

Land Lot



Listing #	8694276	List Price	\$65,340
Property Type	Land Lot	Status	New
Address	0 Villa Trace	Unit/Lot	
City	Villa Rica	Zip	30180
Subdivision	Villa Trace	State	GA
County	Carroll	Area	CARR
List Date	11/14/2019	Original Price	\$65,340
Expire Date	11/12/2020	DOM	1



Elem School Villa Rica	Middle School Villa Rica	High School Villa Rica
ES Bus Yes	MS Bus Yes	HS Bus Yes

Tax ID V02-0070088	Land Lot 164	Plat Book
Taxes \$422.00	District 06	Plat Page
Tax Year 2018	Section	Deed Book 5402
Block	Unit	Deed Page 346
Total Lots	Lot	Lot Dimensions 985' X 582' X 400' X 1062
Acreage 10.890	Acreage Source Public Record	Price Per Acre \$6,000.00

List Agent Gibson Bowlick	List Agent 2 Chris Rentz
List Agent ID BOWLICKGIBSO	LA 2 ID RENTZROBERT
List Agent Lic 387002	LA 2 License 349167
List Agent Email gbowlick@pioneer-residential.com	LA 2 Email crentz@pioneer-residential.com
List Agent Phone Phone: 7703645390	LA 2 Phone Phone: 4047027193
List Office Pioneer Residential	List Office Email kyle@gablerealestate.net
List Office ID GREC01	List Office Phone Office: 6782638507
List Office Lic 63327	

Commission 3.50	CompType: %	Owner Name
List Agreement Type Exclusive Right To Sell		Owner Phone
Special Conditions		

ER 1 Source	ER 1 ID
ER 2 Source	ER 2 ID

Information deemed reliable but not guaranteed.

Address 0 Villa Trace

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Public Remarks The Opportunity is zoned Single Family Residential - R20. The Property offers 10.89 acres and has public water and sewer available. The Site consists of a mixture of hardwoods and pines varying in age - and level topography. Versatile opportunity in the City of Villa Rica. The Property is in close proximity to I-20 - Schools - And commercial retail.

Private Remarks All utilities and zoning should be verified by potential buyers.

Office Remarks For more information, please reference our Offering Memorandum in Paragon.

Private URL www.pioneerlandga.com

Directions From Atlanta: Take exit to Hwy 61 in Villa Rica - Turn Right off the exit - Turn left onto Hwy 78 - Turn right onto Villa Trace. GPS: 901 N Lassetter Cir, Villa Rica, GA 30180 - Neighboring Address

Amenities None
Class Land Lot
Documents None
Feature Name
Frontage Type Pavement
Improvements Other (See Remarks), Paved Street
Lot Size 10-20 Acres
Possible Financing Owner Financing
Potential Use Residential
Present Use Undeveloped Land

Topology Level, Other (See Remarks)
Units Per Acre
Utilities Available Sewer Available
Vegetation Wooded/Timber
Waterfront Footage 0
Zoning Single Family

Closing Date
Off Market Date
Sell Office

Sales Price
Due Diligence Date
Sell Office Lic

Sellers Contribution
Finance Code
Sell Agent

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