

OFFERING MEMORANDUM



Lot Lines are Approximate

27 Developed 1+ Acre Lots
Hillstone Subdivision
Carrollton, Georgia

KW ATLANTA
PARTNERS
KELLERWILLIAMS REALTY

THE
ZACHOS
TEAM
Your Real Estate Solutions, Built With Experience

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the 27 Developed Residential 1+ Acre Lots in Carrollton, 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 Keller Williams Realty Atlanta Partners Newnan ("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. Keller Williams Realty Atlanta Partners Newnan 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:



Paul Zachos, Realtor

Cell: (404) 391-2238

pzachos.kw@gmail.com

TheZachosTeam.com



560 Newnan Crossing Bypass, Suite 200

Newnan, GA 30263

Office: (770) 252-2266

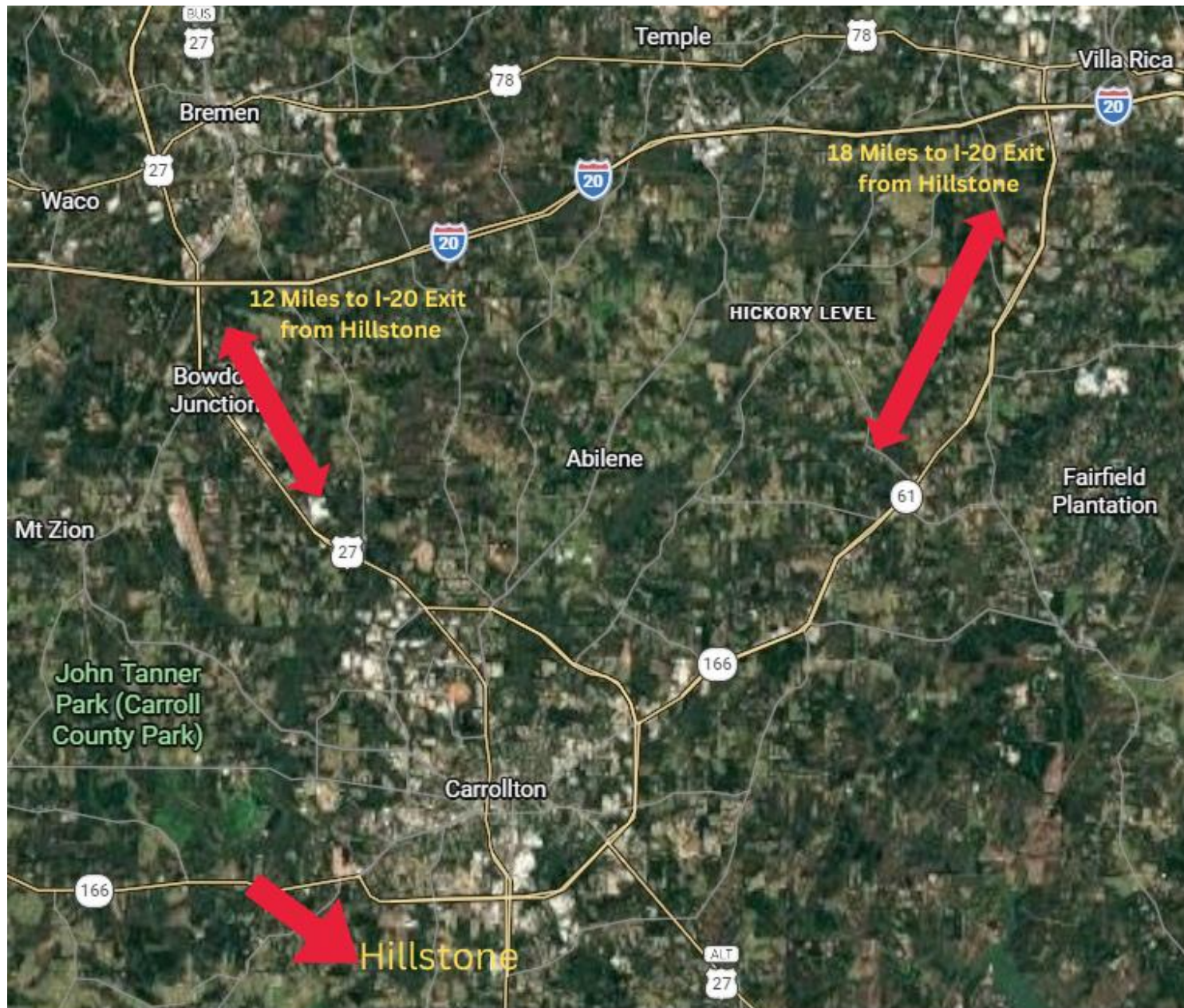


The Opportunity

The Zachos Team is pleased to present 27 Residential Lots in Carrollton, Georgia in Hillstone Subdivision. The Property offers the following attributes:

- The Site will yield 27 Single Family Developed Residential Lots with a minimum of 1 Acre.
- The Property is served by public water and electricity.
- Architectural Controls are in place and plans need to be approved by the developer. Minimum of 2,000 square feet for each home.
- The topography is mainly flat with a few basement lots.
- Minutes to Carrollton Attractions.
- Carrollton City School District.





Location Overview

The Opportunity is located in Carrollton, Georgia. Hillstone Subdivision is only 12 Miles to I-20 via 27 and only 18 Miles to I-20 via 61.

Distance to Points of Interest:

Adamson Square/Downtown Carrollton: 4 Miles

The Amp: 4 Miles

Sunset Hills Country Club: 2.5 Miles

Oak Mountain Championship Golf Club: 3.5 Miles

University of West Georgia: 3.5 Miles

Interstate 20: 12 Miles

Lake Carroll: 3 Miles

Lakeshore Park: 3 Miles

Lakeshore Recreation Center and Natatorium: 3 Miles

Tanner Medical Center: 4 Miles

Carrollton Greenbelt Trailhead: Less than 1 Mile

Grocery and Retail: 2 Miles

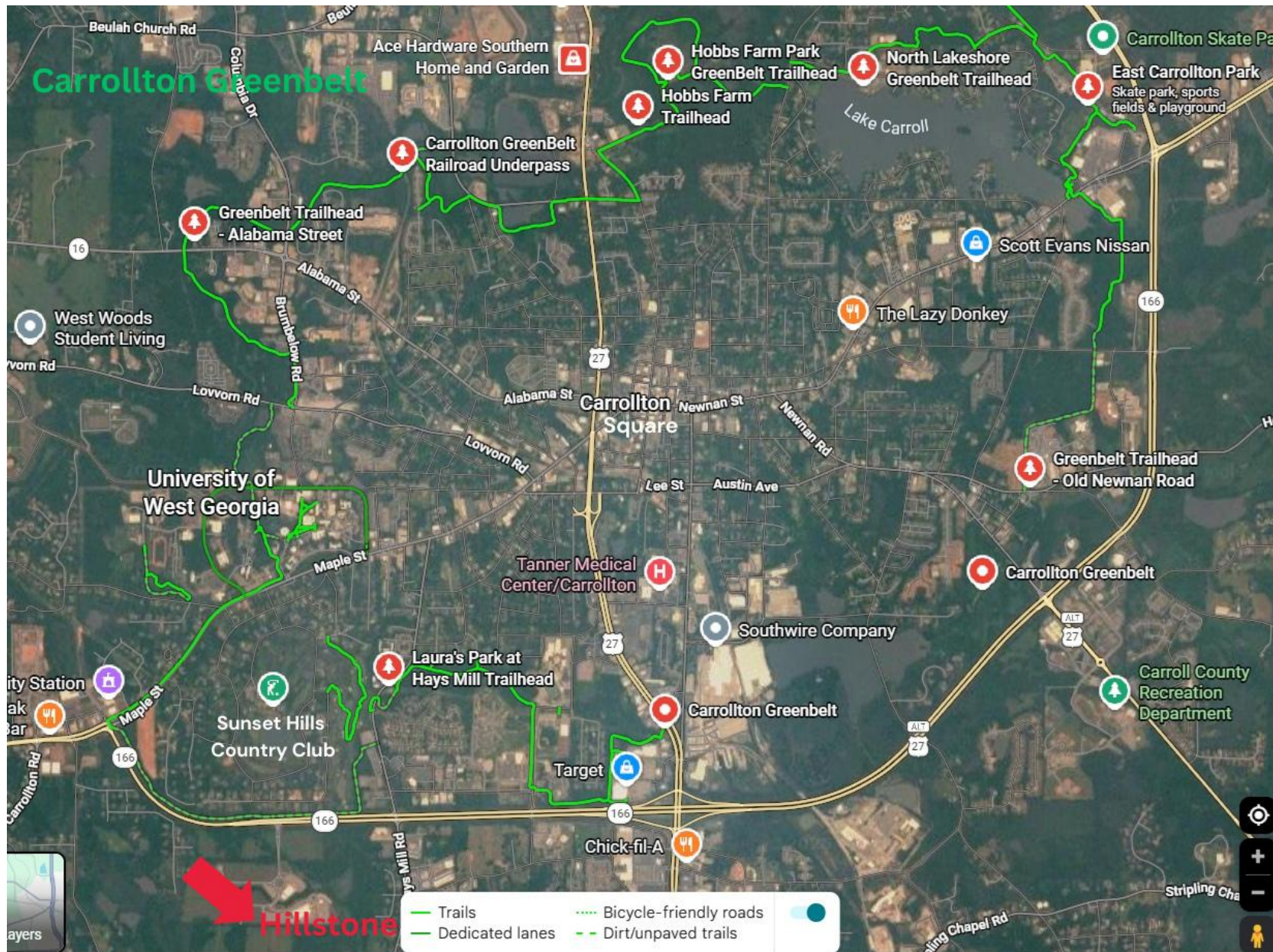
Restaurants: 2 Miles

Carrollton City Schools: 2.5 Miles



Carrollton Parks and Recreation

Carrollton has more than 20 Parks and Recreation Facilities with something for everyone. Amenities include so many amazing options such as an Indoor Pool, Tennis, Pickleball, Athletic Fields, Skate Park, Scenic Views, Pavilions, Playgrounds, Dog Parks and More.



Carrollton Greenbelt

The [Carrollton Greenbelt](#) is an 18 mile paved loop trail– the largest of its kind in Georgia. The shared use path has many unique trail heads with amenities and connects to a variety of locations such as Lake Carroll, retail/commercial spaces, neighborhoods and the University of West Georgia.

Downtown Carrollton:

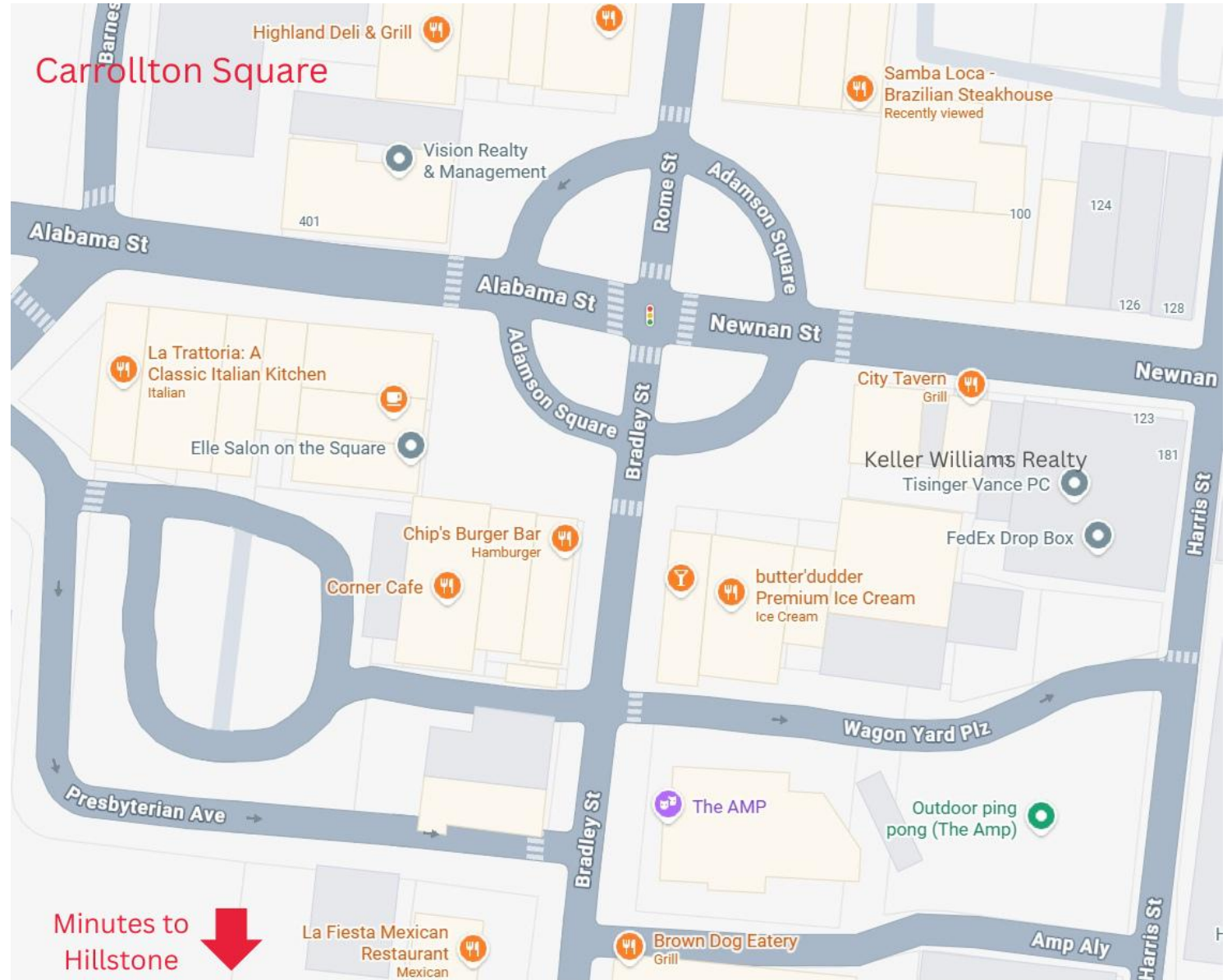
A major draw for homeowners moving to Carroll County is Downtown Carrollton which is only minutes from Hillstone Subdivision.

Adamson Square

Acting as the central township for Carrollton, [Adamson Square](#) is a walkable intersection that contains delicious local restaurants, boutique shopping, and a friendly, slow-paced atmosphere. Visitors and residents alike can enjoy a bite to eat, a cup of coffee, or even a good book to read at one of the many stores scattered around the premises.

The Amp

Conveniently located just outside of Adamson Square, [The AMP](#) is the perfect place to continue the fun after an evening of shopping and dinner. With events almost every weekend such as live music, movies, and even yoga, you'll be sure to find an event worth your while at this dedicated amphitheater.





Carrollton City Schools

The Hillstone Subdivision is in the highly sought after Carrollton City School district. According to its website, compared to 177 public school districts in the State of Georgia, Carrollton City Schools:

- Ranked 11th as the Best School District in the State of Georgia.
- Ranked 16th in the Best Teachers statewide category.
- Ranked 7th for the Best Districts for Athletes.
- Ranked 3rd for the Most Diverse Districts.
- Has 125+ Clubs and Activities
- Student Teacher Ratio of 6:1

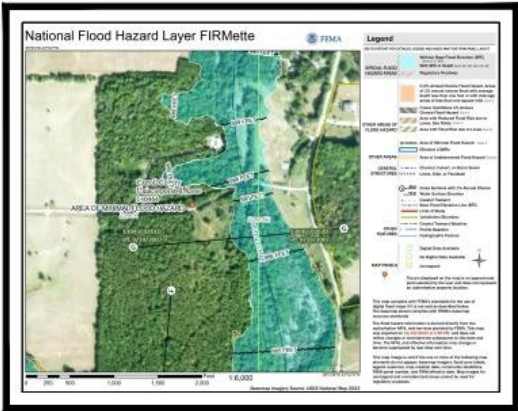


Per “Niche.com” rankings, the Carrollton City School District ranked in the top 6% of Districts Nationally.





SITE LOCATION MAP
CITY OF CARROLLTON,
CARROLL COUNTY, GEORGIA
GPS LOCATION: 33.547654° N, -85.096161° W
SCALE: 1"=2000'



FIRM MAP
N.T.S.
MAP #: 1304SC0261D
EFFECTIVE DATE: 09/19/2007
ZONE: X & AE

SHEET INDEX

PRELIM PLAT	& POLLUTION CONTROL PLAN
C100 MASTER SITE PLAN	C306 EROSION CONTROL DATA
C101 SITE PLAN	C307 EROSION CONTROL DATA
C102 SITE PLAN	C308 EROSION CONTROL DATA
C200 GRADING PLAN	C309 EROSION CONTROL DATA
C201 GRADING PLAN	C310 EROSION CONTROL NOTES
C202 CENTERLINE DRIVE PLAN & PROFILE	C311 EROSION CONTROL NOTES
C203 STORM DRAINAGE PLAN	C500 WATER PLAN
C204 STORM DRAINAGE PLAN	C501 WATER PLAN
C205 STORM SEWER PROFILE	
C206 STORM SEWER PROFILE	
C207 STORM SEWER TABULATIONS	L101 DETAILS & CALCULATIONS
C208 ENLARGED STORMWATER POND & DATA	L102 DETAILS & CALCULATIONS
C209 ENLARGED STORMWATER POND & DATA	L103 DETAILS & CALCULATIONS
C210 ENLARGED STORMWATER POND & DATA	L104 ARBORIST DOCUMENTS
C300 INITIAL PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN	
C301 INITIAL PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN	CD200 STORM DRAINAGE DETAILS
C302 INTERMEDIATE PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN	CD201 STORM DRAINAGE DETAILS
C303 INTERMEDIATE PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN	CD300 EROSION CONTROL DETAILS
C304 FINAL PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN	CD500 WATER DETAILS
C305 FINAL PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN	

HILLSTONE RESIDENTIAL SUBDIVISION

GENERAL SITE DATA:
OWNER/PROJECT MANAGER
BUILDMORE ENTERPRISE SERVICES, LLC
ATTN: JEFF CAMP
PO BOX 128 VILLA RICA, GA 30180
770-480-4417
1. SITE ADDRESS: MARTIN CEMETERY ROAD
2. PARCEL: C07 0570066
3. LAND LOT: 62
4. DISTRICT: 10
5. SITE AREA: 54.57 +/- ACRES
6. PROPOSED USE: SINGLE FAMILY SUBDIVISION
7. ZONING: ESTATE RESIDENTIAL (1 ACRE) EX-1
SETBACKS:
FRONT = 40' SIDE = 15' REAR = 20'

24-HR CONTACT
BUILDMORE ENTERPRISE SERVICES, LLC
ATTN: JEFF CAMP
PO BOX 128 VILLA RICA, GA 30180
770-480-4417
EMAIL: JEFFCAMP@CAMPDUR.COM
OWNER/PERMITTEE
BUILDMORE ENTERPRISE SERVICES, LLC
ATTN: JEFF CAMP
PO BOX 128 VILLA RICA, GA 30180
770-480-4417
EMAIL: JEFFCAMP@CAMPDUR.COM

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (PLAN) WAS PREPARED BY A DESIGN PROFESSIONAL AS SET FORTH BY THIS PERMIT, THAT HAS COMPLETED THE APPROPRIATE CERTIFICATION COURSE APPROVED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF GEORGIA 10-7-19 AND THAT I WILL ADHERE TO THE PLAN AND COMPLY WITH ALL REQUIREMENTS OF THIS PERMIT.

OWNER/PERMITTEE DATE



REV.	DATE	DESCRIPTION
#1	11/03/2025	REVISED PER CITY COMMENTS
#2	12/11/2025	REVISED PER CITY & ENVIRONMENTAL HEALTH COMMENTS
#3	1/06/2026	REVISED PER ENVIRONMENTAL HEALTH COMMENTS & INTERNAL REVISION

HILLSTONE RESIDENTIAL SUBDIVISION

JOB #: 23117

[illegible]

BOUNDARY INFORMATION SHOWN OBTAINED FROM A REAL ESTATE PLAT WITH THE EASE-TO-FARM, LLC & JOSE M. & HELEN S. MARTIN EASE-TO-FARMER LAND SURVEYING WITH A LATEST REVISION DATE OF JANUARY 2012.

THE METRIC DATA OBTAINED FROM CARROLL COUNTY GIS IS APPROXIMATE

THE FILE NAME: 1286420297 DATE: 29/01/2007

INDICATES THE PROPERTY OR A PORTION THEREOF IS LOCATED IN R.000.H+7480.A+E=

[illegible]

MASTER SITE PLAN
HILLSTONE RESIDENTIAL
SUBDIVISION

LOCATED IN E.C. 8878 BLOCK 10
CITY OF GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA

SOUTHEAST CIVIL GROUP
INCORPORATED IN NORTH CAROLINA
1000 W. ALEX. ST. SUITE 100
GREENSBORO, NC 27402
TEL: 336-733-1111 FAX: 336-733-1112
WWW.SOUTHEASTCIVILGROUP.COM

SHEET

C100

The Process

The seller has set the following offering for the Property. Interested parties should submit an offer in the form of GAR documents or a proposed term sheet that includes the following information:

- Price at **\$169,000 per lot**. The first take-down is 11 lots. Second take-down within 6-8 months for remaining 16 lots.
- Earnest Money of \$275,000
- Due Diligence Period of 75 Days
- 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 please contact Paul Zachos at 404.391.2238 or pzachos.kw@gmail.com.



Paul Zachos, Realtor
Cell: (404) 391-2238
pzachos.kw@gmail.com
TheZachosTeam.com



Keller Williams Realty Atlanta Partners
560 Newnan Crossing Bypass, Suite 200
Newnan, GA 30263
Office: (770) 252-2266

