

OFFERING MEMORANDUM



5045 POOLE MILL ROAD

26.06 ACRES | 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 5045 Poole Mill Rd a 26 acre Parcel 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 Residential ("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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Tract 1
26.06 Acres + Home

Tract 2
28.27 Acres + Barn

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The Opportunity

Pioneer Residential is pleased to present 5045 Poole Mill Road, a 26.06 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- The Opportunity is zoned RA, Residential- Agriculture in Douglas County.
- The Site boasts 26 acres with a mix of timber– areas in pasture – a strong network of trails– spring fed creek– and multiple property improvements.
- The Property improvements include a 5,800 sqft custom built home. The home offers an entertainment/ event wing and an owners wing/ retreat. There are multiple gazebos overlooking pond– pasture– and a spring fed creek. While in operation the Site has hosted many weddings and entertainment events.
- The topography offers a rolling terrain with several additional building areas– multiple garden sites– and areas conducive to livestock and other recreational activity. The entire property is fenced.
- Mobley Creek runs through the Property and offers over 2,500' of water frontage. There are several sections of shoals and beach area.
- The Opportunity offers 52' of road frontage on Poole Mill Road. The Property is accessible through a 1,700' gravel drive.

Potential Use: Due to the above mentioned characteristics the Opportunity can service single family living– commercial use– recreational hobby– or agricultural use.







Utilities:

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

Distance to Key Landmarks:

Interstate 20: 4 Miles

Highway 5: 2.2 Miles

Clinton Nature Preserve: 4.4 Miles

Historic Downtown Douglasville: 8.7 Miles

Hartsfield-Jackson International Airport: 28.9 Miles

Schools:

Bill Arp Elementary School- ★★☆☆☆

Fairplay Middle School- ★★☆☆☆

Alexander High School- ★★☆☆☆

**school evaluation available at schooldigger.com*

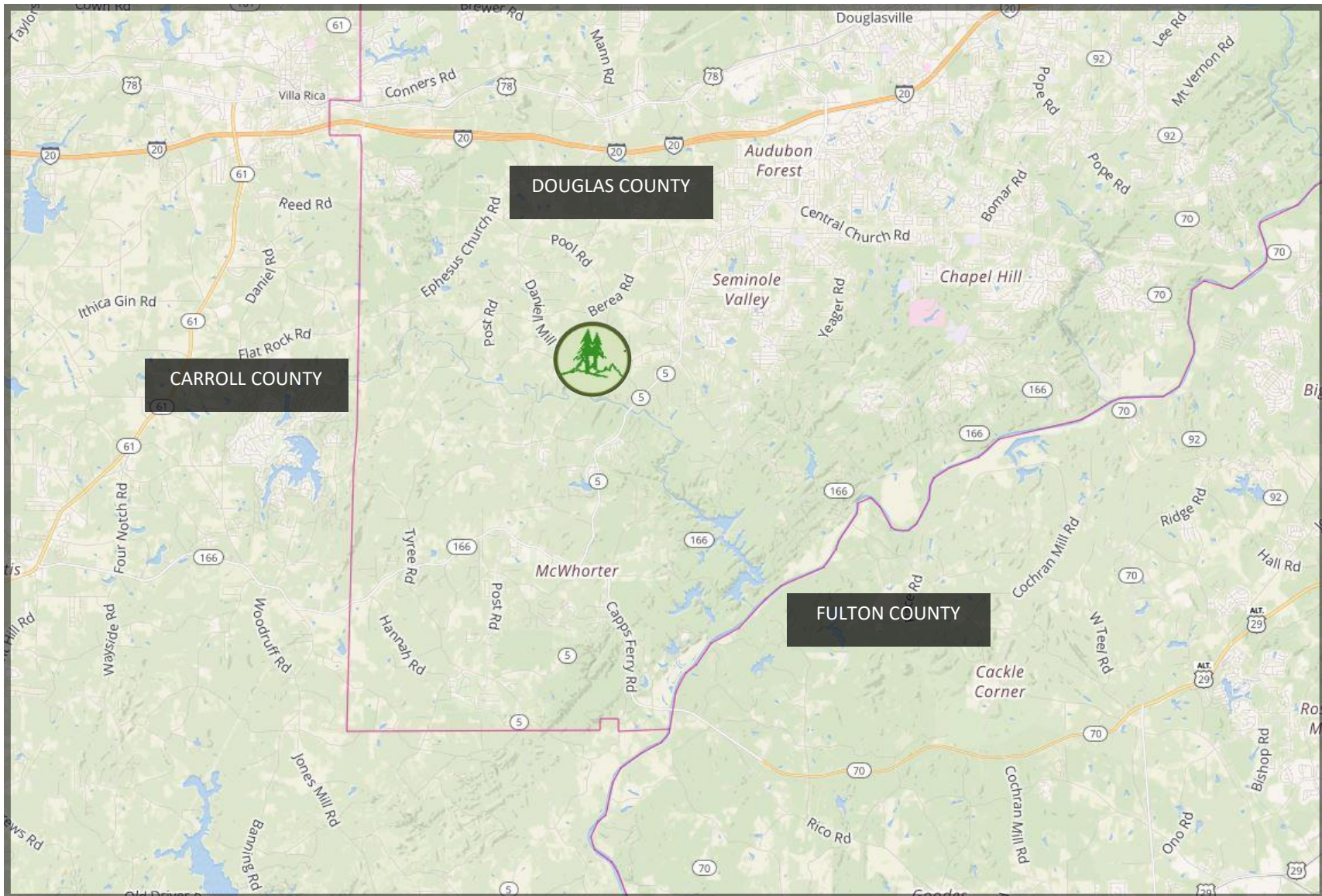
County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Douglas	00400250011	2019	\$1,358
Douglas	00400250011	2018	\$1,356
Douglas	00400250011	2017	\$1,438

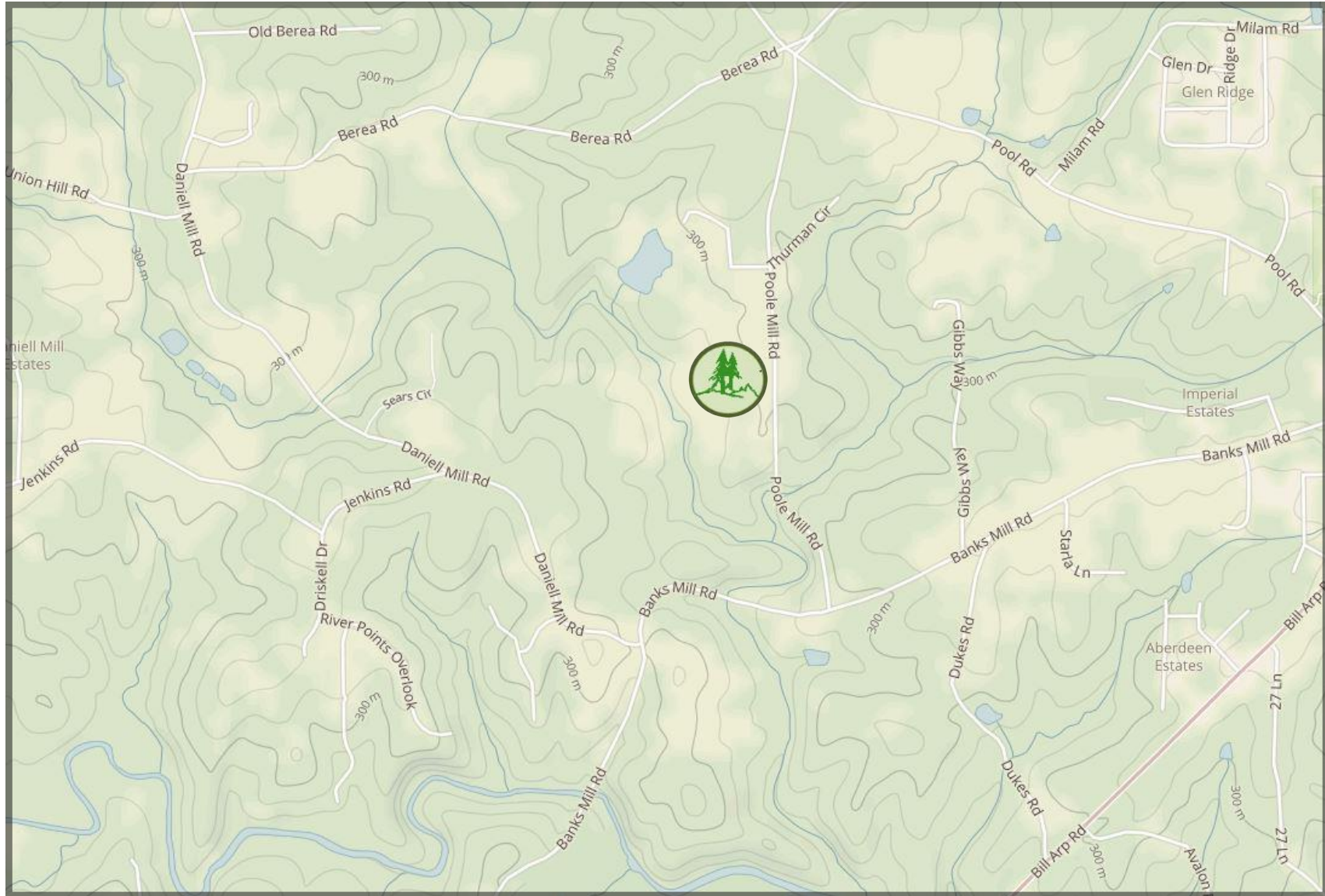


Location Overview

The Opportunity is located in the Dog River Basin and is located in the central west 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 Site is convenient to major corridors- commercial retail- and Interstate. The Property holds an address of **5045 Poole Mill Road Douglasville, GA.**



Terrain Map View



Low Altitude Map View



The Process

The owner has set an offering price for the Property at \$649,000 (\$24,904 per acre). An additional 28.27 Acres with site improvements is available for assemblage.

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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