

A photograph of a small waterfall in a forest. The water is cascading over several tiers of dark, moss-covered rocks. The surrounding area is lush with green foliage and trees, creating a serene and natural setting. The waterfall is the central focus of the image, with water flowing from the top right towards the bottom left.

OFFERING MEMORANDUM

8.47 ACRES

3770 ANNEWAKEE 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 8.47 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:



Chris Rentz

Office: (770) 225-0718

Fax: (770) 225-0718

Cell: (404) 702-7193

E-Mail: crentz@pioneerlandga.com



Kyle Gable

Office: (770) 225-0718

Fax: (770) 225-0718

Cell: (404) 867-3332

E-Mail: kgable@pioneerlandga.com



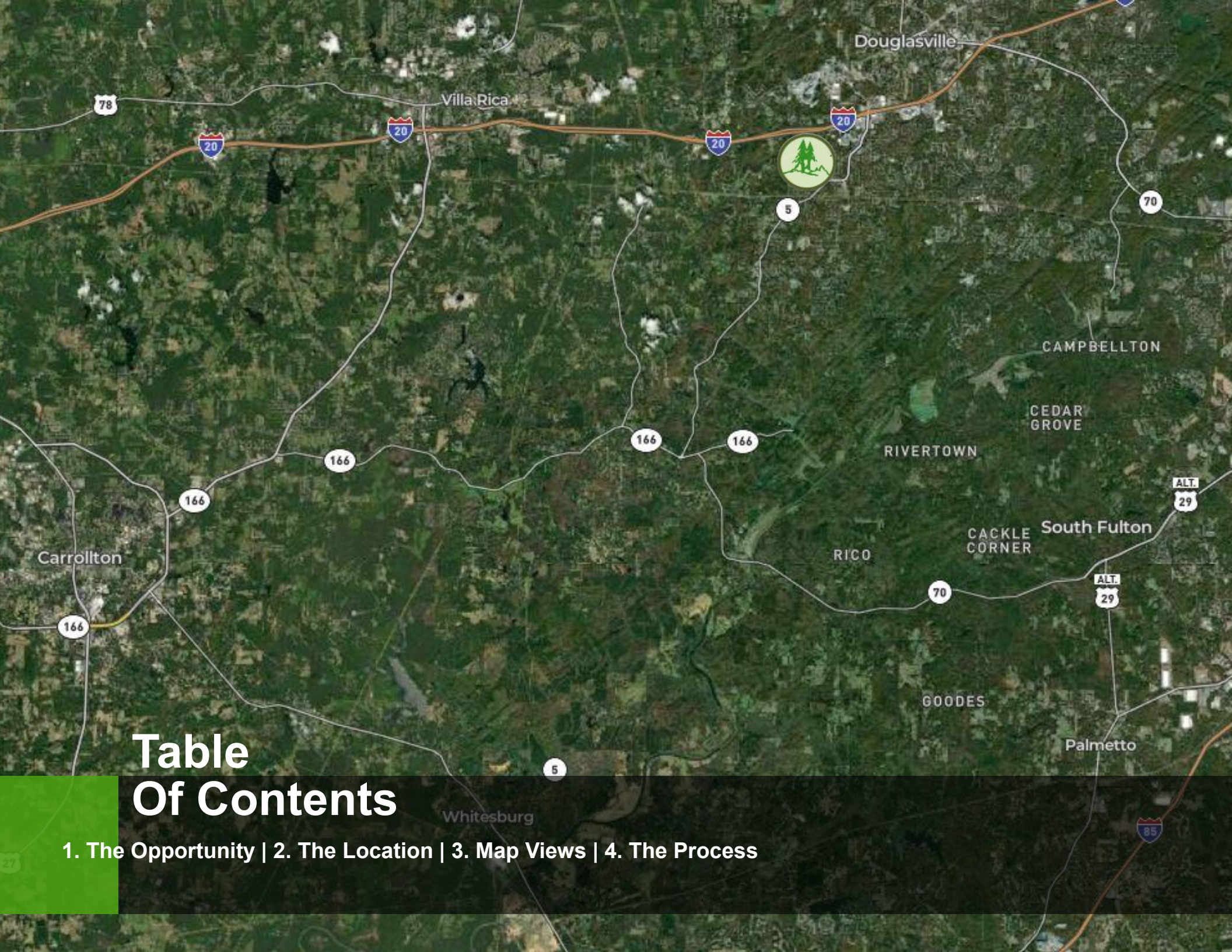


Table Of Contents

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

The Opportunity

Pioneer Land Group is pleased to present Anneewakee Rd, a 8.47 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- The Opportunity is zoned R– LD, Residential Low Density.
- The site offers varying contours with a level lay through the middle section. The Land has a variety of timber at different maturity levels. The trees consist of different species of hardwood and pines. A beautiful spring fed creek runs through the property with a section of falls. The back portion of the property offers scenic views of Barney Lake.
- The Site offers 736' of frontage on Anneewakee Road. The Road is county maintained and connects the major corridors of Highway 92 and Chapel Hill Road.
- The Site is easy to navigate by foot with minimal fallen timber and ground vegetation. Strong game trails are present throughout.
- There is a variety of single family detached housing off this section of Anneewakee Road. The Neighboring houses are all established estates that would easily sale for over \$450,000 in value.
- The Land offers a topographic lay that can service single family development– recreational use– and investment opportunity.





Utilities:

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

Distance to Key Landmarks:

Hartsfield-Jackson Atlanta International Airport: 18.7 Miles

Interstate 20: 5.8 Miles

Arbor Place Mall: 6.1 Miles

Historic Downtown Douglasville: 6.9 Miles

Boundary Waters Aquatic center: 4.9 Miles

Schools:

Factory Shoals Elementary School-

Brighten Academy-

New Manchester High School-

**Ranking 's obtained through schooldigger.com*

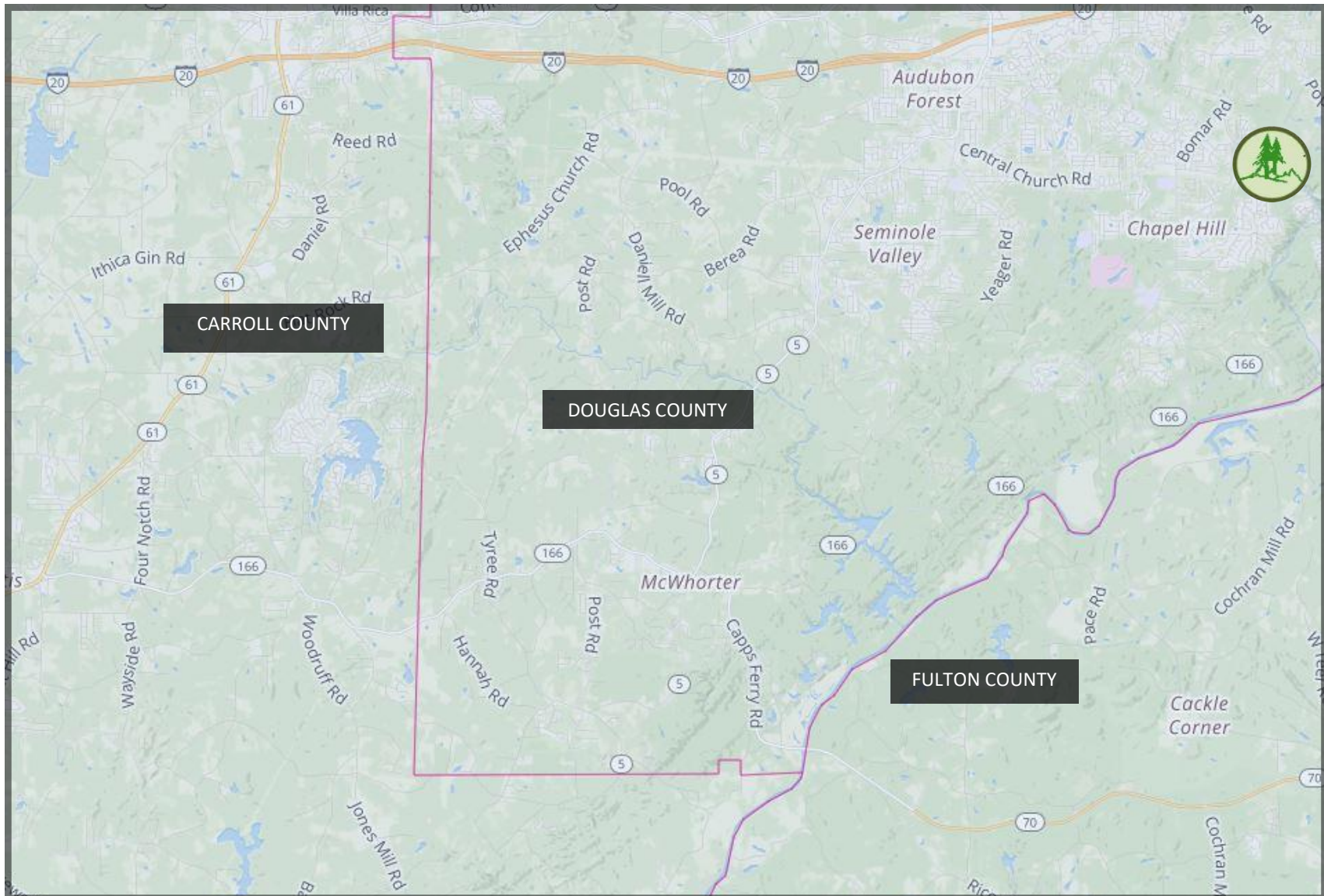
County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Douglas	01120150062	2021	\$1,114
Douglas	01120150062	2020	\$1,133
Douglas	01120150062	2019	\$1,058



Location Overview

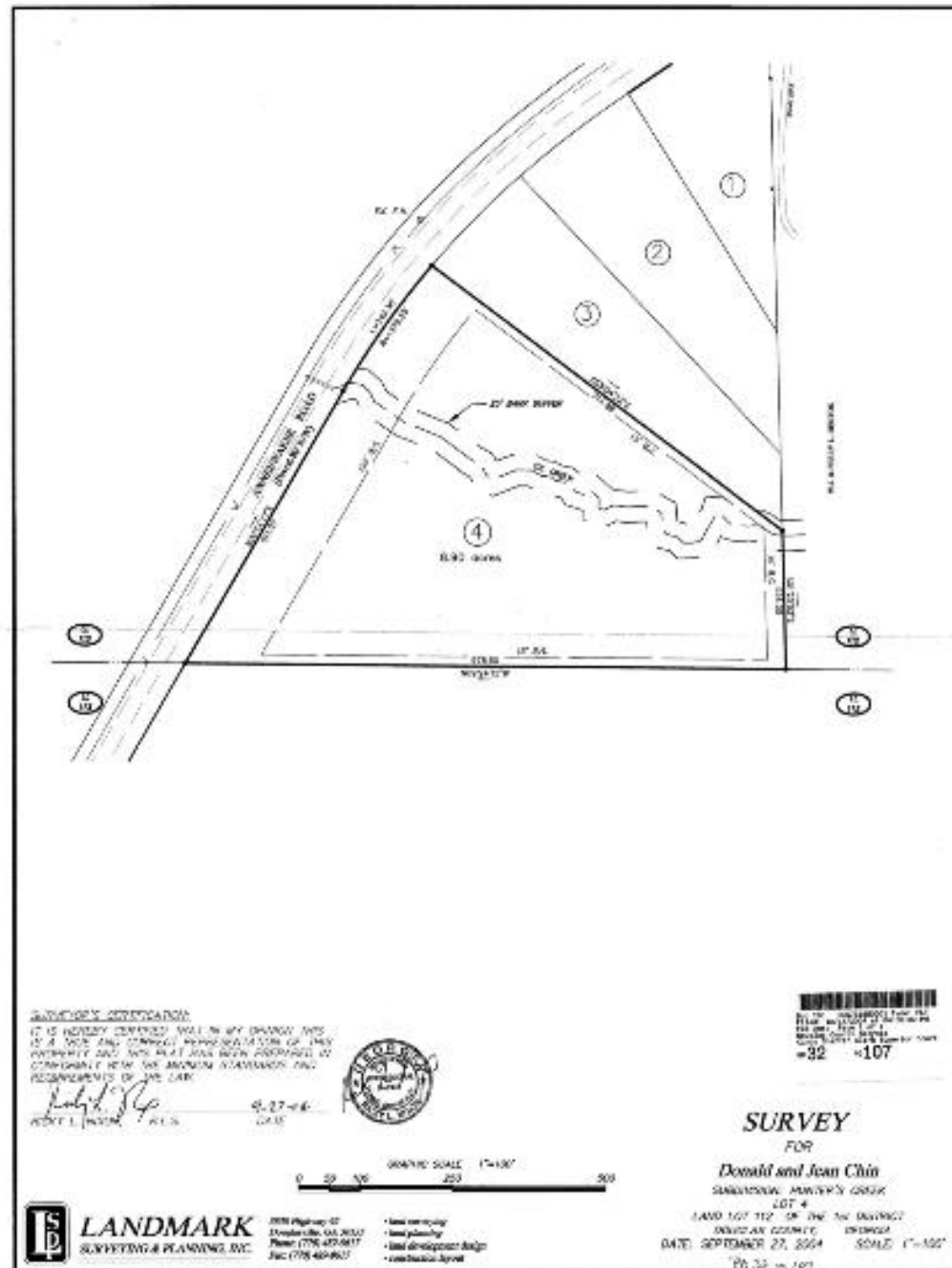
The Opportunity is located in the city of Douglasville, Georgia. The city serves as the county seat for the county. Douglasville is located approximately 20 miles west of Atlanta and is part of the Atlanta Metro Area. The Opportunity is located between the major corridors of Highway 92/Fairburn Road and Chapel Hill Road. Both roads serve a variety of mixed use development and commercial retail. The Property address is 3770 Anneewakee Road Douglasville, GA.



Low Altitude Map View



Property Survey



The Process

The owner has set an offering price for the Property at **\$135,000 (\$15,939 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.



Chris Rentz
Office: (770) 225-0718
Fax: (770) 225-0718
Direct: (404) 702-7193

E-Mail: crentz@pioneerlandga.com

Kyle Gable
Office: (770) 225-0718
Fax: (770) 225-0718
Direct: (404) 867-3332

E-Mail: kgable@pioneerlandga.com

