

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES



OFFERING MEMORANDUM | 1705 IRIS DRIVE SE | CONYERS, GA
76 Acres +/- | Offered for \$17,000,000



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OFFERING MEMORANDUM
76 ACRES +/-
PRICE | \$17,000,000



**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL



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PROPERTY OVERVIEW

1705 Iris Drive SE | Conyers, GA

Discover the possibilities at 1705 Iris Dr. SE, a premier commercial opportunity in Rockdale County, Georgia. This expansive 76 +/- acre property, currently zoned R1, offers a versatile canvas for developers and businesses. Featuring prime road frontage along the vibrant I-20 Interstate, this property ensures unparalleled visibility and accessibility. Positioned strategically among industry leaders such as Home Depot, Walmart, and Floor & Decor, 1705 Iris Dr. SE is seamlessly integrated into a thriving commercial landscape. Uncover the vast potential and advantages of this exceptional commercial property, surrounded by distinct businesses and ready for transformative development.



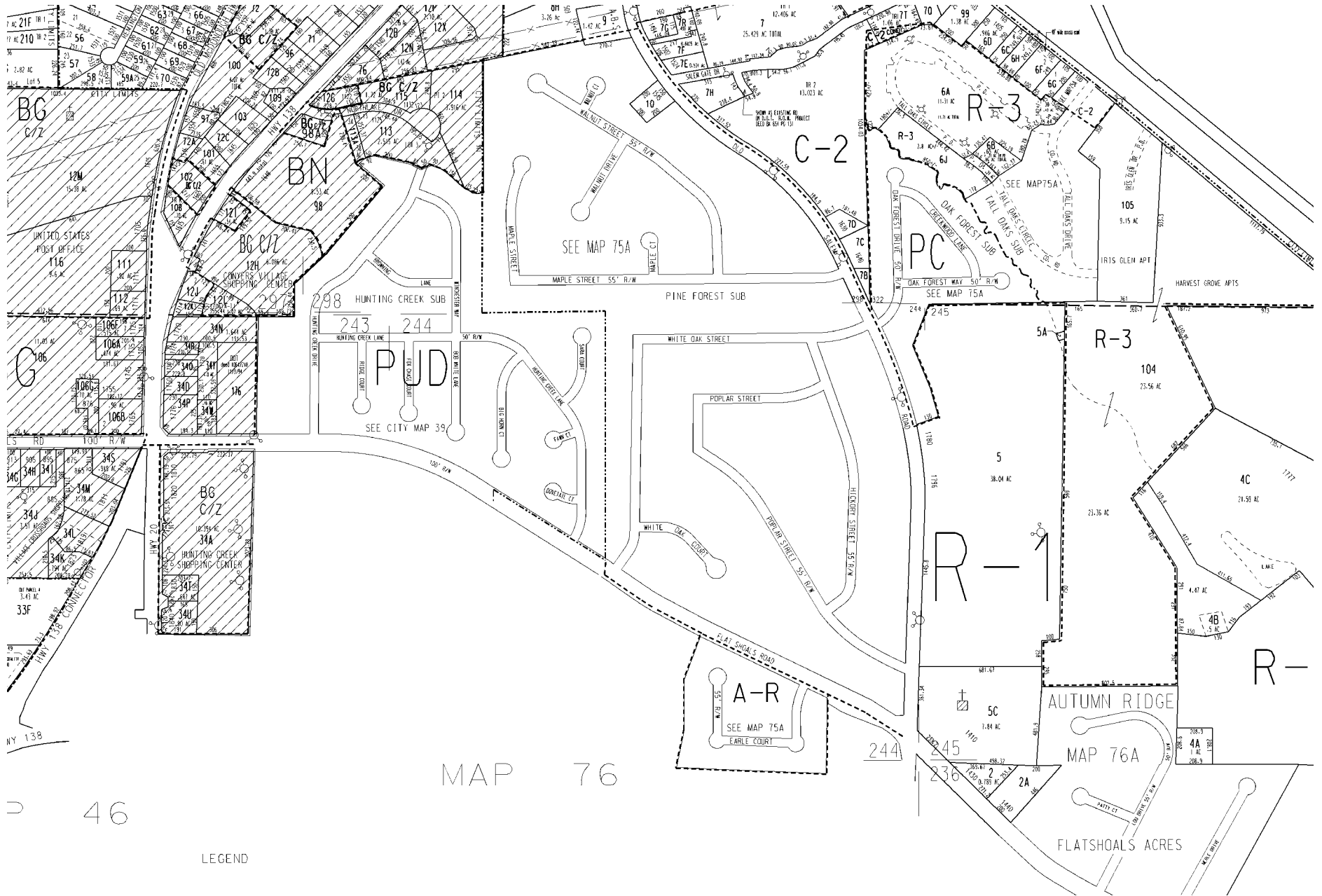
PROPERTY HIGHLIGHTS

1705 Iris Drive SE | Conyers, GA
76 Acres +/-

- 1705 Iris Drive is Comprised of 3 Parcels of Land, 76 +/- Acres, Zoned R1, Unparalleled Visibility and Accessibility
- Economic Development and Growth Throughout Rockdale County has been Continuously on the Rise in All Forms, Providing Exponential Opportunity
- Positioned strategically near heavy trafficked stores like Home Depot, Walmart, and Floor & Décor
- Conveniently Located in Rockdale County with Close Proximity to Interstate 20, and Prime Road Frontage
- The population in Rockdale County is Expected to Grow Another 30% by 2050, Household Income Exceeds the State by 21%
- Potential Development Site with a vast amount of end uses, Single Family Development, Multifamily, Office, Sports/Entertainment, etc.
- Property Type: Land
- Township: Conyers
- County: Rockdale
- Total Acres: 76 +/-
- Price Per AC: \$223,864
- Zoning: R1
- Parcel ID: 0750010004, 075001004B, 075001004C

OFFERING MEMORANDUM
76 ACRES +/-
PRICE | \$17,000,000

ASSESSOR MAP



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LEGEND

PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY IMAGES



LOCAL AREA BUSINESSES

CONYERS, GA



LOCAL AREA DEMOGRAPHICS

CONYERS, GA

Population

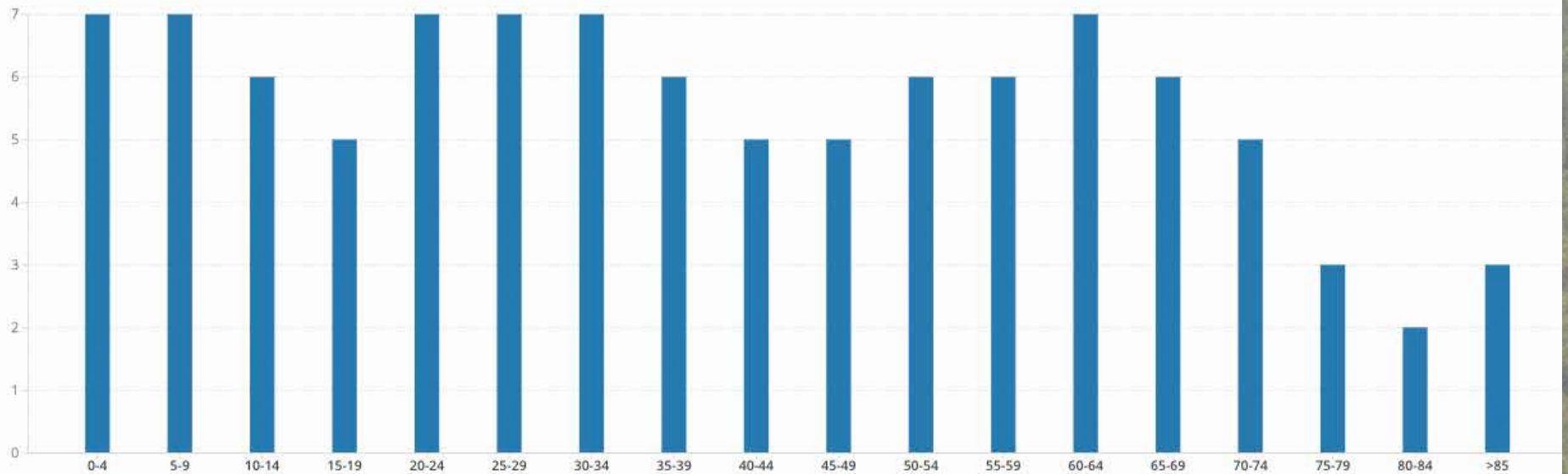
Summary

| | |
|---------------------------------|--------|
| Estimated Population | 84,178 |
| Population Growth (since 2010) | 4.3% |
| Population Density (ppl / mile) | 31 |
| Median Age | 38 |

Household

| | |
|------------------------|--------|
| Number of Households | 34,194 |
| Household Size (ppl) | 2 |
| Households w/ Children | 19,054 |

Age



LOCAL AREA DEMOGRAPHICS

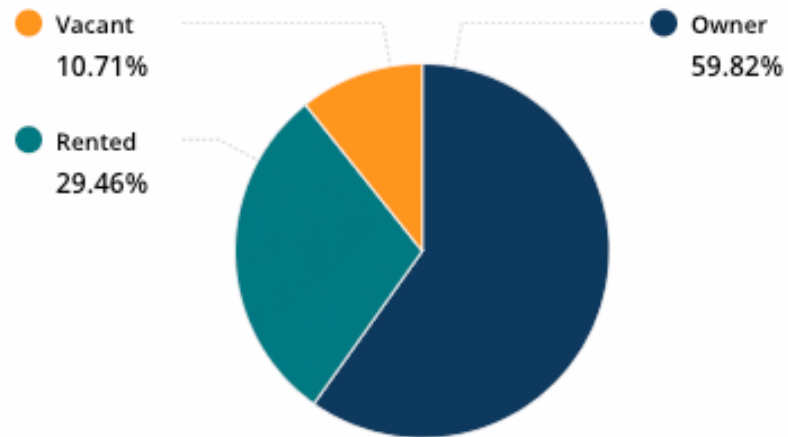
CONYERS, GA

▼ Housing

Summary

| | |
|------------------------|-----------|
| Median Home Sale Price | \$194,000 |
| Median Year Built | 1969 |

Occupancy



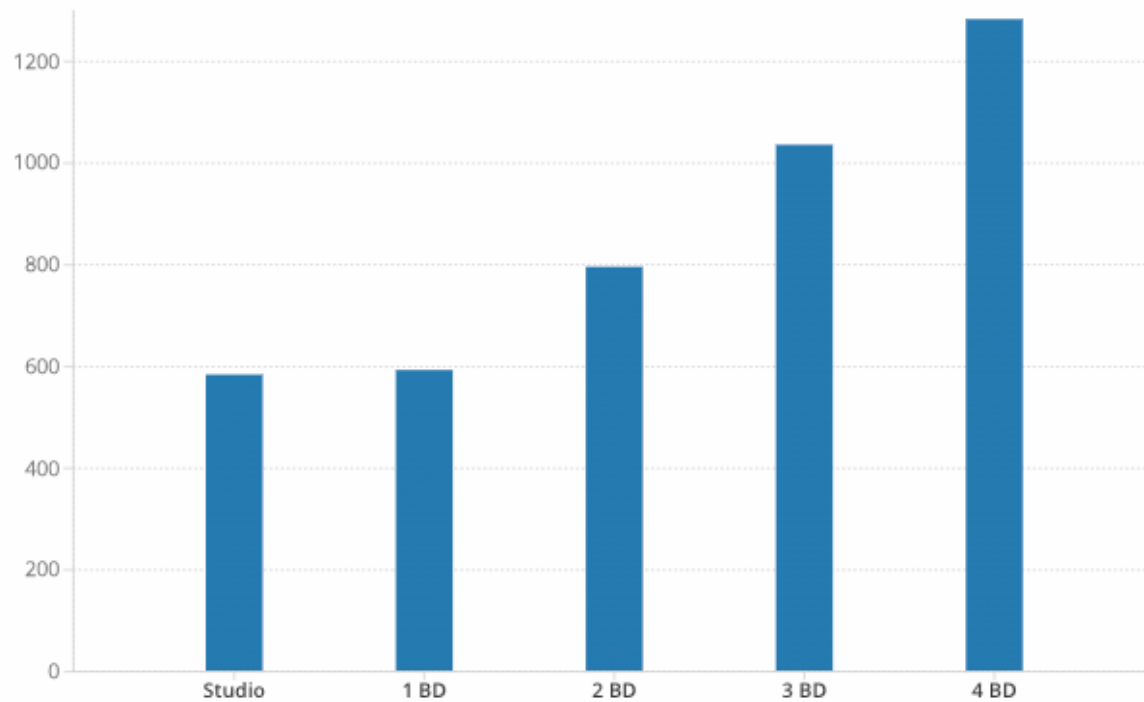
LOCAL AREA DEMOGRAPHICS

CONYERS, GA

Stability

| | |
|-----------------------------|--------|
| Annual Residential Turnover | 17.93% |
|-----------------------------|--------|

Fair Market Rents (County)



LOCAL AREA DEMOGRAPHICS

CONYERS, GA

Quality Of Life

Household Income

