



EXCLUSIVE OFFERING

48.35 ACRES

CENTRAL CHURCH 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 48.35 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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Pioneer Land Group is pleased to present 48.35 Acres at Central Church Road in Douglas County, Georgia the ("Property").

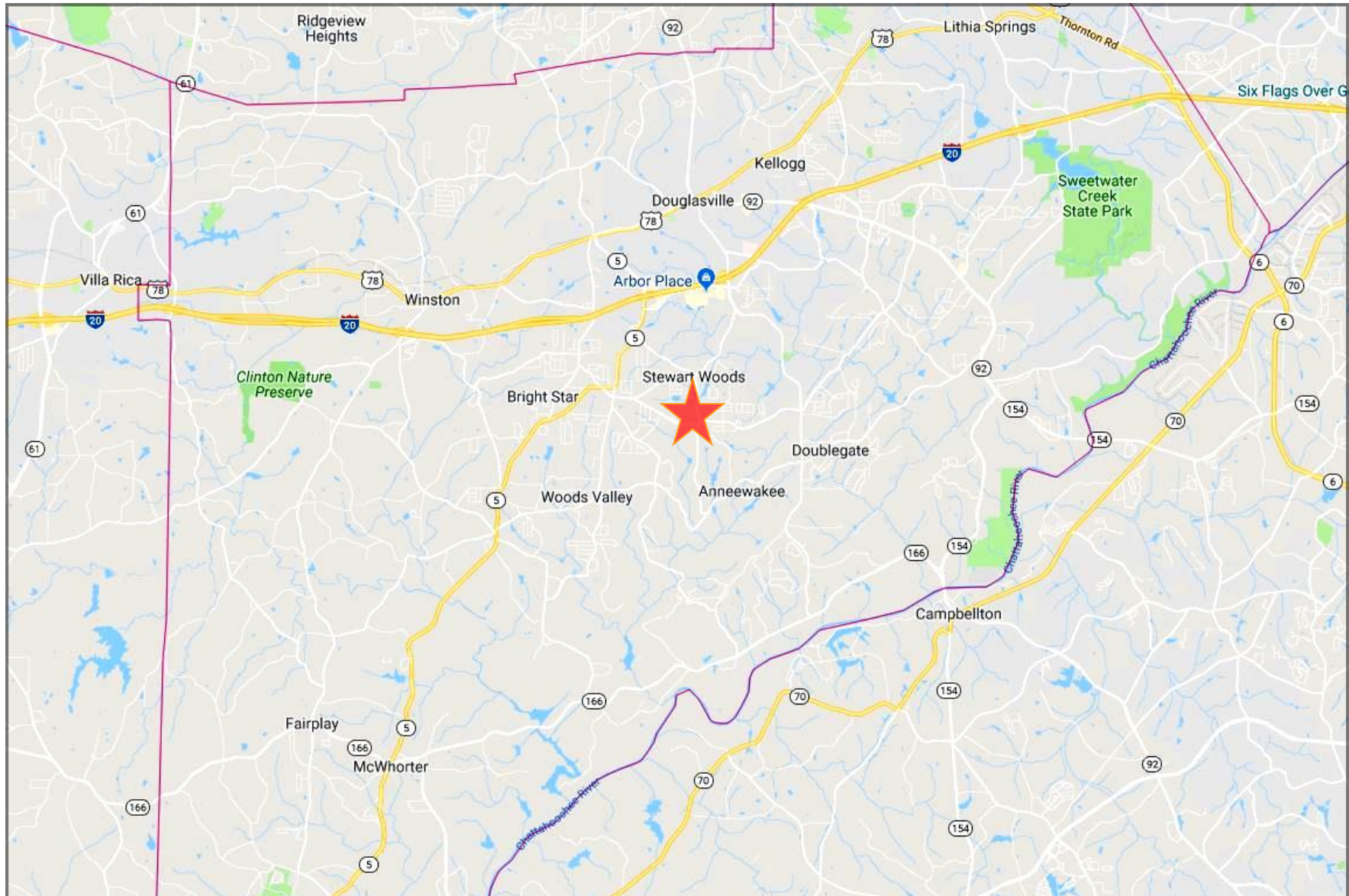
The property offers the following attributes:

- Public Record recognizes this tract with a Parcel Number of 0015-00-1-0-127. The Property is currently zoned R-LD with a property class of R5-Residential.
- The property offers approximately 52' of road frontage on Central Church Road with a gravel/dirt drive measuring 827'. The drive will be a dedicated easement and will be conveyed with the property.
- Mature timber is consistent throughout the tract with a mixture of hardwoods and pines. The area has mild undergrowth making for easy navigation throughout the site.
- The land is versatile and offers a rolling topography. Many areas are conducive to building a dream home.
- Tanyard Creek runs through the property creating a peaceful setting and promoting wildlife.

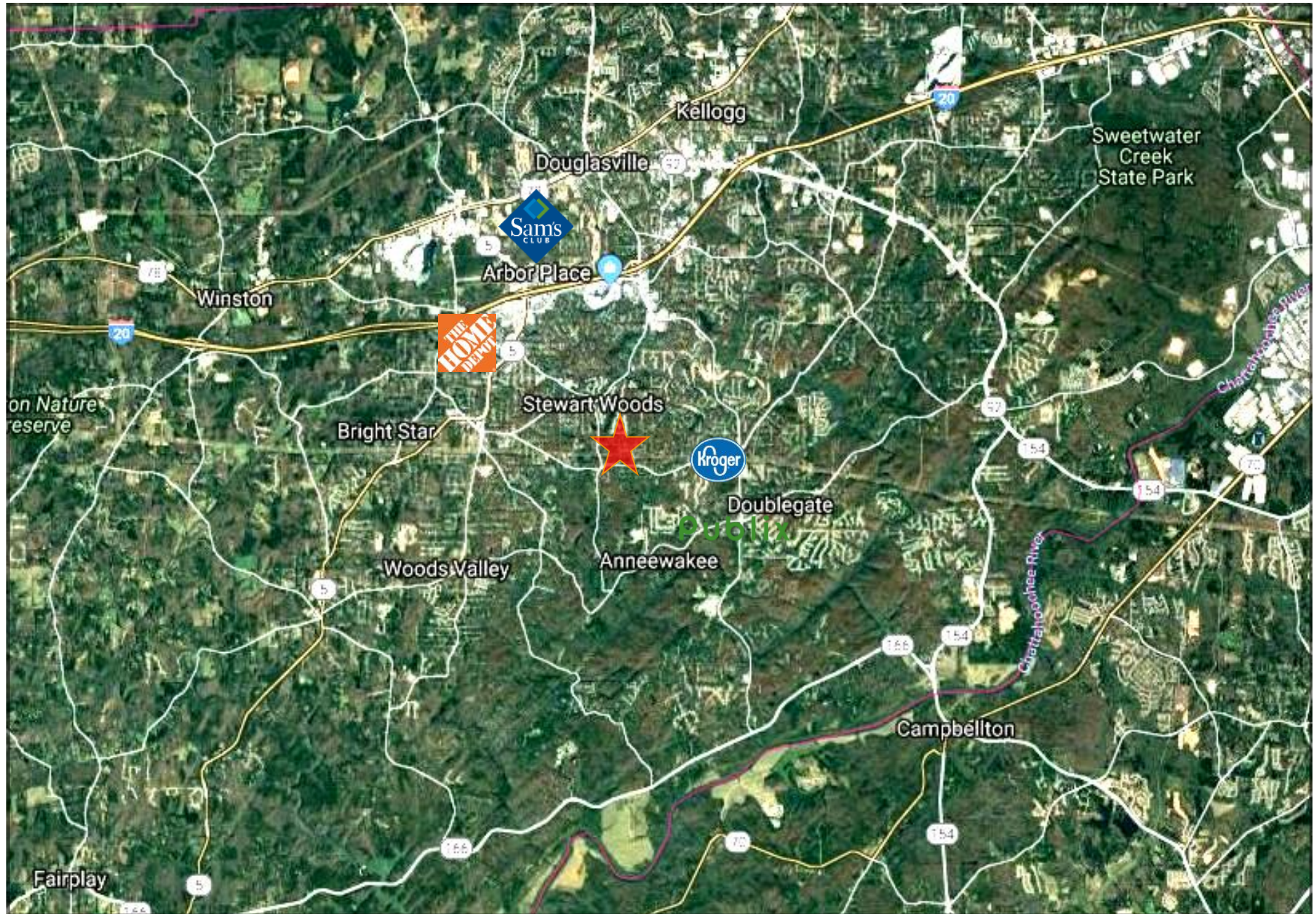


Location:

The 50.37 Acres on Central Church Rd is located approximately two miles west of Chapel Hill Road and a one mile east of State Highway 5. The site is approximately 3.1 miles South of Interstate 20 and Arbor Place Mall. The property offers an easy commute throughout Douglas County. The neighboring address is 5397 Central Church Road Douglasville, Georgia.



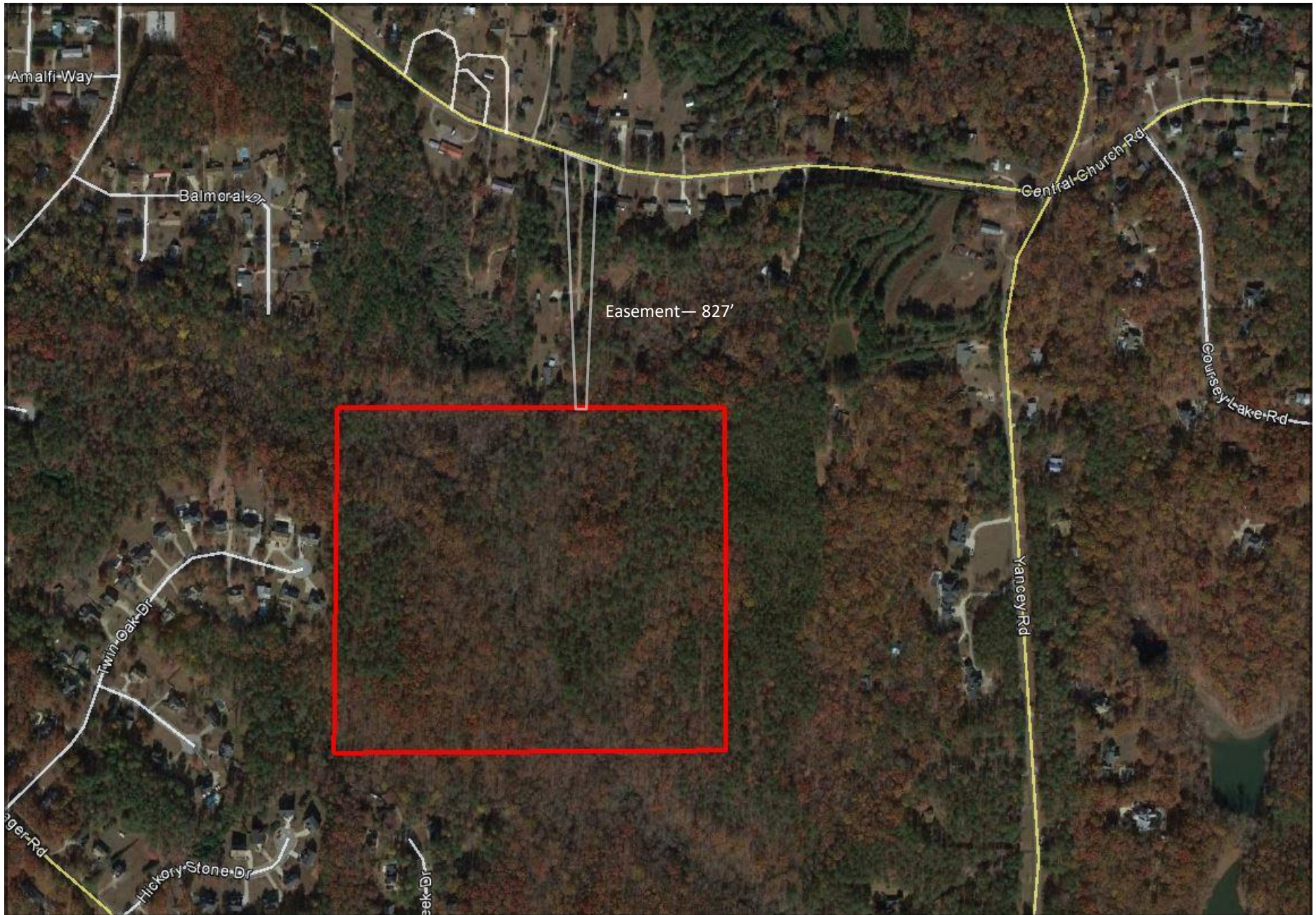
High Altitude Aerial



Custom Aerial



Google Earth View





Road Frontage:

52' of road frontage on Central Church Road

Utilities:

Electricity Available

Water Available

Sewage is Septic

Distance to Key Landmarks:

Atlanta Airport: 25.5 Miles

Atlanta: 24.9 Miles

Downtown Douglasville: 5 Miles

Arbor Place Mall: 3.2 Miles

Schools:

Dorsett Shoals Elementary School

Yeager Middle School

Chapel Hill High School

County Taxes:

County	Parcel ID	Tax year	Taxes
Douglas	00100150127	2017	\$2,309

Offering Price:

\$193,400 (\$4,000 per Acre)





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