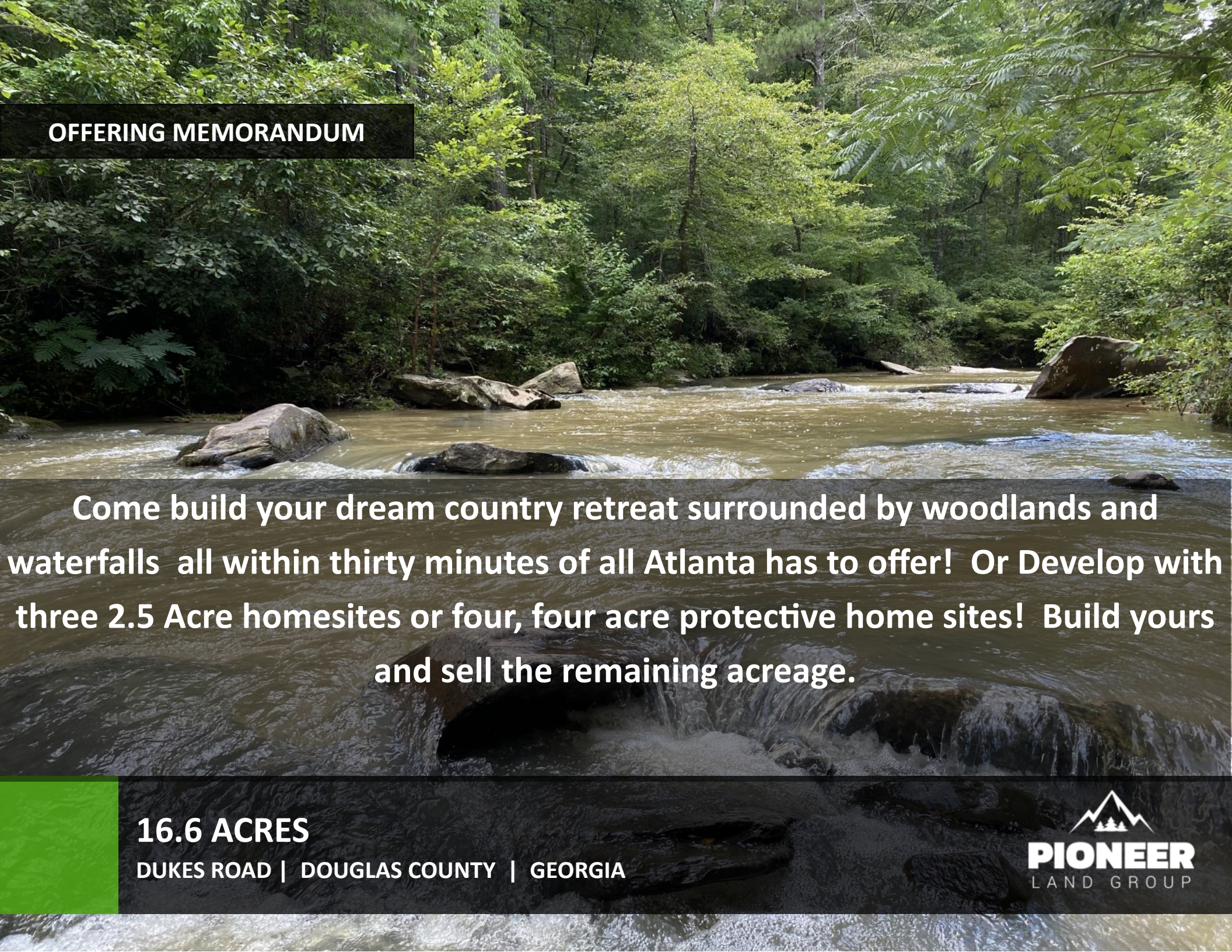




OFFERING MEMORANDUM

Come build your dream country retreat surrounded by woodlands and waterfalls all within thirty minutes of all Atlanta has to offer! Or Develop with three 2.5 Acre homesites or four, four acre protective home sites! Build yours and sell the remaining acreage.

16.6 ACRES

DUKES ROAD | DOUGLAS COUNTY | GEORGIA



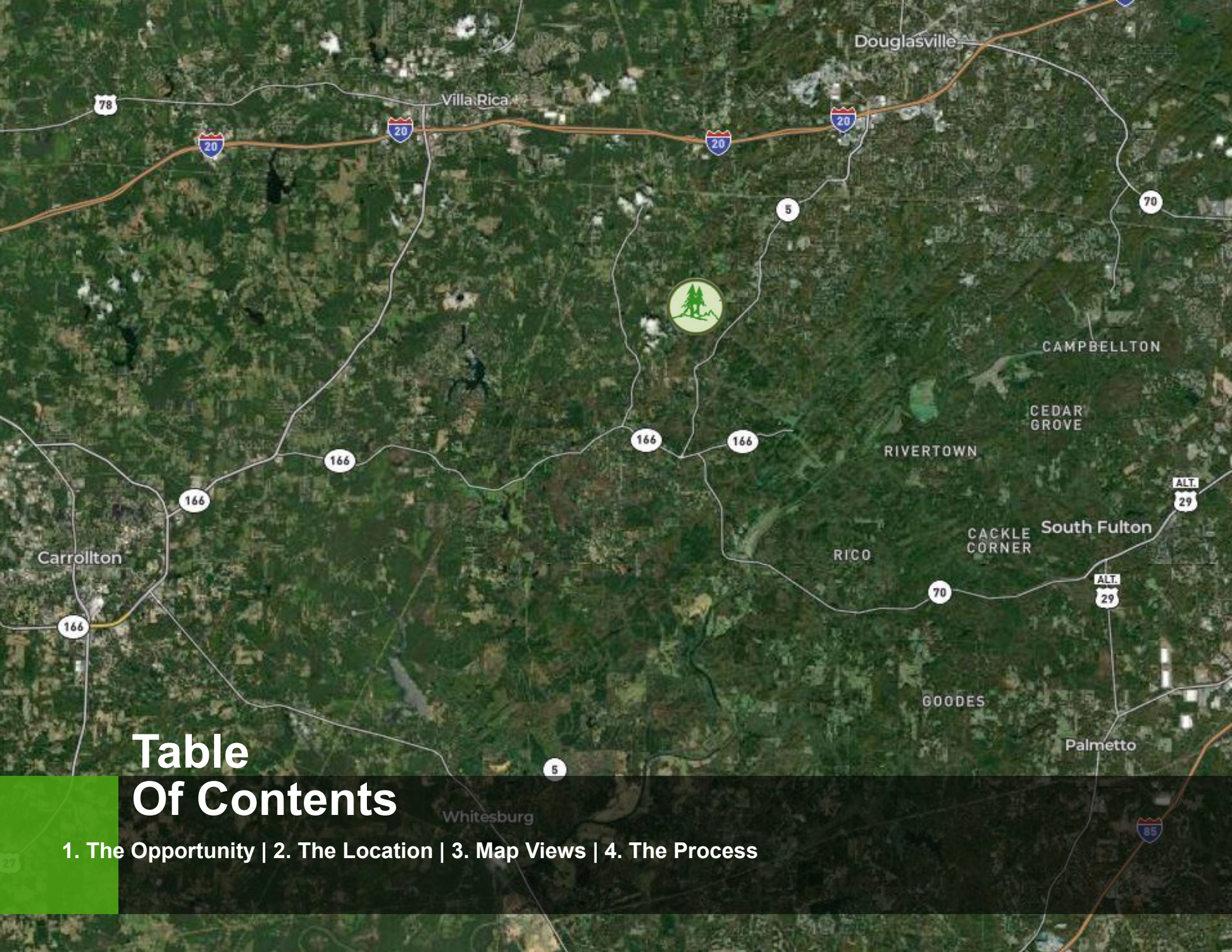


Table Of Contents

1. The Opportunity | 2. The Location | 3. Map Views | 4. The Process



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the 16.6 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:



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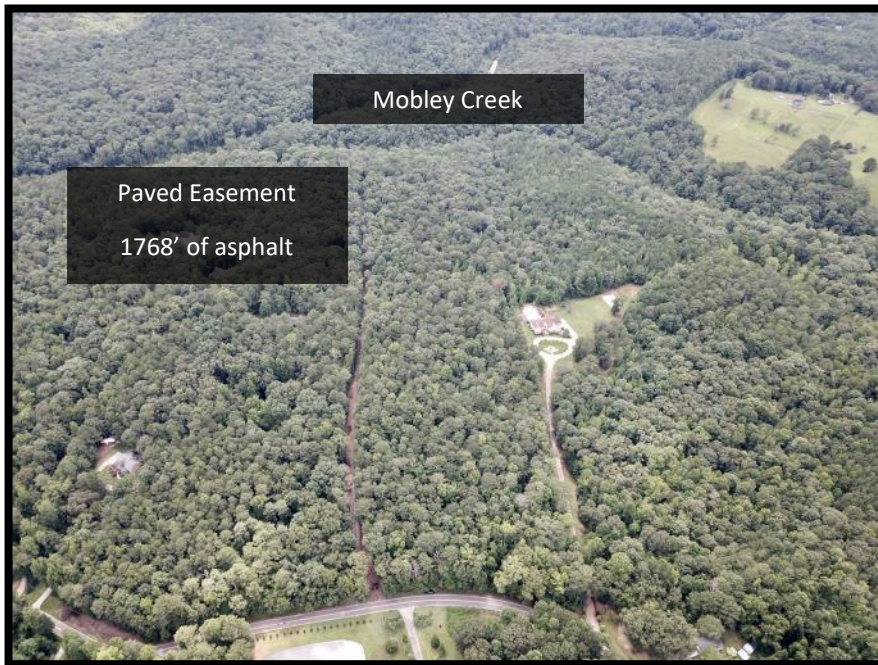
E-Mail: kgable@pioneerlandga.com

The Opportunity

Pioneer Land Group is pleased to present Dukes Road, a 16.6 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- The Opportunity is zoned R-A, Residential Agricultural and is located in the Dog River Basin of Douglas County, GA.
- The site presents mature timber throughout with low density ground vegetation. The driveway is the eastern border of the tract and offers reciprocal rights and measures approximately 1,700 feet from Dukes Road.
- The Site offers 368' of road frontage to the north on Dukes Road. Dukes Road serves as a low traffic scenic, winding, country road between GA-5 and Banks Mill Road.
- The Southern Property line is bounded by Mobley Creek. Mobley Creek is one of the main rivers that services the county's water supply basin. The Land offers 581' of lush frontage on the river. The scenic river extends through two areas of falls within the property lines.
- The Land offers a varying topographic lay with level contours. From the road it is a mellow accent to the apex of the Site where you will find multiple good build areas overlooking the river with rapid and falls.
- Due to the above mentioned characteristic this site can service single family development– multi housing development (in accordance to Basin guidelines), and recreational use.





Utilities:

The Property can be served by public water, electricity, and tank gas.
All utilities should be independently verified by a prospective purchaser.

Distance to Key Landmarks:

1. Hartsfield Jackson Atlanta International Airport: 30.2 miles
2. Georgia State Capitol: 29.8 miles
3. Alabama/ GA State Line: 45.1 miles
4. Six Flags over Georgia: 19.2 miles
5. Mercedes Benz Stadium and Concert Venue: 29.6 miles
6. Emory, Georgia Tech, Georgia State, Morehouse University, Spellman University, Kennesaw State University, University of West Georgia: All within 25 miles
7. Foxhall Resort: 7.2 miles
8. Chapel Hills Golf and Country Club: 8.8 miles
9. Clinton Nature Preserve: 5.4 miles
10. Atlanta Corporate Offices Headquarters/ Coca Cola, Home Depot, Delta, Chickfila, ATT, UPS, Turner Broadcasting, Southern Company, CDC: All within 25 miles
11. Historic Downtown Douglasville and Villa Rica: Within 15 miles
12. Wolf Creek Amphitheater (Olympic Shooting Complex): 20.8 miles



Schools:

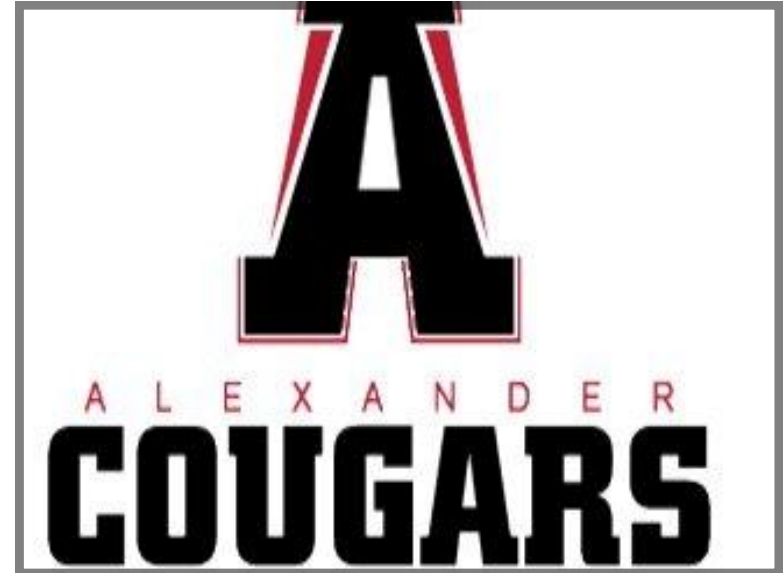
Bill Arp Elementary School- ★★☆☆☆

Fairplay Middle School- ★★★☆☆

Alexander High School- ★★★★★

Ranking 's obtained through schooldigger.com*County Taxes:**

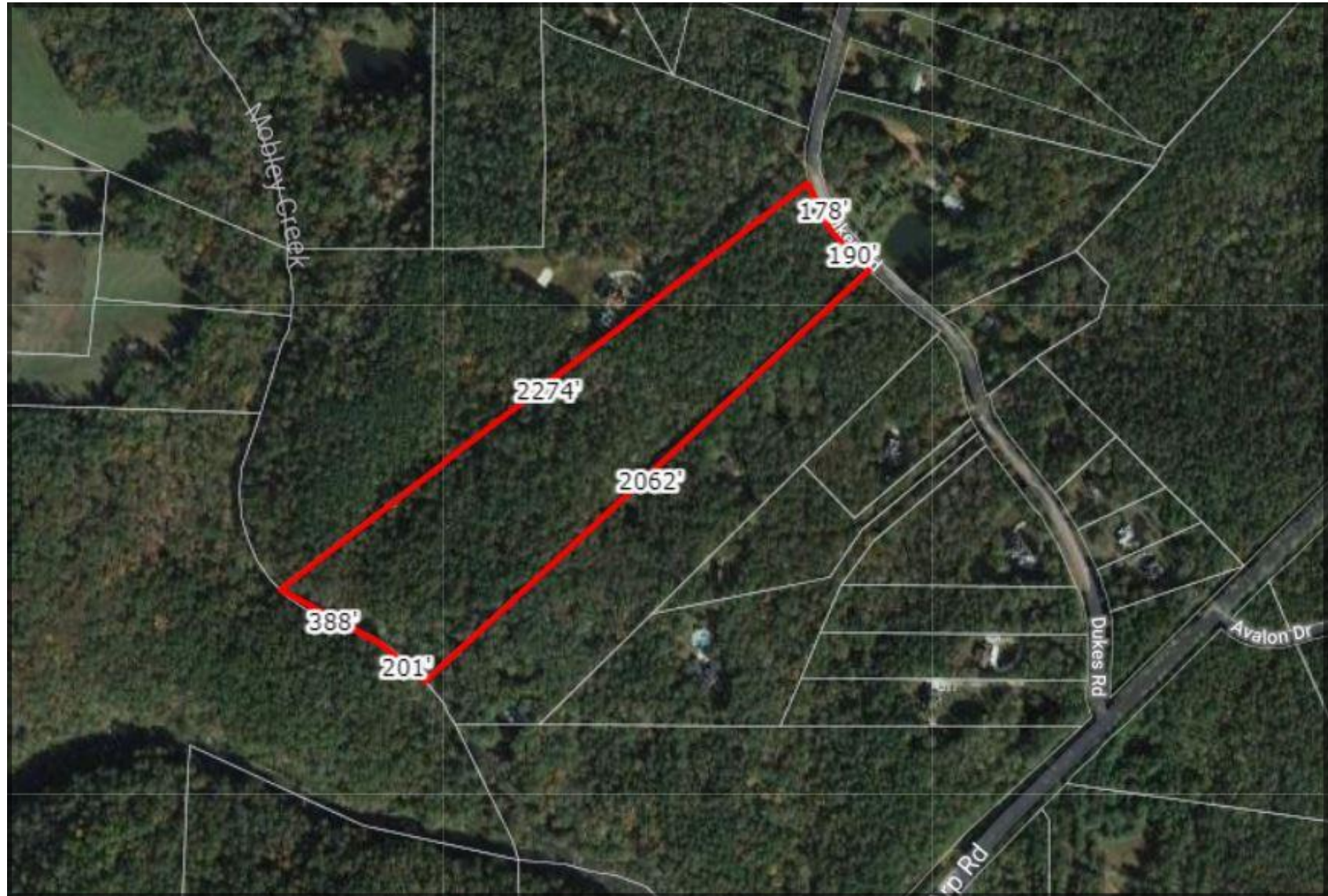
County	Parcel ID	Tax Year	Tax Amount
Douglas	00260250005	2020	\$2,077.00
Douglas	00260250005	2019	\$1,940.00
Douglas	00260250005	2018	\$1,949.00



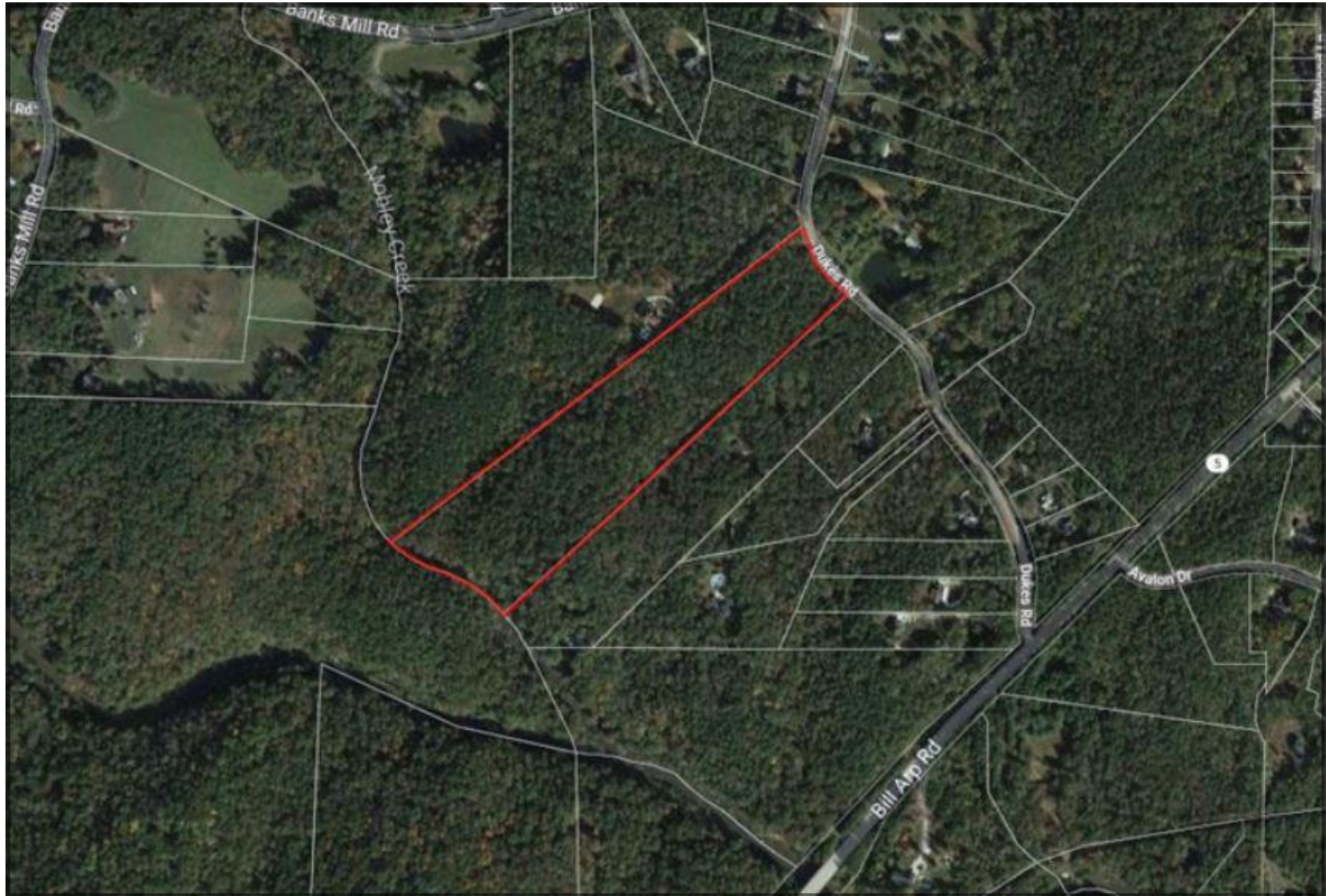
Custom Aerial View



Low Altitude Map View

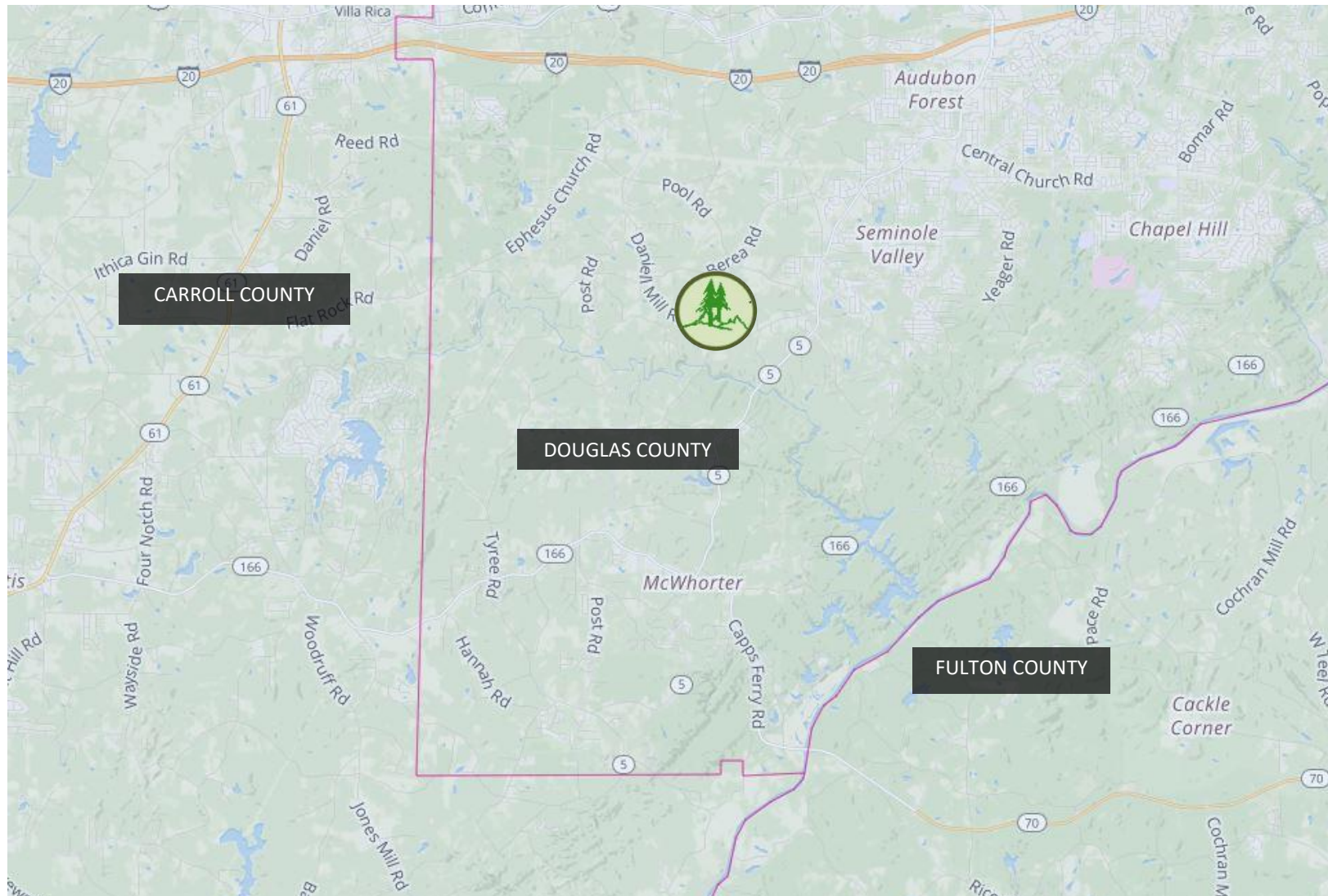


High Altitude Map View



Location Overview

The city of Douglasville is the county seat of Douglas County, Ga. The city is located approximately 20 miles west of Atlanta past Six Flags over Georgia exit off of I-20 west on the way to Birmingham and is part of the Atlanta Metro Area. The Opportunity is located in the rural section of the city. The area is part of the Dog River Basin. The basin imposes acreage minimums and commercial development restrictions in an effort to keep the current setting and protect the counties water supply. The neighboring address to the site is **5459 Dukes Rd. Douglasville, GA.**



The Process

The Offering price for the Property is set at \$240,700 (\$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 (\$5,000)
- Due Diligence Period
- Closing Period (45 days)
- Contingencies (soil sample only)
- 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.



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