

OFFERING MEMORANDUM

2.5 ACRES

0 BLAIR BRIDGE | COBB 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 2.5 Acres in Cobb 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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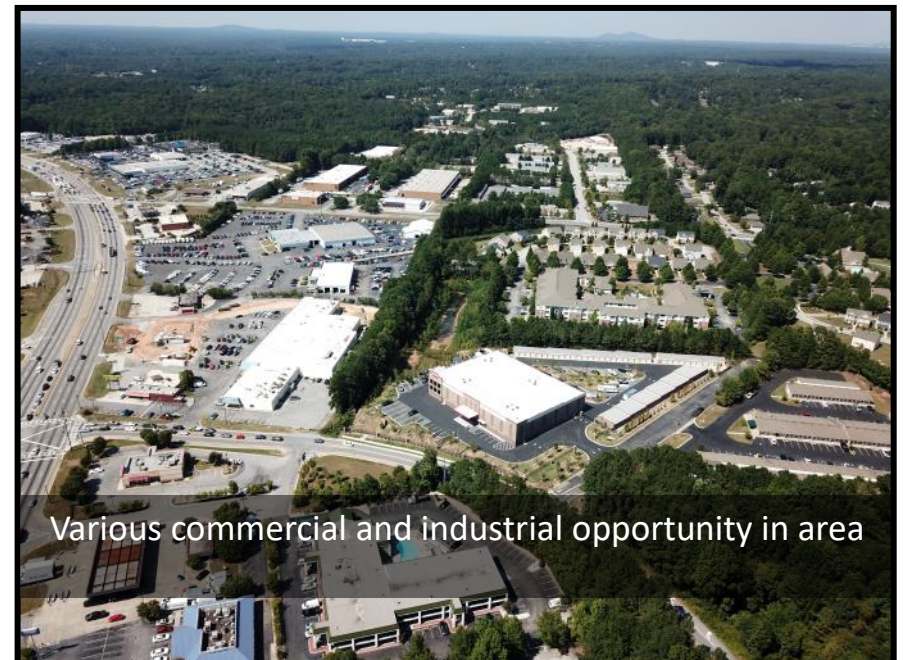
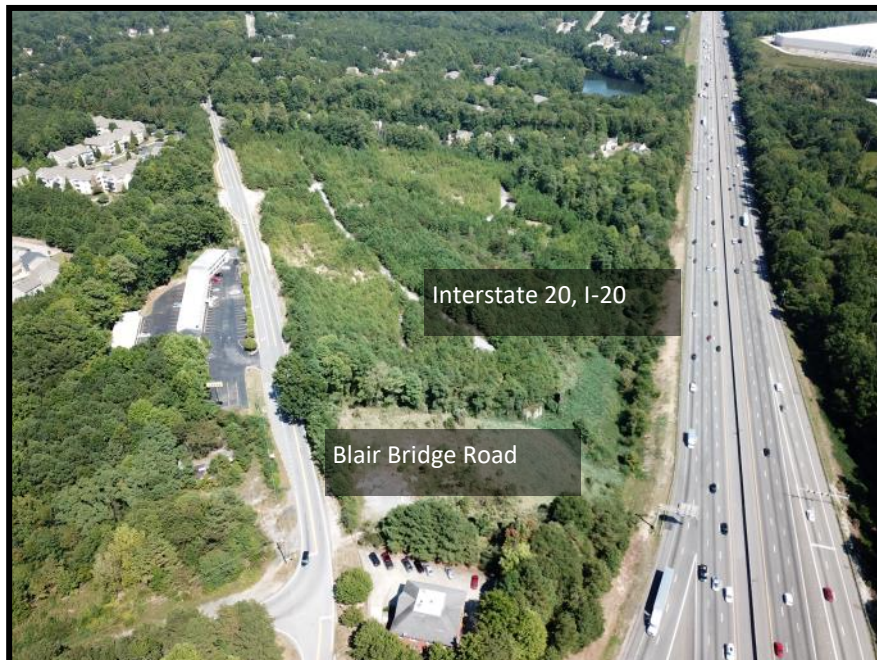
1. The Opportunity | 2. The Market | 3. The Location | 4. Map Views | 5. The Process

The Opportunity

Pioneer Land Group is pleased to present Blair Bridge Road , a 2.5 acre parcel in Cobb County, Georgia. The Property offers the following attributes:

- The Opportunity is zone CF, Future Commercial in Cobb County. The site does not have a permitted use so will need to be rezoned. The highest and best use zoning is NRC– Neighborhood Activity Center. This label will accommodate a variety of commercial improvement ranging from convenience store to retail center.
- Parcel ID: 18058300030
- The Site offers a level topography with open area ready for improvement. The open area appears to of been scraped years ago and mild vegetation is present.
- The Property offers 245' of frontage on Blair Bridge Road and 287' on Interstate 20.
- The neighboring building is a well maintained Medical office, CHAPN. It is a comprehensive medical care unit servicing adults and children.
- A community Ride Share is located at the end of Blair Bridge Road, approximately 421' from the Subject Property.
- Due to the topography– characteristics– and location this Property accommodates a wide variety of commercial use.





Utilities:

The Property is served by domestic water– sewer- electricity– and pipe gas. All utilities should be independently verified by prospective purchaser.

Distance to Key Landmarks:

Interstate 20: 2.5 Miles

Interstate 285: 8.5 Miles

Suntrust Park: 15.9 Miles

Downtown Atlanta: 15.5 Miles

Hartsfield-Jackson Atlanta International Airport: 20.1 Miles

Schools:

Bryant Elementary School

Lindley Middle School

Pebblebrook High School

**school evaluation provided by schooldigger.com*

County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Cobb	18058300030	2018	\$340
Cobb	18058300030	2017	\$322
Cobb	18058300030	2016	\$302



The Market

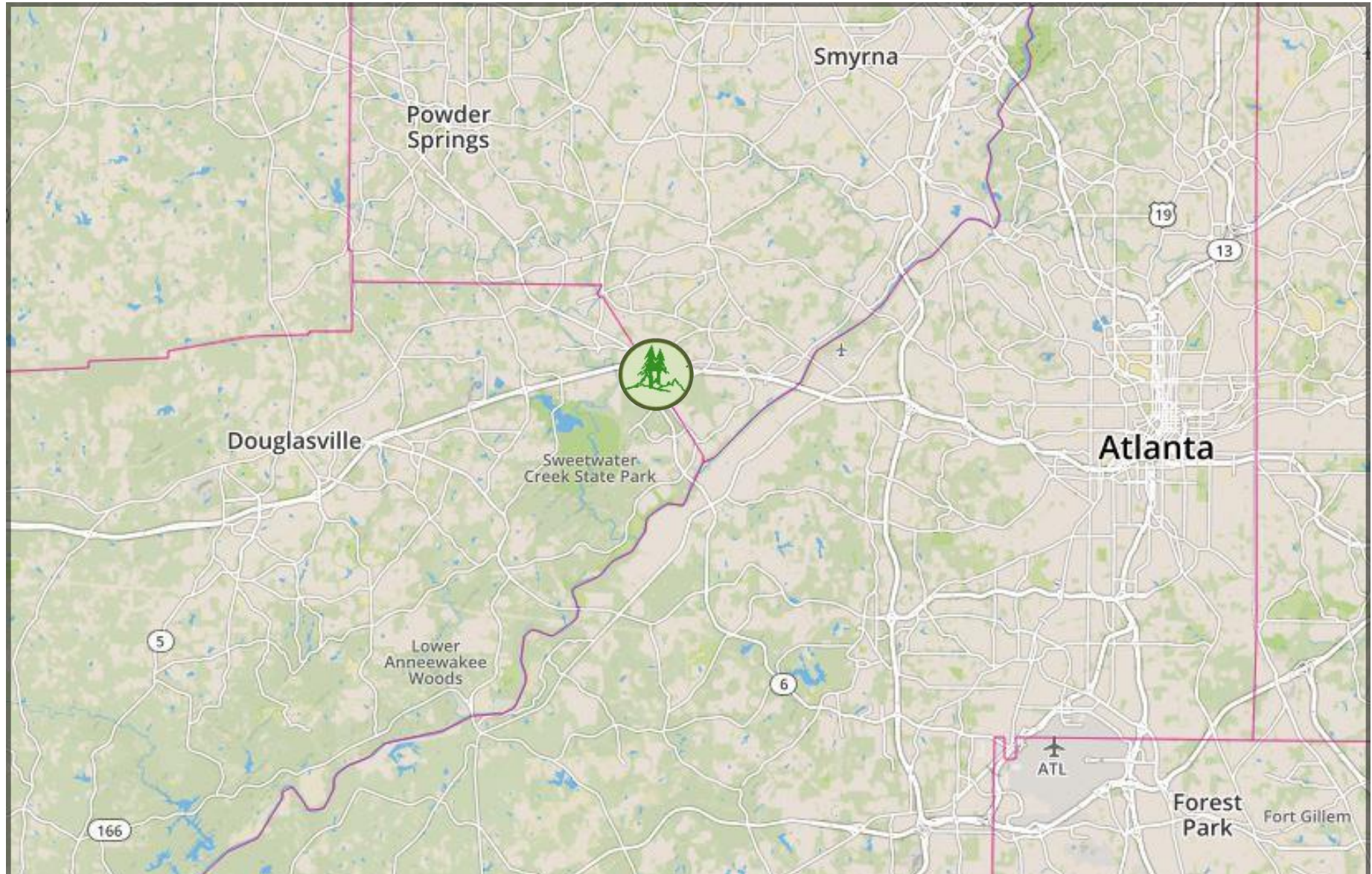
Austell is a city located on the south side of Cobb County. The city is part of the Atlanta metropolitan area. As of the 2010 census, the area had a growing population of 6,581.

- Austell: Is home to a diverse collection of restaurants from country cooking to contemporary cuisine– boutiques– and varying commercial retail.
- Attractions: The city offers several key attractions which include Six Flags over Georgia and access to the Silver Comet Trail.
- Cobb County: Houses several populous cities– Suntrust Park – The Battery Atlanta– Six Flags over Ga.– and multiple universities.
- Top Employers in the area include the School System– Wellstar health System– Lockheed Martin– and The Home Depot. Total workforce for Cobb County is 389,000 with median household income of \$75k.
- Home Sales by High School– Pebblebrook
 - New Construction since 1Q2019– There has been 46 unit sales with an average sale price of \$440,175 for SFD and \$206,115 for SFA.
 - Resale since 1Q2019– There has been 331 unit sales with an average sale price of \$222,097 for SFD and \$239,038 for SFA.

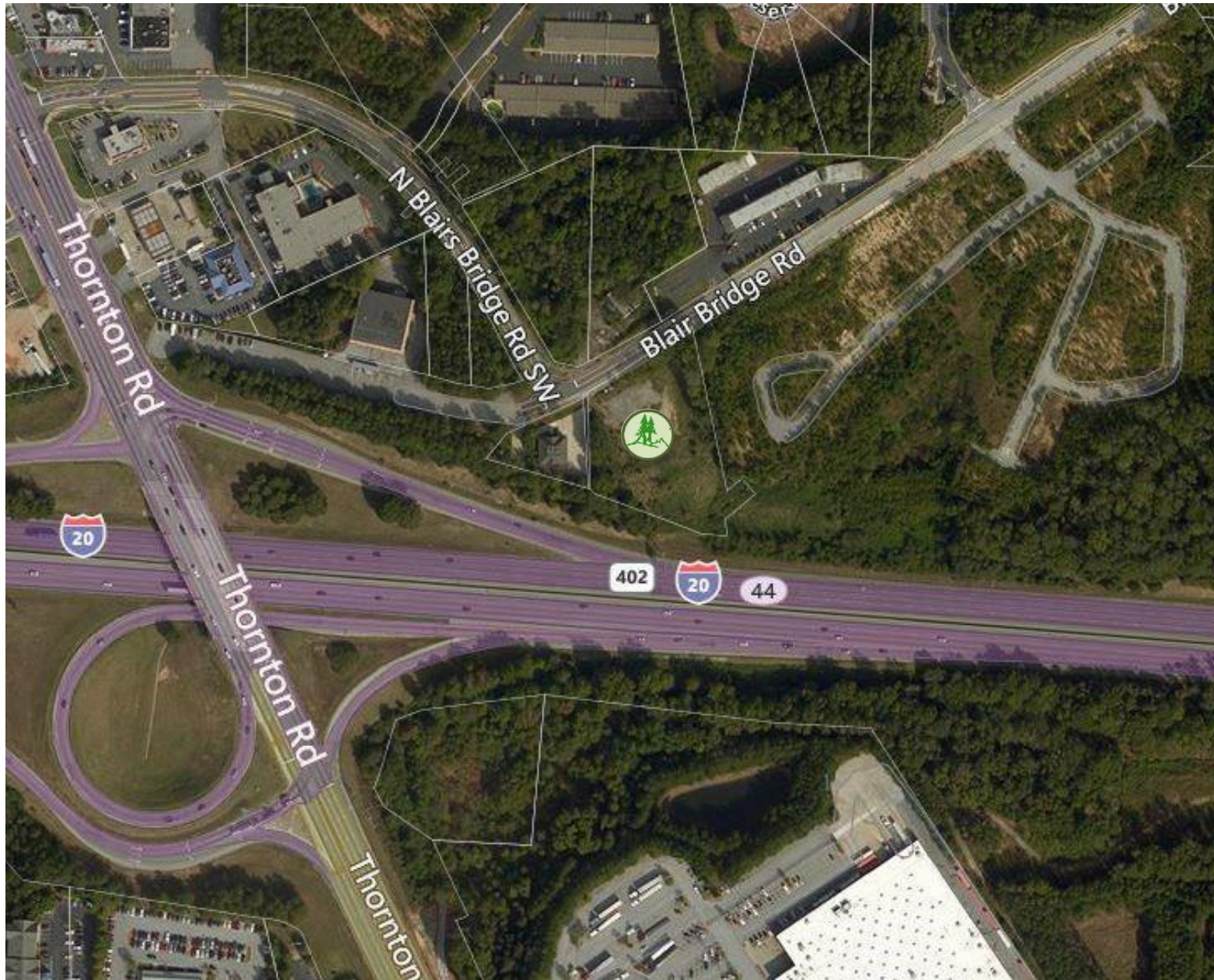


The Location

The Opportunity is located in the southeast section of Cobb County, GA. From Thornton Road turn right after Hardee's— Blair Way/ N Blairs Bridge Rd will turn left and becomes Blair Bridge Road. Destinating will be on the right. The neighboring address is 1707 N Blairs Bridge Road.



High Altitude Map View



Low Altitude Map View– Site Dimensions



The Process

The owner has set an offering price for the Property at \$200,000 (\$80,000 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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