

**Land****FMLS #:** 6933132**643 Wesley Chapel Road****City:** Villa Rica**County:** Carroll**Broker:** [GABL01](#)**State:** Georgia, 30180**Subdivision:** NONE**Availability:** No conditions**Area:** 231**Land/Lot #:** 228 & 253**Lake:** None**House on Property:** No

	Bdrms	Baths	Hlf Bth	Bth
Upper				
Main				
Lower				
Total	0	0	0	0

Year Built:
Prop Cond:
Style:
Stories:
Total Acreage: 1.00**Price/Acre:** \$40,000**Current Classification:** Undeveloped/
Residential**Current Use:** Vacant**Possible Use:** Mobile Home, Multi-Family, Residential**Lot Features:** Level**Restrict/Requirements:** None**Source:** Public Records**Current Zoning:** R3**View:** Other**Lot Dim:** 210 x 223 x 207 x 210**Directions:** From GA-61N turn onto Ithica Gin Rd- Turn right onto S Van Wert Rd- Turn right onto Wesley Chapel Rd- destination will be on the left. From Ga-101 N/ Rockmart Rd turn onto Harlan Lane Rd- take a slight left onto Wesley Chapel Rd- destination will be on the left.**Public:** Land Parcel available for single family development or for investment housing! The Property offers level contours, mature timber, and low density ground vegetation. The site is zoned R3 and will accommodate two residential improvements. The Opportunity is in close proximity to two major corridors and interstate. The Site is surrounded by a multiple neighborhood offering a variety of residential housing types.**Private:****FEATURES****Community:****Dock:****Docs Avail:** None**Fencing:** None**Horse Amen:** None**Lot Features:** Level**Other Equip:** None**Other Struct:** None**Patio/Porch:****Road Front:** County Road**Road Surface:****Security:****Timber:****Utilities:****Vegetation:****View:****Water Frntage:****Waterfront:**

Asphalt

None

Mixed

Electricity Available, Natural Gas Available, Sewer Available, Water Available

Wooded

Other

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** [167-0353](#)**Land/Lot:** 228 & 253 **District:** 6th**Plat Book/Page:** 66/241**Special Listing Conditions:** None**Proposed Finance:****Owner Finance:** No**Tax/Tax Year:** \$63 / 2020**Section/GMD:** 0**Deed Book/Page:** 3558/234**Special Circumstances:** None**Association Fee:** \$0**Owner 2nd:** No**Land/Lot:** 228 & 253 **Block:** 0**Lot Dim:** 210 x 223 x 207 x 210**Swim/Tennis:** \$0**Assumable:** No**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS****Agent License#:** 349167**Firm License#:** H-63327**Office:** [Pioneer Residential](#) (GABL01)**Show Inst:** Anytime Access, Showing Service ShowingTime, Text Listing Agent, Vacant**Buyer Agency Compensation:** 3%**SB present offers direct to Seller:** No**Listing Contract Date:** 08/19/2021**Exp Date:** 02/14/2022**Agent:** [Chris Rentz](#)**Co-Agent:****Dual Var Comp:** No**Contact:** Chris Rentz**On-Market Date:** 08/19/2021**Days to Exp:** 167**Lockbox:** None**Phone/Cell:** 404-702-7193/404-702-7193**Phone/Cell:****Phone/Fax:** 678-263-8507/678-263-8507**Email:** crentz@pioneer-residential.com**Occupant Type:****Contact Phone:** 404-702-7193**Original List Price:** \$40,000**Act DOM:** 12**Tuesday, August 31, 2021****2:19 PM****Requested By:** Chris Rentz