

EXCLUSIVE OFFERING

4.49 ACRES

HWY 27 S | CARROLL COUNTY | GEORGIA





Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 4.49 Acres in Carroll 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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The Opportunity

Pioneer Land Group is pleased to present **4.49 Acres on HWY 27/Lowell Road** ("The Property") located in Carroll County, GA.

Highway 27/ Lowell Road offers the following attributes:

- The Site is comprised of two parcels of land. Parcel 1 offers frontage on Hwy 27 S and Lowell Road and is 2.65 acres in size. Parcel 2 offers frontage on Hwy 27 and is 1.84 acres in size.
- The Property offers a total of 676' of road frontage on Hwy 27 and 276' of frontage on Lowell Road.
- The Land offers a level topography with multiple entry/ exit points- road frontage on two active road systems– and good drainage. Said characteristics are conducive to a wide variety of commercial opportunity.
- Parcel ID Number: 092 0108 | 092 0109
- The Property is currently zoned C– Commercial in Carroll County and current class shall be in effect for the next ten years according to the Carroll County Planning and Zoning office.
- According to The Georgia Department of Transportations Traffic Analysis and Data Application the Property offers a daily traffic count of 16,000 units per day with 10% being large trucks.



With all of the land characteristics– surrounding amenities/ retail– frontage off major corridor which connects the city of Carrollton and Lagrange- and a good job market the Property is an excellent opportunity for a commercial/ retail establishment.

Utilities:

The Property is served by domestic water– public sewer– electricity– and pipe gas. All utilities should be independently verified by prospective purchaser.

Distance to Key Landmarks:

GA-166: 4.2 Miles

University of West GA: 6.1 Miles

Greenbelt Trail: 4.2 Miles

Downtown Carrollton: 5.9 Miles

Downtown Lagrange: 37.2 Miles

Schools:

Roopville Elementary School - ★★★★★★

Central Middle School- ★★★★★★

Central Hill High School- ★★★★★★

**school evaluation provided by schooldigger.com*

County Taxes:

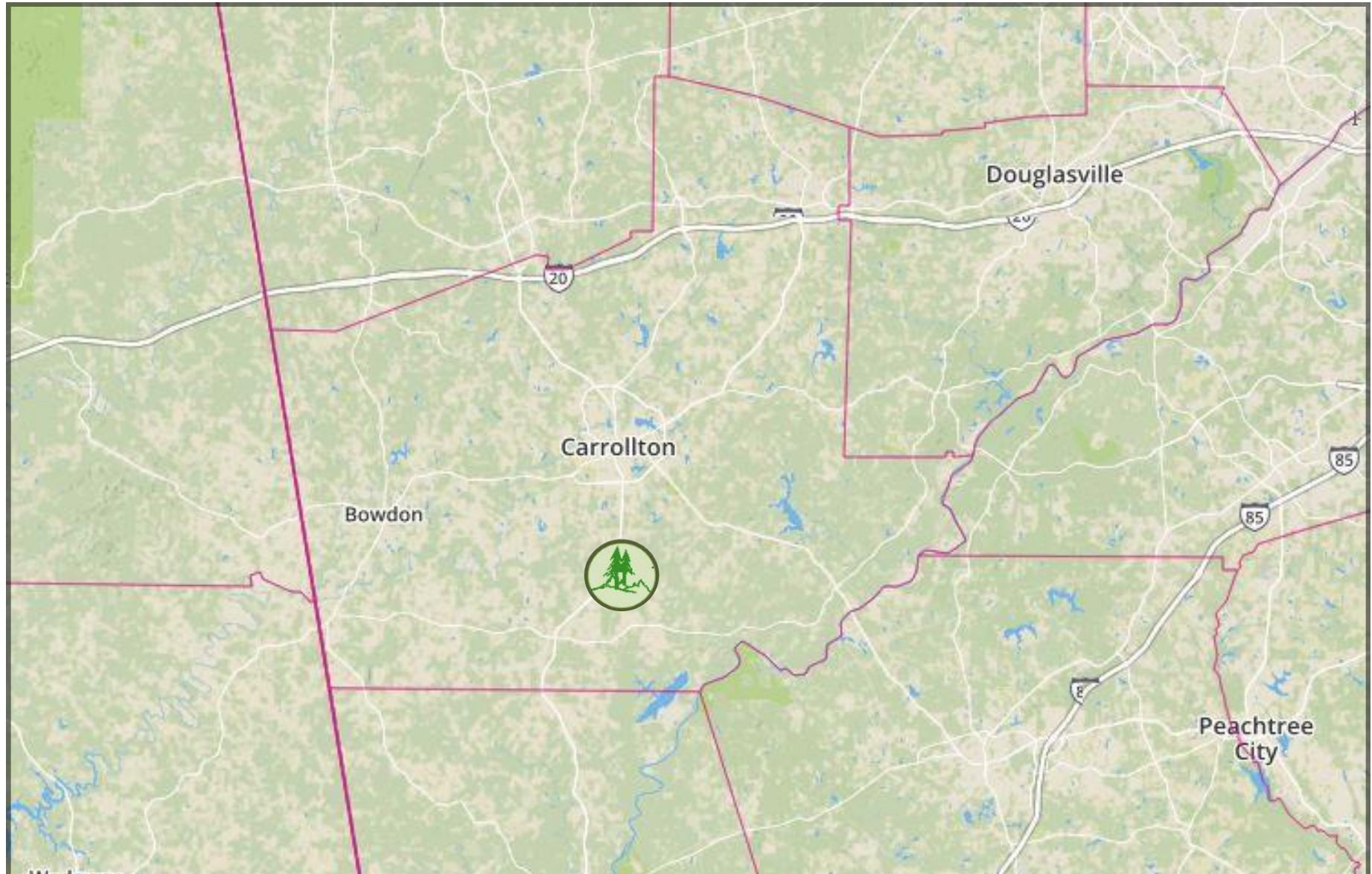
County	Parcel ID	Tax Year	Tax Amount
Carroll	092 0109	2018	\$107.00
Carroll	092 0108	2018	\$148.00



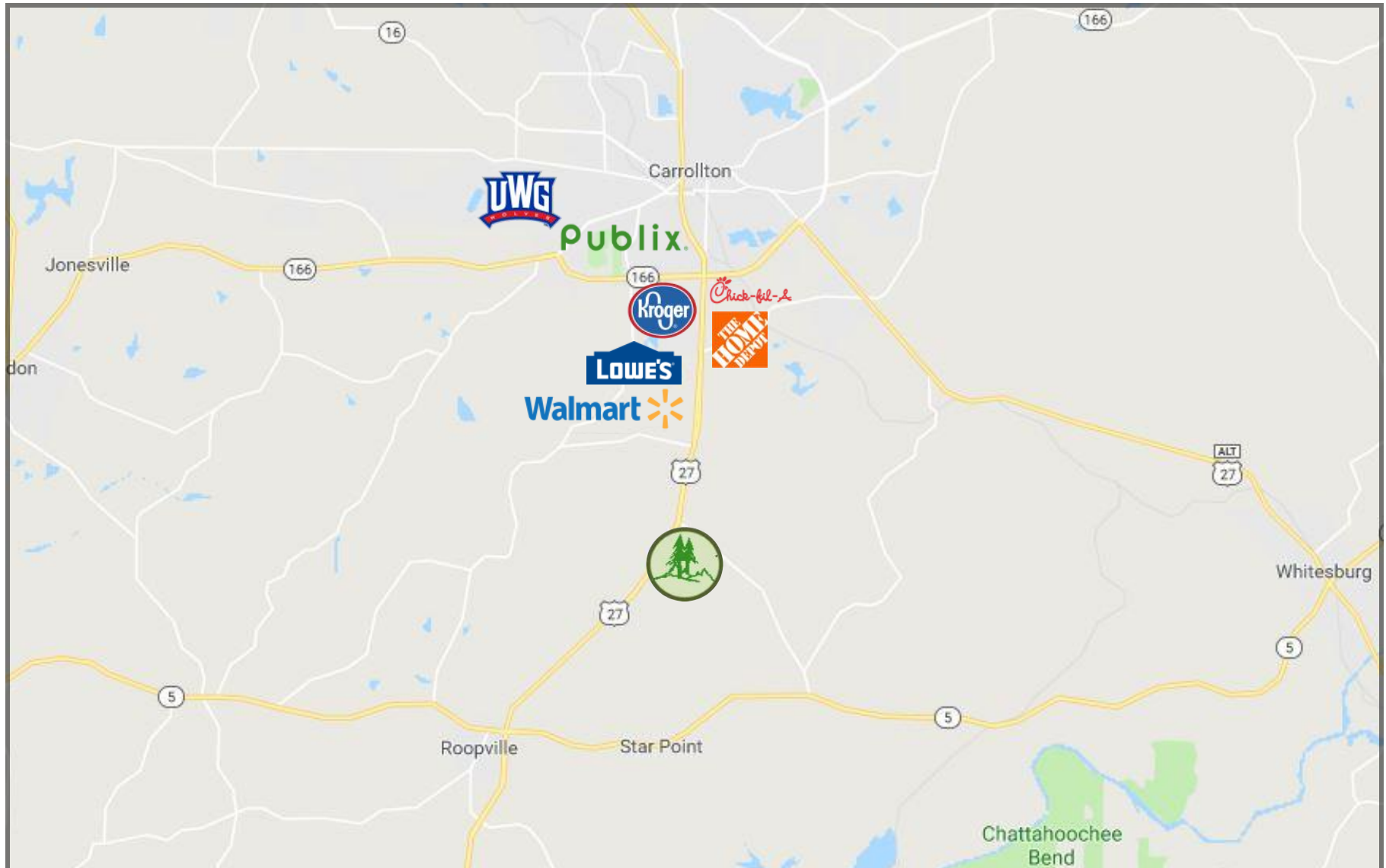


The Location

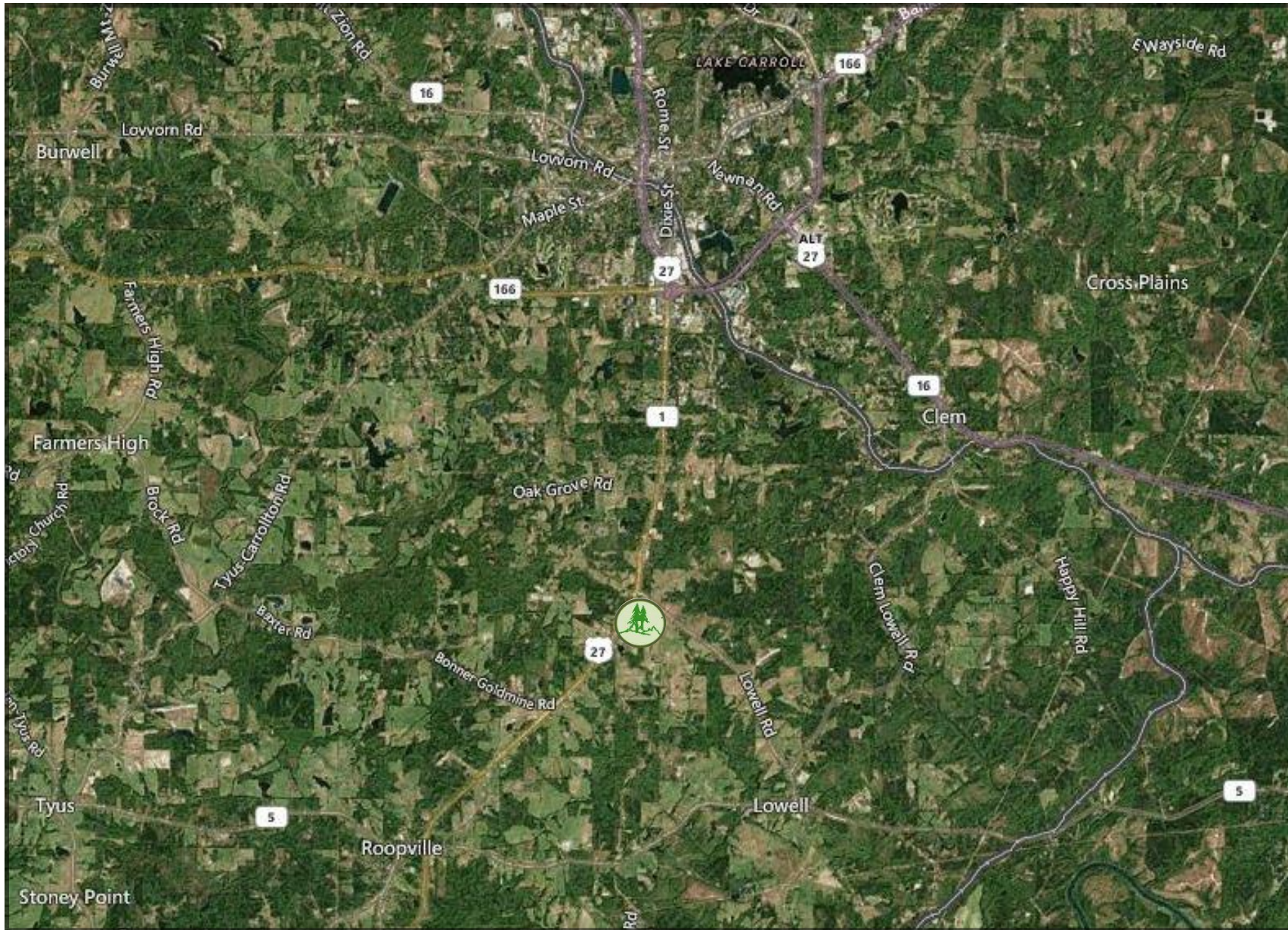
The 4.49 acres on HWY 27 is located in Carrollton, GA. The Opportunity offers frontage on HWY 27 S and Lowell Road. The site is approximately 7 miles south from Downtown Carrollton and 5 miles north of Roopville. The location is convenient to grocery and other retail/ commercial amenities.



High Altitude Map View w/ Retail



High Altitude Map View



Low Altitude Map View– 2.65 Acre



Low Altitude Map View– 1.84 Acre



The Process

The owner has set an offering price for the Property as \$294,500 (\$65,590/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.



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