

OFFERING MEMORANDUM



72.2 ACRES

TYREE 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 72 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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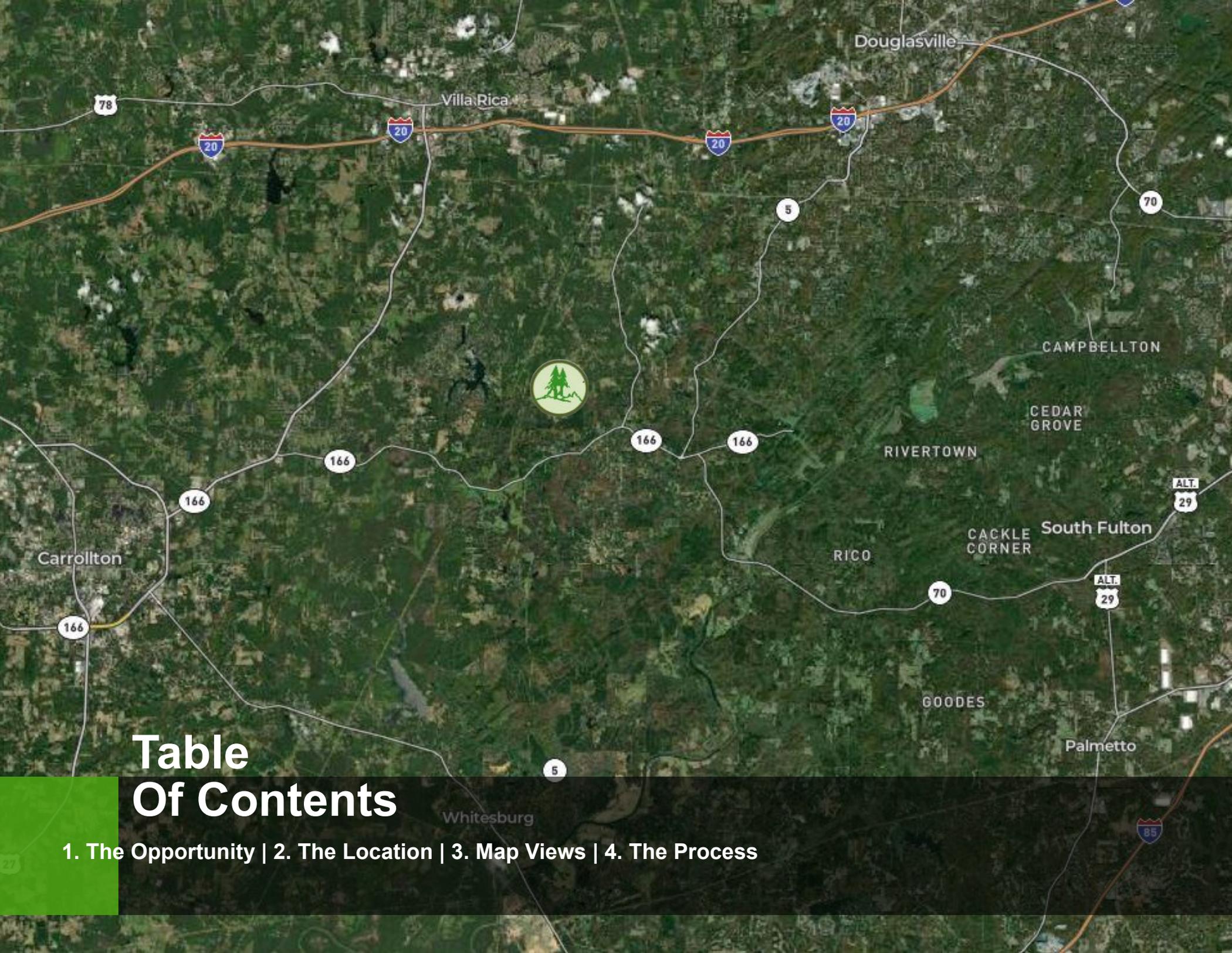


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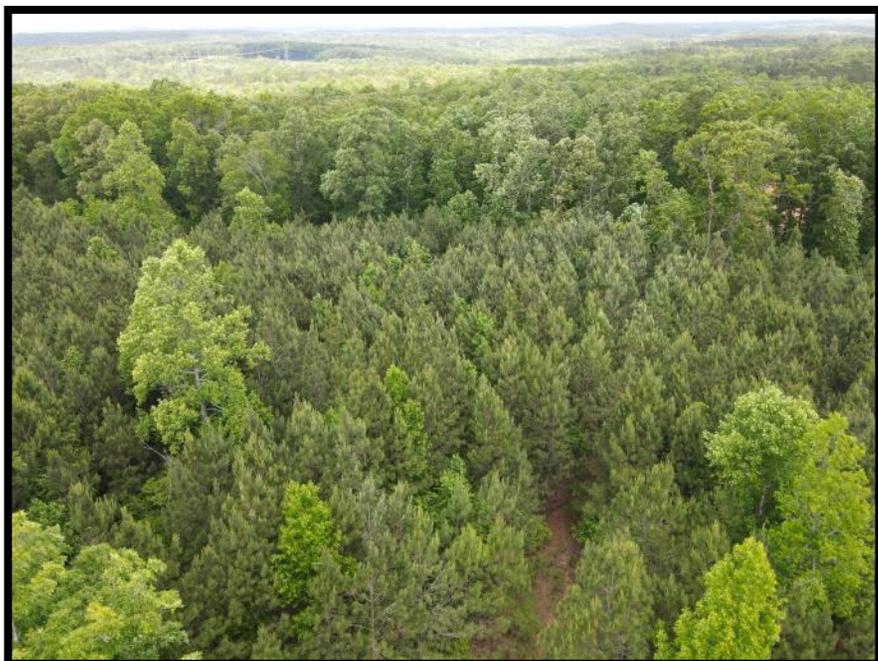
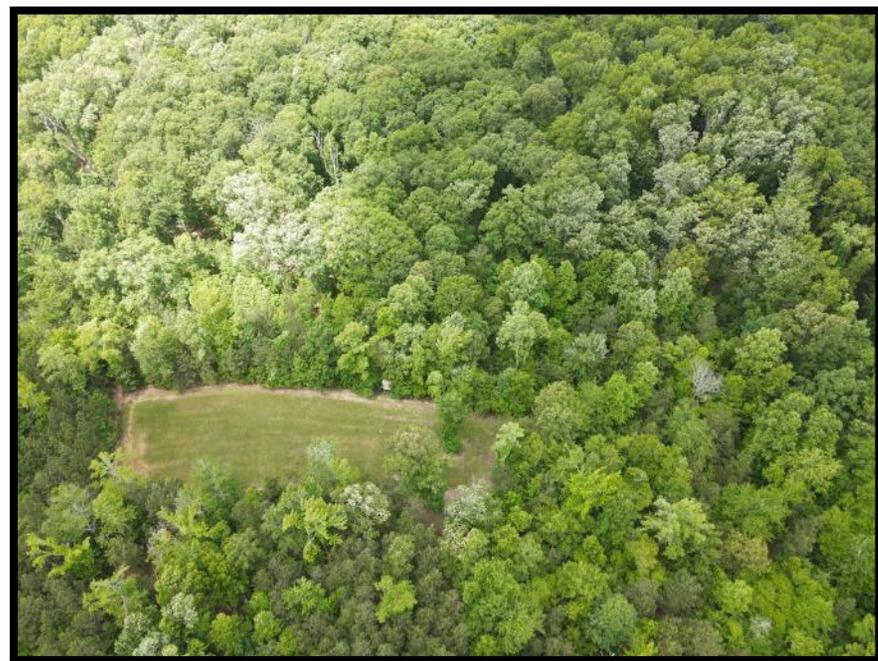
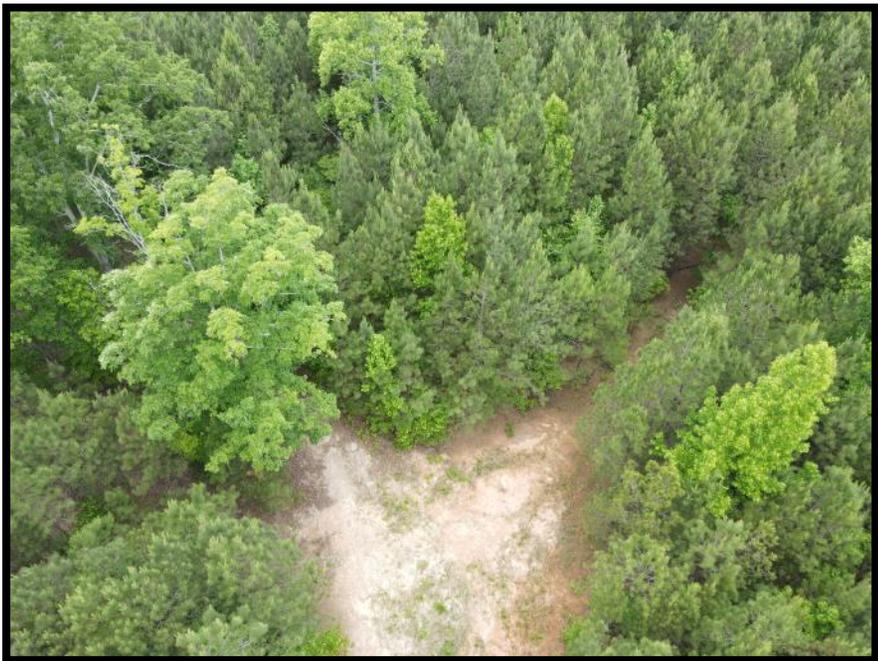
1. The Opportunity | 2. The Location | 3. Map Views | 4. The Process

The Opportunity

Pioneer Land Group is pleased to present Tyree Road, a 72.2 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- The Opportunity is zoned R-A, Residential Agricultural and is currently in a conservation program with Douglas County. The program was entered into in 2016 and is set to expire in 2025. Ask the Listing Agent for the County Conservation policies and regulations.
- The site presents mature hardwoods with some areas of pine. Bluff Creek runs the rear of the tract. The creek is spring fed and provides a year round flow.
- The Site offers 794' of frontage on Tyree Road. Tyree Road is county maintained road that intersects major corridors in the county.
- The strong network of trails will accommodate full sized vehicles. Several areas are open as they were used as hunting fields/ food plots. Due to the position of said fields they would make for a great location to build a home.
- The Land offers a topographic lay that can service single family development– recreational use– and investment.





Utilities:

The Property is served by public water and electricity. All utilities should be independently verified by prospective purchaser.

Distance to Key Landmarks:

Hartsfield-Jackson Atlanta International Airport: 31.8 Miles

Interstate 20: 6.9 Miles

Clinton Nature Preserve: 6.4 Miles

Historic Downtown Douglasville: 12.8 Miles

Historic Downtown Villa Rica: 8.3 Miles

Schools:

South Douglas Elementary School- ★★☆☆☆

Fairplay Middle School- ★★☆☆☆

Alexander High School- ★★☆☆☆

**Ranking 's obtained through schooldigger.com*

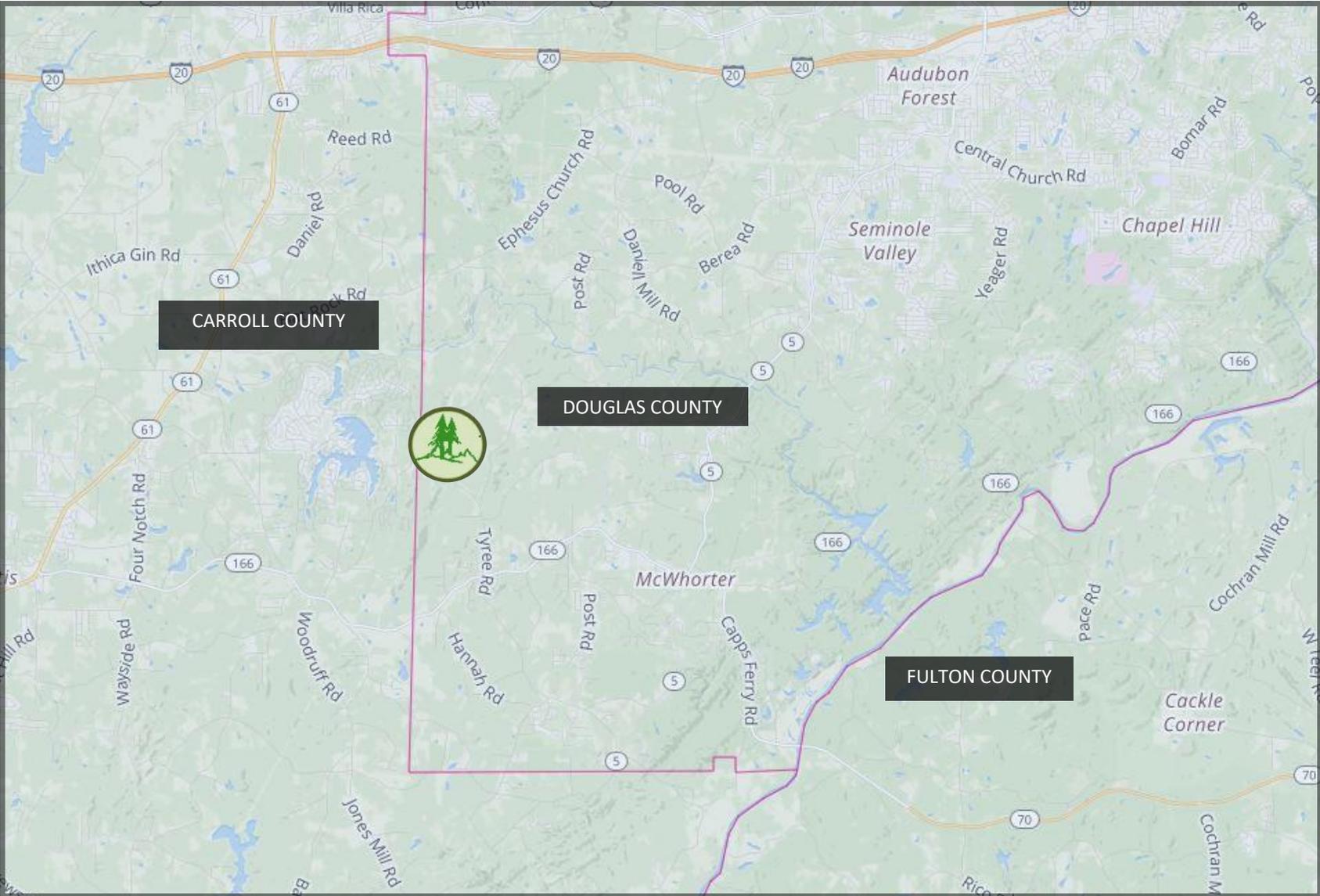
County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Douglas	01910350009	2019	\$591.00
Douglas	01080250012	2018	\$578.00
Douglas	01080250012	2017	\$572.00



Location Overview

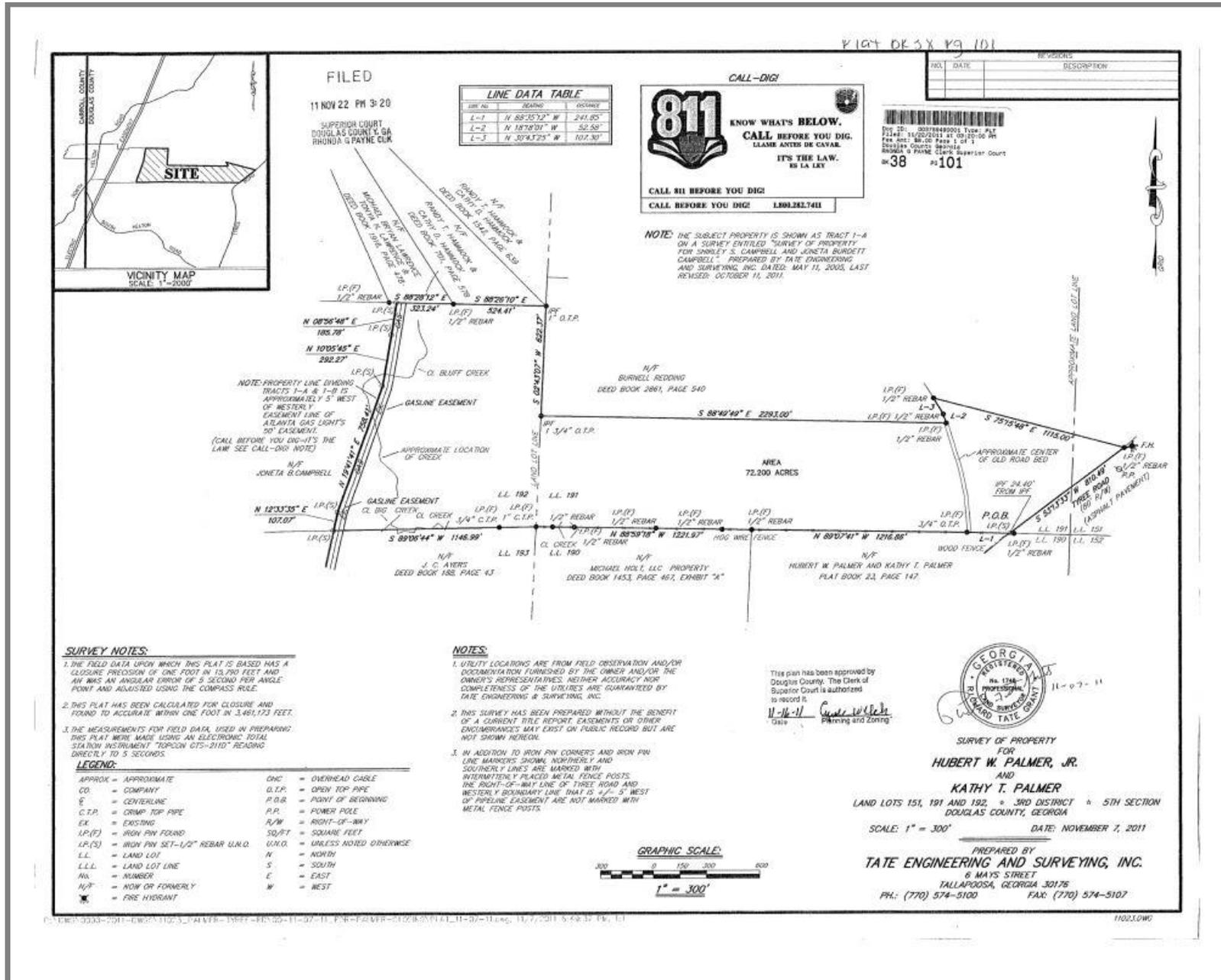
The Opportunity is located in the unincorporated community of Winston. The area is in the southwestern section of Douglas County, Georgia. The city of Winston provides a rural setting with commercial and industrial restrictions. Such ordinances and restrictions are in place to preserve the current setting. The Winston area is also districted for the best performing school's in the county. The neighboring Property address is 6125 Tyree Road Winston, GA.



Low Altitude Map View



Property Survey



The Process

The owner has set an offering price for the Property at \$541,500 (\$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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