

OFFERING MEMORANDUM

11.76 ACRES

VETERANS MEMORIAL HWY | DOUGLAS COUNTY | GEORGIA



Big B Rd

Big B



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the 11.76 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 an 11.76 acre parcel off Veterans Memorial Highway in Douglas County, Georgia. The Property offers the following attributes:

- The Opportunity presents two residential dwellings and the remnants of a car wash.
- The Property offers a total of 656' of road frontage on Veterans Memorial Highway which is a main gateway. US-78 E/ Veterans Memorial Hwy connects several populous cities.
- The Site appears to have a varying topography with road frontage being mostly level. Due to the lay it will appeal to different sources of development.
- The 2018 daily traffic count produced by the Georgia Department of Transportation (GDOT) shows the property offering a daily traffic count of 14,200 vehicles.
- The Opportunity is in close proximity to Interstate– rail– and plane.
- Due to the topography– characteristics– location– and road frontage this property accommodates commercial development or light industrial use.
- Parcel ID Number: 0825182A002
- Zoning: General Commercial with residential dwelling being legal with non conforming use due to property age. Improvements are “grandfathered in”.





Utilities:

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

Distance to Key Landmarks:

Historic Downtown Douglasville: 1.3 Miles

Interstate 20: 1.4 Miles

Arbor Place Mall: 3.4 Miles

Hartsfield-Jackson Atlanta International Airport: 24.8 Miles

Downtown Atlanta: 21.9 Miles

Schools:

Eastside Elementary School

Chestnut Log Middle School

Lithia Springs High School

County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Douglas	0825182A002	2018	\$3,543.00
Douglas	0825182A002	2017	\$3,406.00
Douglas	0825182A002	2016	\$2,859.00



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 residents. Total population for Douglas County is 136,379 with a projected population of 216,756 by 2025.

- 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 and services.
- The labor force for the Douglas County area totals 1,098,774. Top Employers include Silverline Windows– Wellstar Hospital– American Red Cross– and Google. Douglas County recently welcomed Switch– Stitch Fix– and Gordon Foods. Switch is a global tech company estimated to invest \$2.5 billion in Douglas County.
- In recent years, the historic downtown district and surrounding area have become a favorite backdrop for the film industry. In 1993 Douglas County government created a film commission to assist film location scouts.
- HWY 92 Widening Project: The project will turn SR Hwy 92 into three lanes, both directions, and 55 mph, for much of the way between Paulding and Douglas Counties.



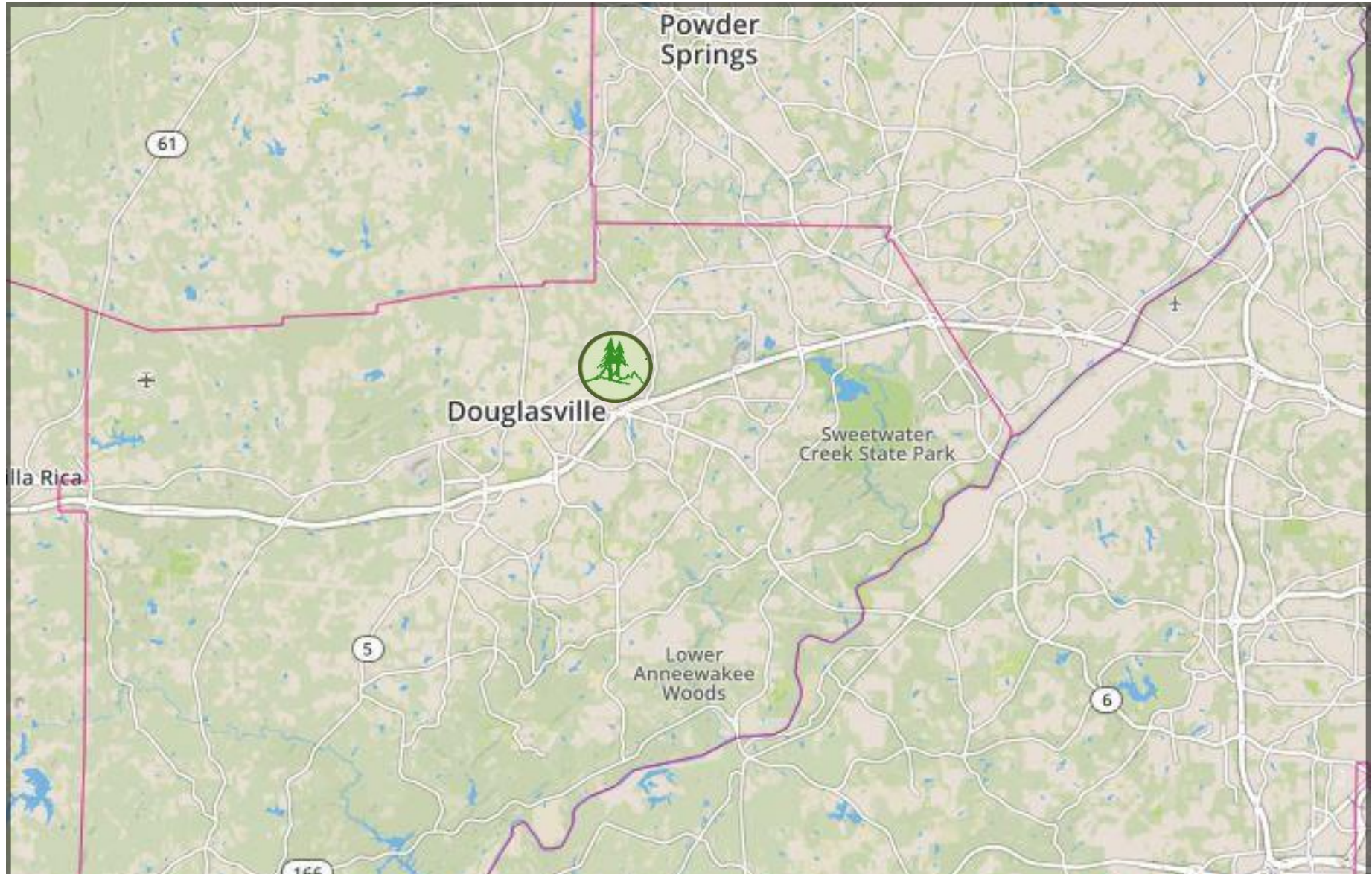
Click on the images for more information

The City of Douglasville has adopted a plan to revitalize the Downtown Area. The plan will offer a variety of incentives to small businesses and startup companies. If fully implemented, the plan will add nearly 1 million square feet of new development. The recommended improvements will cost around \$40 Million. * Click on the image for the full report *

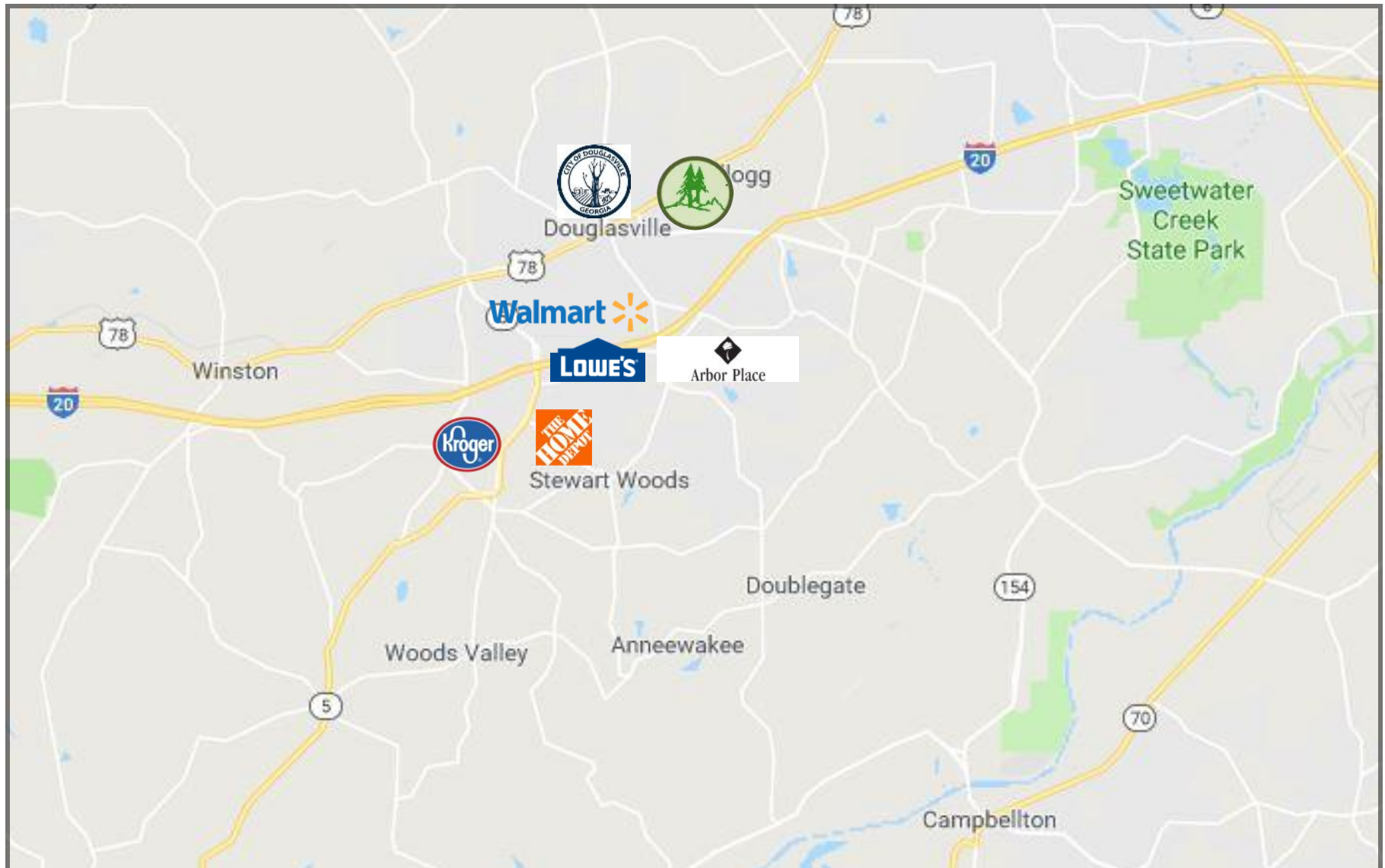


The Location

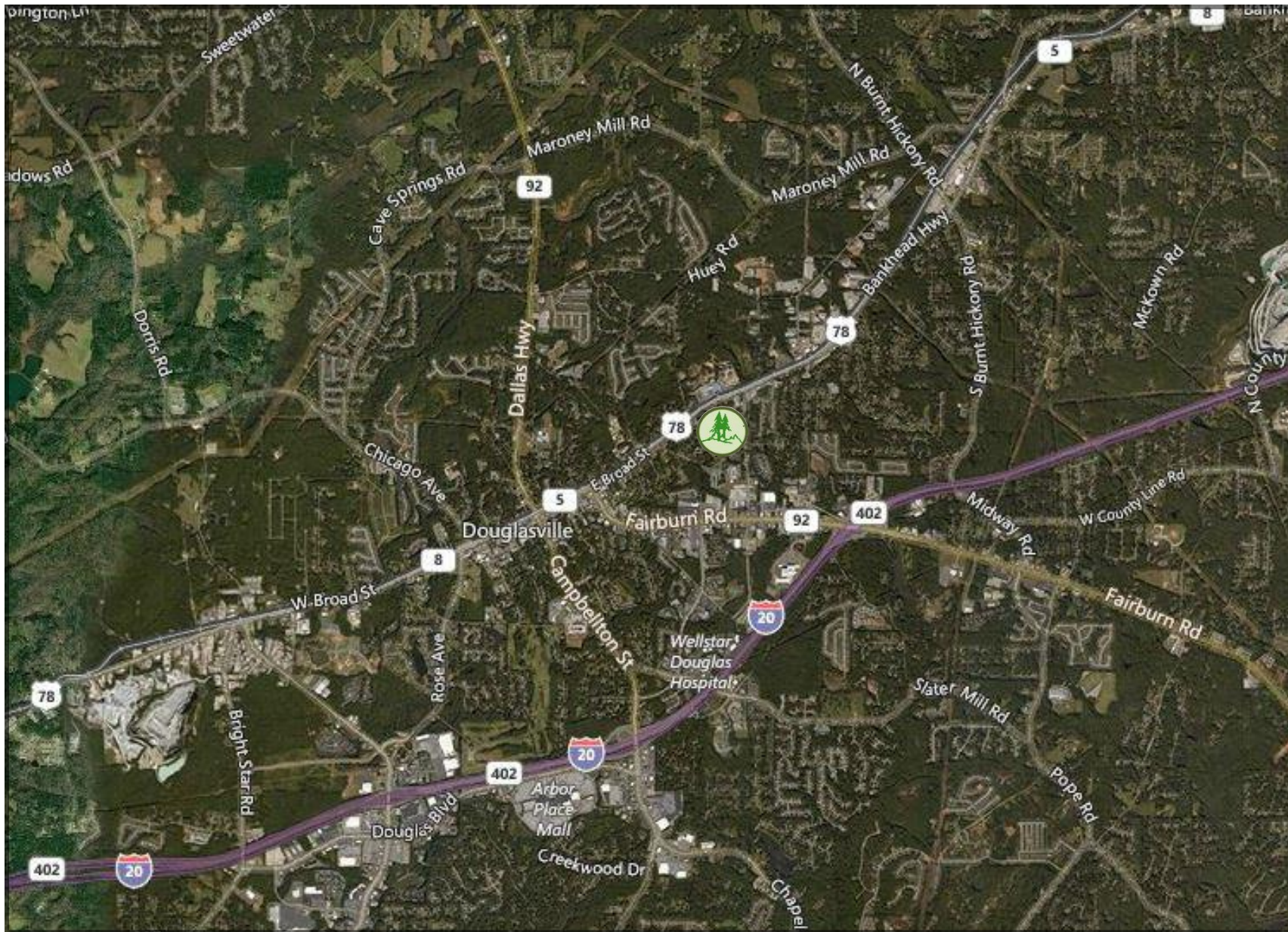
The Opportunity offers frontage on US-78/ Bankhead Highway. US-78 is a main corridor through the city connecting several populous counties. The site is approximately 1 mile East from The Downtown area. The property offers an address of 12057 Bankhead Highway/ Veterans Memorial Highway.



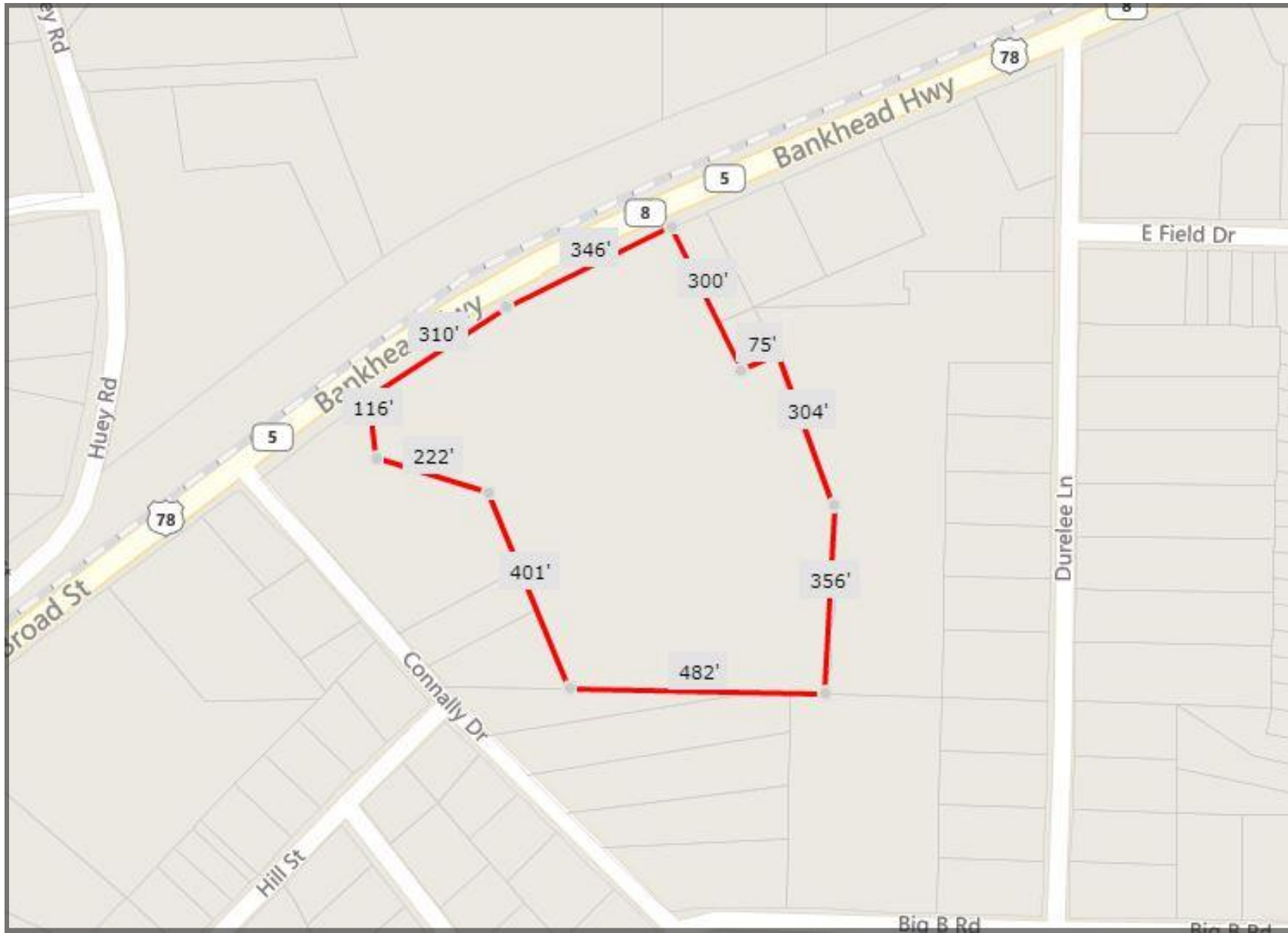
High Altitude Map View w/ Retail



High Altitude Map View



Low Altitude Map View– Site Dimensions



The Process

The owner has set an offering price for the Property at **\$539,000 (\$45,833 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 the listing agent.



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