

## Offering Memorandum

**16.26 ACRES**

**0 BOMAR 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 the 16.26 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 0 Bomar Road, a 16.26 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- The 16.26 acre tract is zone R-LD, Residential Low Density in Douglas County.
- The Property offers a total of 2,038' of road frontage on Bomar Road.
- The Site appears to have a varying topography with road frontage being mostly level. The Property offers pockets of cleared areas, but most of the site is in forest. Several trails are present, but vegetation is dense and navigation is tough. Mature hardwood and pine is noted throughout land.
- The Property is bounded by the Anneewakee River.
- The Opportunity is in close proximity to interstate—commercial retail—grocery-and dining.
- Due to the topography— characteristics— location— and road frontage this property accommodates residential and agricultural use. There are several entry level subdivision in the area. The Land is in close proximity to Chapel Hill Golf Course.
- Parcel ID Number: 6015-00-8-0-002









### Utilities:

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

### Distance to Key Landmarks:

Interstate 20: 3.8 Miles

Arbor Place Mall: 4.0 Miles

Historic Downtown Douglasville: 5.7 Miles

Hartsfield-Jackson Atlanta International Airport: 21.8 Miles

### Schools:

Chapel Hill Elementary School - ★★☆☆☆

Chapel Hill Middle School- ★★☆☆☆

New Manchester High School- ★★☆☆☆

*\*school evaluation provided by schooldigger.com*

### County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Douglas	00860150002	2018	\$1,676.00
Douglas	00860150002	2017	\$1,536.00
Douglas	00860150002	2016	\$1,438.00



## The Market

Douglasville is located approximately 20 miles west of Atlanta and is part of the Atlanta Metro Area. The city of Douglasville is a growing community of approximately 35,000 residence.

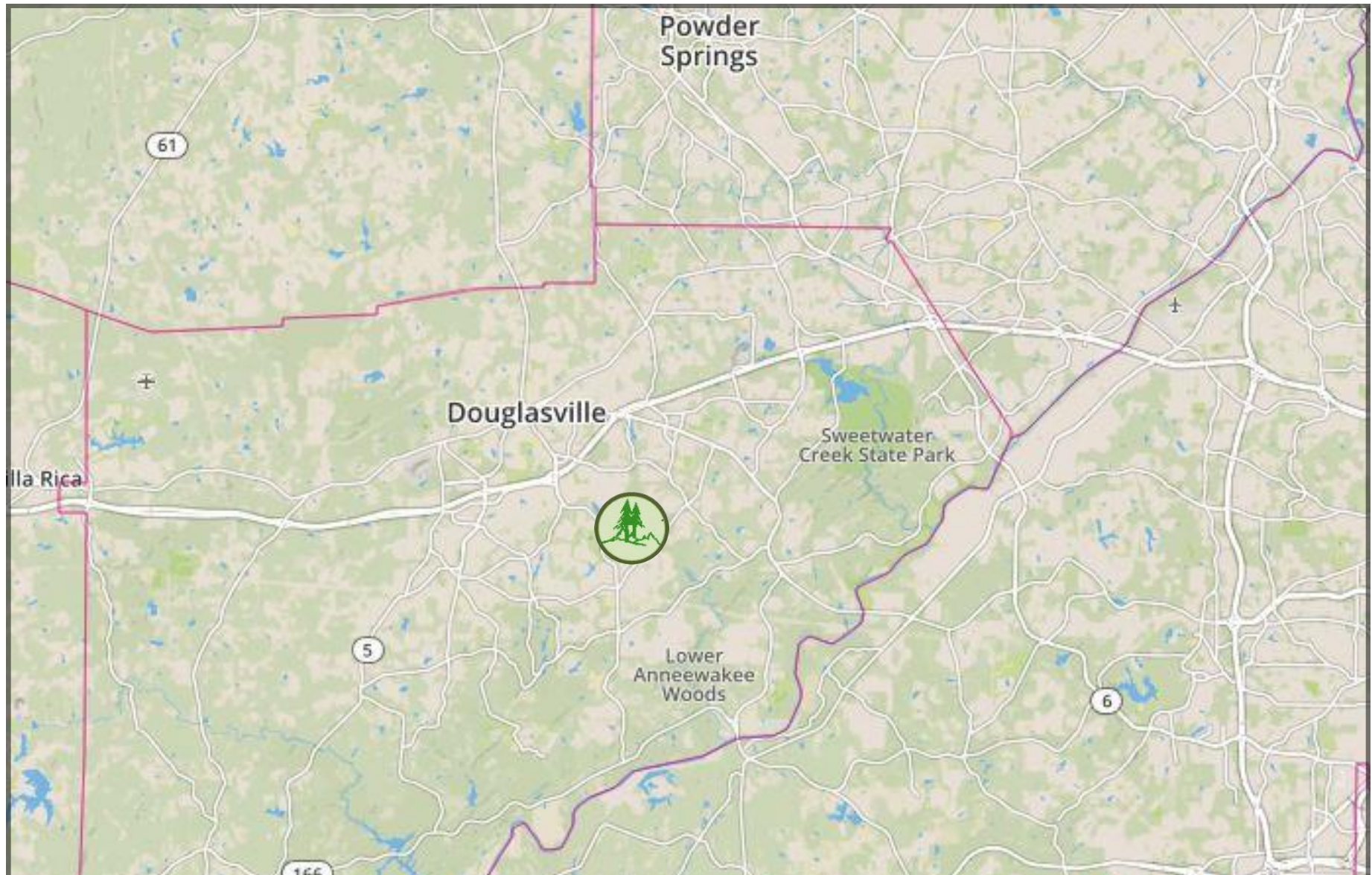
- Downtown Douglasville- It is a nationally designated main Street city and is listed on the National Register of Historic Places. The downtown area offers local restaurants– boutiques– businesses- a conference center– and a multi level parking deck.
- Arbor Place Mall– The only regional mall directly serving the western suburbs of Atlanta. It was opened in 1999 and is currently anchored by five (5) retail stores. The shopping center offers a total of 140 stores/ services with 6,000 + parking spaces.
- Top Employers in the area include Walmart– Kroger– and the American Red Cross. The Douglas County School System currently employs over 3,550 people.
- Home Sales by High School– New Manchester
  - New Construction since 1Q2019– There has been 60 units sold with an average sale price of \$295,728.
  - Resale since 1Q2019– There has been 393 sold units with an average sale price of \$199,974.





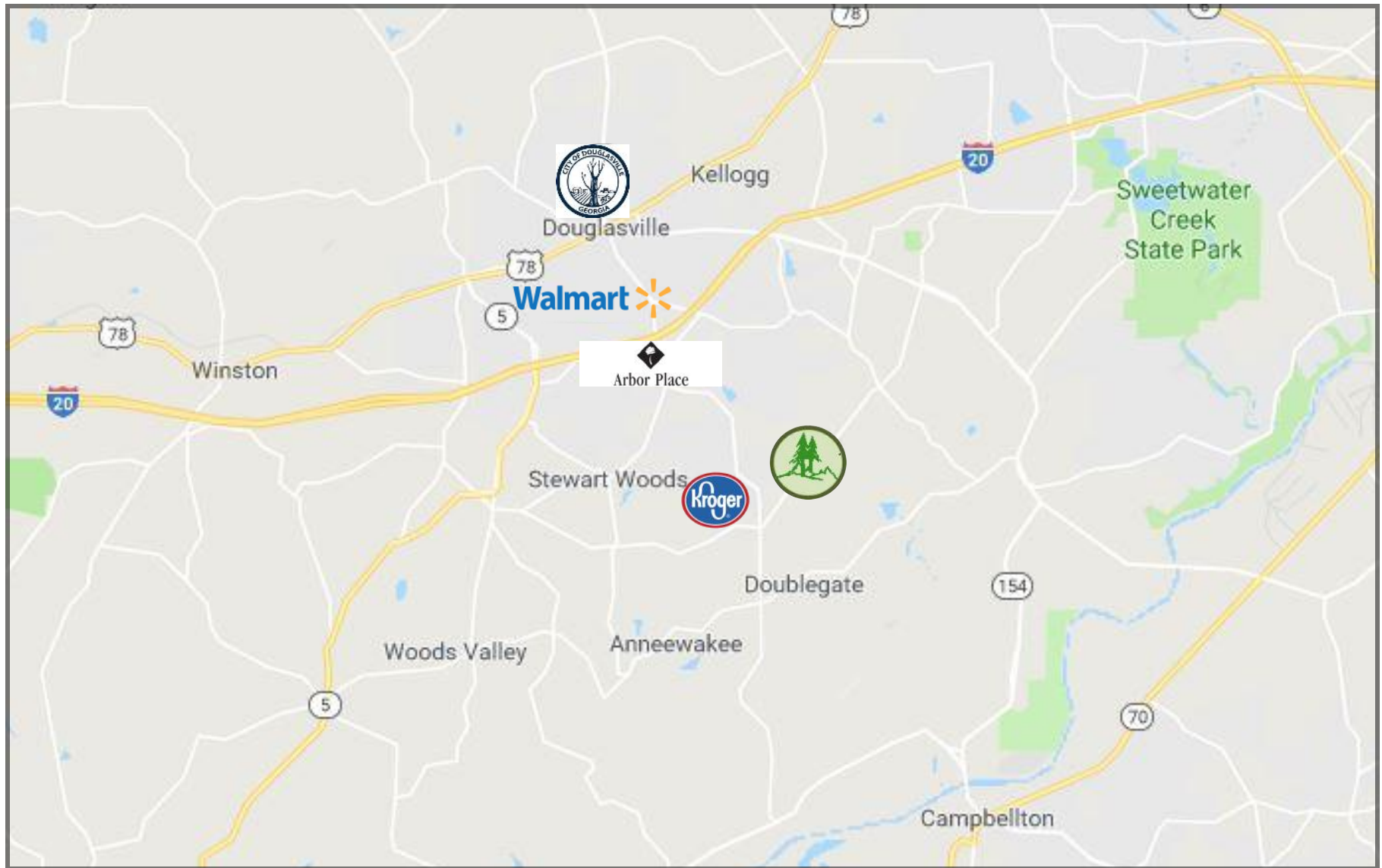
## The Location

The Opportunity offers frontage on Bomar Road, which serves as a connection road between Chapel Hill Road and Fairburn Road, which are two main corridors in Douglas County. The property offers an approximate address of 3483 Bomar Road. .



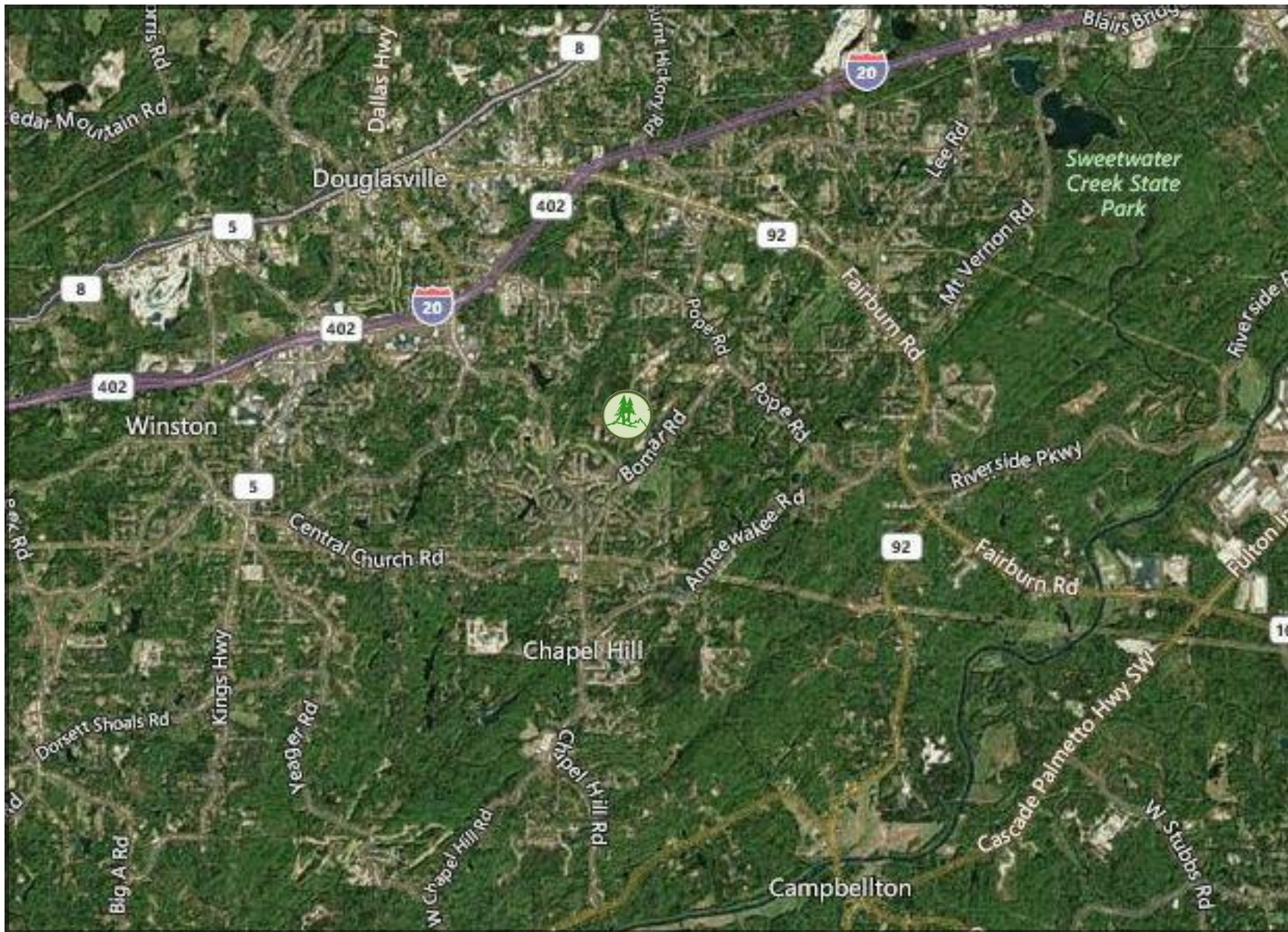


## High Altitude Map View w/ Retail





## High Altitude Map View





## Low Altitude Map View– Site Dimensions





## The Process

The owner has set an offering price for the Property at \$178,860 ( \$11,000 per 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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