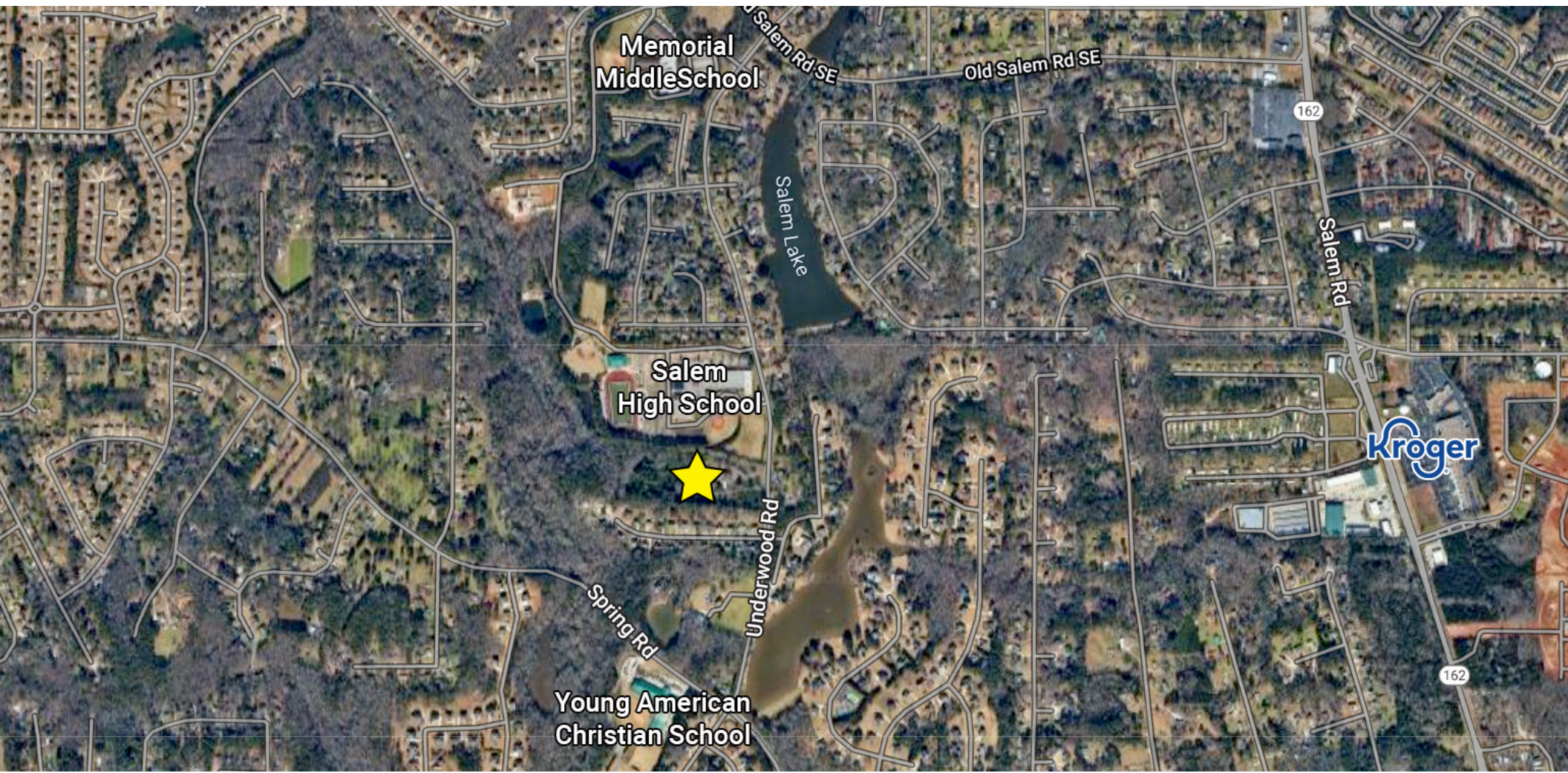


20± Acre Residential Development Opportunity



McWhirter



3615 Underwood Road
Conyers, GA 30013

Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Presented by:

Nelson Vinson

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McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

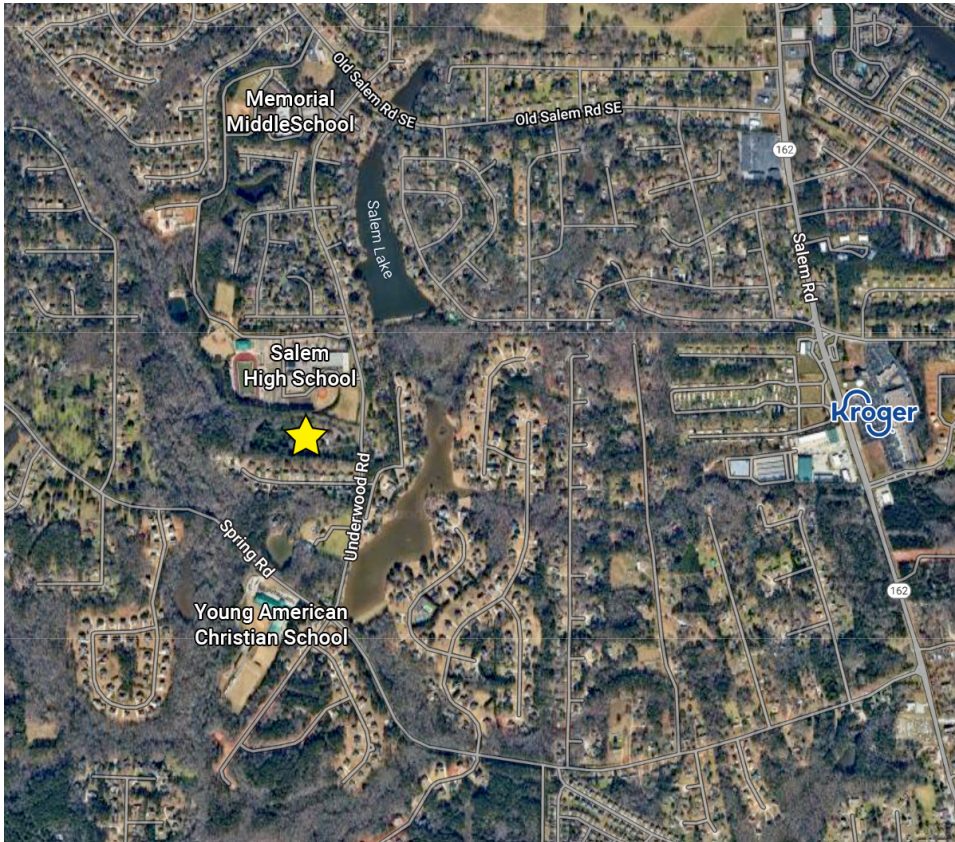
Building 2, Suite 150

Atlanta, GA 30339

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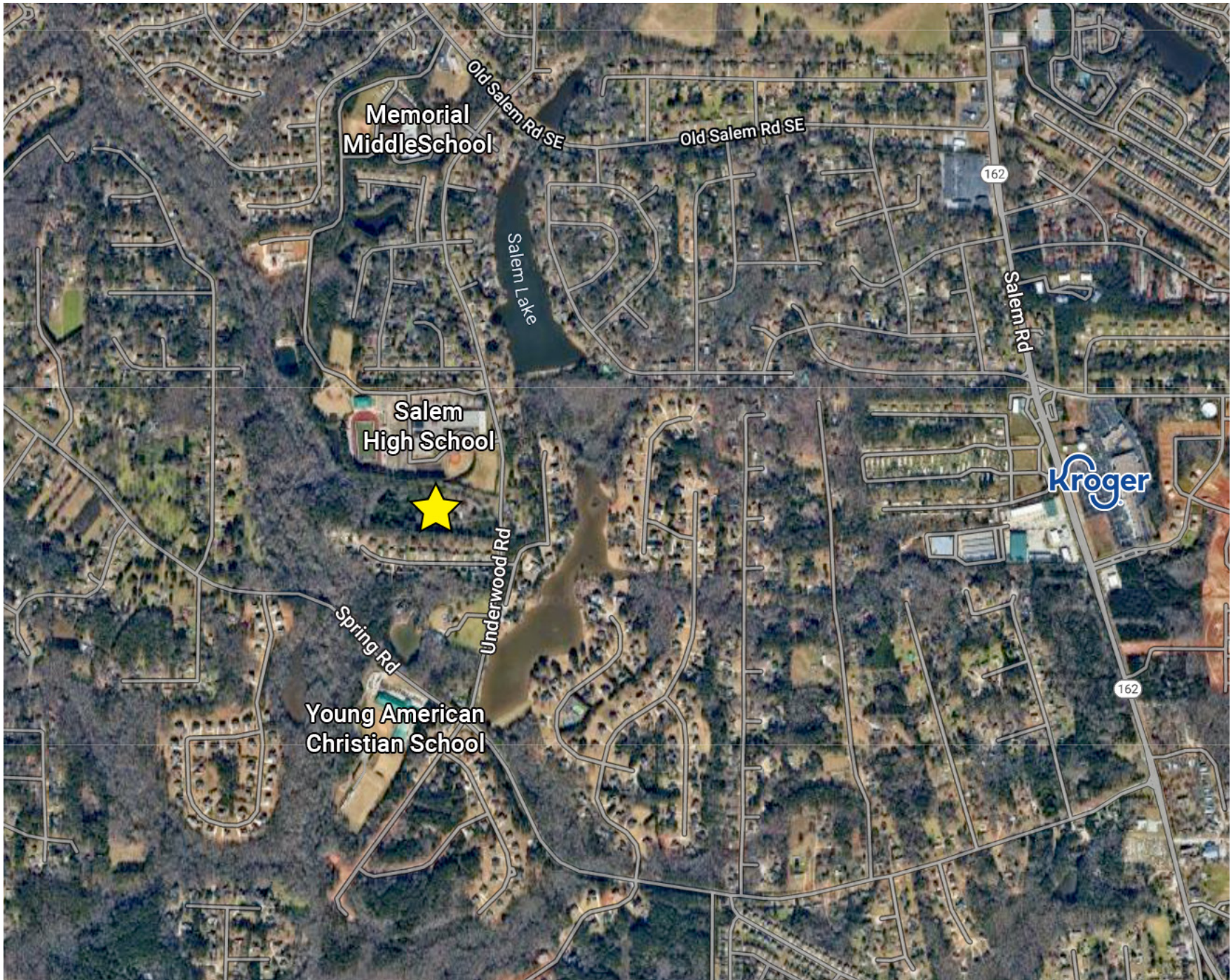
20± Acre Residential Development Opportunity

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Aerial Map



Property Summary

Location

McWhirter Realty Partners is pleased to present this prime 20-acre site nestled in the heart of Conyers, GA. This site offers a rare opportunity for residential development in an area already brimming with life. With its gentle topography, the land is perfectly suited for creating a community that is both beautiful and functional. Just a stone's throw away from Salem High School, this property is ideally positioned for families seeking both convenience and a strong sense of community.

The property is surrounded by established neighborhoods, and invites the creation of a vibrant new residential area that can seamlessly integrate with the existing fabric of the region. Imagine a neighborhood where children can walk to school, where green spaces foster connections among neighbors, and where the future of Conyers takes root. This site isn't just a piece of land—it's the foundation for a thriving, family-friendly community.

Zoning

The property is zoned AR (Agricultural Residential District) by Rockdale County, and designated as Medium Density Residential on the County's Future Land Use Map.

Current zoning allows for 1 acre lots with a minimum of 1,600 sf floor plans. Setbacks are as follows:

- 120' minimum lot width
- 250' minimum lot depth
- 40' minimum front setback
- 10'/30' minimum side setback
- 50' minimum rear setback

See Zoning Development Standards on pages 10 - 12.

Price

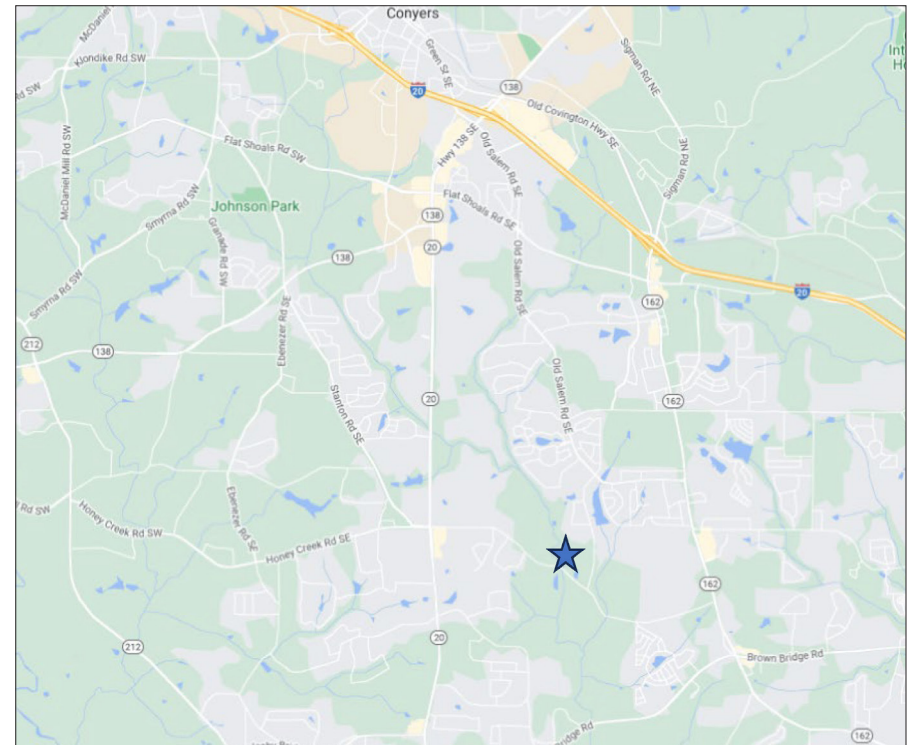
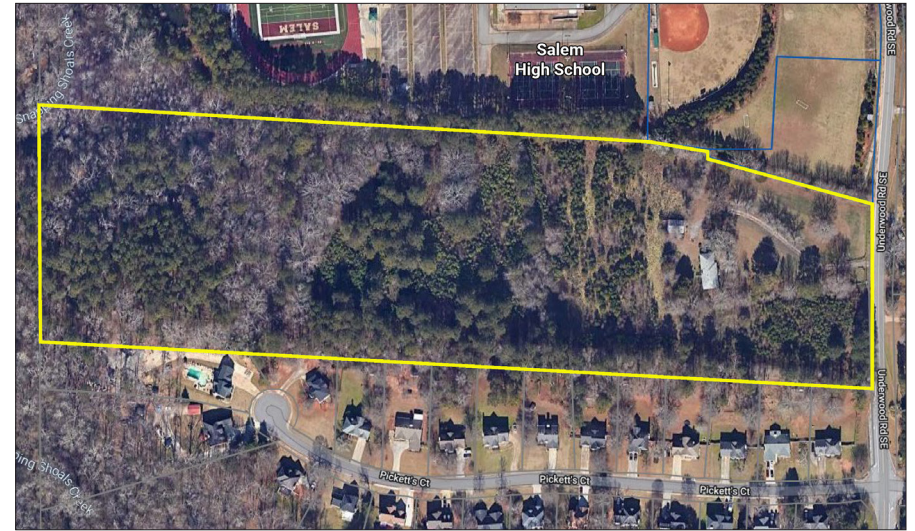
This 20± ac tract is available for \$800,000 (\$40,000/ac).

Area Demographics

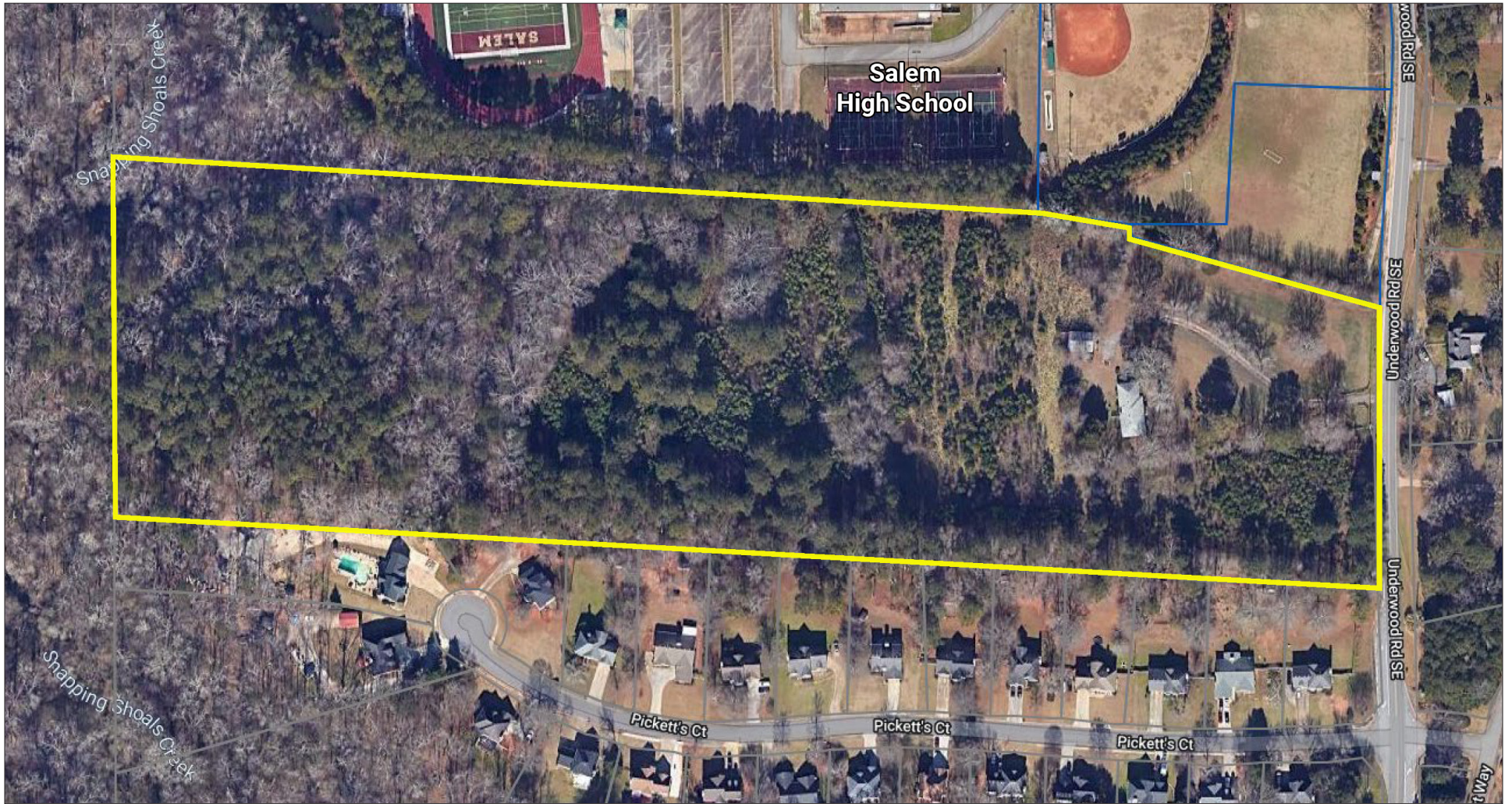
Population	1-mile	3-mile	5-mile
2028 Population	4,723	47,296	94,524
2023 Population	4,536	45,541	90,762
2010 Population	3,977	40,905	80,137
Annual Growth 2023-2028	0.8%	0.8%	0.8%
Annual Growth 2010-2023	1.1%	0.9%	1.0%

Income	1-mile	3-mile	5-mile
Average Household Income	\$96,631	\$82,267	\$80,380
Median Household Income	\$69,964	\$62,440	\$63,139

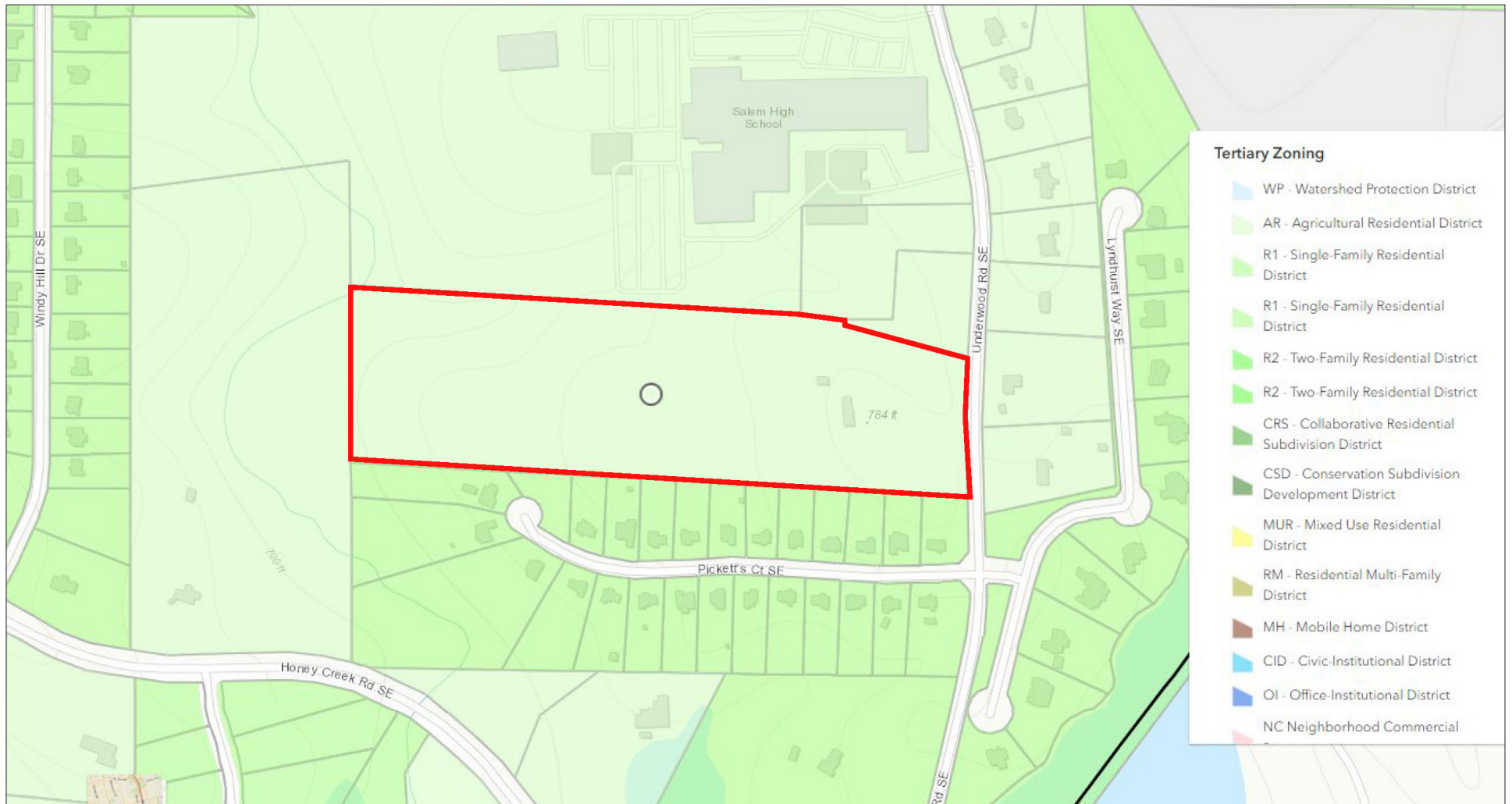
Source: CoStar



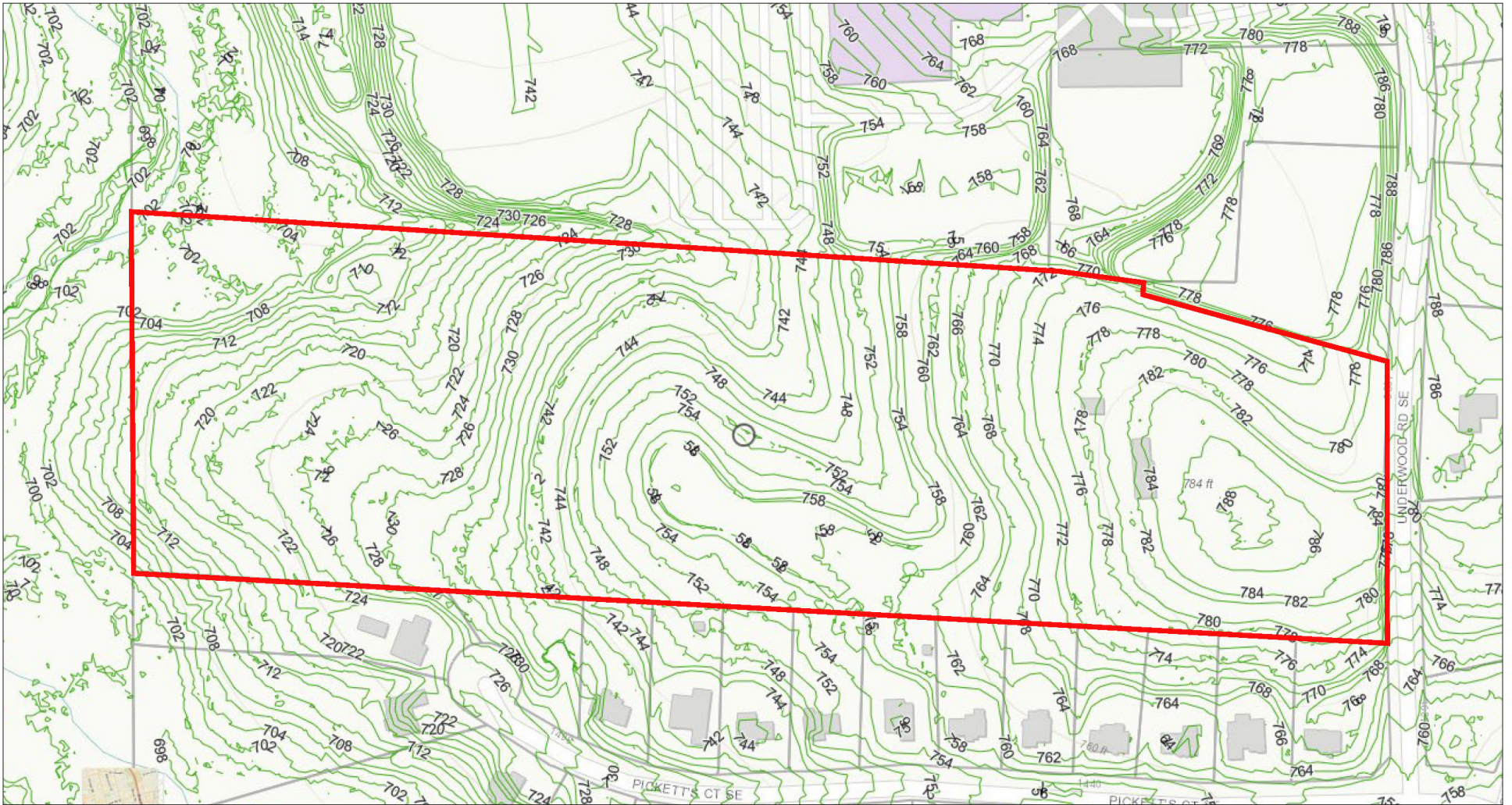
Tax Aerial



Zoning - AR (Agricultural Residential District)



Topography



Zoning Development Standards

2/28/24, 9:35 AM

Rockdale County, GA Code of Ordinances

Zoning District	Min. Lot Size	Units/Acre	Min. Lot Width (in feet)	Min. Lot Depth (in feet)	Min. Front Setback ^{1,2} (in feet)	Min. Side Setback (in feet)	Min. Rear Setback (in feet)	Min. Sq. Ft. of Heated Floor Area	Max. % Impervious Surface	Min. % Open Space	Max. Bldg. Height (in feet)
W-P	2 Acres ¹⁰	0.3	150	400	35	30	60	1,600	10	0	35
A-R	1 Acre ⁸	1.0	120	250	40	10/30	50	1,600	15	0	35
R-1	30,000 sq. ft.	1.45	100	150	25	10/30	40	1,600	20	0	35
R-2	14,000 sq. ft. ⁷	5.8	80	120	35	10/25	35	1,600	30	20	45
CRS	10,000 sq. ft.	3.14	70		20	7.5	25	1,800	25	30	35
CSD ^{3,5}	6,000 sq. ft.	2.43	60		Max. 25	10	40	1,800	25	30	35
MRU	2 acres Table 4	8	200	Table 4	Table 4	Table 4	Table 4	Table 3	50	15	Table 4

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1/3

Zoning Development Standards

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Rockdale County, GA Code of Ordinances

Zoning District	Min. Lot Size	Units/Acre	Min. Lot Width (in feet)	Min. Lot Depth (in feet)	Min. Front Setback ^{1,2} (in feet)	Min. Side Setback (in feet)	Min. Rear Setback (in feet)	Min. Sq. Ft. of Heated Floor Area	Max. % Impervious Surface	Min. % Open Space	Max. Bldg. Height (in feet)
RM	2 acres	12	60 ⁹		15	10/15	25	Table 3	60	400 sq. ft./unit ₆	35

Notes for Table 1:

1. Minimum required setbacks do not include buffers, if required by chapter 328, article I of the UDO.
2. Larger side yards dimension is for corner lots.
3. Density subject to increase through bonuses. See subsection 206-6(e)(10) and subsection 210-2(j)(2).
4. Application of density to tract land area excludes Primary Conservation Area.
5. Zoning district is only applicable within the Salem Road Corridor Overlay District.
6. 400 square feet of open space or outdoor recreation per dwelling unit is required for multi-family residential developments with more than 50 dwelling units. See subsection 218-13(s).
7. 7,500 square feet required per unit, 14,000 square feet per duplex.

Zoning Development Standards

2/28/24, 9:35 AM

Rockdale County, GA Code of Ordinances

Zoning District	Min. Lot Size	Units/Acre	Min. Lot Width (in feet)	Min. Lot Depth (in feet)	Min. Front Setback ^{1,2} (in feet)	Min. Side Setback (in feet)	Min. Rear Setback (in feet)	Min. Sq. Ft. of Heated Floor Area	Max. % Impervious Surface	Min. % Open Space	Max. Bldg. Height (in feet)
8. Minimum lot size for residences with private stables: three acres; minimum lot size for agriculture and forestry uses: five acres.											
9. Duplex lot shall have a minimum lot width of 100 feet.											
10. W-P district restricts residential property development to one lot per three acres, with a minimum lot size of two acres.											

Listing Team



Nelson Vinson
Partner

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Nelson specializes in residential and commercial land sales, working directly with land owners, residential and commercial developers, and multi-family and residential home builders. Nelson takes a personal approach by engaging in the process through the entitlement and pre-development phase.

Nelson has in-depth knowledge of working with owners, investors, and developers through the marketing process, selection of buyer, and throughout the contract and due diligence period.

Nelson joined McWhirter in 2007 and was named partner in 2016. Nelson currently holds Associate Broker licenses in Georgia and Alabama.

Nelson is a member of the Atlanta Commercial Board of REALTORS® Million Dollar Club and has been recognized as a Top Ten Land Broker (#2) in 2009 and a Top Ten Land Broker (#7) in 2013.



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