

OFFERING MEMORANDUM

10 ACRES

JAILLETTE ROAD | FULTON COUNTY | GEORGIA





Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the 10 Acres in Fulton 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 evaluate 3855 Jaillette Road, a 10 acre parcel in Fulton County, Georgia. The Property offers the following attributes:

- The Property offers a total of 250' of road frontage on Jaillette Road. The road is a county maintained asphalt drive.
- The site appears to be level in topography with all of the acreage in forest. The forest consists of a mix of timber varying in age. Several mature hardwoods are located toward the front of the property.
- Camp Creek Tributary runs the width of the land.
- Parcel ID Number: 09F380401781480
- Zoning: Property Class is identified as Residential Large Tract with land use being Agricultural/ Vacant. The land is located in the City limits of College Park.
- The Market: The Opportunity is minutes from Commercial Retail– Public Transportation- Interstate– and Airport.
- Due to the topography– characteristics– location– and road frontage this property accommodates residential development or commercial/ industrial improvement.



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:

Downtown Atlanta: 15.7 Miles

Historic Downtown College Park: 7.2 Miles

GA-6 E/ Camp Creek Pkwy: 1.8 Miles

Hartsfield-Jackson Atlanta International Airport: 8.5 Miles

Interstate 285– 3.9 Miles

Schools:

Seaborn Lee Elementary School - ★★☆☆☆☆

Woodland Middle School- ★☆☆☆☆

Westlake High School- ★★★★★

**school evaluation provided by schooldigger.com*

County Taxes:

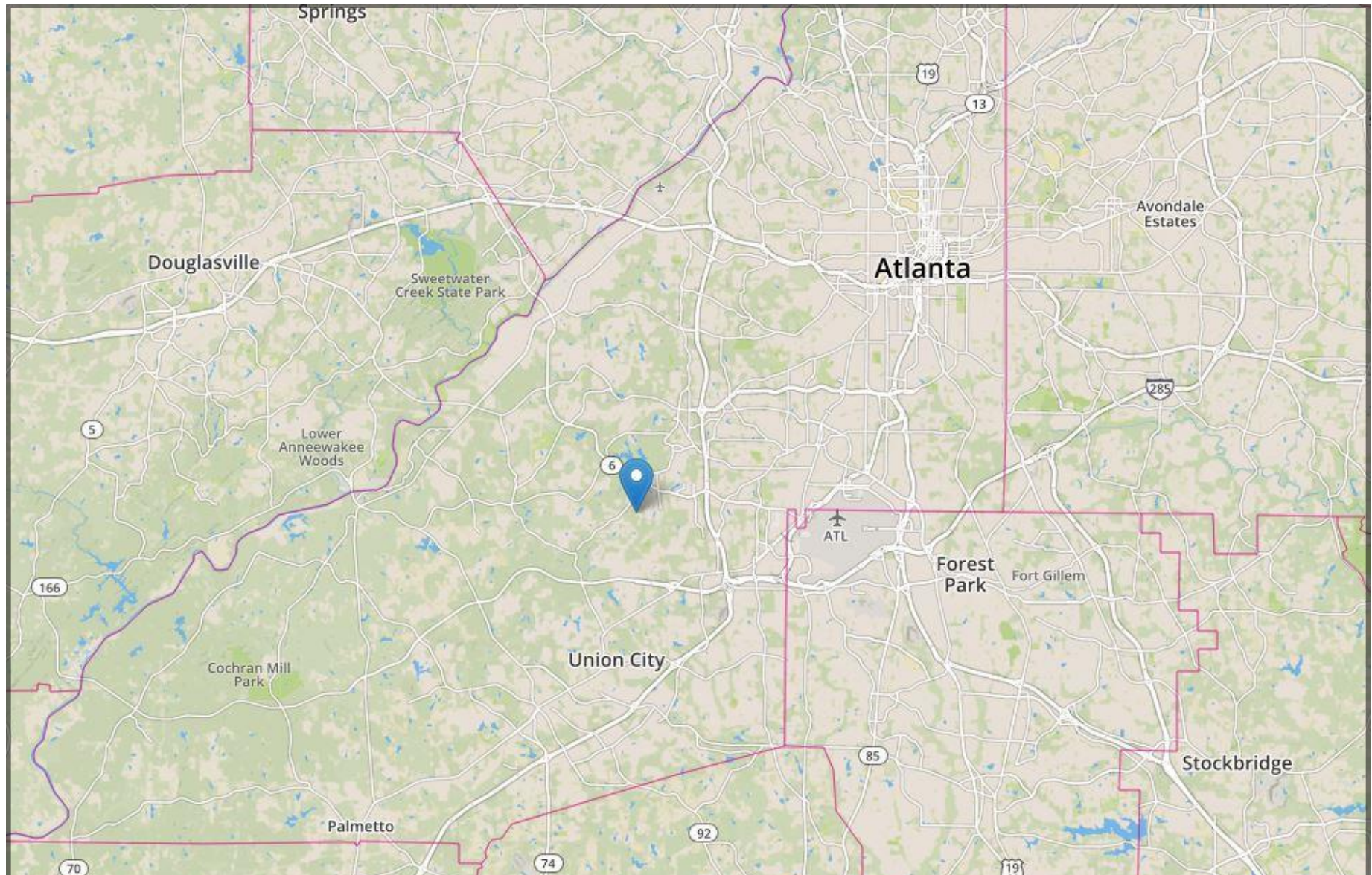
County	Parcel ID	Tax Year	Tax Amount
Fulton	09F380401781480	2018	\$490.00
Fulton	09F380401781480	2017	\$487.00
Fulton	09F380401781480	2016	\$487.00



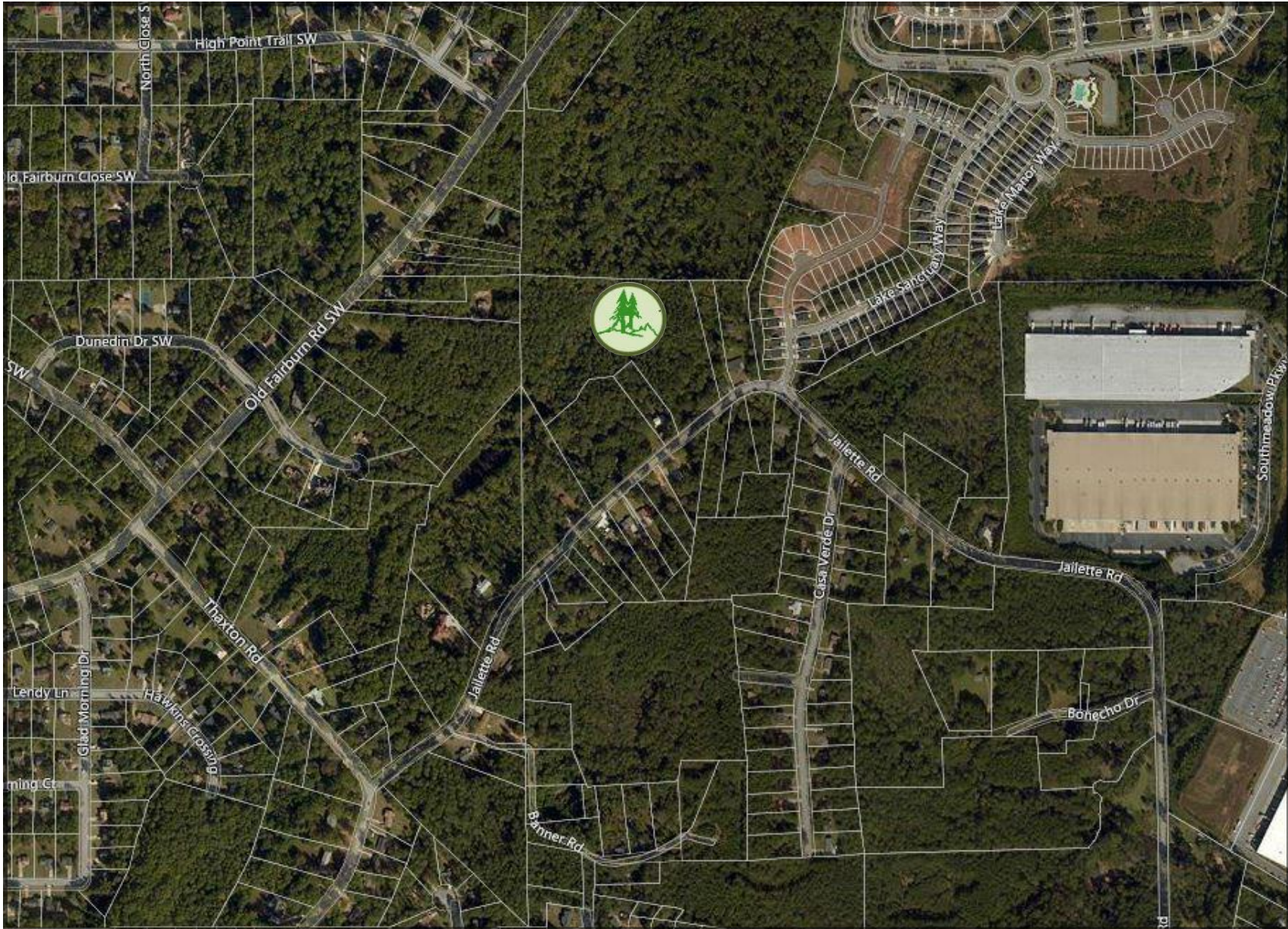


The Location

The Property is approximately 8 miles west from Hartsfield-Jackson Atlanta International Airport– 3 miles from the Camp Creek Market-Place and I285. The property is identified with the address of 3855 Jailette Rd SW, College park, GA 30349.



High Altitude Map View



Low Altitude Map View– Site Dimensions



Topography Line Map



The Process

The owner has set an offering price for the Property at \$199,900 (\$19,990 per acre). Owner Financing is available for qualifying Buyer(s).

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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