

OFFERING MEMORANDUM

Tract 2
3.2 Acres

Tract 1
5.9 Acres

9.1 ACRES

PETERS ROAD | FULTON 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 9.1 Acres in Fulton 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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An aerial photograph of a large, irregularly shaped property outlined in red. The property is mostly cleared land with some sparse vegetation and a few small structures. It is surrounded by dense, mature trees. To the right of the property, there is a paved road and a small building with a swimming pool. The overall scene is a mix of natural forest and developed land.

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The Opportunity

Pioneer Land Group is pleased to present 0 Peters Road, a 9.1 acre parcel in Fulton County, Georgia. The Property offers the following attributes:

- The Opportunity is zone AG1, Agricultural in the City of South Fulton. The Parcel ID Number is 09F040200200047 & 09F040200200039
- The Property is divided into two separate land parcels- Tract 1 offers 5.9 Acres and Tract 2 offers 3.2 Acres.
- The Site offers 340' of road frontage on Peters Road and housed a residential improvement that has since burned. The Property is serviced by well- septic- gas- and electric. Public Water is available off of Peters Road if new owner desires connection.
- The topography is varying with majority of the tract offering level contours (please review the Topographic Map). The timber was clear cut five (5) years ago.
- The Site offers a well established road system with gravel lay. Mild vegetation is present on the road.
- The Opportunity is bounded by a tributary of Morning Creek. There is not any flood zoning on the Property.
- Due to the topography- characteristics- and location this Property accommodates residential- recreation- and agricultural use.





Utilities:

The Property is served by well (public water is accessible)– septic – electricity– and pipe gas. All utilities should be independently verified by prospective purchaser.

Distance to Key Landmarks:

Hartsfield-Jackson Atlanta International Airport: 10.9 Miles

Interstate 85: 3.2 Miles

Downtown Fairburn: 6 Miles

Downtown Atlanta: 21.5 Miles

Schools:

Oakley Elementary School

Bear Creek Middle School

Creekside High School

County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Fulton	09F040200200039	2018	\$930.00
	09F040200200047		
Fulton	09F040200200039	2017	\$890.00
	09F040200200047		
Fulton	09F040200200039	2016	\$891.00
	09F040200200047		



The Market

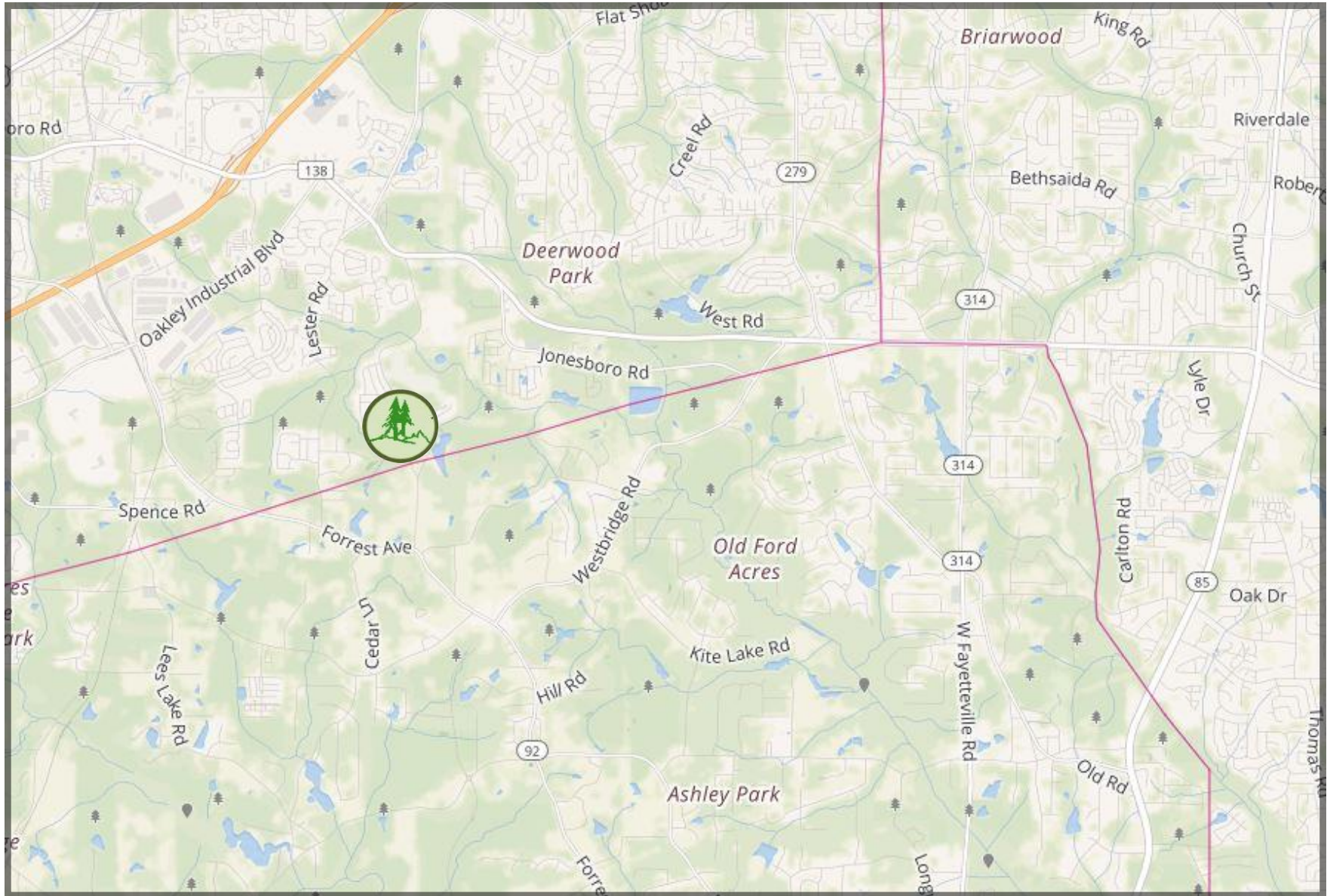
The Opportunity is located in the City of South Fulton. The area is a chartered city in Fulton County, Georgia. The community is rural with light residential and commercial development. The City is located south west of the populous cities of College Park & East Point. Hartsfield-Jackson Atlanta International Airport is located eleven (11) miles from the Opportunity. The Property lies minutes from Downtown Union City, Historic Fairburn, and under one (1) mile from the Fayette County line.

- Atlanta Metro Studios- One of Atlanta's premier purpose built sound stage complexes, is conveniently located just 10 minutes south of Hartsfield Jackson Airport. Consisting of 135,000sf of soundstages, 50,000sf of offices and 60,000sf of mill space and full production support, AMS is an ideal choice for all content production.
- Hartsfield-Jackson International Airport- The primary hub of Delta Air Lines, and is a focus city for low-cost carriers Frontier Airlines and Southwest Airlines. With just over 1,000 flights a day to 225 domestic and international destinations, the Delta hub is the world's largest airline hub.
- Home Sales by High School- Creekside
 - New Construction since 1Q2019- There has been 325 Single Family Detached units sold with an average sale price of \$247,606. There has been 130 Single Family Attached units sold with an average sale price of \$177,669.
 - Resale since 1Q2019- There has been 767 Single Family Detached units sold with an average sale price of \$203,924. There has been 146 Single Family Attached units sold with an average sale price of \$184,236.



** click on the images for more information **

Location Map



Topographic Map



Low Altitude Map– Tract 1



Low Altitude Map– Tract 2



The owner has set an offering price for the Property at **\$119,900 (\$13,176 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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