

**EXCLUSIVE OFFERING**

**29.54 ACRES**

**OAK HILL 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 29.54 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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## The Opportunity

Pioneer Land Group is pleased to present Oak Hill Road, a 29.54 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- Oak Hill is comprised of three parcels of land. Each parcel is 9+ acres in size and offers a zoning of R-A, Residential–Agricultural.
- The site has been improved with a series of trails– driveway– and a home structure. The trails are established and the driveway leading to the improvement is partially paved.
- The home structure is considered an earthen home and offers 2 bedrooms– 2 bathrooms– and 1,570 sqft. The home is serviced with electrical– septic– and well water. The building was constructed in 1981.
- Parcel ID Number: 00700150004
- Oak Hill offers a rolling topography and is comprised of a mixture of hardwood and pine. The age of the timber varies.
- A small creek is located on the property. Offering a great resource for wildlife and recreation.
- The site provides 836' of road frontage on Oak Hill Road





**Utilities:**

Electricity Available

Water Available– Well

Sewage is Septic

**Distance to Key Landmarks:**

Atlanta Airport: 21.0 Miles

Arbor Place Mall: 5.8 Miles

Fox Hall Resort: 12.4 Miles

Interstate 20: 5.6 Miles

**Schools:**

Holly Springs Elementary School

Chapel Hill Middle School

Chapel Hill High School

**County Taxes:**

County	Parcel ID	Tax Year	Tax Amount
Douglas	00700150005	2017	\$1,627.00
Douglas	00700150004	2017	\$2,539.00
Douglas	00700150006	2017	\$1,670.00







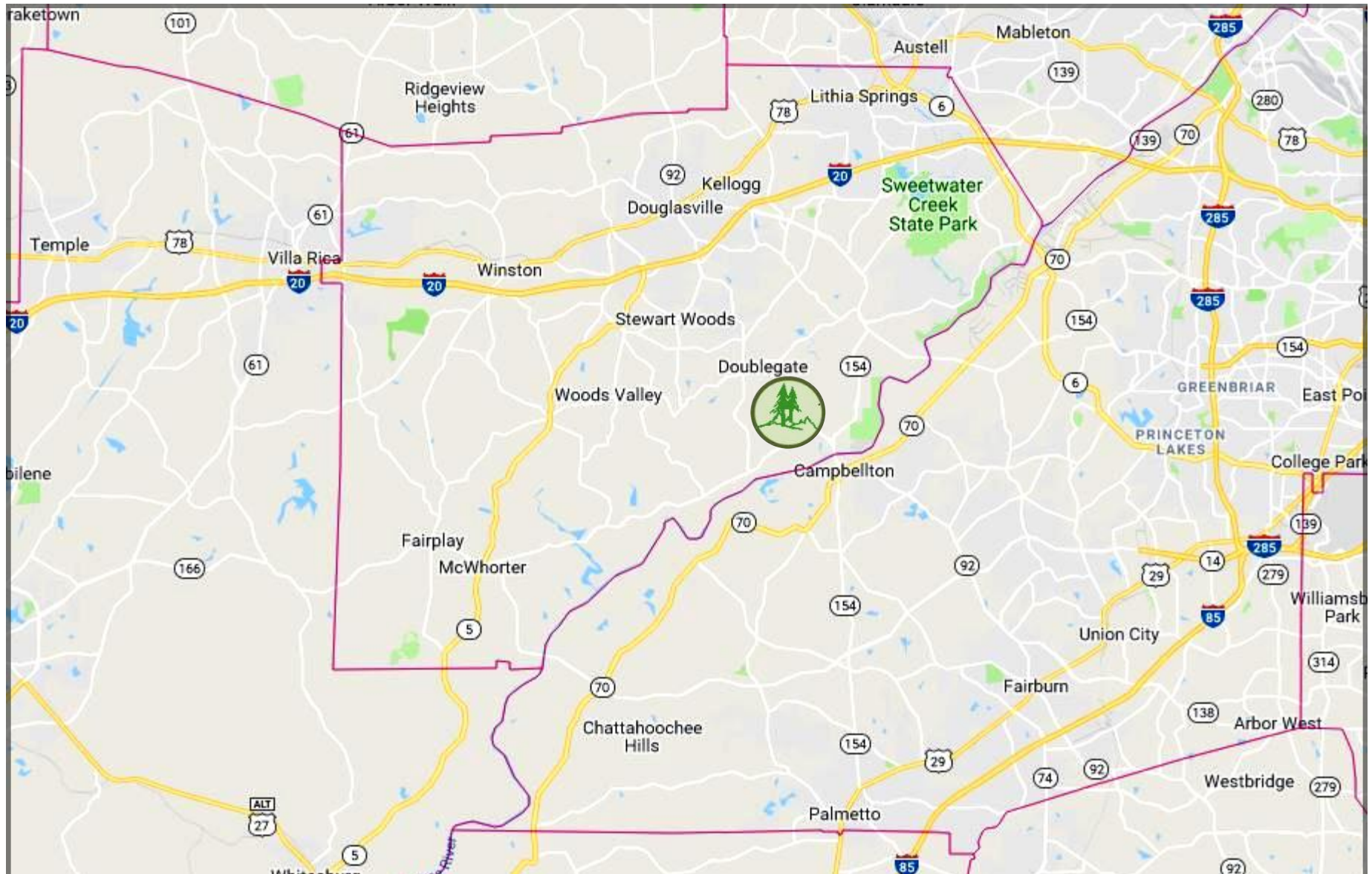






## The Location

Oak Hill is located just off of Chapel Hill Road in Douglasville, GA. The home site has an address of 4150 Oak Hill Road. The location is convenient to grocery and other retail/ commercial amenities.





## Low Altitude Map View





## High Altitude Map View





## The Process

The owner has set an offering price for the Property at \$384,020 ( \$13,000 an 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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