



EXCLUSIVE OFFERING

20.23 ACRES— Subdivided (3 to 5 acre tracts)
MCKOWN 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 20.23 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:



Kyle Gable
Office: (770) 225-0718
Fax: (770) 225-0718
Cell: (404) 867-3332

E-Mail: kgable@pioneerlandga.com

Chris Rentz
Office: (770) 225-0718
Fax: (770) 225-0718
Cell: (404) 702-7193

E-Mail: crentz@pioneerlandga.com

Pioneer Land Group is pleased to present 20.23 Acres at McKown Road in Douglas County, Georgia (the "Property").

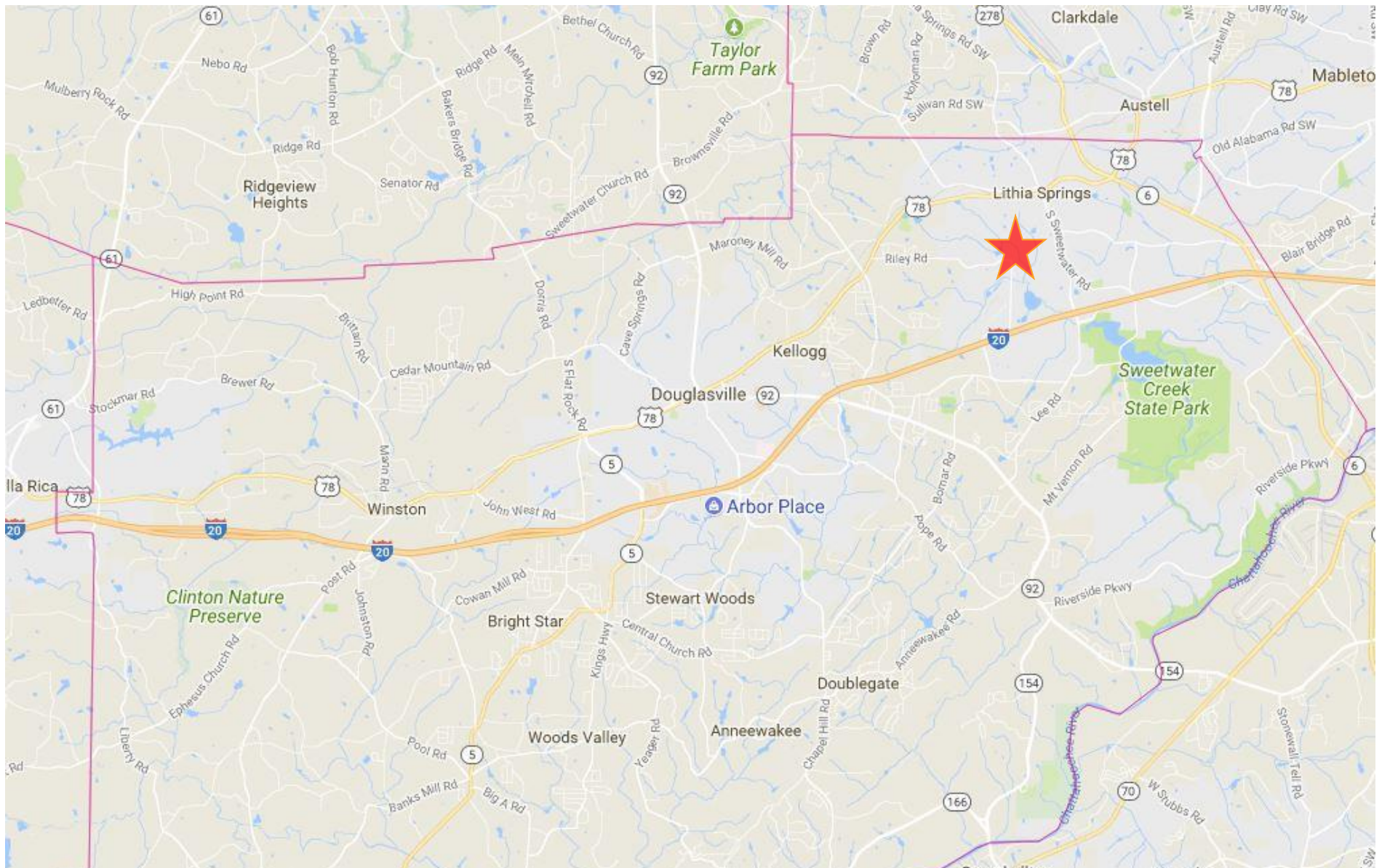
The property offers the following attributes:

- The McKown Estates are currently zoned Residential– Low Density.
- The total acreage for sale is 20.23 acres. The land has been subdivided into the following parcels: Tract A is 5.14 acres, Tract B is 5.06 Acres, Tract C is 4.03 Acres, and Tract's D and E are 3 acres in size.
- All tracts offer road frontage on McKown road. Tract C also offers road frontage on Burnt Hickory Road.
- The tract's offers a topography that is level and navigable by foot. A solid mix of pines and hardwoods are consistent throughout the property.



Location:

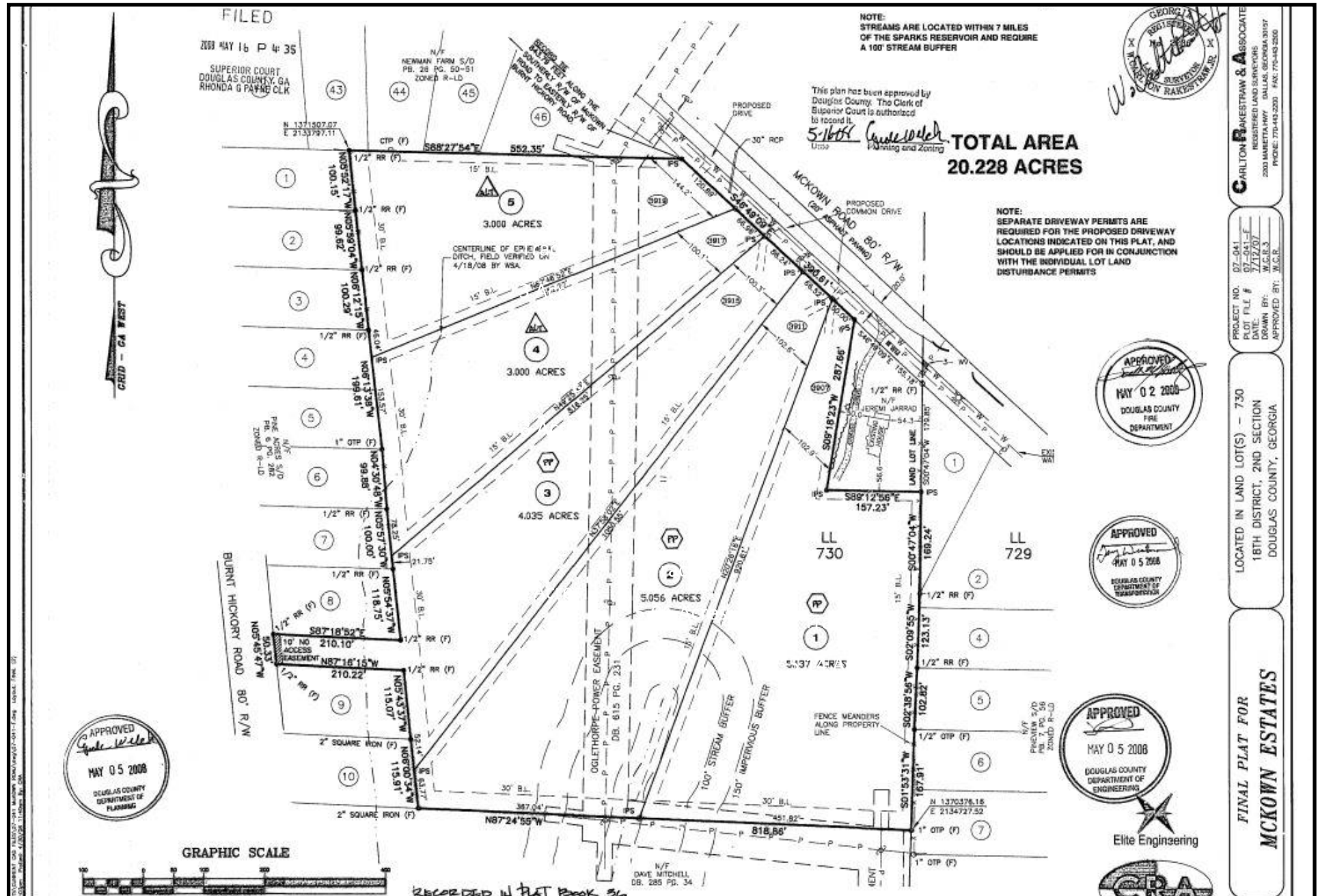
The "Property" on McKown Road is located approximately 1.5 miles North of Interstate 20. The site is approximately 1 mile South of Bankhead Hwy/ US 78 and just east of Burnt Hickory Rd. The tracts are addressed as follows: Tract A– 3907 McKown Rd, Tract B– 3911 McKown Rd, Tract C– 3915 McKown Rd, Tract D– 3917 McKown Rd, and Tract E– 3919 McKown Rd.



Low Altitude Aerial



Plat



Total Road Frontage:

396' of road frontage on McKown Road

Utilities:

Power: Electricity

Water: County Water

Sewage: Septic

Distance to Key Landmarks:

Interstate 20: 1.5 Miles

Arbor Place Mall: 4.8 Miles

Downtown Douglasville: 3.8 Miles

Hartsfield-Jackson Atlanta International Airport: 25 Miles

Schools:

Beulah Elementary School

Turner Middle School

Lithia Springs High School

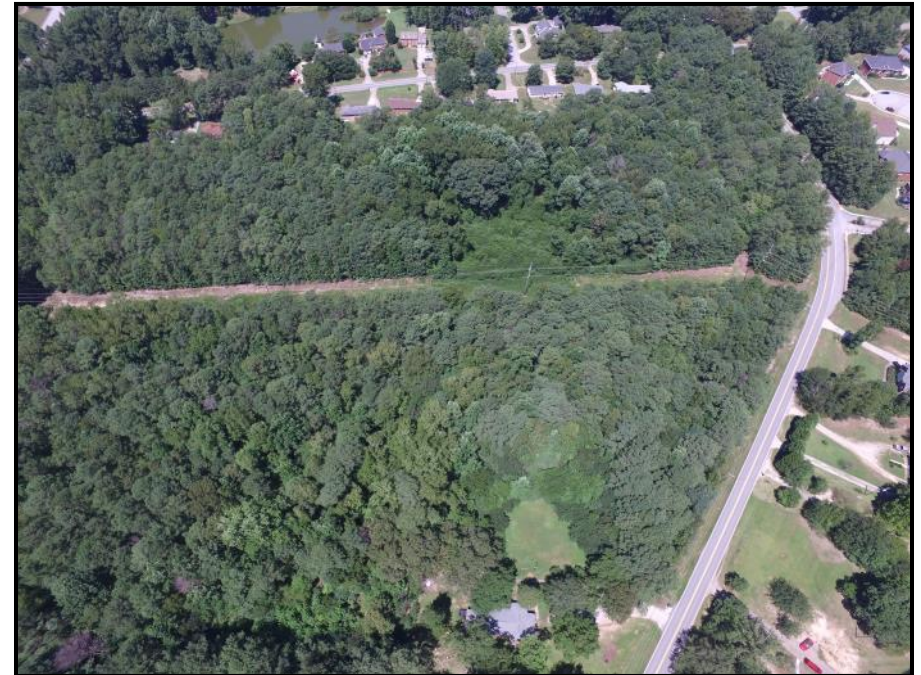
Total County Taxes:

County	Parcel ID	Tax Year	Taxes
Douglas-A	07301820016	2020	\$588
Douglas-B	07301820017	2020	\$551
Douglas-C	07301820018	2020	\$485
Douglas-D	07301820019	2020	\$352
Douglas-E	07301820020	2020	\$352

Offering Price:

\$175,000

* Lots will be sold together





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