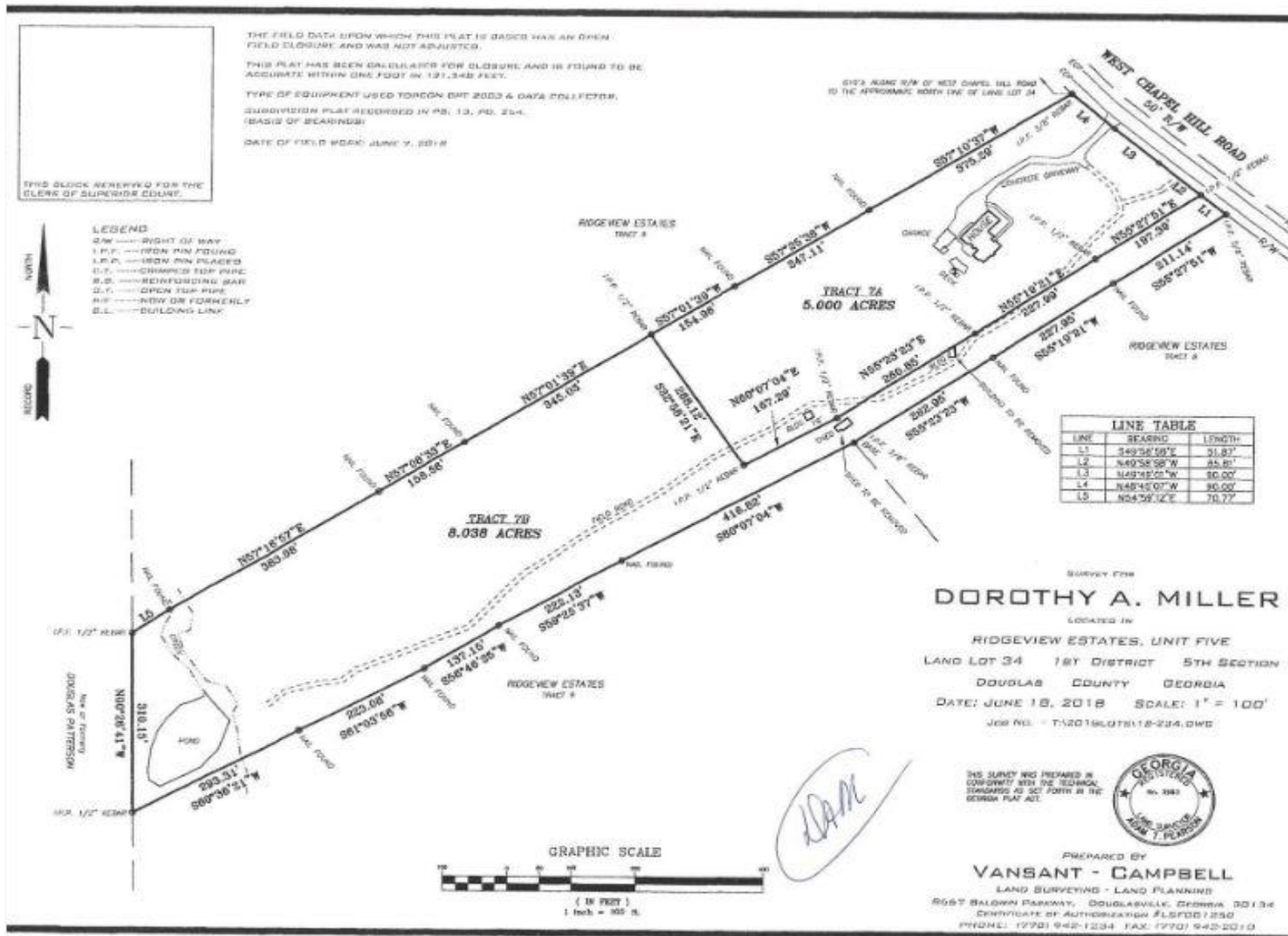
High Altitude Map View



Topography Map View



Survey View— Document is available upon request



The Process

The owner has set an offering price for the Property at \$116,000 (\$14,500 per acre).

Interested parties should submit an offer in the form of GAR documents or 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. If you would like to schedule a showing with a member of our team please contact one of the listing agents.



Kyle Gable
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Fax: (770) 225-0718
Direct: (404) 867-3332
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E-Mail: crentz@pioneerlandga.com

