

An aerial photograph showing a large, irregularly shaped plot of land outlined in red. The land is mostly bare, reddish-brown soil with some sparse green grass and small trees. To the left of the outlined area is a large, light-colored building with a grey roof, surrounded by a parking lot filled with cars. To the right of the outlined area is a paved road with a yellow center line and a white dashed line. The road curves around the right side of the outlined area. In the background, there are more trees and a road intersection.

OFFERING MEMORANDUM

1.68 ACRES

BROOKMONT PKWY/ CHAPEL HILL 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 1.68 Acres Brookmont Pkwy 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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An aerial photograph of a golf course area. A red rectangle highlights a specific plot of land. The plot is situated between Chapel Hill Rd and Brookmont Pkwy. To the left of the plot is a large green field, and to the right is a smaller green field. The plot is bordered by a road on the left and a road on the right. The plot is outlined in red. The text 'Table Of Contents' is overlaid on the bottom left of the image.

Table Of Contents

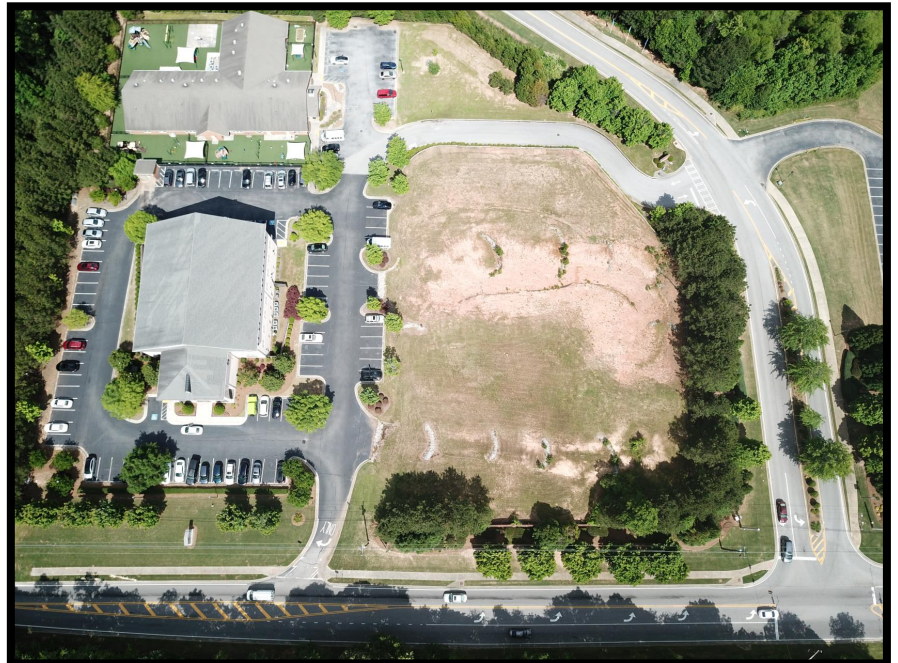
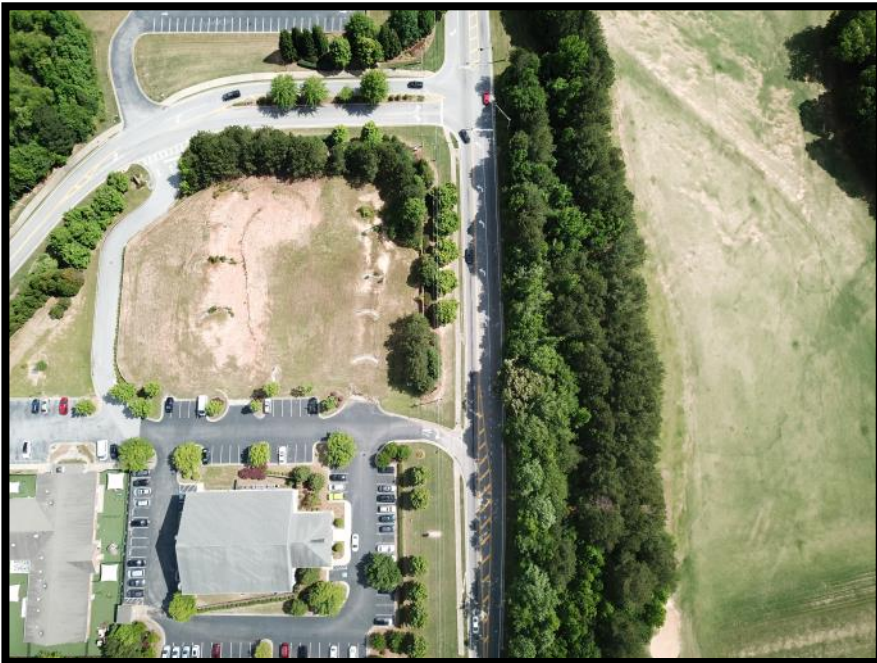
1. The Opportunity | 2. The Market | 3. The Location | 4. Map Views | 5. The Process

The Opportunity

Pioneer Land Group is pleased to present Brookmont Parkway, a 1.68 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- The Opportunity holds a zoning of CGC– General Commercial with conditions. Said zoning will allow for a wide variety of commercial development.
- The site is part of the Meritage Commons at Chapel Hill. The current development includes the Meritage Centre that offers a variety of executive suites and office space and the Children Court Yard which is an educational day care and after school program..
- The Property is located on the east side of Chapel Hill Road, at its intersection with Brookmont Parkway. The Lot offers 267' of road frontage on Chapel Hill Road and 280' of frontage on Brookmont Pkwy.
- The topography offers level contours, detention, graded, and is ready for development.
- The traffic count averages over 20,000 vehicles per day traveling North on Chapel Hill Road and over 16,000 vehicles traveling south.
- The Development Site Plans are available upon request.





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: 24.8 Miles

Interstate 20: 1.9 Miles

Arbor Place Mall: 2.1 Miles

Historic Downtown Douglasville: 3.4 Miles

Wellstar Douglas Hospital: 2.5 Miles

Potential Use (Request Site Plans from Listing Agent):

Retail/ Office Space

Medical Center/ Drug Store

Banking Center

County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Douglas	00570150065	2020	\$540.00
	00570150066		
Douglas	00570150065	2021	\$550.00
	00570150066		
Douglas	00570150065	2022	\$4,110.00
	00570150066		



The Market

Douglasville is located approximately 20 miles west of Atlanta and is part of the Atlanta Metro Area. Total population for Douglas County is 136,379 with a projected population of 216,756 by 2025. Due to the West Atlanta location, business incentives, and area plans Douglasville has become a focus for developers.

- 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, retail boutiques, local businesses, the City's Conference Center and Arts & Entertainment Plaza. The historic downtown is supported by a 300-car parking garage located within a one-minute walk from the Property.
- 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 and services.
- The labor force for the Douglas County area totals 1,098,774. Top Employers include Silverline Windows, Wellstar Hospital, American Red Cross, and Google. Douglas County recently welcomed Switch, Stitch Fix, and Gordon Foods. Switch is a global tech company estimated to invest \$2.5 billion in Douglas County.
- Hwy 92 Widening Project: The project will turn SR Hwy 92 into three lanes, both directions thus making historic downtown even more accessible.
- In recent years, the historic downtown district and surrounding area have become a favorite backdrop for the film industry. In 1993 Douglas County government created a film commission to assist film location scouts.



Click on the images for more information

Downtown Master Plan

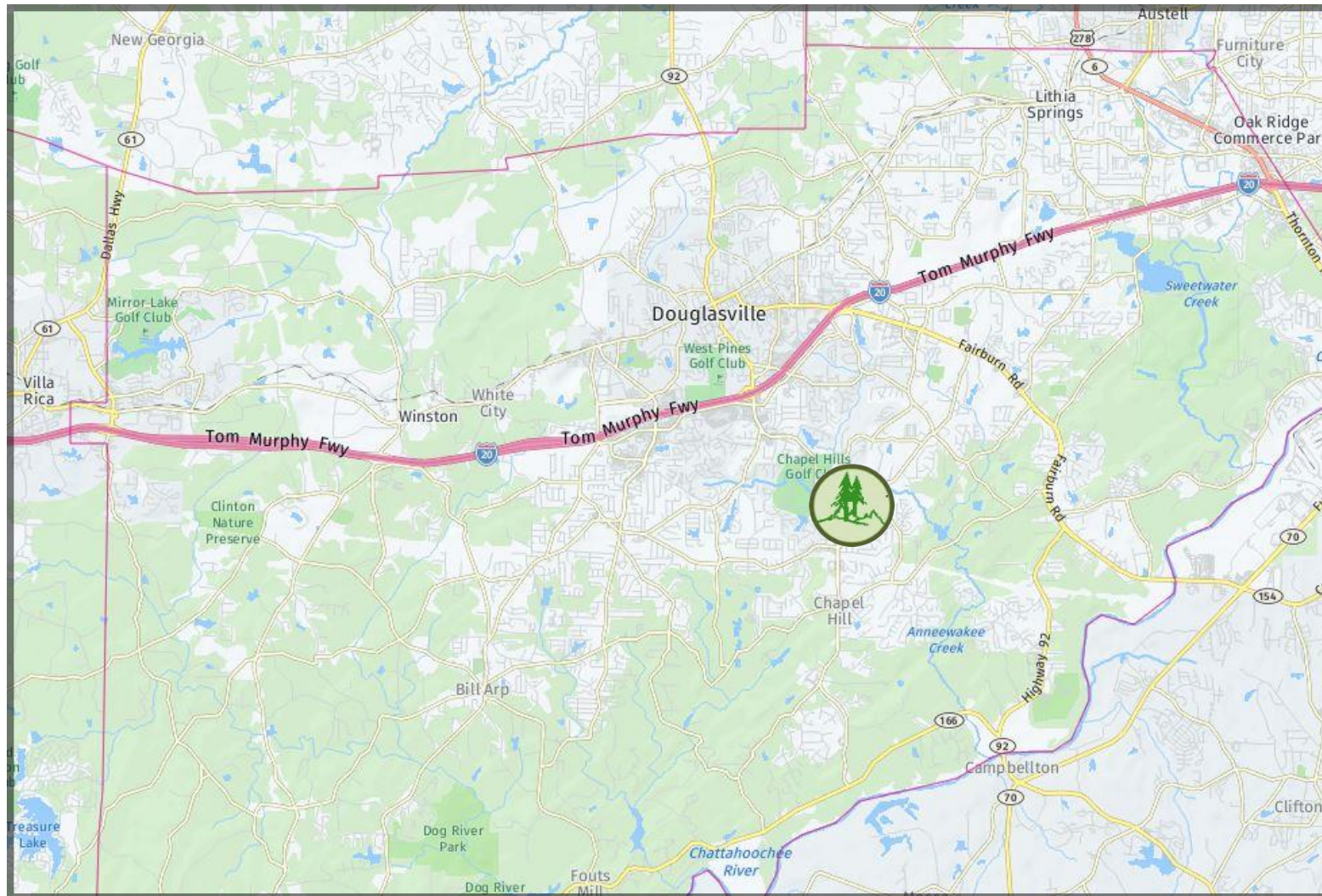
The City of Douglasville has adopted a plan to revitalize the Downtown Area. The project will be a true “live, work, and play” development. The City has selected a developer for what will be known as the Town Green Project. Demolition on the Old Jail Site (Phase 1) has been initiated and the construction is scheduled to start first quarter of this year.



Click on the images for more information

Location Overview

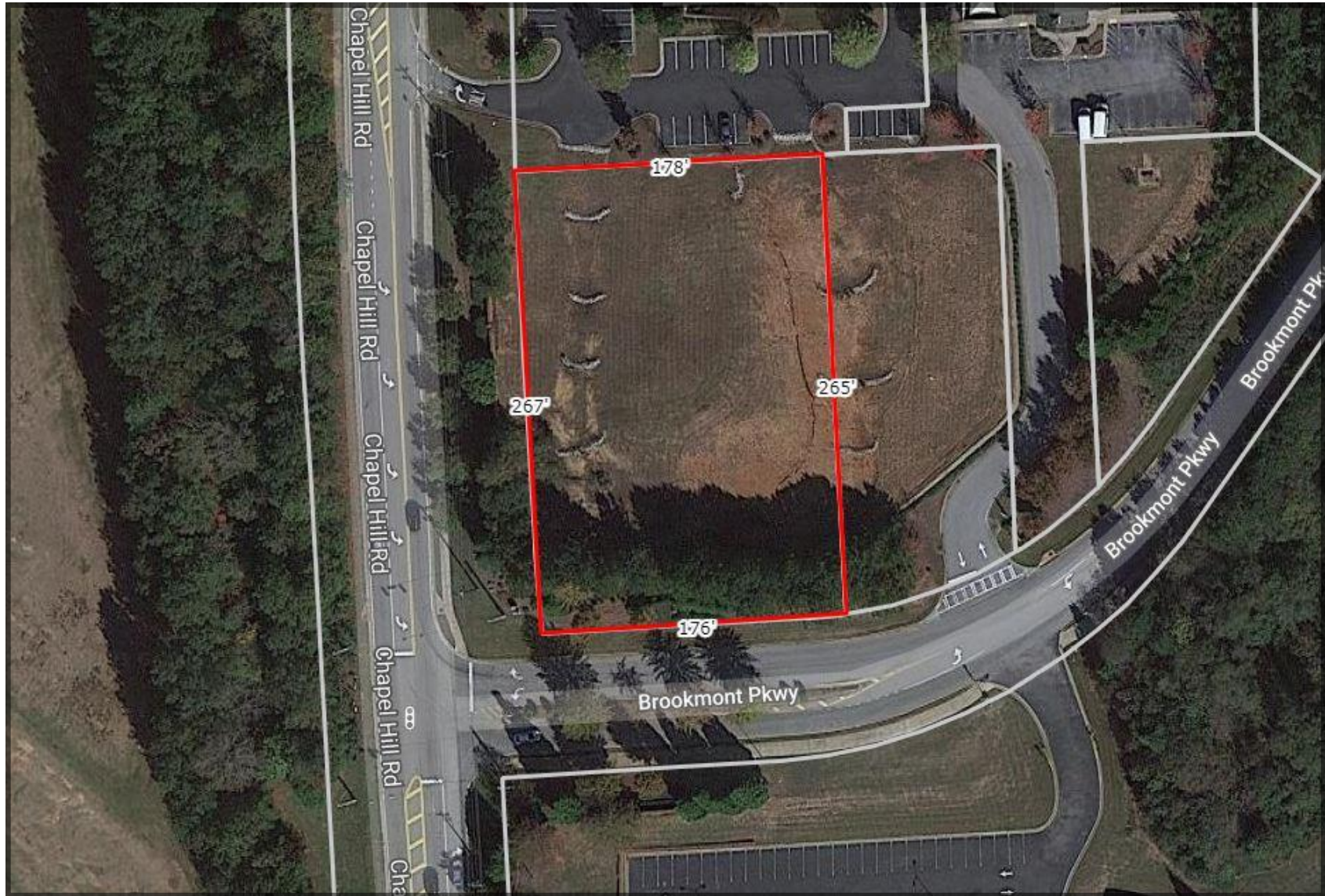
The Opportunity is located in the city of Douglasville Georgia. Douglasville is the county seat of Douglas County and as of the 2010 Censes the city has a population of just under 31,000 residents. The city is located approximately 20 miles west of Atlanta and is part of the Atlanta Metro Area. The site is on a major corridor of Douglas County. Chapel Hill Road runs from Highway 166 to the Interstate 20 entry/ exit ramps. The Property offers great visibility and a strong traffic count. The address for the two Parcels is 4500 Brookmont Pkwy and 4480 Brookmont Pkwy.



High Altitude Map View with Retail



Low Altitude Map View– Parcel One (1)



Low Altitude Map View– Parcel Two (2)



The Process

The owner has set an offering price for the Property at \$449,000

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.



Plat



Ordinances



Site Plan_ Phase 1



Legal_ Lot 1



Site Plan_ Phase 2



Legal_ Lot 2

* click the folder to access property documents



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