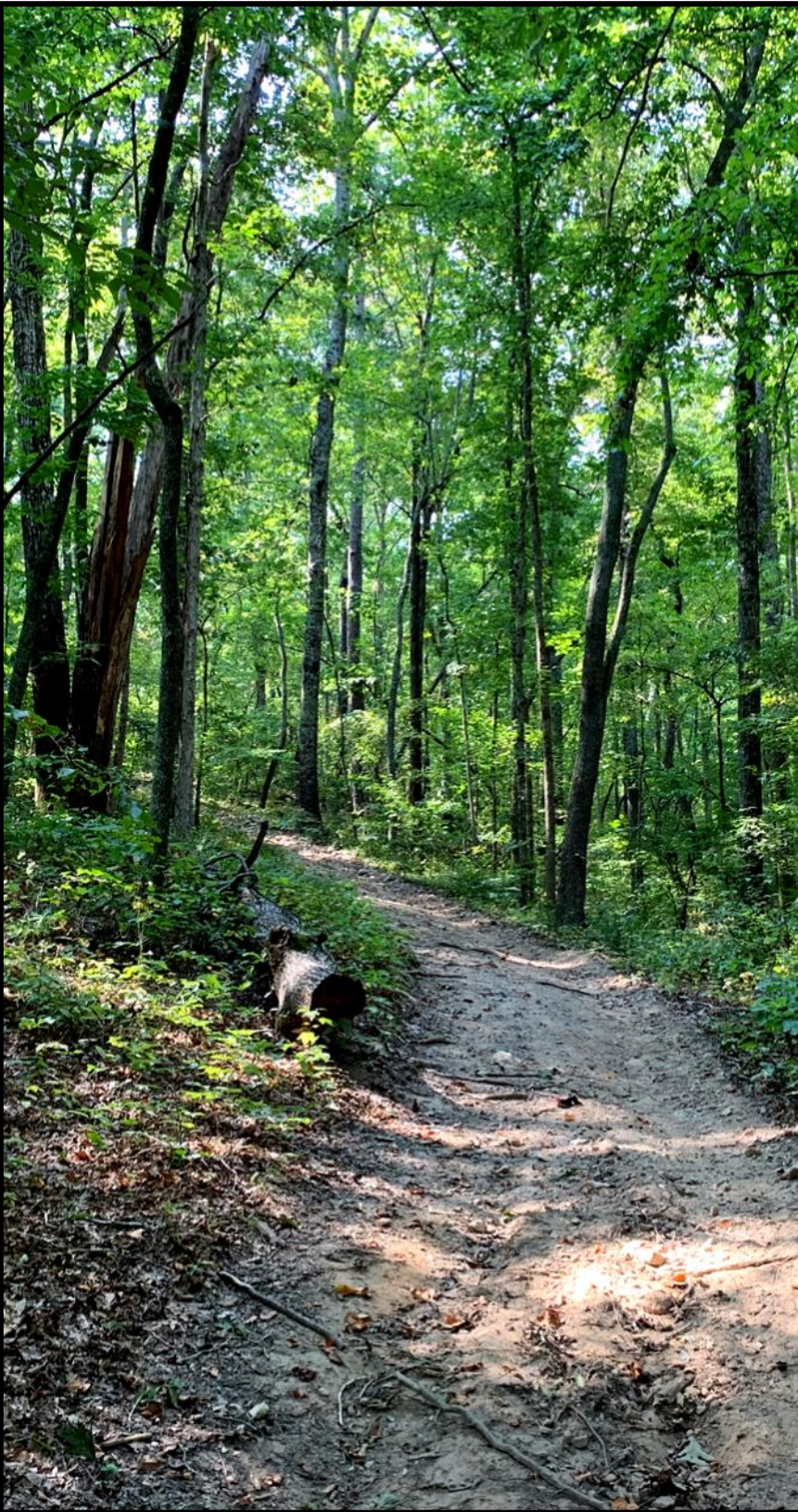


OFFERING MEMORANDUM

32.81 ACRES

0 NORTH HELTON 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 32.81 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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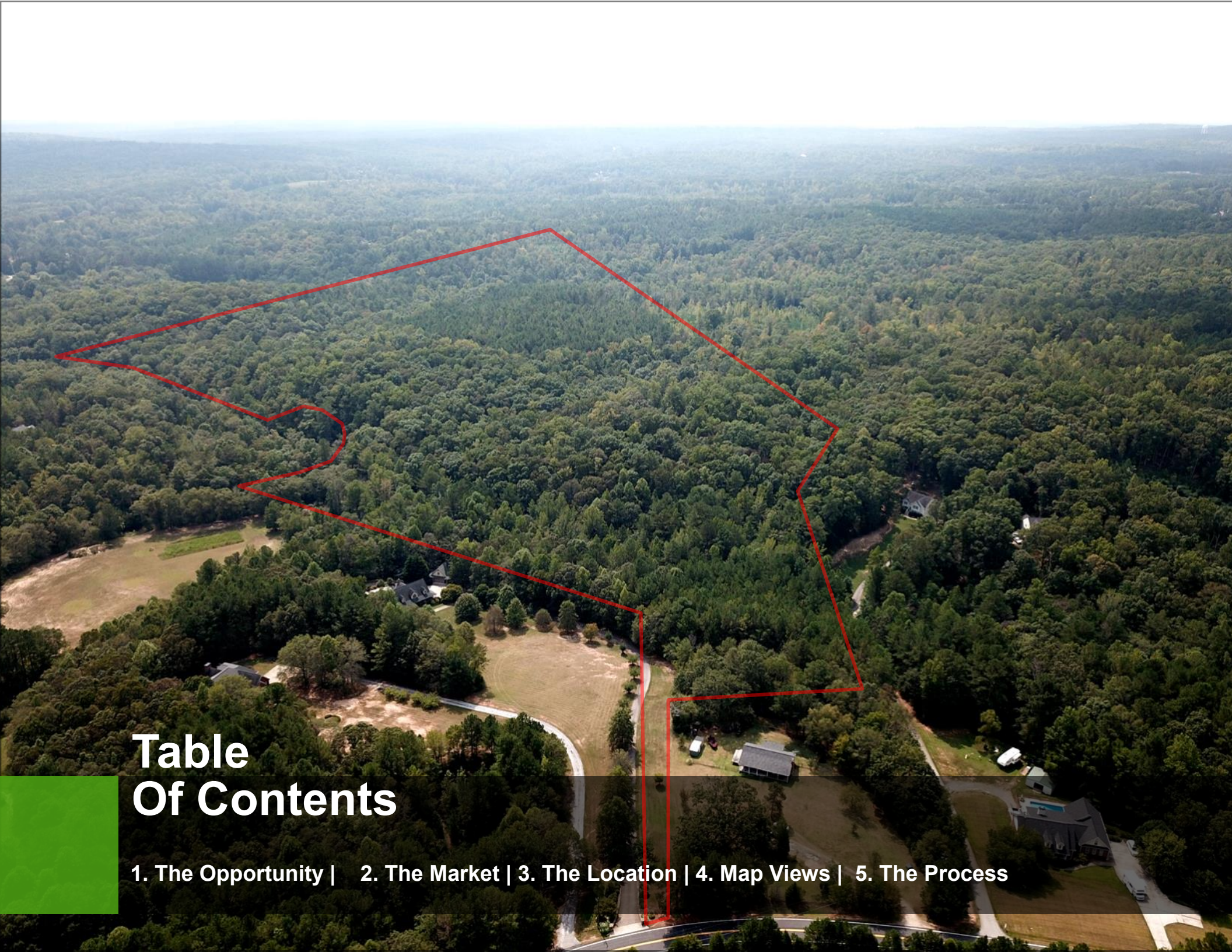


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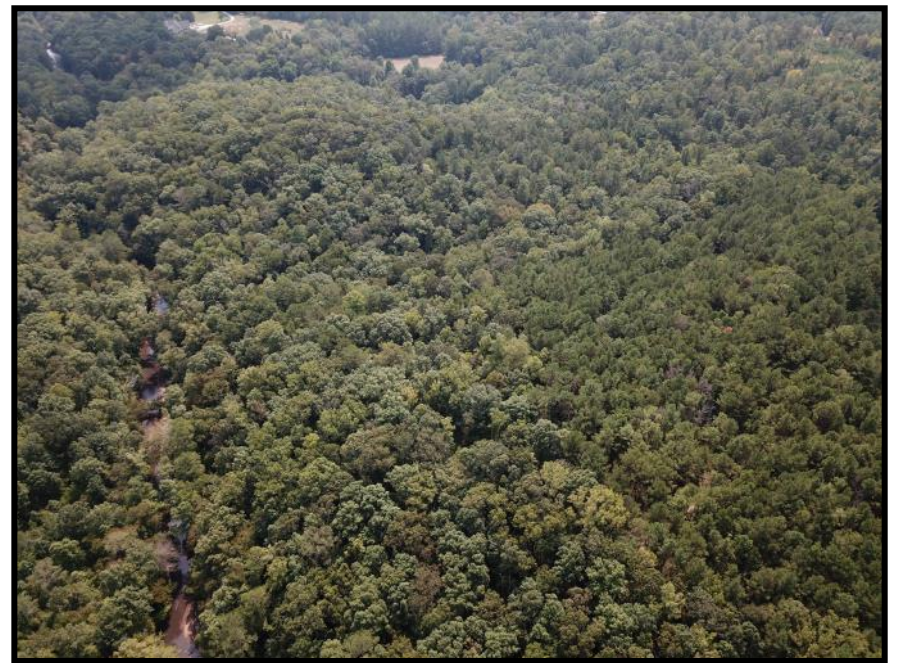
1. The Opportunity | 2. The Market | 3. The Location | 4. Map Views | 5. The Process

The Opportunity

Pioneer Land Group is pleased to present 0 North Helton Road, a 32.81 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- The Opportunity is zone RA, Residential– Agriculture in Douglas County.
- The Site offers a varying topography which includes several areas conducive to improvement. The Land provides a series of small streams and river frontage. A strong network of established trails run throughout the land. The site is in forest with minimum ground vegetation growth, making majority of the Tract navigable by foot. Mature hardwood and pine is noted throughout.
- The Property is bounded by the Dog River. The River is a 15.7 mile long river that rises south of Villa Rica in Carroll County and flows east into Douglas County.
- The Opportunity is located in the Dog River Basin. The basin is the primary drinking water source in Douglas County. The Board of Commissioners is committed to keeping the area from overdevelopment. Such commitment includes a 3-acre minimum lot size for newly developed residential properties, surface limitation on commercial properties, and no industrial zoning in the basin.
- Due to the topography– characteristics– and location this Property accommodates residential– recreation– and agricultural use.
- Parcel ID Number: 00210250007





Utilities:

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

Distance to Key Landmarks:

Interstate 20: 4.4 Miles

Clinton Nature Preserve: 3.8

Foxhall Resort: 8.9 Miles

Historic Downtown Douglasville: 10.1 Miles

Hartsfield-Jackson Atlanta International Airport: 33 Miles

Schools:

South Douglas Elementary School - ★★★★★

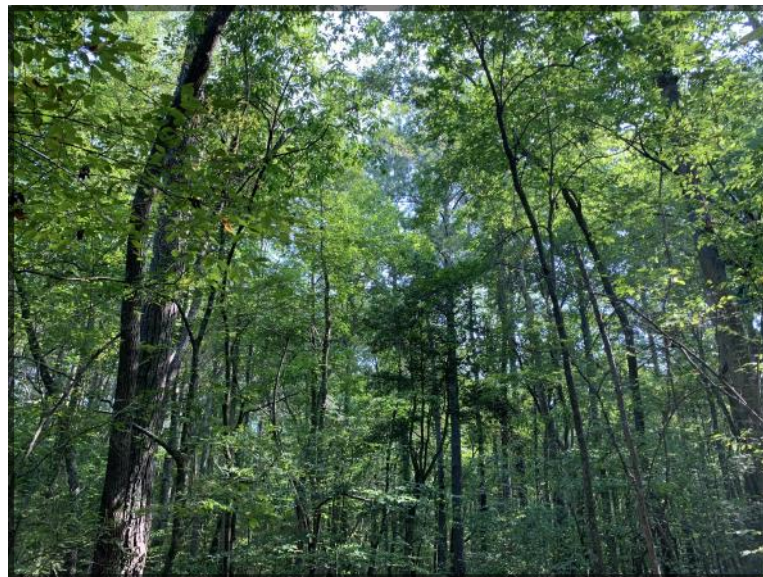
Fairplay Middle School- ★★★★★

Alexander High School- ★★★★★

**school evaluation provided by schooldigger.com*

County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Douglas	00210250007	2018	\$1,660.00
Douglas	00210250007	2017	\$1,692.00
Douglas	00210250007	2016	\$903.00



The Market

Winston is an unincorporated community in southwestern Douglas County, Georgia. The community is rural with light residential and commercial development. Winston is in close proximity to several populous cities.

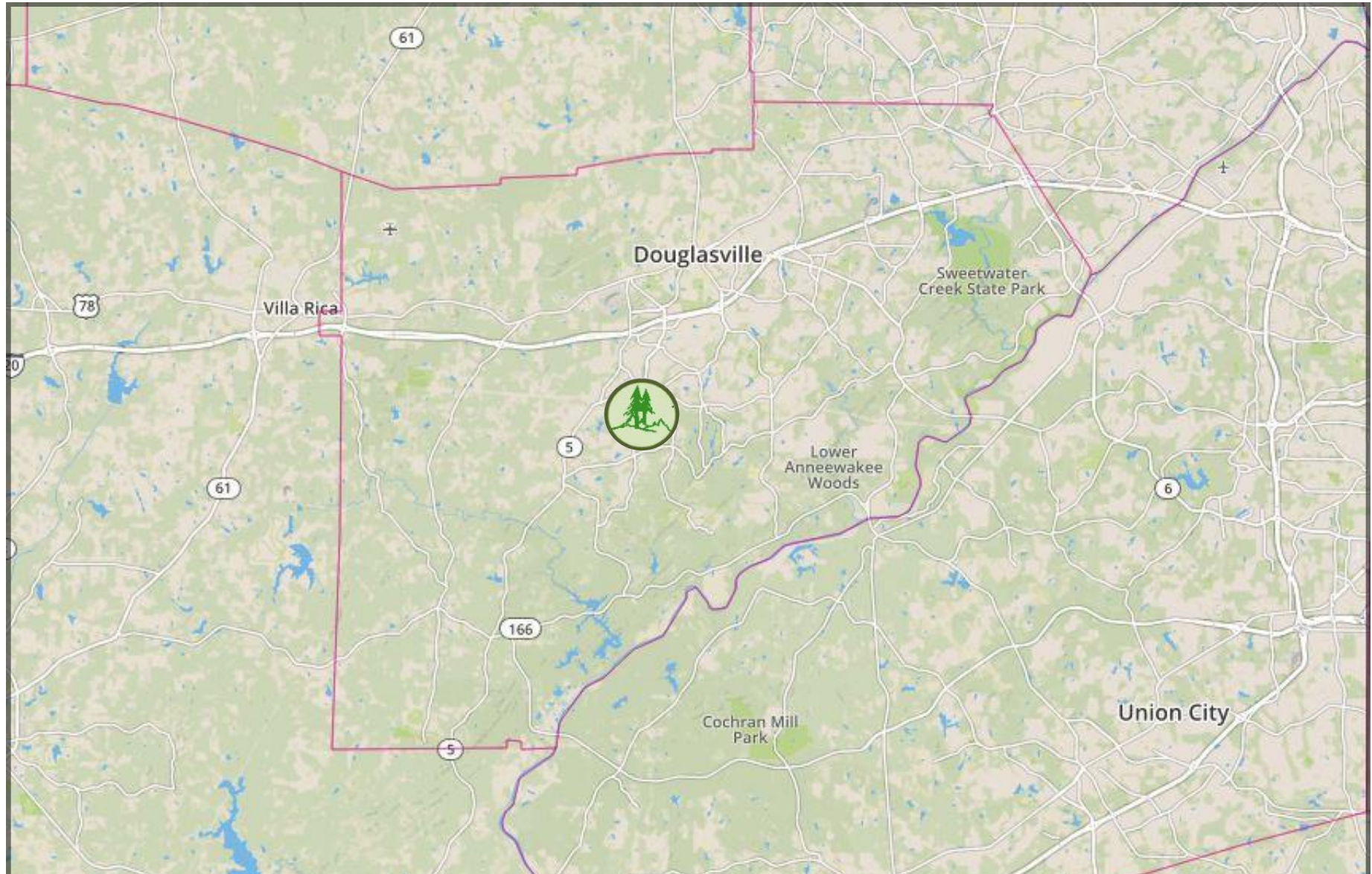
- Downtown Douglasville- It is a nationally designated main Street city and is listed on the National Register of Historic Places. The downtown area offers local restaurants– boutiques– businesses- conference center– and a multi level parking deck.
- Arbor Place Mall– The only regional mall directly 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/ services with 6,000 + parking spaces.
- Foxhall Resort– A celebrated estate on 1,100 acres of sprawling Georgia countryside. A playground of luxe lodging, farm– to– table cuisine, and year round outdoor pursuits.
- Home Sales by High School– Alexander
 - New Construction since 1Q2019– There has been 18 units sold with an average sale price of \$318,806.
 - Resale since 1Q2019– There has been 308 sold units with an average sale price of \$206,182.



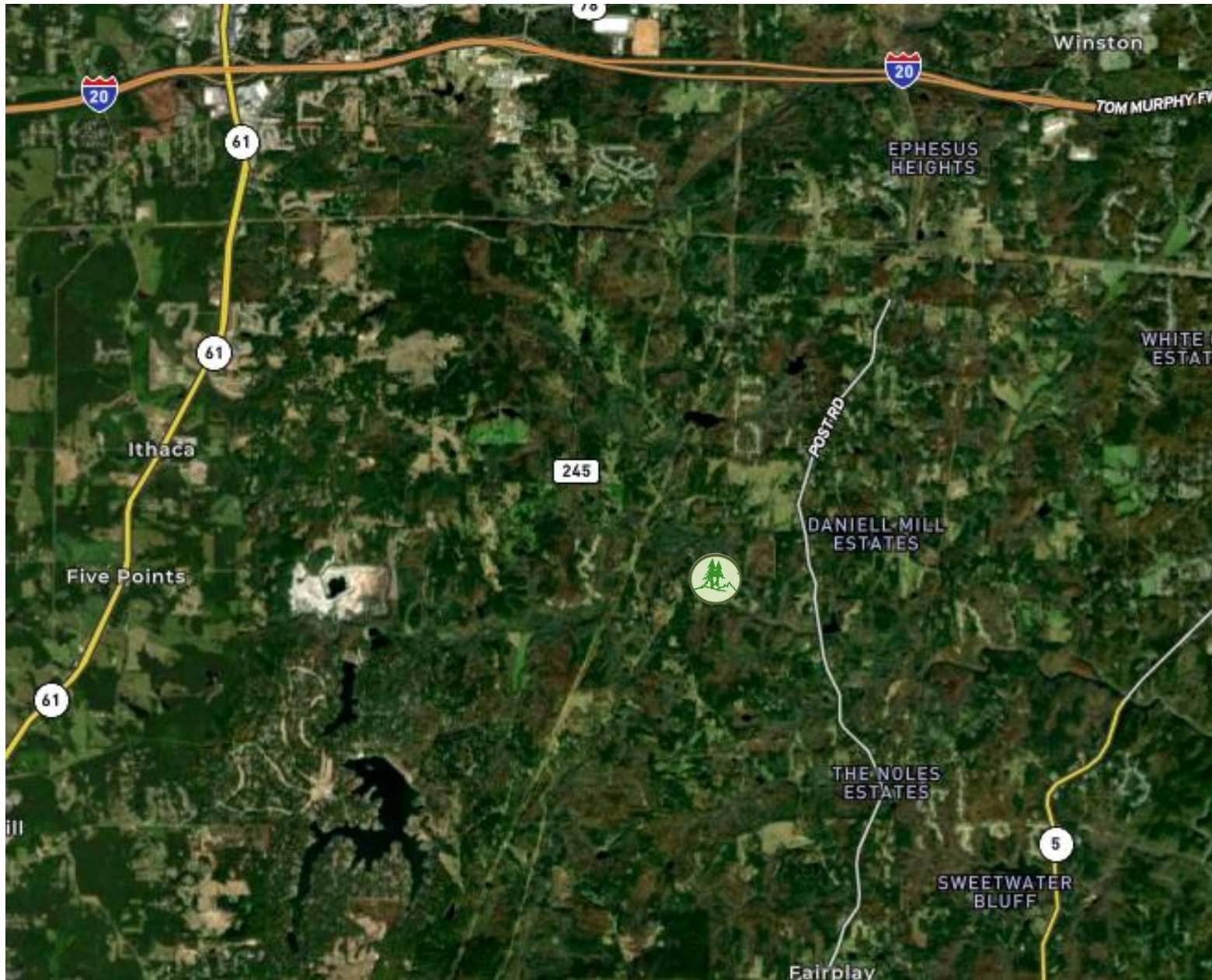
** click on the images for more information **

The Location

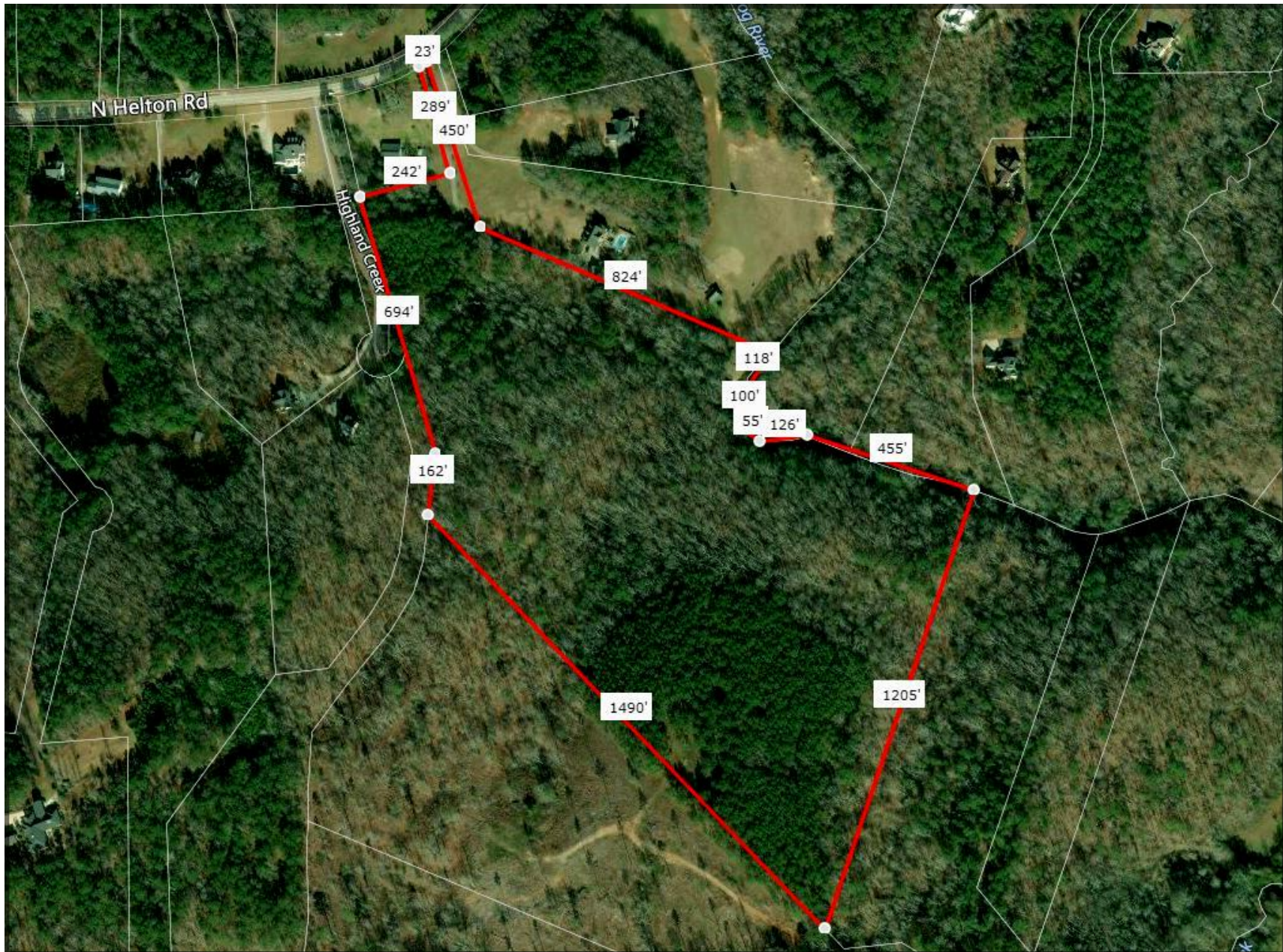
The Opportunity is located in the southwestern section of Douglas County, GA. The site is approximately 1 mile west of Post Road and 0.3 miles east of Liberty Road. Both road systems provide access to Interstate-20. The neighboring address is 5196 North Helton Road.



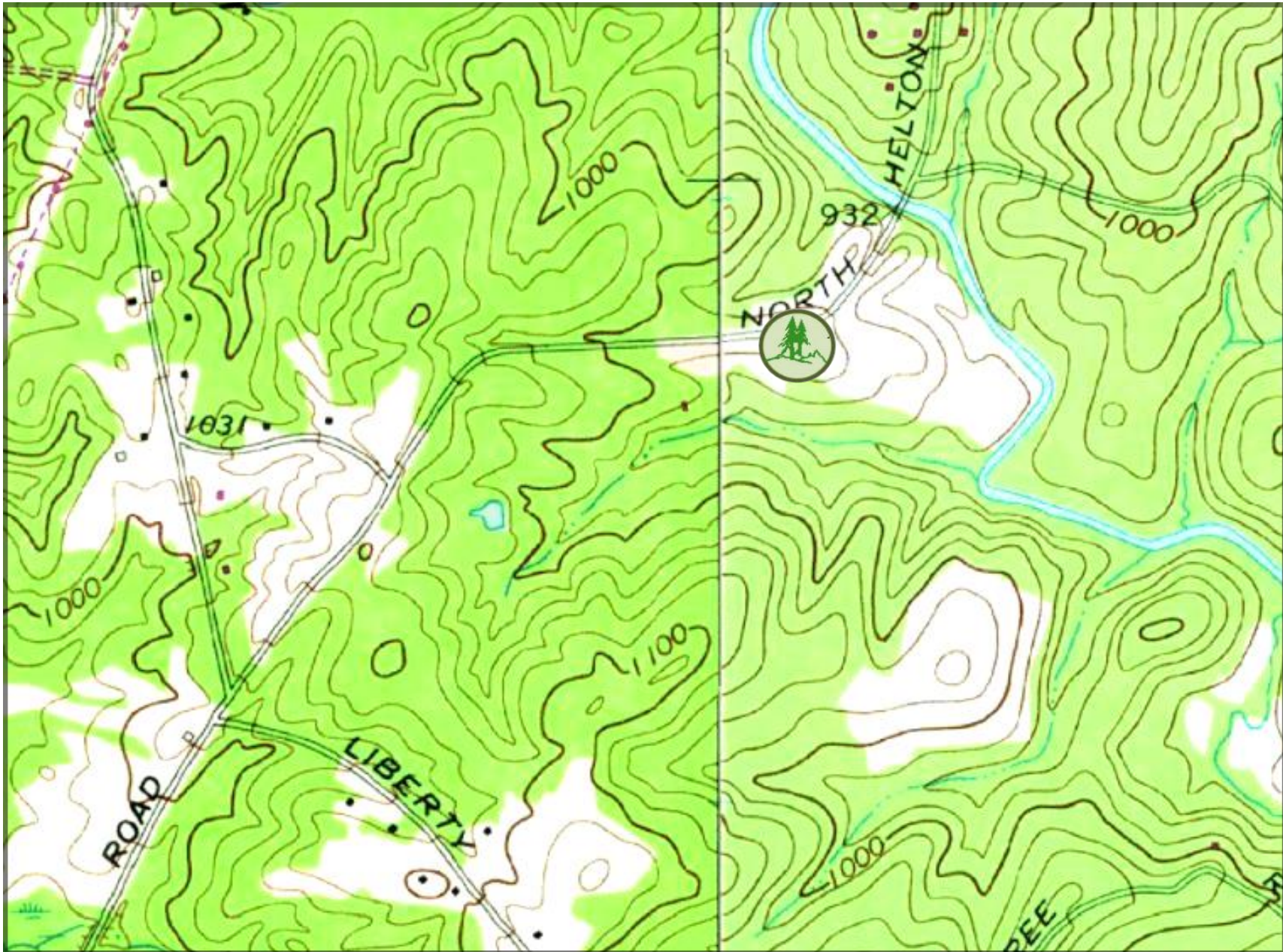
High Altitude Map View



Low Altitude Map View– Site Dimensions



Topography Map



The Process

The owner has set an offering price for the Property at \$246,075 (\$7,500 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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