



WILSON ROAD
10 TO 28.6 ACRES
CARROLL COUNTY | GEORGIA

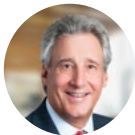
EXCLUSIVE OFFERING

Ackerman & Co. 
PIONEER
LAND GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **10 to 28.6 Acres on Wilson Road in Carroll 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 Ackerman & Co. and 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 and any downloadable files. 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. Ackerman & Co. and Pioneer Land Group represent 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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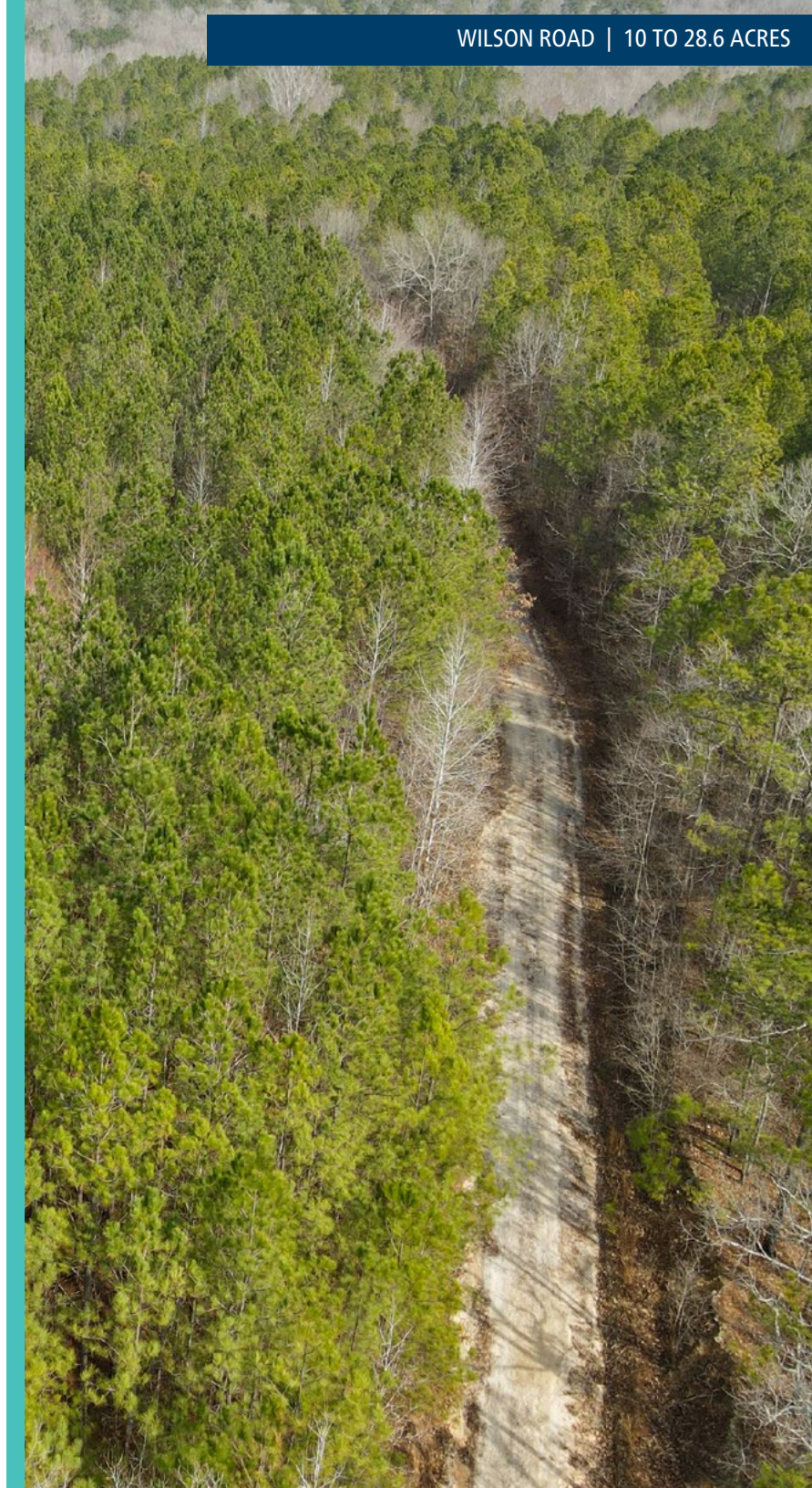




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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **Wilson Road**, the 10 to 28.6 acres located in Carroll County, Georgia.

Wilson Road offers the following attributes:

- Located approximately 28 miles from Hartsfield Jackson International Airport, home to more than 63,000 jobs.
- Located in Carroll County which is home to the University of West Georgia.
- Near Foxhall Resort and Sporting Club, which is 1,100 acres with over 1.5 miles of frontage on the Chattahoochee River. The property is the first designated Beretta Sporting Resort in the world.
- Located 5 miles from Moore's Bridge Park that has over 1.4 miles of Chattahoochee River frontage. The 485-acre master planned passive park is currently under construction and will include walking trails, boat ramp, and a river walk trail.
- Approximately 1,700 feet of creek frontage at the rear of the property.
- **Wilson Road** is a gravel road and the property has over 1,000 feet of road frontage.

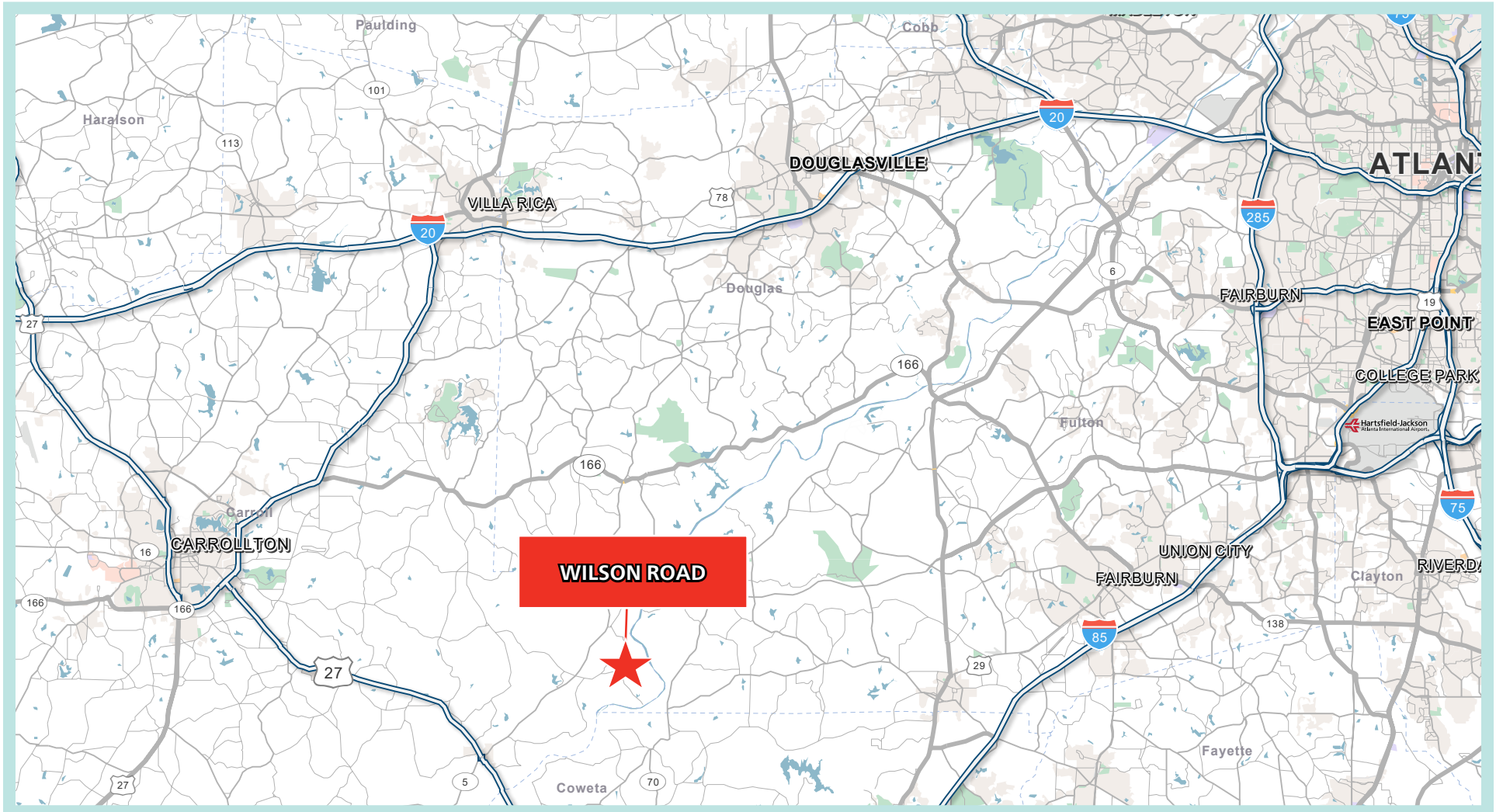
Wilson Road may be purchased as one purchase or the owner may sell as two parcels of 10 acres and 18 acres.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.

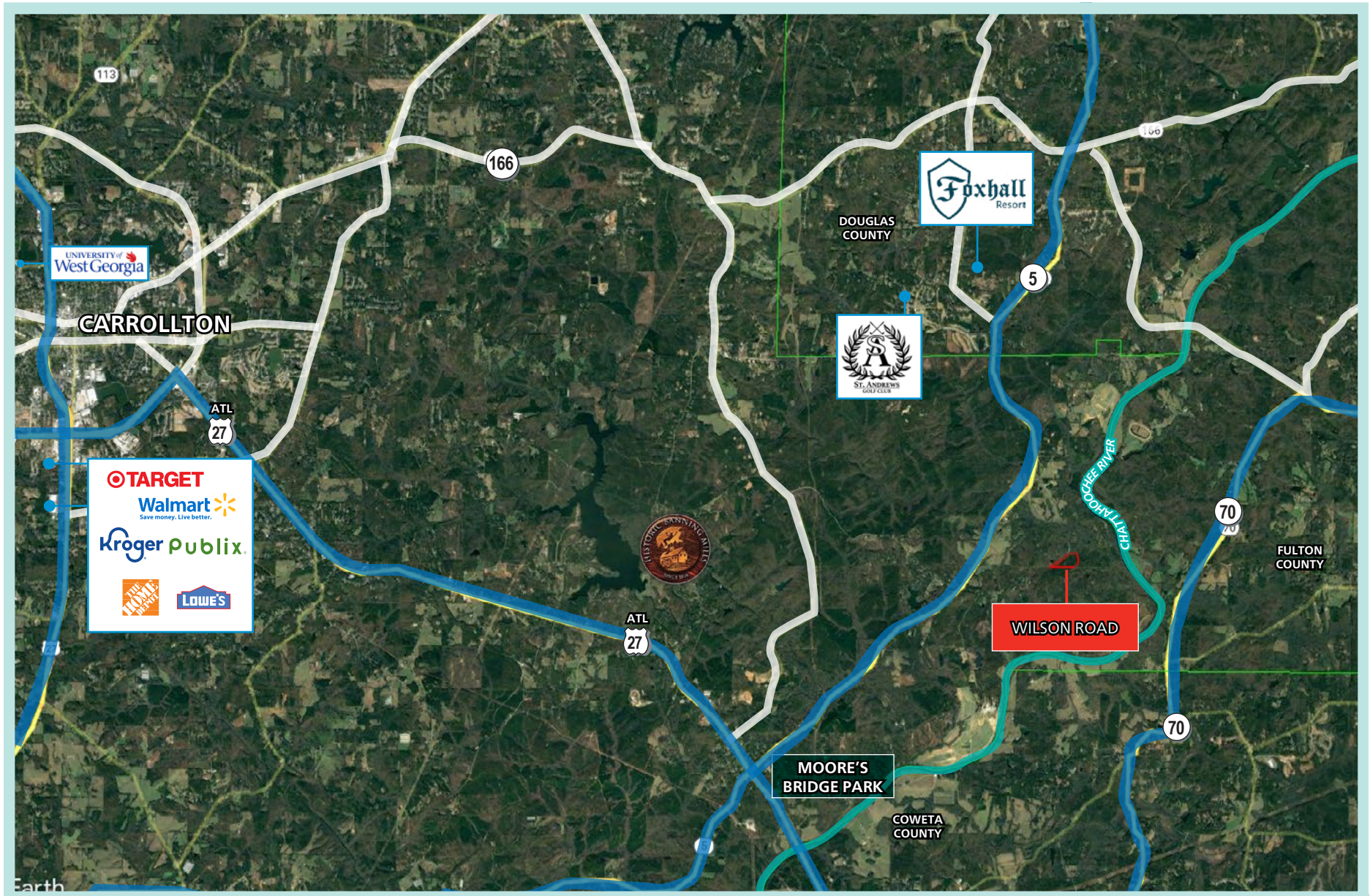


The Property

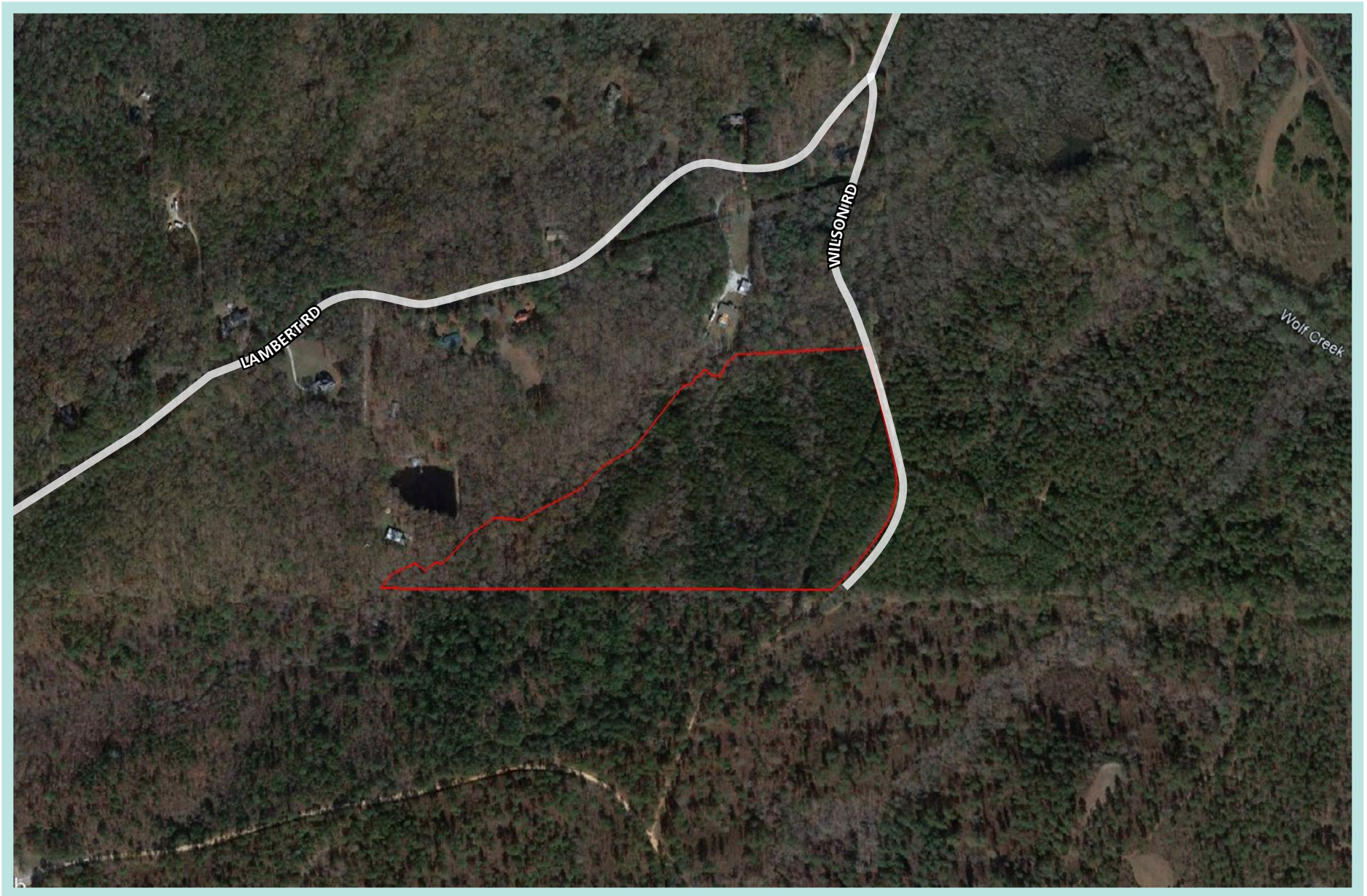
The Property is just south of the Carroll County and Douglas County border. The property is located across the street from 205 Wilson Rd, Whitesburg, GA 30185. The parcel ID for the property is 211 0004.



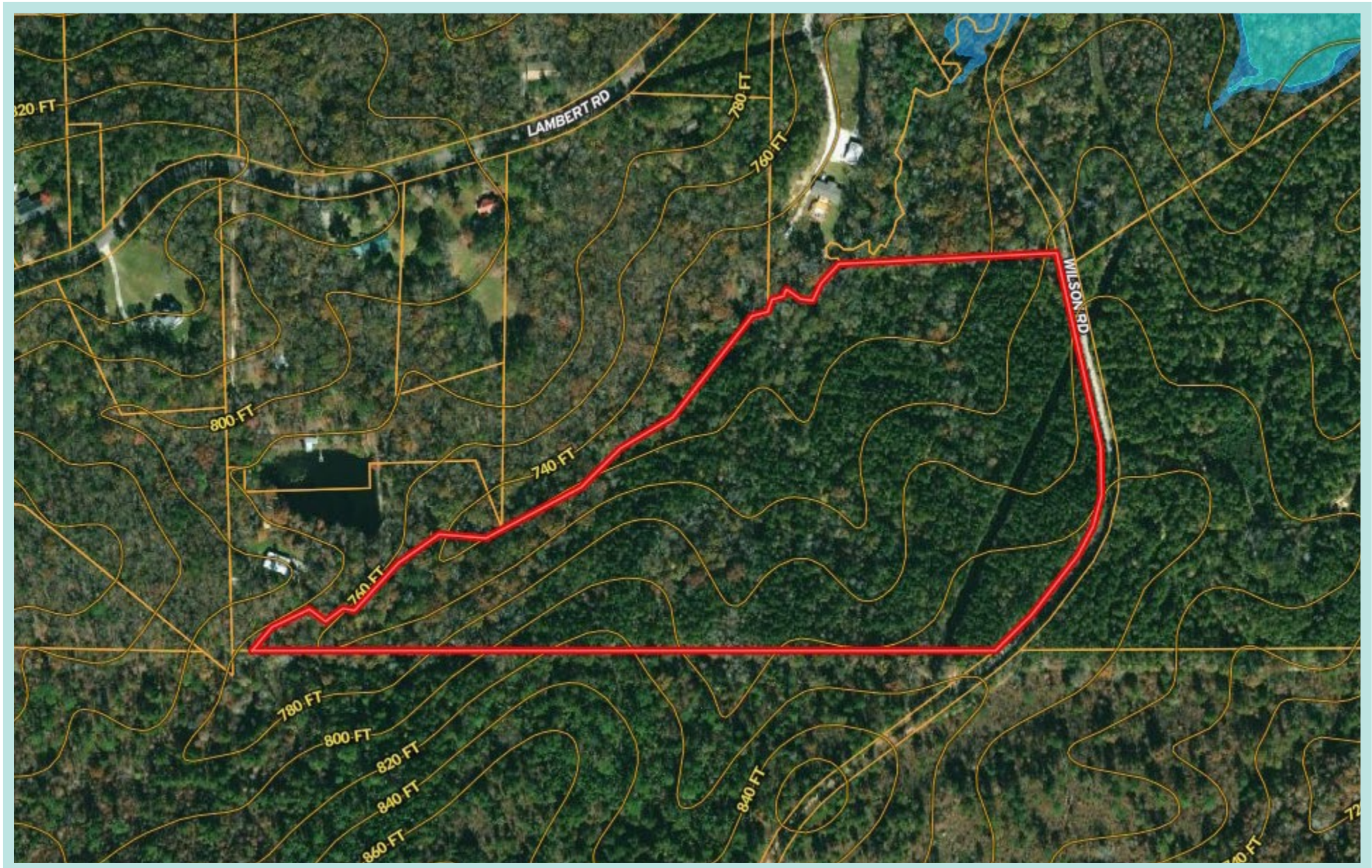
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



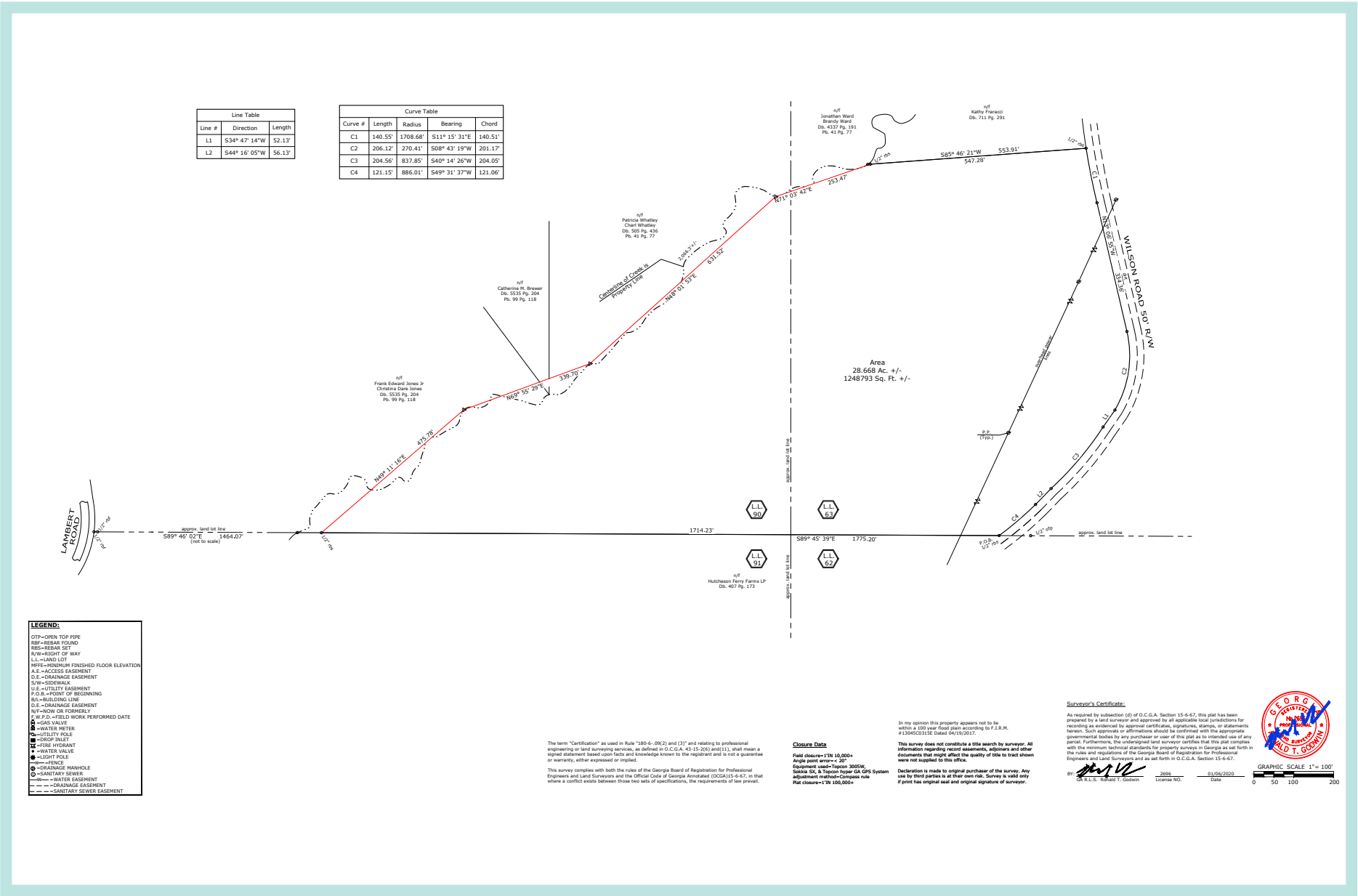
LOW ALTITUDE AERIAL



TOPOGRAPHY MAP



SURVEY



ZONING

The Property is currently zoned A (Agriculture) in Carroll County, GA

Lot width at minimum setback line: 125 feet
Lot area: Four acres

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Whitesburg Elementary	6.4 Miles
MIDDLE SCHOOL	
Central Middle	17.1 Miles
HIGH SCHOOL	
Central High	17.9 Miles



CENTRAL HIGH SCHOOL



Proposal Requirements

Wilson Road may be purchased as one purchase or the owner may sell as two parcels of 10 acres and 18 acres.

Interested parties should submit proposals in the form of 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.



Support Information

Below are files that are related to **Wilson Road** and may be downloaded.* Click the links to open the files.

[VIEW ALL FILES](#)[MAPRIGHT LINK](#)[SURVEY](#)

*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.



MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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