



BURG ROAD

13.67 ACRES ON BURG ROAD
JENKINSBERG | BUTTS COUNTY, GA

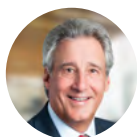
EXCLUSIVE OFFERING

Ackerman & Co.  PIONEER
LAND GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of Burg Road , a **13.67 Acre parcel of land on Burg Road in Jenkinsburg, 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 Ackerman & Co. and 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. Ackerman & Co. and 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

Ackerman & Co. and Pioneer Land Group are pleased to present 13.67 acres on Burg Road in Jenkinsburg, Georgia (the "Property").

Burg Road offers the following attributes:

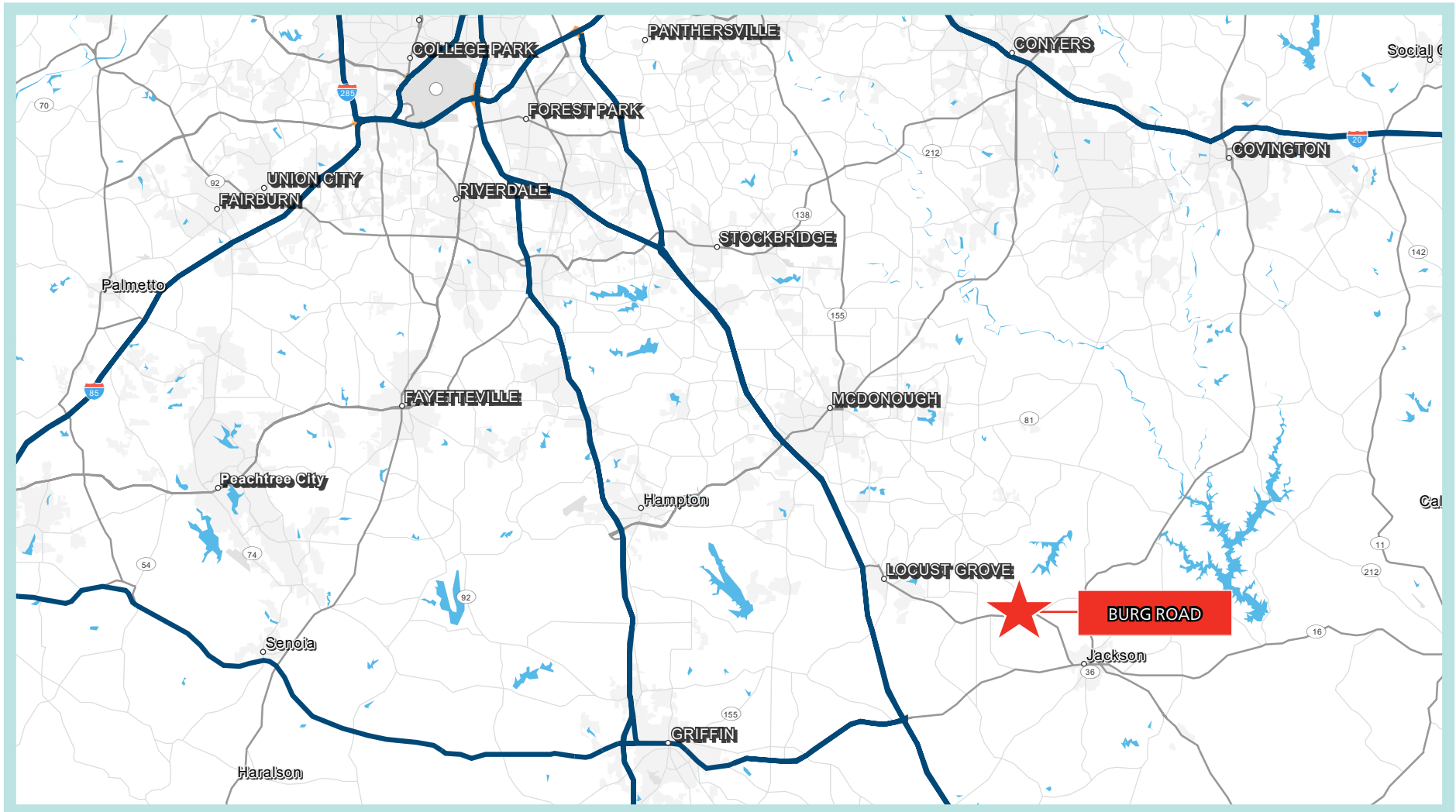
- Excellent access to Interstate 75, located approximately five miles from the site .
- Conveniently located a short distance from the City of Locust Grove which offers a growing selection of retail, dining, lodging and business opportunities.
- Tanger Outlets are located in Locust Grove which entails a wide variety of discount shopping and dining options.
- Property is currently zoned A-R in the City of Jenkinsburg.
- Almost 2,000 feet of paved road frontage.
- County water is on the property.

The balance of this Offering Memorandum provides detailed information on the Property and the market. Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.



The Property

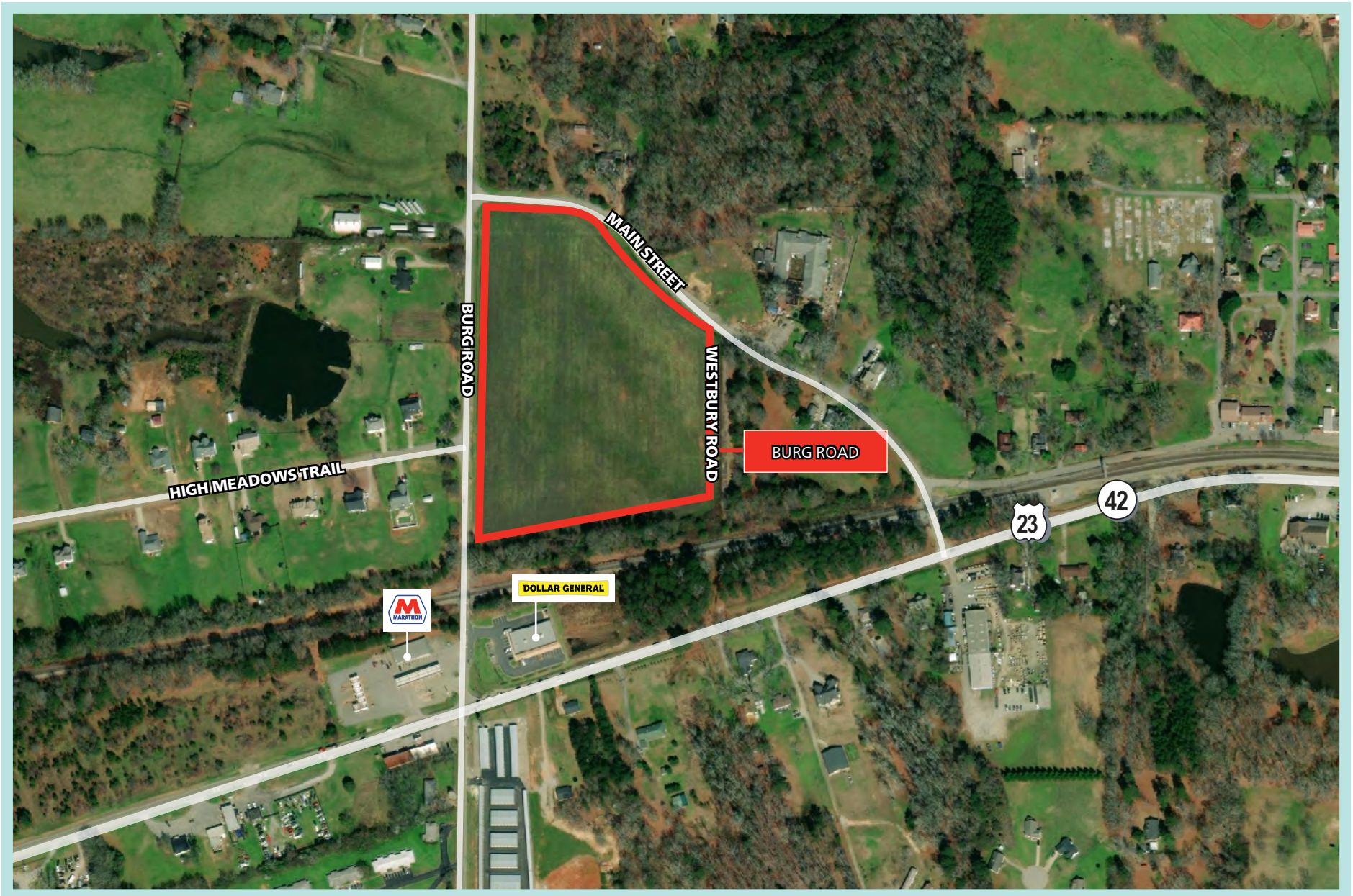
The Property is located at the intersection of Burg Road and Kudzu Street in Jenkinsburg, Georgia. The parcel number for the Property is as follows: E0010-004-000



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



ADDITIONAL DETAILS:

ZONING

Burg Road is zoned A-R in the City of Jenkinsburg, Georgia with the following requirements:

Minimum Lot Width:	200'
Minimum Front Setback:	100'
Minimum Side Setback:	30'
Minimum Rear Setback:	50'
Minimum Heated Floor Area:	1,500 SF



TOPOGRAPHY MAP



Proposal Requirements

The Owner is offering 13.67 acres for purchase at an offering price of \$150,000 or \$10,973 per acre.

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

- Purchase Price
- Earnest money
- Due diligence period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience.



Support Information

Below are files that are related to **Burg Road** and may be downloaded.* Click the links to open the files.



[GOOGLE EARTH KMZ FILE](#)



MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$300+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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