



Offering Memorandum

0 RATAREE RD SW

Atlanta, GA 30331

CHRIS RENTZ

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Pioneer Land Group in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY DESCRIPTION

The Opportunity is located in South Fulton County and holds a current zoning of AG1. The land has a varying terrain that extends several areas conducive for single family development. The land is undeveloped and consists mainly of hardwoods with a mix of pine toward the back of the property. There is a shop on the land that was previously used for storage. The Opportunity is off a gravel/dirt road that connects the corridors of Hwy 92 and Cascade Palmetto Hwy. Thus making an easy commute to schools, commercial retail, Interstate, Airport, and downtown Atlanta. The surrounding area is experiencing healthy growth and future commercial development is pending. A Boundary survey and Topo survey are available upon request.

OFFERING SUMMARY	
Sale Price:	\$82,500
Lot Size:	2.02 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
Total Population	49	3,052	14,408
Average HH Income	\$38,767	\$30,203	\$31,377

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PROPERTY DESCRIPTION

... 0 Rataree Rd SW Atlanta, GA 30331



UTILITIES

- Power
- Well
- Septic
- Tank Gas
- Internet

SCHOOLS

- Cliftdale Elementary School
- Renaissance Middle School
- Langston Hughes High School

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ADDITIONAL PHOTOS

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REGIONAL MAP

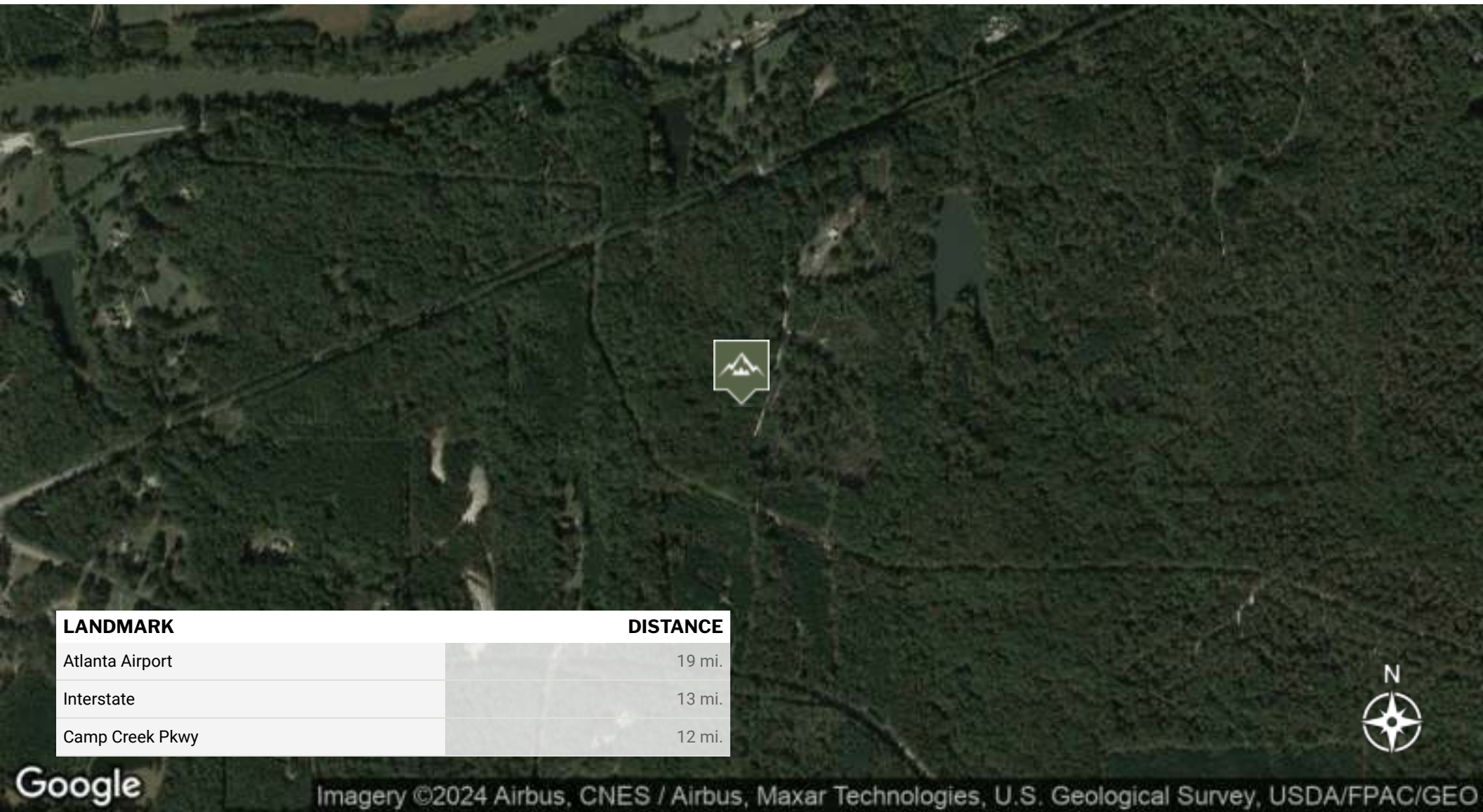
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PROPOSAL REQUIREMENTS

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PROPOSAL REQUIREMENTS

- Price
- Earnest Money
- Due Diligence Period
- Additional Contingencies
- Closing Period
- Overview of Purchaser | Bank letter or Proof of Funds



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PROFESSIONAL BACKGROUND

A University of West Georgia grad and vested educator, Chris acquired his real estate sales license in June of 2012. In 2014 he became a member of the National Association of Realtors and is an active member in various industry groups. Chris has successfully completed over 140 transactions, working with clients from diverse industries and backgrounds. His expertise spans a wide range of property types, including office/ retail centers, industrial warehouses, acreage/ farm, and residential.

Chris's commitment to his clients is unwavering. He prioritizes their needs and goals, working closely with them to develop customized strategies that align with their objectives. Chris understands that every real estate transaction is unique, and is dedicated to providing exceptional service and personalized solutions.

Chris is an active member in local chambers and zoning boards and enjoys serving the communities of service through partnerships in education, leadership growth, and foundation boards. Chris and his family reside in the West Metro area. He enjoys spending time with his family, outdoor recreational activities, and is an active member of his church.

EDUCATION

Bachelor of Science

MEMBERSHIPS

Atlanta Board of Realtors | Atlanta Commercial Board | Birmingham Association of Realtors

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