

SUBJECT PROPERTY



OFFERING MEMORANDUM

RESIDENTIAL DEVELOPMENT OPPORTUNITY | ±51.32 ACRES
CONYERS, GA

03 EXECUTIVE SUMMARY

04 PROPERTY INFORMATION

05 TAX PLAT

06 CONCEPT SITE PLAN

07 WATER & SEWER MAP

08 ABOUT THE AREA

09 IN THE AREA

10 DEMOGRAPHIC OVERVIEW

11 BROKER PROFILE

12 ABOUT BULL REALTY

13 DISCLAIMER & LIMITING CONDITIONS

14 CONFIDENTIALITY AGREEMENT



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BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Bull Realty Inc., as exclusive broker, is pleased to offer this ±51.32-acre site in Rockdale County for sale. The site will be an excellent residential development project which should yield approximately 81 single family lots under the current zoning, CRS - Collaborative Residential Subdivision. The property has extensive road frontage on Rockbridge Road and access to sewer, water and power.



PRICE: TBD by Market – CONTACT BROKER



SIZE: ±51.32 ACRES

PROPERTY HIGHLIGHTS

- ±51.32-acre potential data center development site
- [Zoned CRS in Rockdale County](#)
- Phase 1 and Geotech report available with [executed confidentiality agreement](#)
- Yield should be approximately 81 single family lots
- Utilities on site include sewer, water and power



PROPERTY INFORMATION

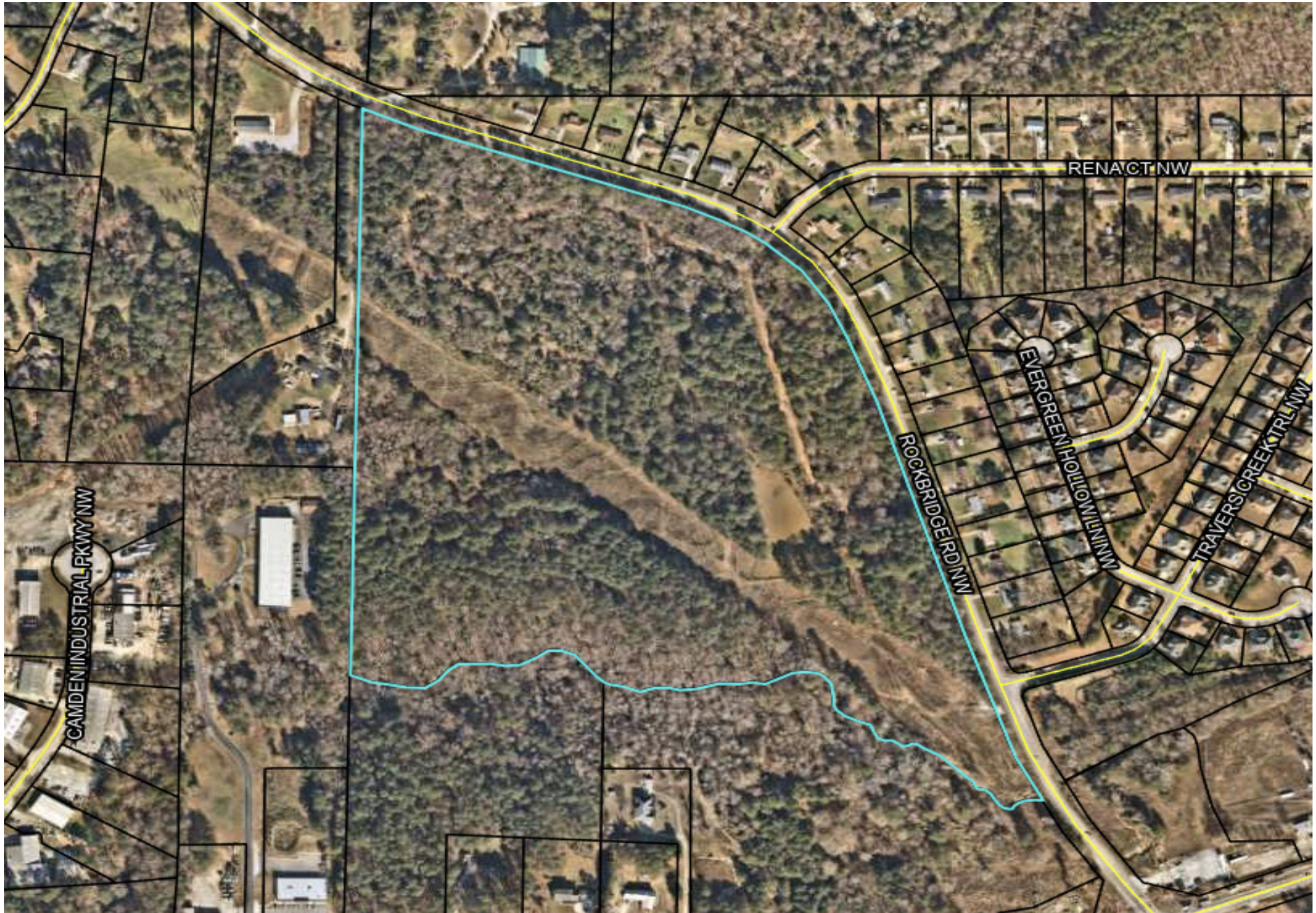
PROPERTY OVERVIEW

ADDRESS	Rockbridge Road Conyers, Georgia 30032
COUNTY	Rockdale
SITE SIZE	±51.32 Acres
ZONING	CRS
UTILITIES	Electricity/Power, Water, Telephone, Sewer
PARCEL ID	0410010012
IDEAL USE	Single Family Homes
SALE PRICE	Contact Broker

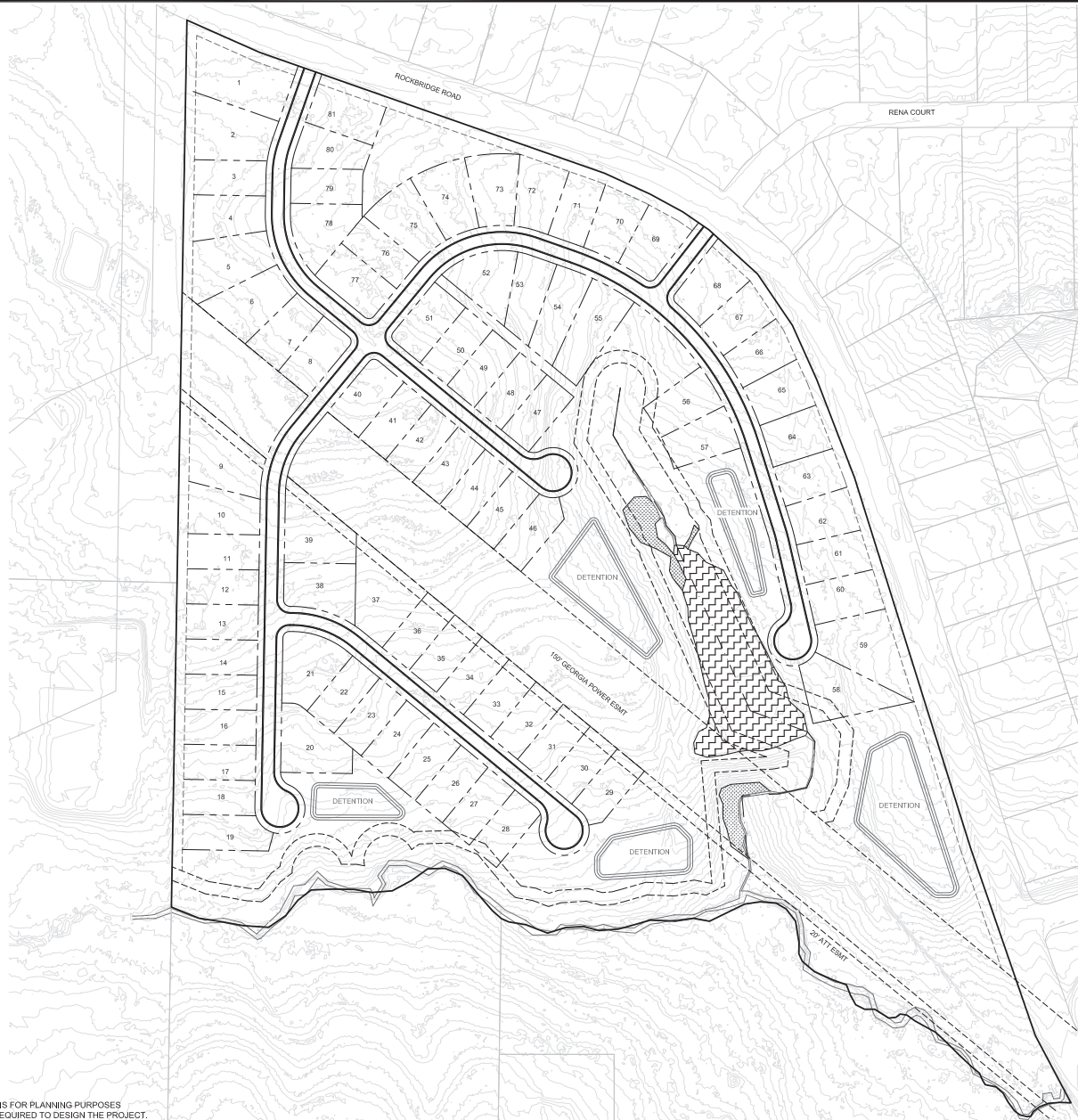
SUBJECT PROPERTY



TAX PLAT



CONCEPT SITE PLAN



LAND USE SUMMARY

CURRENT ZONING : CRS
 TOTAL SITE AREA : ± 51.4 ac
 TOTAL UNITS : 81
 GROSS DENSITY : 1.6 du/ac
 CRS STANDARDS:
 MIN. LOT AREA : 10,000 SQ FT
 MIN. LOT WIDTH : 70'
 FRONT S/B : 20'
 SIDE S/B : 7.5'
 REAR S/B : 25'

OPEN SPACE REQUIREMENT:
 30% OPEN SPACE REQUIRED

51.4 x .30 = 15.42 OPEN SPACE REQUIRED

6.60 PRIMARY x .75 ACRES = 4.95 ACRES
 7.40 LIMITED x .50 ACRES = 3.7 ACRES
 8.23 SECONDARY x 1.00 = 8.23 ACRES

TOTAL OPEN SPACE = 16.88 ACRES

16.88 ACRES > 15.42 ACRES

OPEN SPACE REQUIREMENT SATISFIED

GENERAL NOTES:

- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
- EXHIBIT WAS PRODUCED UTILIZING ROCKDALE COUNTY GIS TOPO DATA.

PRELIMINARY (NOT FOR CONSTRUCTION)

GRAPHIC SCALE
 1" = 100 FT.
 1 inch = 100 ft.

CIVIL ENGINEERING
 LAND SURVEYING
 CONSTRUCTION MANAGEMENT
 LANDSCAPE ARCHITECTURE
 LAND PLANNING

FALCON DESIGN CONSULTANTS

1000 WINDY RIDGE
 17004 COW CREEK RD. SW
 ROCKDALE COUNTY, GA 30153
 770-962-1111
 www.fdc-usa.com

CONCEPT PLAN
 FOR
STONECREST

LAND LOTS 263 & 264
 ROCKDALE COUNTY, GEORGIA

NO.	DATE	REVISIONS
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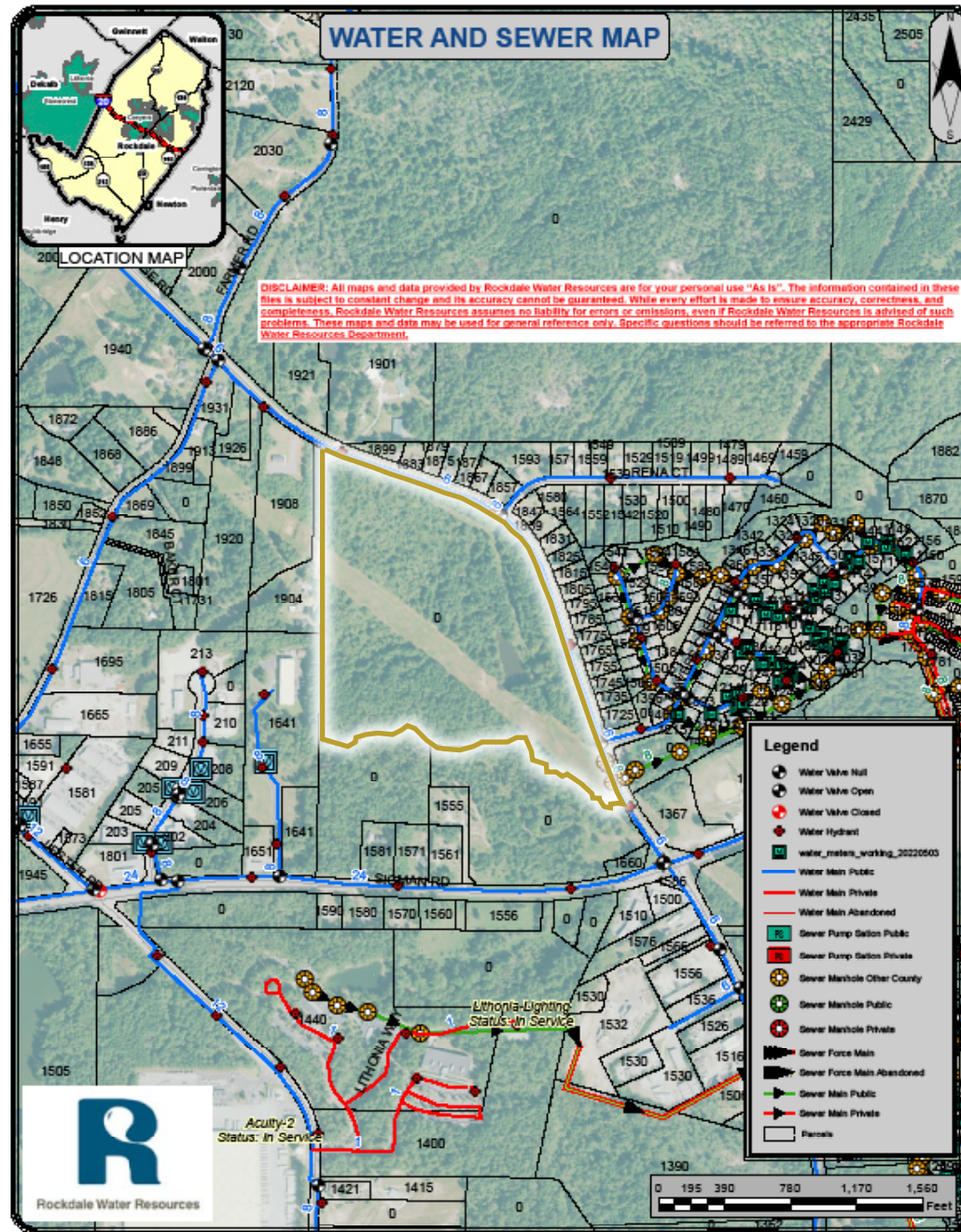
Rockwell Nelson
 VICE PRESIDENT/PROJECT MANAGER
 Call Jason Cox, Sr.
 PROJECT MANAGER

DATE:	1-25-22
SCALE:	1" = 100'
PROJ. NUMBER:	000,001
DRAWN BY:	AKS
REVIEWED BY:	JJP
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE SIGNATURE OF THE ENGINEER
 ACROSS THE PRELIMINARY SEAL

SHEET NUMBER

WATER & SEWER MAP



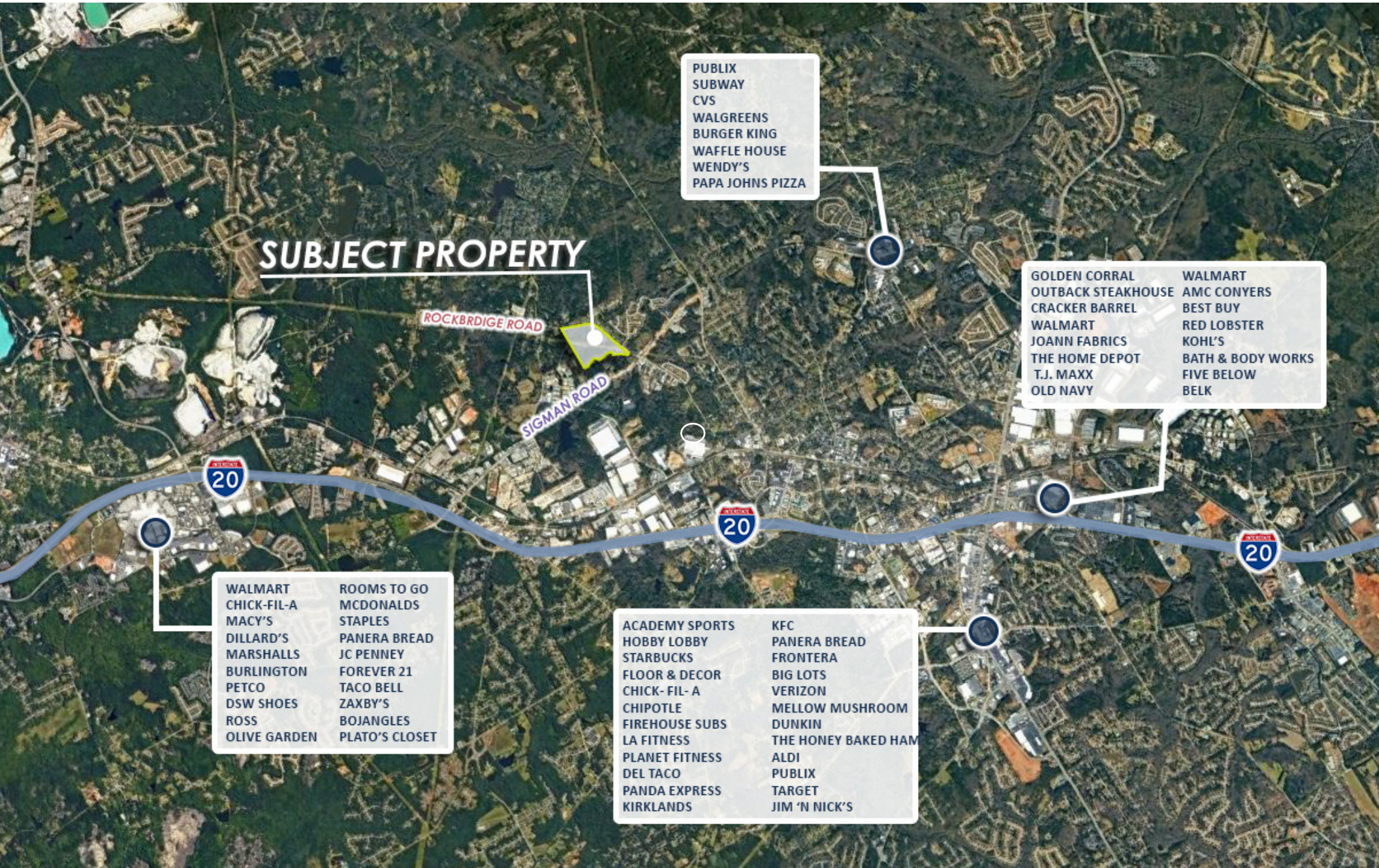
ABOUT THE AREA

CONYERS, GEORGIA

This family-friendly community is the only city in Rockdale County, Georgia. The county lies approximately 25 miles east of Atlanta along Interstate 20 with its major exit interchange at Georgia Highway 20/Georgia Highway 138. Today, the economy of Rockdale County is supported by many industrial facilities besides a vibrant suburban area. Industries such as AT&T, Golden State Foods, Lithonia Lighting, and Pratt Industries provide many of the jobs in the county. The Conyers Rockdale Chamber of Commerce is well known across Georgia for its continued development in economic growth. More recently, the county has attracted many film companies and has been dubbed “the biggest little filming community.” Rockdale County has been designed film ready by the Georgia Film, Music & Digital Entertainment Office.



IN THE AREA



SUBJECT PROPERTY

ROCKBRIDGE ROAD

SIGMAN ROAD

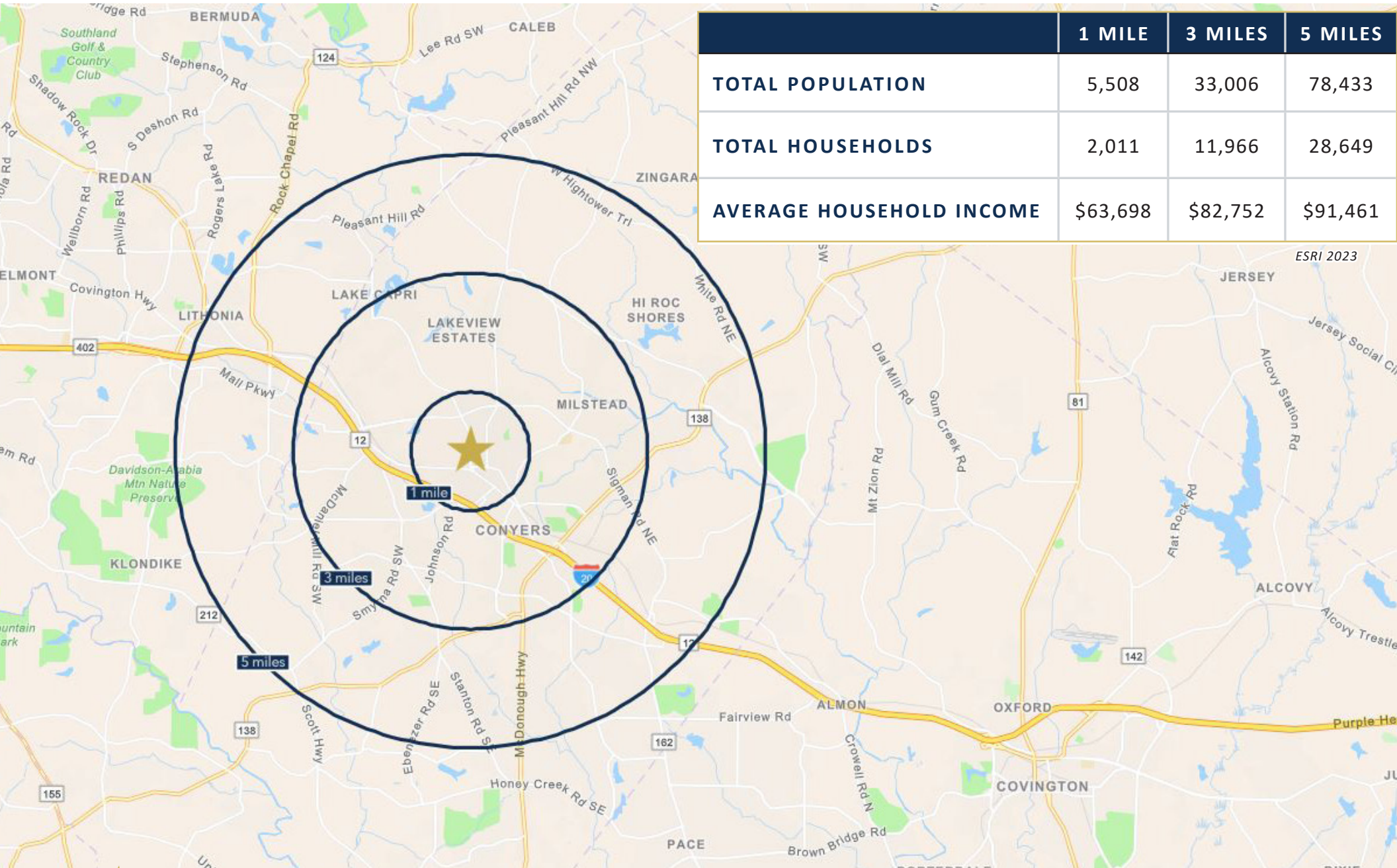
PUBLIX
SUBWAY
CVS
WALGREENS
BURGER KING
WAFFLE HOUSE
WENDY'S
PAPA JOHN'S PIZZA

GOLDEN CORRAL	WALMART
OUTBACK STEAKHOUSE	AMC CONYERS
CRACKER BARREL	BEST BUY
WALMART	RED LOBSTER
JOANN FABRICS	KOHL'S
THE HOME DEPOT	BATH & BODY WORKS
T.J. MAXX	FIVE BELOW
OLD NAVY	BELK

WALMART	ROOMS TO GO
CHICK-FIL-A	MCDONALDS
MACY'S	STAPLES
DILLARD'S	PANERA BREAD
MARSHALLS	JC PENNEY
BURLINGTON	FOREVER 21
PETCO	TACO BELL
DSW SHOES	ZAXBY'S
ROSS	BOJANGLES
OLIVE GARDEN	PLATO'S CLOSET

ACADEMY SPORTS	KFC
HOBBY LOBBY	PANERA BREAD
STARBUCKS	FRONTERA
FLOOR & DECOR	BIG LOTS
CHICK-FIL-A	VERIZON
CHIPOTLE	MELLOW MUSHROOM
FIREHOUSE SUBS	DUNKIN
LA FITNESS	THE HONEY BAKED HAM
PLANET FITNESS	ALDI
DEL TACO	PUBLIX
PANDA EXPRESS	TARGET
KIRKLANDS	JIM 'N NICK'S

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,508	33,006	78,433
TOTAL HOUSEHOLDS	2,011	11,966	28,649
AVERAGE HOUSEHOLD INCOME	\$63,698	\$82,752	\$91,461

BROKER PROFILE



JOHN DEYONKER

Partner, Bull Realty
JohnD@BullRealty.com
404-876-1640 x142

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over two decades of experience, he brought his expertise to Bull Realty to provide his clients with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business and \$1.9 billion annual transaction volume.

CONNECT WITH US:

<https://www.bullrealty.com/>



26
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve 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 party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 51.32 AC Rockbridge Road. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

JOHN DEYONKER
Partner, Bull Realty
JohnD@BullRealty.com
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Atlanta, GA 30328
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**

