

Land Lot



Listing #	8694249	List Price	\$327,750
Property Type	Land Lot	Status	New
Address	0 Villa Trace	Unit/Lot	
City	Villa Rica	Zip	30180
Subdivision	Villa Trace	State	GA
County	Carroll	Area	CARR
List Date	11/14/2019	Original Price	\$327,750
Expire Date	11/12/2020	DOM	1



Elem School	Villa Rica	Middle School	Villa Rica	High School	Villa Rica
ES Bus	Yes	MS Bus	Yes	HS Bus	Yes

Tax ID	V02-0070149	Land Lot	164	Plat Book	
Taxes	\$847.00	District	06	Plat Page	
Tax Year	2018	Section		Deed Book	
Block		Unit		Deed Page	
Total Lots		Lot		Lot Dimensions	1392 X 373 X 1256 X 624
Acreage	13.110	Acreage Source	Public Record	Price Per Acre	

List Agent	Gibson Bowlick	List Agent 2	
List Agent ID	BOWLICKGIBSO	LA 2 ID	
List Agent Lic	387002	LA 2 License	
List Agent Email	gbowlick@pioneer-residential.com	LA 2 Email	
List Agent Phone	Phone: 7703645390	LA 2 Phone	
List Office	Pioneer Residential	List Office Email	kyle@gablerealestate.net
List Office ID	GREC01	List Office Phone	Office: 6782638507
List Office Lic	63327		

Commission	3.50	CompType:	%	Owner Name	
List Agreement Type	Exclusive Right To Sell	Owner Phone			
Special Conditions					

ER 1 Source		ER 1 ID	
ER 2 Source		ER 2 ID	

Information deemed reliable but not guaranteed.

Address 0 Villa Trace

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Public Remarks The Opportunity is zoned Multi-Family Residential and has been approved for Apartment Buildings. The Property offers 13.11 acres, 996' of road frontage, and has public water and sewer available. The Site consists of mature timber - a mixture of hard and softwoods - and level topography.

Private Remarks All utilities should be verified by potential buyers. For more information, please reference our Offering Memorandum in Paragon.

Office Remarks

Private URL

Directions From Atlanta: Take exit to Hwy 61 in Villa Rica - Turn Right off the exit - Turn left onto Hwy 78 - Turn right onto Villa Trace - Property is on the right GPS: 305 Villa Trace, Villa Rica, GA 30180 - Property is across the street.

Amenities None
Class Land Lot
Documents None
Feature Name
Frontage Type Pavement
Improvements Other (See Remarks)
Lot Size 10-20 Acres

Topology Level
Units Per Acre
Utilities Available Sewer Available
Vegetation Wooded/Timber
Waterfront Footage
Zoning Multifamily

Closing Date
Off Market Date
Sell Office

Sales Price
Due Diligence Date
Sell Office Lic

Sellers Contribution
Finance Code
Sell Agent

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