

60+/- Acres off Highway 20

FOR SALE

555 Pullin Road
McDonough, GA 30253

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

Butch Springer, CCIM
678-320-4800
Butchspr@gmail.com

EXECUTIVE SUMMARY

The Property

555 Pullin Road
McDonough, GA 30253

PROPERTY SPECIFICATIONS

Property Type:	Land Parcel
Land:	60 +/- Acres
Tax ID:	077-01023000
2023 Taxes:	\$8,196.98
Zoning:	RA - Residential
Utilities:	All Utilities

PRICE

Sale Price:	\$1,800,000
Price per Acre:	\$30,000



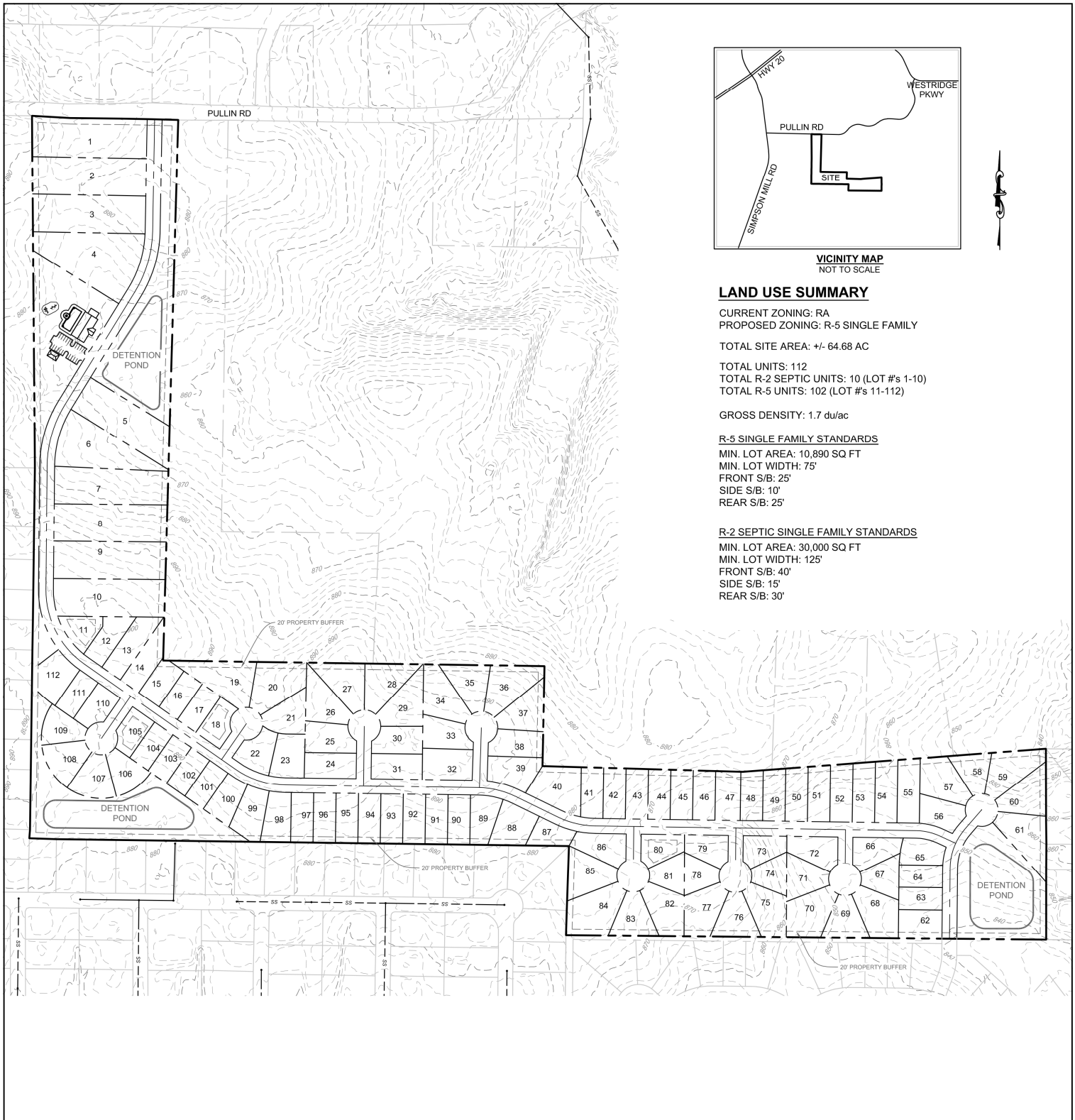
Property Description

60+/- acres on Pullin Road in Henry County. Property is situated alongside two developments, one of which is currently being developed and built out. Access to site from Pullin Road and secondary access through development currently under construction. Sewer should be available to the majority of sites with the possibility that a few lots would need septic tanks.

Location Highlights

- Approximately 3 Miles to South Pointe Mall
- Approximately 4 Miles to I-75
- Wal-Mart / Publix Within 5 Minute Drive
- High Growth Location
- Approximately 30 Minutes to Atlanta Airport

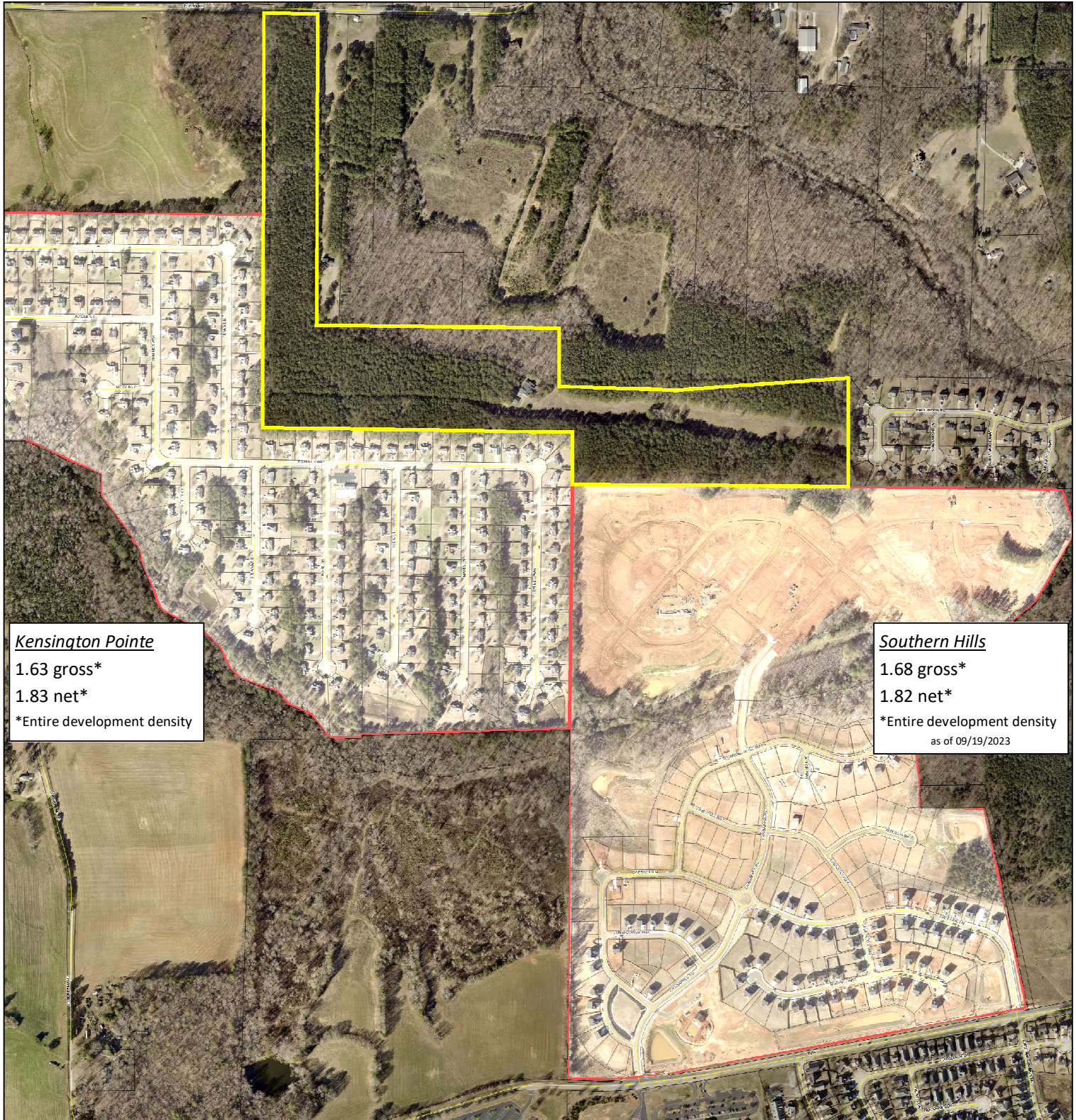
CONCEPTUAL SITE PLAN



AREA AERIAL



NEIGHBORING DEVELOPMENTS



SECONADRY ACCESS POINT



HOUSE ON PROPERTY



House on Property Could be Event Center or Clubhouse

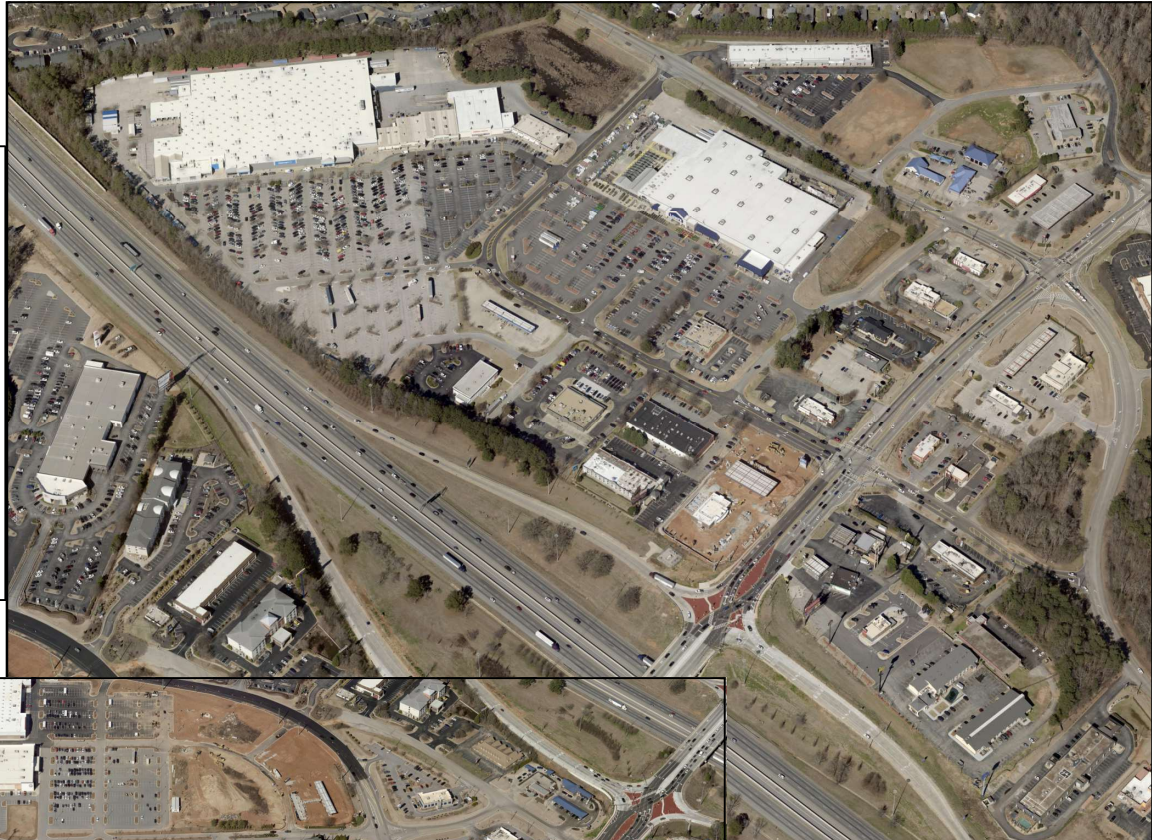
- 4 Bedrooms / 3 Baths
 - 3,581 +/- s.f.
- Hardwood Floors
- Two Master Suites
- 2 Car Detached All Brick Garage

NEARBY I-75 INTERCHANGE

Local I-75 Interchange

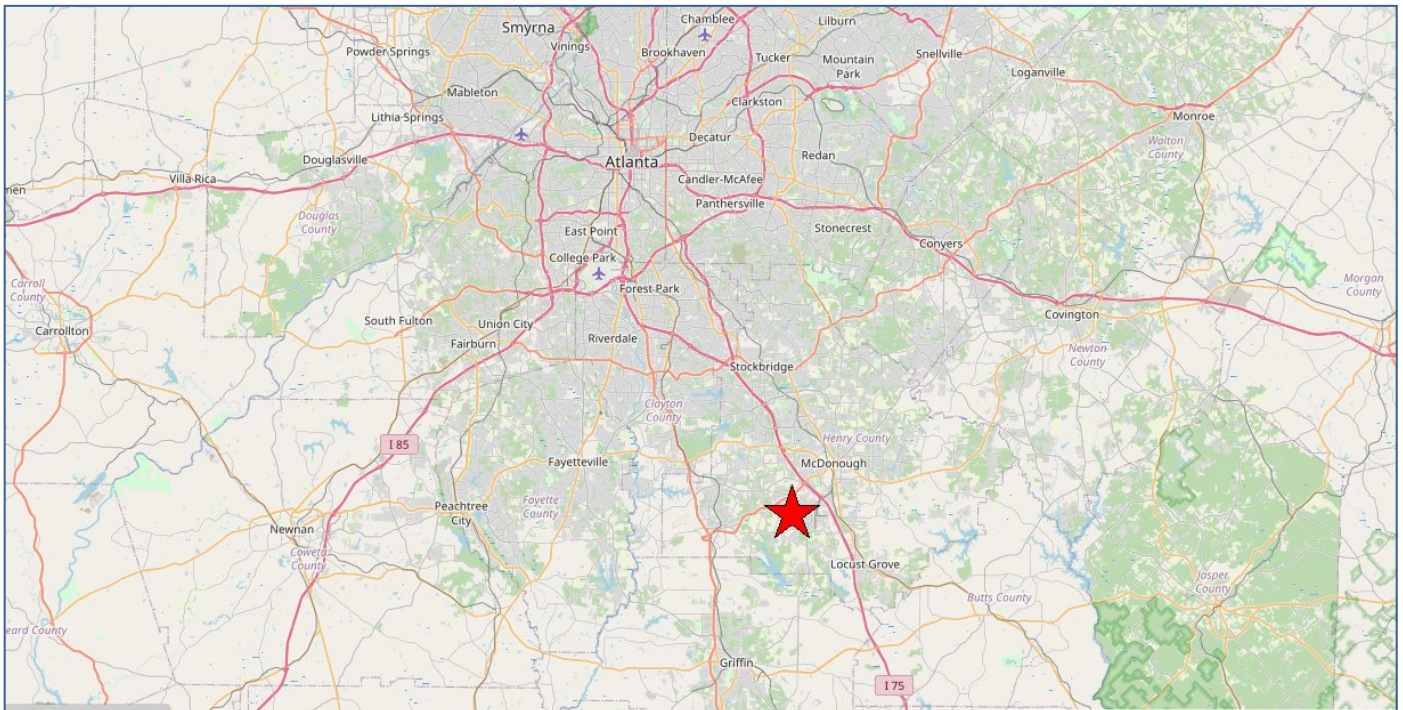
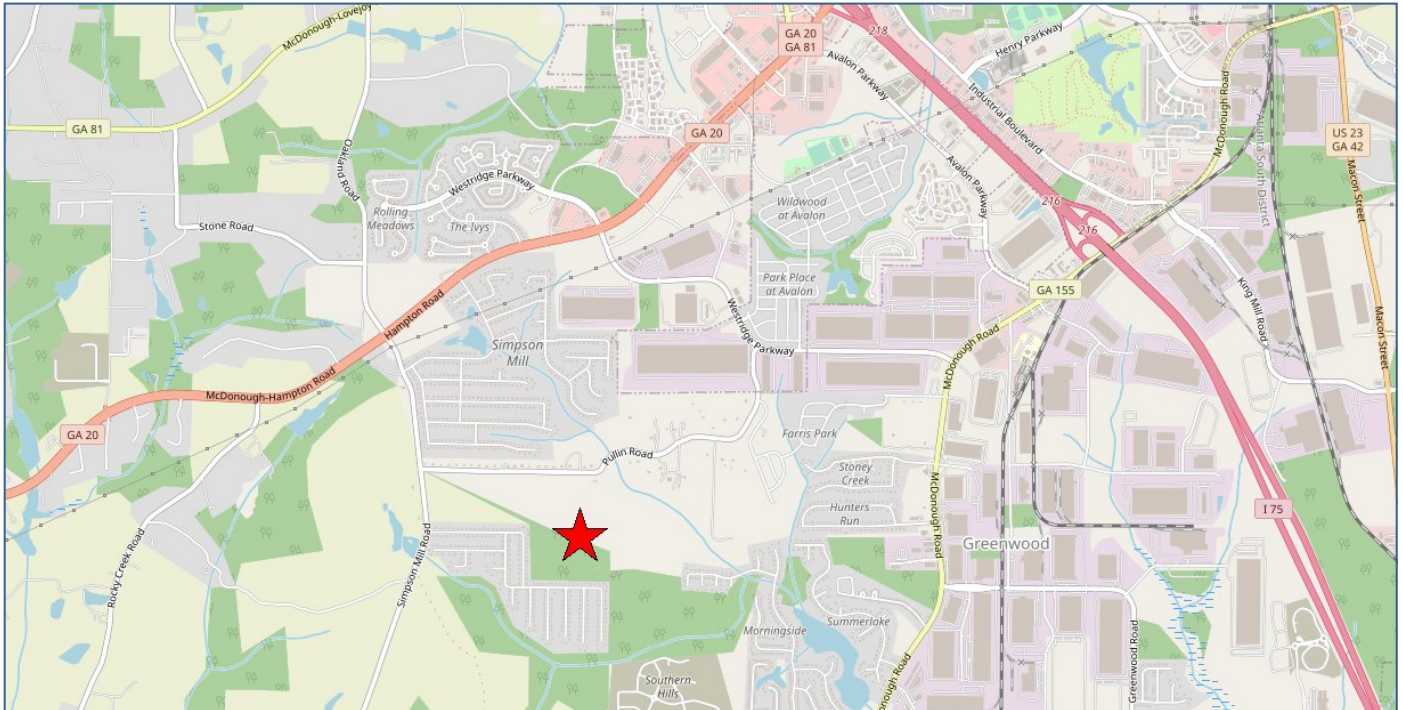
Businesses Include:

- Wal-Mart
- Lowe's
- Academy Sports
- J C Penney
- Kohl's



- Dave & Busters
 - BJ's
- Rooms to Go
- Hobby Lobby
- Office Depot & Numerous Restaurants

MAPS



Agent profile



Butch Springer, CCIM

Associate Broker
Coldwell Banker Commercial Metro Brokers
1401 Highway 20 W McDonough, GA 30253

Mobile: 770-527-1818
Fax: 678-610-6170
Email: Butchspr@gmail.com
Web: www.butchspringer.com

Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate. 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

2005 – 2008: Metro Brokers GMAC Real Estate. As Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

2008 – 2014: Springer and Associates Real Estate was formed and focused largely on lender-owned as well as investment based properties.

2015 – present: Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

Confidentiality Statement

For more information, please contact:

Butch Springer, CCIM
COLDWELL BANKER COMMERCIAL
Metro Brokers

1401 Highway 20W
McDonough, GA 30253

Phone: (678) 320-4800
Fax: (678) 610-6170
Mobile: (770) 527-1818
butchspr@gmail.com
Georgia Brokerage License: 183192

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.