



W STRICKLAND STREET

DOUGLASVILLE
TOWN GREEN



ROSE AVENUE

CHURCH STREET

8550 ROSE AVENUE

12,500± SF OF FLEX SPACE
ADJACENT TO NEW DOUGLASVILLE TOWN GREEN
DOUGLASVILLE, DOUGLAS COUNTY, GA

EXCLUSIVE OFFERING

ACKERMAN PIONEER
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **8550 Rose Avenue, 12,500± SF of Flex Space Building in Downtown Douglasville, 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 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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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present **8550 Rose Avenue**, a 12,500± SF Flex Space Building in downtown Douglasville, Douglas County, GA.

8550 Rose Avenue offers the following attributes:

- Located in the historic downtown Douglasville.
- Adjacent to the new City of Douglasville Town Green, currently under construction. The Town Green will feature the Greystone Power Amphitheater, retail, and multifamily units upon completion.
- Located in the recently approved Douglasville TAD area.
- At the corner of Rose Avenue and Church Street with approximately 115 feet of frontage on Rose Avenue and 325 feet of frontage on Church Street.
- The building was built in 1970 and is a metal building.
- Approximately 1,260 SF of office, 2,100 SF of showroom, and 9,140 SF of warehouse. The building also has 2 bathrooms.
- 16 FT clear on the sides and 18 FT clear in the middle.
- Garage door on the side is 10 FT tall and 10 FT wide.

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 located at 8550 Rose Avenue, Douglasville, GA.



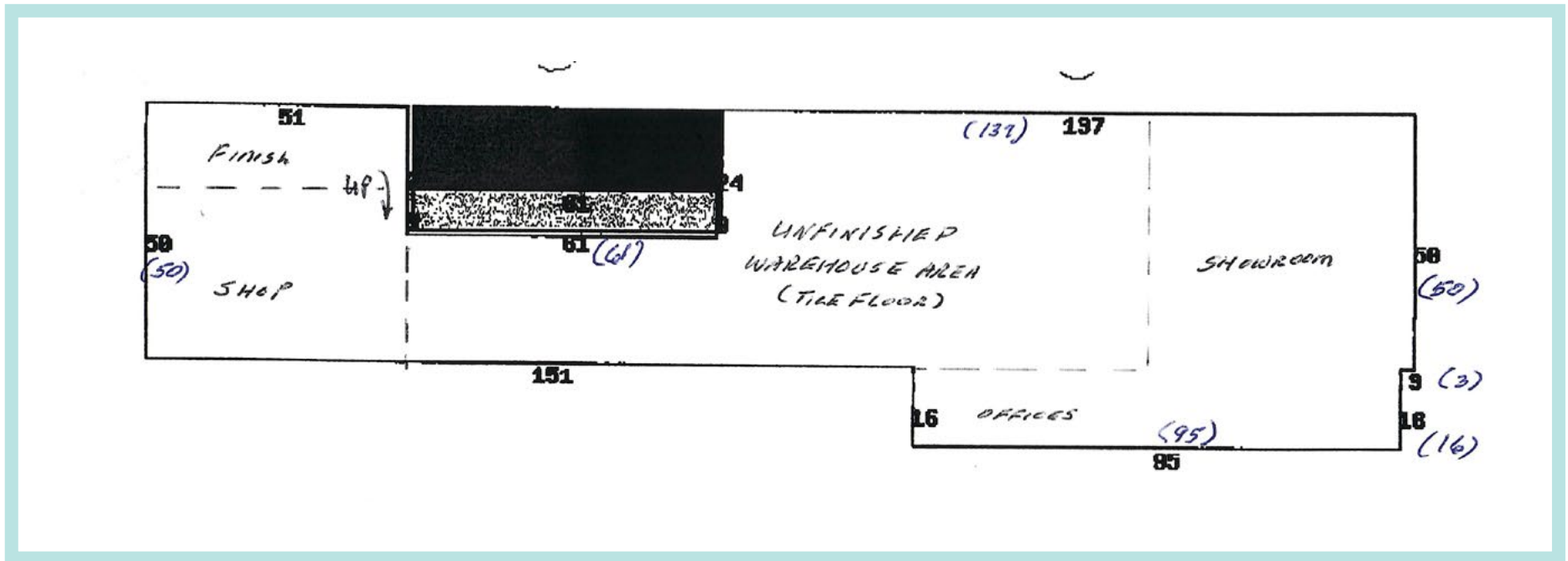
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



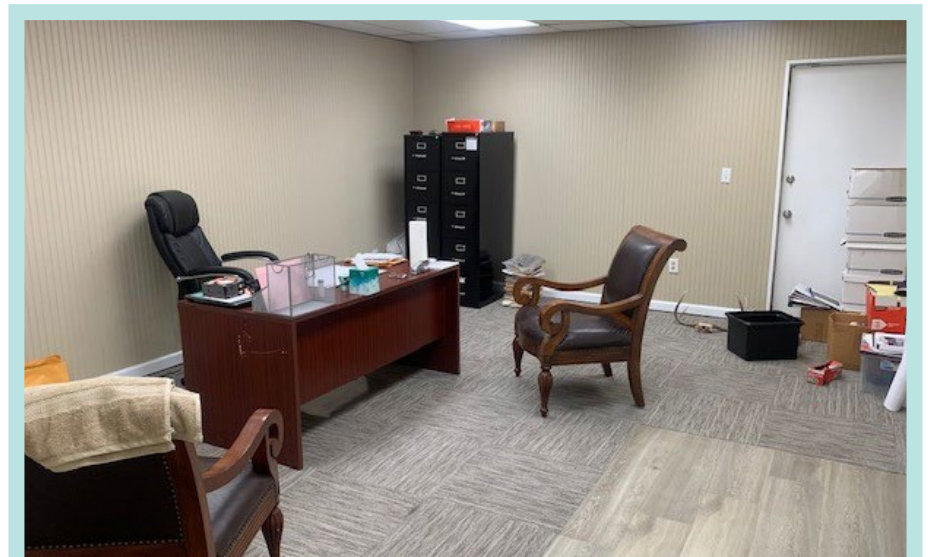
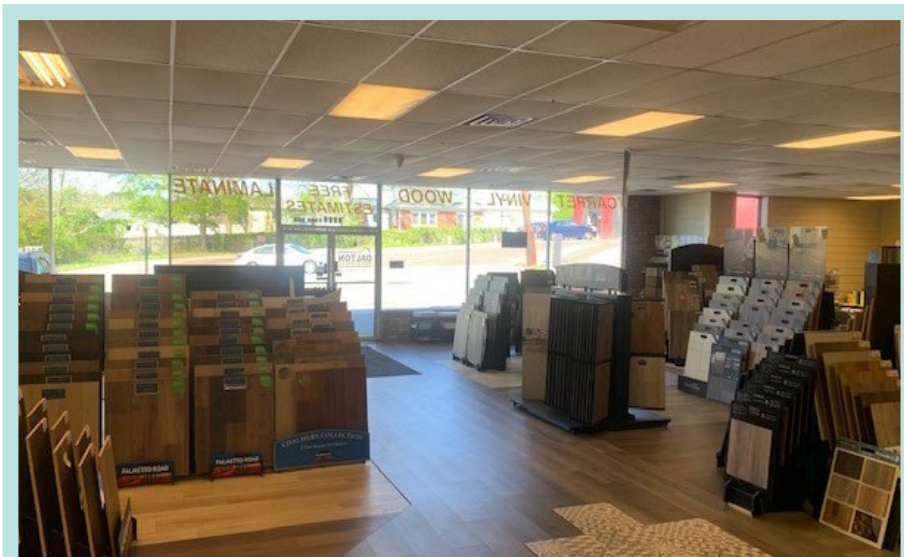
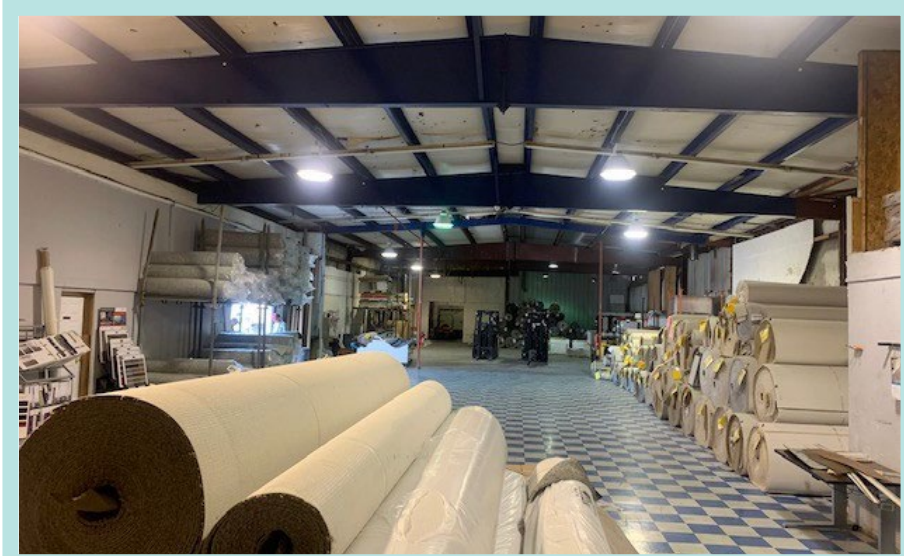
MID ALTITUDE AERIAL



BUILDING PLAN



IMAGES



ZONING AND LAND USE

Commercial General - City of Douglasville

UTILITIES

The Property is served by domestic water and Sanitary Sewer. Prospective purchasers should verify utility availability and capacity during the due diligence.

BUILDING DETAILS

- 1,260± SF of office
- 2,100± SF of showroom
- 9,140± SF of warehouse
- 2 bathrooms
- 16 FT clear height on the sides and 18 FT clear height in the middle
- Garage door on the side is 10 FT tall and 10 FT wide

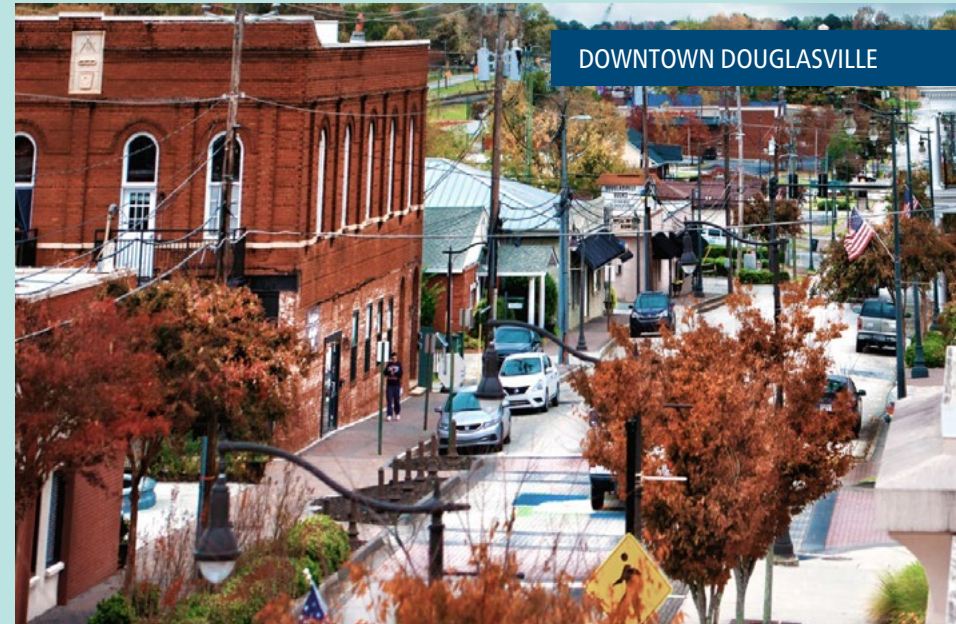


The Market

8550 Rose Avenue is located in Douglas County, Georgia, and is served by the City of Douglasville's surrounding thriving amenities. As the metro Atlanta housing market continues to grow, the metro counties, including Douglas County, will continue to grow with it. Below are just some of the highlights for the County:

- **Downtown Douglasville** is located north of I-20 and has thriving retail with an old town feel and a convention center. The City of Douglasville is currently in the process of master planning the downtown area with new retail space and an outdoor amphitheater.
- **Arbor Place Mall** is located between Chapel Hill Road and Highway 5 on Douglas Boulevard. This regional mall has over 1,000,000 feet of retail space, with shopping anchors such as Dillards, JCPenney, Macy's, Belk and Sears.
- **Sweetwater Creek State Park** is a 2,549-acre state park located in the New Manchester area of Douglas County. The park features walking and hiking trails, a lake, a visitor center, a bait shop and the ruins of the New Manchester Manufacturing Company. Additionally, activities such as fishing, camping, boating, picnicking and sightseeing are all offered at Sweetwater.

With all of the surrounding amenities, convenient access to the interstate, and a growing job market, **8550 Rose Avenue** is an excellent opportunity for a builder to take advantage of this exciting market.



Proposal Requirements

The offering price for the **12,500± SF Flex Building** is \$950,000.

Interested parties should submit a letter of intent that includes the following information:

- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including local history and financial capabilities

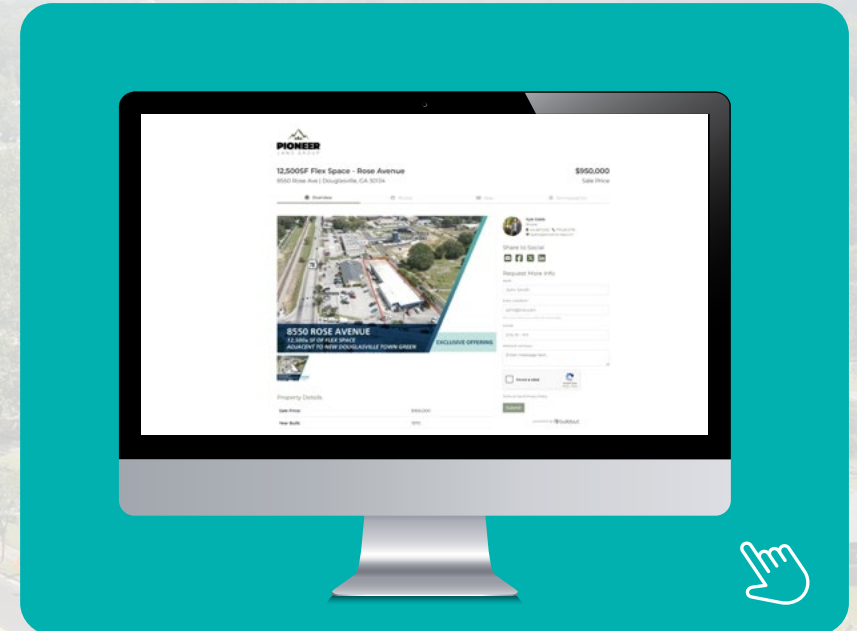
We are available to discuss the project and address any questions at your convenience.



Support Information



Below are files that are related to **8550 Rose Avenue** and may be downloaded.* Click the link to open the files.



*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 land transactions.

FOR MORE INFORMATION, CONTACT:



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