

OFFERING MEMORANDUM

Tract 2— 12 acres

Tract 1— 6 acres

18 ACRES

EPHESUS CHURCH 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 18 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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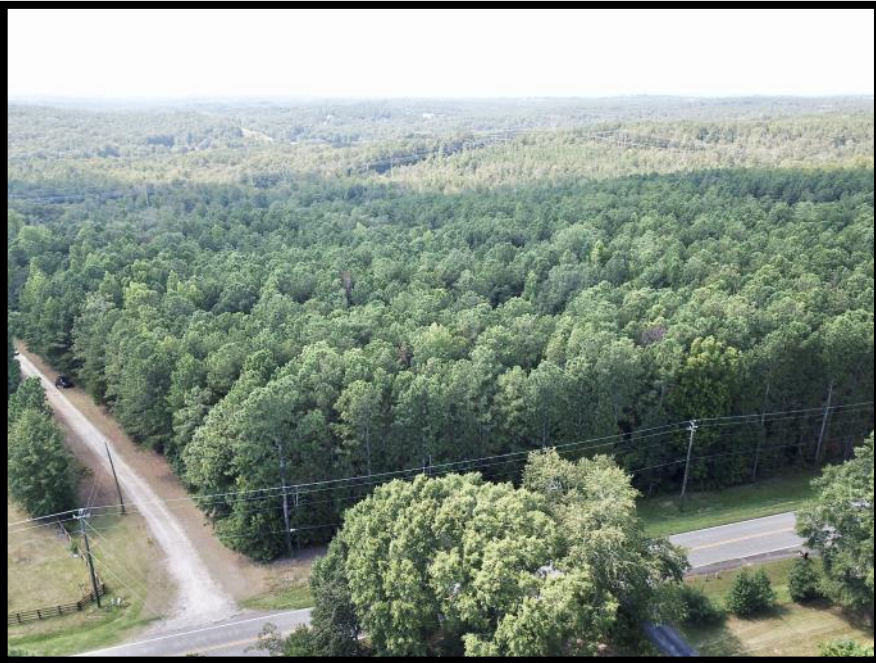
1. The Opportunity | 2. The Location | 3. Map Views | 4. The Process

The Opportunity

Pioneer Land Group is pleased to present Ephesus Church Road, an 18 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- The Opportunity is zoned R-A, Residential Agriculture.
- The Property is subdivided into two separate parcels. Tract 1 contains six (6) acres, and Tract 2 contains twelve (12) acres. The Seller is willing to sell with both tracts assembled or sold separately. If Property is sold separately “build guidelines” may be implemented until the adjacent tract sells.
- The Property offers a gradual mellow terrain that has multiple build sites (*topography map available on pg. 7*).
- The Site offers 514’ of frontage on Ephesus Church Road.
- The Opportunity is a fully navigable site with low density ground vegetation. The site has a mix of hardwood and pine varying in age. Several wet weather creeks are present on the Site.
- The Land offers a topographic lay that is conducive to various improvement types. The Property can service single family development– religious organization– or recreational use.





Utilities:

The Property is served by public water- septic- electricity- and tank gas. All utilities should be independently verified by prospective purchaser.

Distance to Key Landmarks:

Hartsfield-Jackson Atlanta International Airport: 34.9 Miles

Interstate 20: 2.5 Miles

Clinton Nature Preserve: 0.9 Miles

Historic Downtown Douglasville: 8.2 Miles

Historic Downtown Villa Rica: 6.5 Miles

Schools:

Mason Creek Elementary School- ★★★★★

Mason Creek Middle School- ★★★★★

Alexander High School- ★★★★★

**Ranking 's obtained through schooldigger.com*

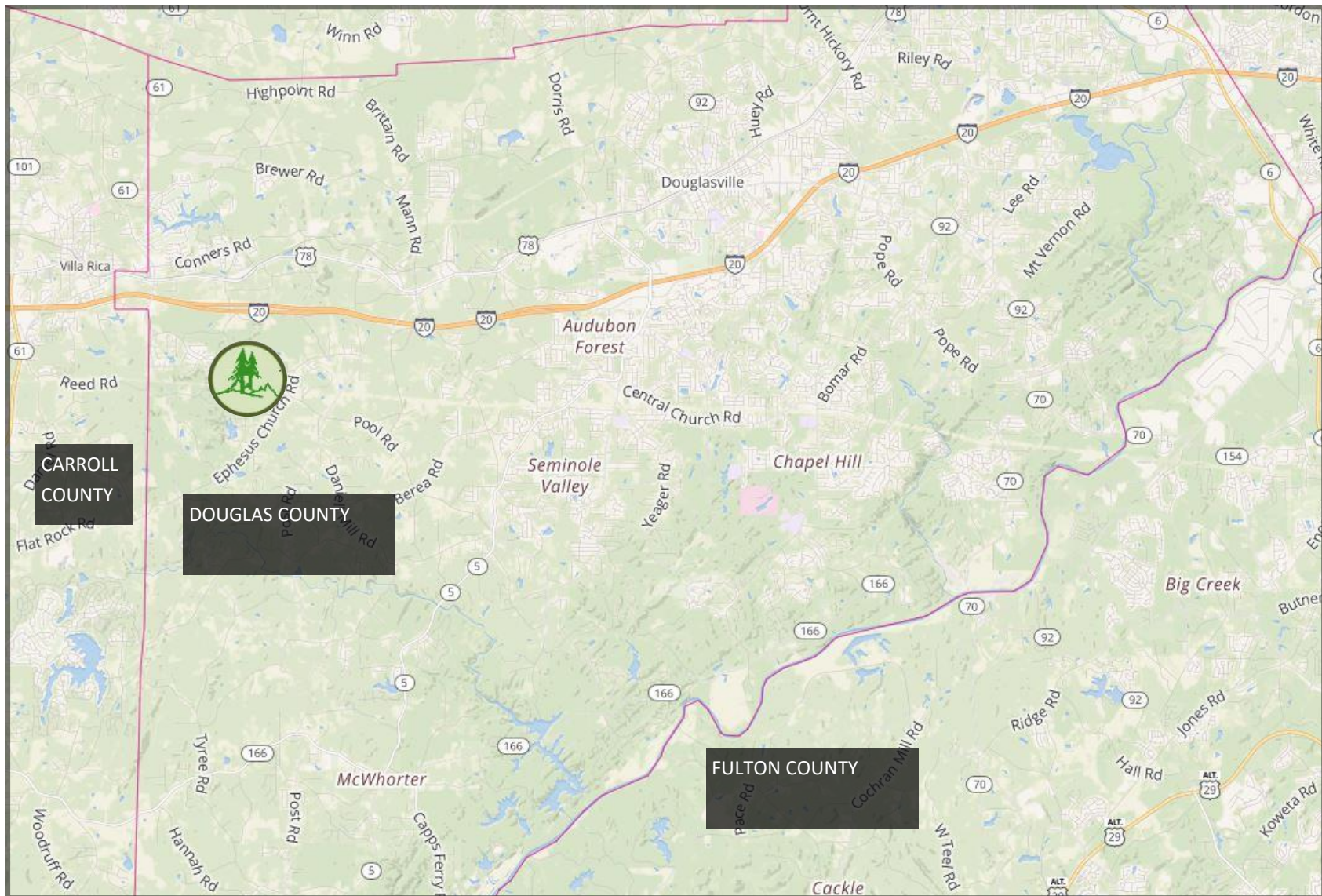
County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Douglas	01080250012	2019	\$2,208.00
Douglas	01080250012	2018	\$2,219.00
Douglas	01080250012	2017	\$2,260.00



Location Overview

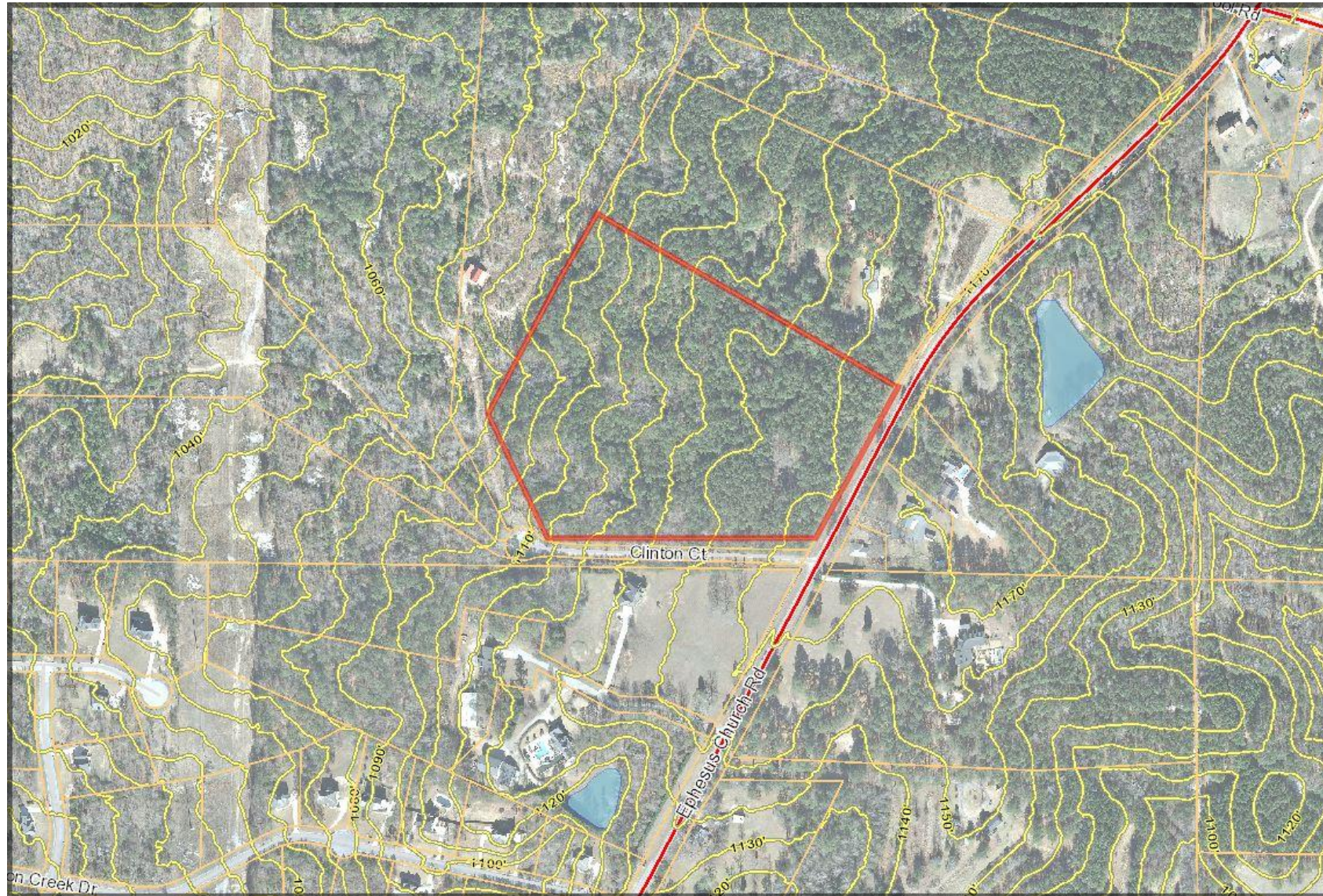
The Opportunity is located in the Dog River Basin and is located in the southwestern section of Douglas County, Georgia. The area provides a rural setting with commercial and industrial restrictions. Such ordinances and restrictions are in place to preserve the current setting. The Property is just south of Clinton Nature Preserve and Interstate 20. The Property is districted for the top performing school's in the county. The neighboring address is **8890 Ephesus Church Rd Villa Rica, GA 30180**.



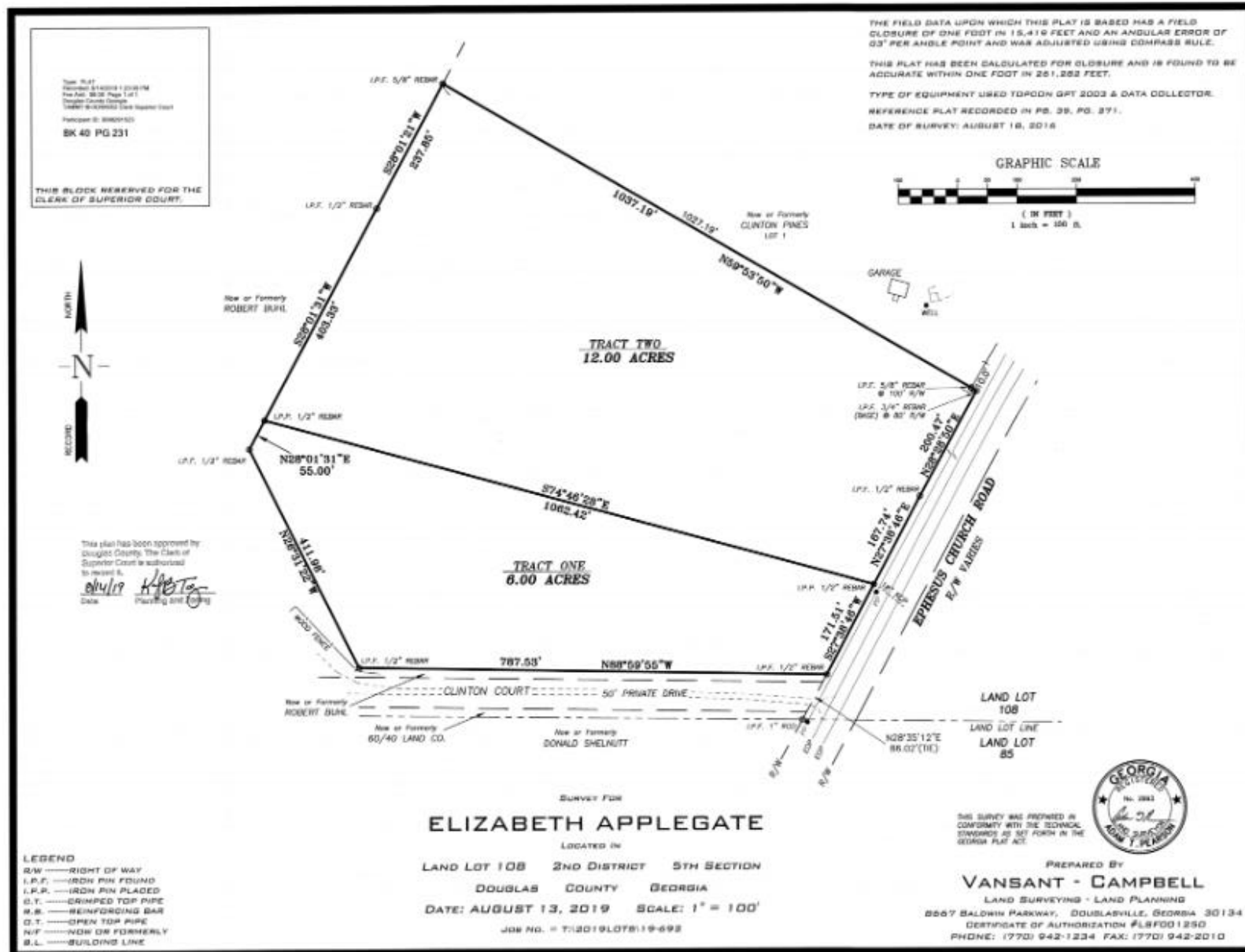
Low Altitude Map View



Topography Map View



Property Survey



The Process

The owner has set an offering price for the Property at \$189,000 (\$10,500 per acre). The Property can be assembled or sold independently. Building guidelines will be set forth if the Property is sold separately.

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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