



# LAND FOR SALE

2600 IRIS DR SW  
CONYERS, GA 30094

**8.79 ACRES ADJACENT TO I-20 • RM ZONING • SELLER FINANCING AVAILABLE**

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# Investment Overview

Mohr Partners, Inc., is pleased to present an **exceptional multifamily development opportunity** in the Atlanta market. This offering includes approximately 8.79 acres of land located directly off Interstate 20 in Conyers, GA.

The property is currently undergoing rezoning from C-1 Commercial to **Residential Multifamily (RM)**, with preliminary support for up to **70 buildable units**. This prime wooded parcel offers an excellent location for workforce or market-rate housing with convenient access to major thoroughfares, retail amenities, and employment hubs throughout Rockdale County and the broader Atlanta MSA.

Key features include paved road frontage, proximity to utilities (water, electric, and gas) and flexible site layout potential. All of this combines to make this listing a **rare opportunity for investors and developers** seeking entitled land in a growing suburban market.

## EXECUTIVE SUMMARY

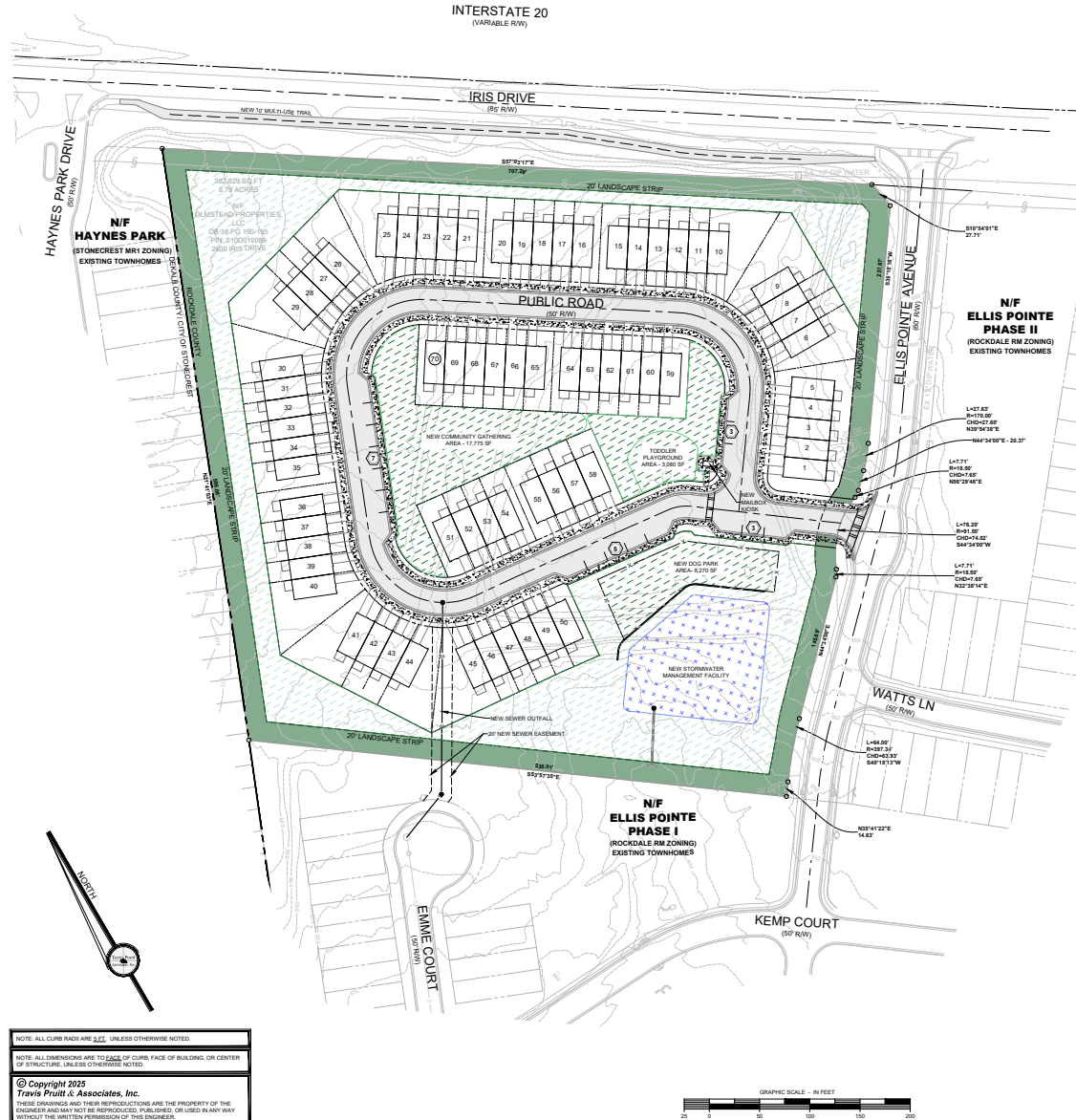
<b>Price</b>	\$1,200,000
<b>Address</b>	2600 Iris Dr SW, Conyers, GA
<b>Ownership Interest</b>	Fee Simple
<b>Property Use</b>	Land
<b>Total Acreage</b>	8.79 Acres
<b>Zoning</b>	Rezoning to Residential Multifamily (RM) District

- **Multifamily Development Opportunity in Metro Atlanta:** Unlock the potential of 8.79 acres in Conyers, GA—currently in the process of being rezoned to Residential Multifamily (RM) with the capacity to accommodate up to 70 units. This is a rare chance to deliver much-needed housing in a rapidly growing suburban market.
- **Entitled Land with Paved Access and Utility Infrastructure:** The site features paved road frontage, excellent topography, and access to public water, sewer, electricity, and natural gas - offering flexibility in site planning and layout.
- **Strategic Location with Excellent Connectivity:** Situated along Interstate 20, this parcel offers quick and convenient access to Atlanta

(just 25 miles west) and is ideally positioned for residents commuting to employment centers in Rockdale County and the broader metro region.

- **High-Growth Market Dynamics:** Conyers is experiencing steady population and housing demand growth, supported by new infrastructure investment, nearby employment hubs, and expanding retail corridors.
- **Why Conyers? Why Now?** With its blend of Southern charm, historic character, and proximity to Atlanta, Conyers offers the perfect setting for a residential community that meets the demand for quality housing while providing a strong return on investment.

# Conceptual Site Plan



# Preliminary Wetlands Delineation Completed

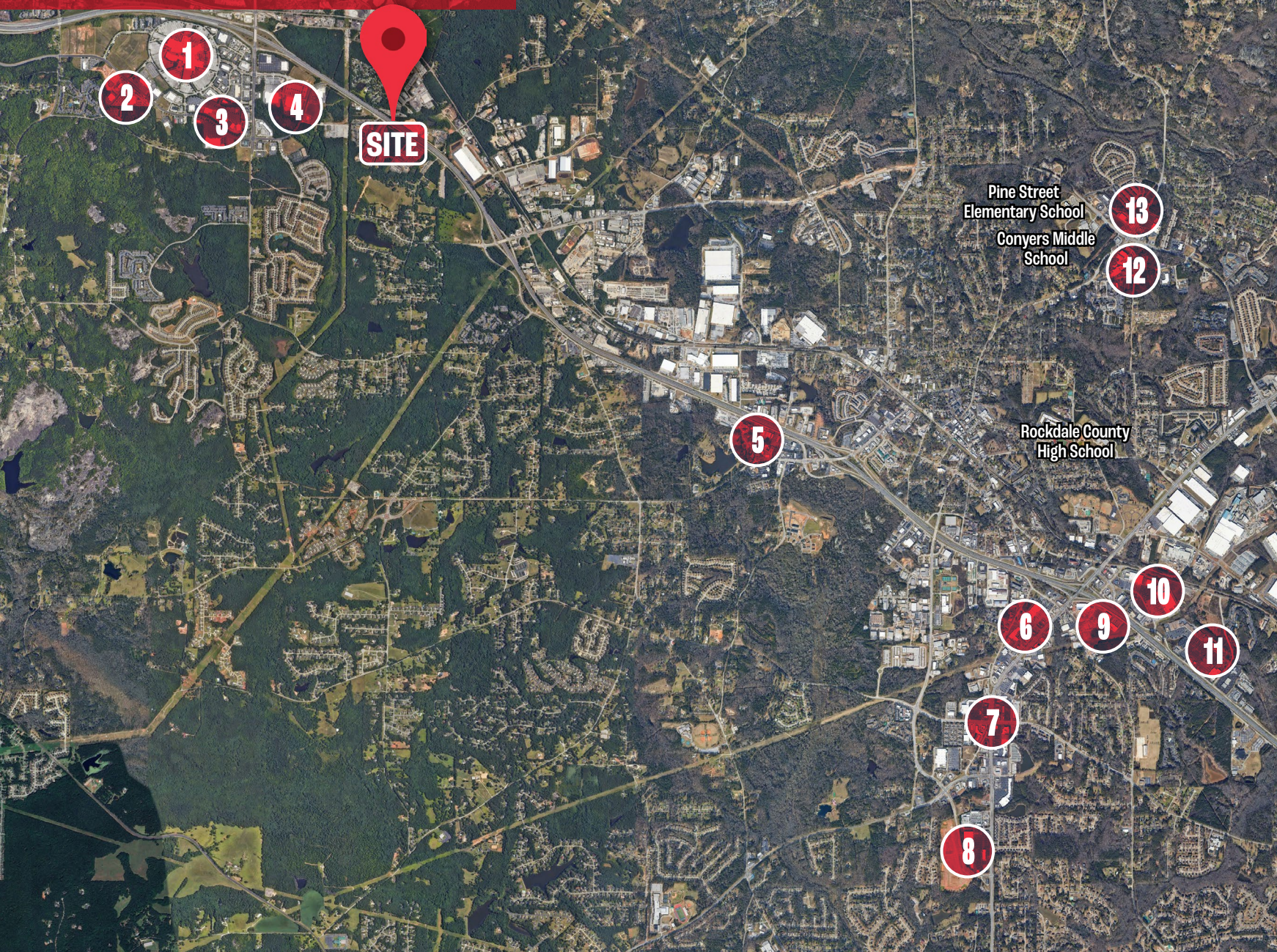
Wetland Note: A field delineation conducted in 2023 resulted in a preliminary determination that reduces the wetlands coverage to **only 0.15 acres of the total acreage**.



# Aerial Imagery



# Aerial Map



SURROUNDING RETAIL	
<b>1 The Mall at Stonecrest</b>	
Dillard's JCPenney	Macy's H&M
<b>2 Car Dealerships</b>	
Nalley Kia Nalley Hyundai	Nalley Toyota Stonecrest Honda
<b>3 Stonecrest Marketplace</b>	
Marshalls Ross Dress for Less DSW Designer Shoe Warehouse	Staples Petco Roses Express
<b>4 SEC of I-20 &amp; Turner Hill Rd</b>	
Walmart Supercenter Burlington	Courtesy Chrysler Dodge Jeep Ram of Stonecrest
<b>5 Car Dealerships</b>	
Conyers Nissan	Conyers Mitsubishi
<b>6 Conyers Crossing</b>	
Hobby Lobby	Burlington
<b>7 Int. of Flat Shoals Rd &amp; Hwy 138 SE</b>	
LA Fitness Planet Fitness Kroger Big Lots	Dollar Tree Lowe's Home Improvement
<b>8 Conyers Commons</b>	
Publix Target	Ross Dress for Less Bealls
<b>9 SEC of Hwy 138 SE &amp; I-20</b>	
Academy Sports + Outdoors	Floor & Decor
<b>10 Conyers Plaza</b>	
Walmart Supercenter The Home Depot	PetSmart Party City
<b>11 Conyers Crossroads</b>	
Belk Rack Room Shoes Hibbet Sport Five Below Best Buy HomeGoods Old Navy	Bath & Body Works Michaels TJ Maxx Kohl's AMC Theatres Chuck E Cheese
<b>12 Piedmont Rockdale Hospital</b>	
<b>13 Int. of Milstead Ave &amp; Sigman Rd E</b>	
Walgreens CVS Pharmacy Publix	

# Atlanta Market Summary



Atlanta is the capital and most populous city in the U.S. state of Georgia. It is the seat of Fulton County and has a population of 510,823 within the city limits. Atlanta is the principal city of the much larger Atlanta metropolitan area, which includes Cobb, Clayton, Gwinnett, Fulton and DeKalb counties. Metro Atlanta is home to more than 6.3 million people (2023 estimate), making it the sixth-largest U.S. metropolitan area.

Originally founded as the terminus of a major state-sponsored railroad, Atlanta quickly became a convergence point for several railroads, spurring rapid growth. After World War II, Atlanta emerged as a manufacturing and technology hub. During the 1950s and 1960s, it became a major organizing center for the American civil rights movement, with prominent figures such as Martin Luther King Jr. and Ralph Abernathy leading the charge.

In the modern era, Atlanta has maintained its status as a major transportation center, with

Hartsfield-Jackson International Airport becoming the world's busiest by passenger traffic in 1998—a title it has held every year since, except for 2020—serving an estimated 93.7 million passengers in 2022. Atlanta is also home to more than 15 colleges and universities, including three law schools and two medical schools, making it one of the nation's largest hubs for higher education.

With a nominal gross domestic product (GDP) of \$473 billion in 2021, Atlanta has the eleventh-largest economy of U.S. cities and the 22nd-largest in the world. Its economy is diverse, with dominant sectors in industries such as transportation, aerospace, logistics, healthcare, media, film and television production, information technology, finance, biomedical research and public policy. Atlanta established itself on the world stage when it won and hosted the 1996 Summer Olympics.

- No. 1** Real Estate Markets to Watch  
*(National Association of REALTORS)*
- No. 1** Most Educated City in the United States  
*(Forbes)*
- 6<sup>th</sup>** Most-Populous metropolitan area in the United States
- 10<sup>th</sup>** Largest Economy in the United States
- 18** Fortune 500 Companies Call Metro Atlanta Home  
*(Metro Atlanta Chamber)*

# Demographics

	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2020 Population	26,449	88,329	389,962
2024 Population	27,123	89,689	387,530
2029 Population Projection	27,794	91,303	395,978
Annual Growth 2020-2024	0.6%	0.4%	-0.2%
Annual Growth 2024-2029	0.5%	0.4%	0.4%
<b>Households</b>			
2020 Households	10,179	32,904	138,635
2024 Households	10,279	33,252	137,337
2029 Household Projection	10,488	33,806	140,204
Annual Growth 2020-2024	0.6%	0.7%	0.3%
Annual Growth 2024-2029	0.4%	0.3%	0.4%
Avg Household Size	2.50	2.60	2.80
Avg Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$206,107	\$199,268	\$218,160
Median Year Built	1992	1992	1990
Owner Occupied Households	5,752	17,991	93,176
Renter Occupied Households	4,736	15,815	47,027
<b>Household Income</b>			
< \$25,000	1,765	5,520	17,308
\$25,000 - 50,000	2,048	7,622	28,961
\$50,000 - 75,000	2,400	7,686	31,033
\$75,000 - 100,000	1,160	4,624	20,618
\$100,000 - 125,000	1,421	2,731	13,768
\$125,000 - 150,000	551	1,678	8,669
\$150,000 - 200,000	503	1,508	8,417
\$200,000+	432	1,882	8,562
Avg Household Income	\$78,592	\$78,707	\$86,883
Median Household Income	\$64,154	\$60,306	\$68,219

	3 Mile	5 Mile	5 Mile
<b>Population Summary</b>			
Age 15+	21,887	72,085	316,891
Age 20+	19,975	65,499	289,186
Age 35+	14,344	47,393	213,357
Age 55+	7,272	24,412	114,947
Age 65+	3,849	13,072	62,202
Median Age	37.20	37.20	39.10
Avg Age	37.90	37.90	39.10
<b>Education</b>			
Some High School, No Diploma	2,589	7,005	22,291
High School Graduate	5,019	16,972	71,940
Some College, No Degree	5,855	19,912	88,772
Associate Degree	1,009	4,162	16,072
Bachelor's Degree	2,799	9,806	48,459
Advanced Degree	1,784	5,533	30,883
<b>Employment</b>			
Civilian Employed	13,810	44,766	199,051
Civilian Unemployed	395	1,688	8,144
Civilian Non-Labor Force	7,298	24,271	104,013
U.S. Armed Forces	0	42	148
<b>Housing Value</b>			
< \$100,000	957	2,915	8,843
\$100,000 - 200,000	1,725	5,950	30,899
\$200,000 - 300,000	1,703	5,092	31,484
\$300,000 - 400,000	357	1,775	11,651
\$400,000 - 500,000	441	1,050	4,329
\$500,000 - 1,000,000	286	647	2,824
\$1,000,000+	103	214	889

Demographic data © CoStar 2024

## **CONFIDENTIALITY AND DISCLAIMER**

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.  
14643 Dallas Pkwy Suite 1000  
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

### MOHR PARTNERS, INC.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Licensed Supervisor of Sales Agent/Associate

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Phone

### BRANDON HIETT

Sales Agent/Associate's Name

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

LISTED BY



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