



53 Acres on the Yellow River

3140 GEES MILL RD

ROCKDALE COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN PIONEER
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **53 acres on Gees Mill Rd in Rockdale County, 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 Ackerman & Co. and Pioneer Land Group. ("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 and any downloadable files. 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. Ackerman & Co. and Pioneer Land Group represent 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:



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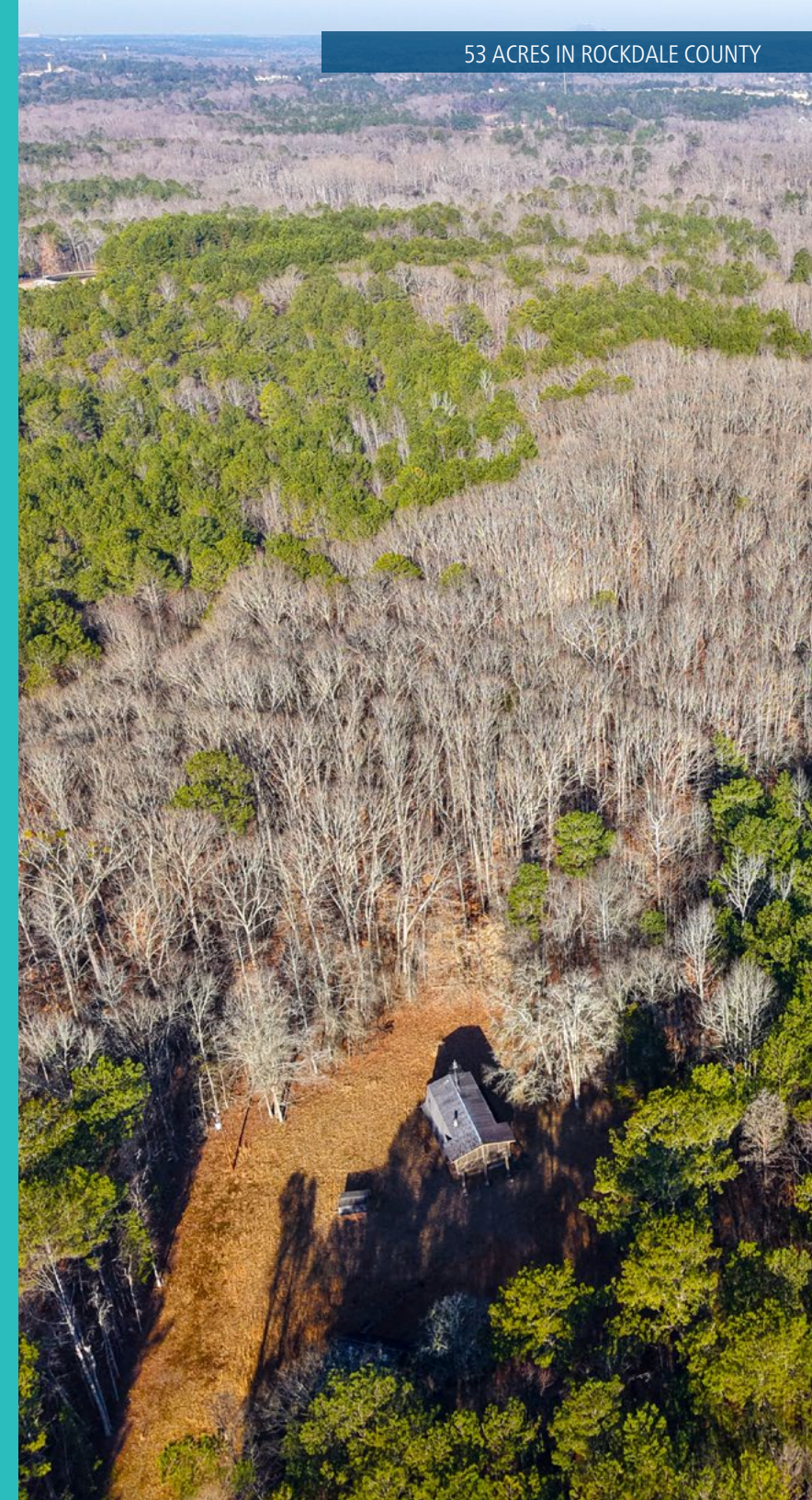




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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **53 acres on Gees Mill Rd** in Rockdale County.

Gees Mill Rd offers the following attributes:

- Convenient access to Interstate 20, less than 3 miles away, offering easy access to Atlanta.
- Downtown Conyers is approximately 4 miles from the property, offering an array of dining, retail and entertainment.
- Adjacent to the Georgia International Horse Park, this 1,400-acre complex is the home to many equestrian and sporting events.
- Located in Rockdale County, where the average price of a new detached home was \$426,000 in 2024.
- Located in the Rockdale County High School district which had 99 new detached home sales in 2024 with an average price of \$378,000.
- There is no sanitary sewer located near the property, meaning it will likely be a septic development.
- Adjacent to the beautiful Yellow River with approximately 1,200 feet of river frontage.
- There is a small 1,152 SF home with a detached garage on the property that was built in 1963.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.

EXISTING HOUSE ON PROPERTY

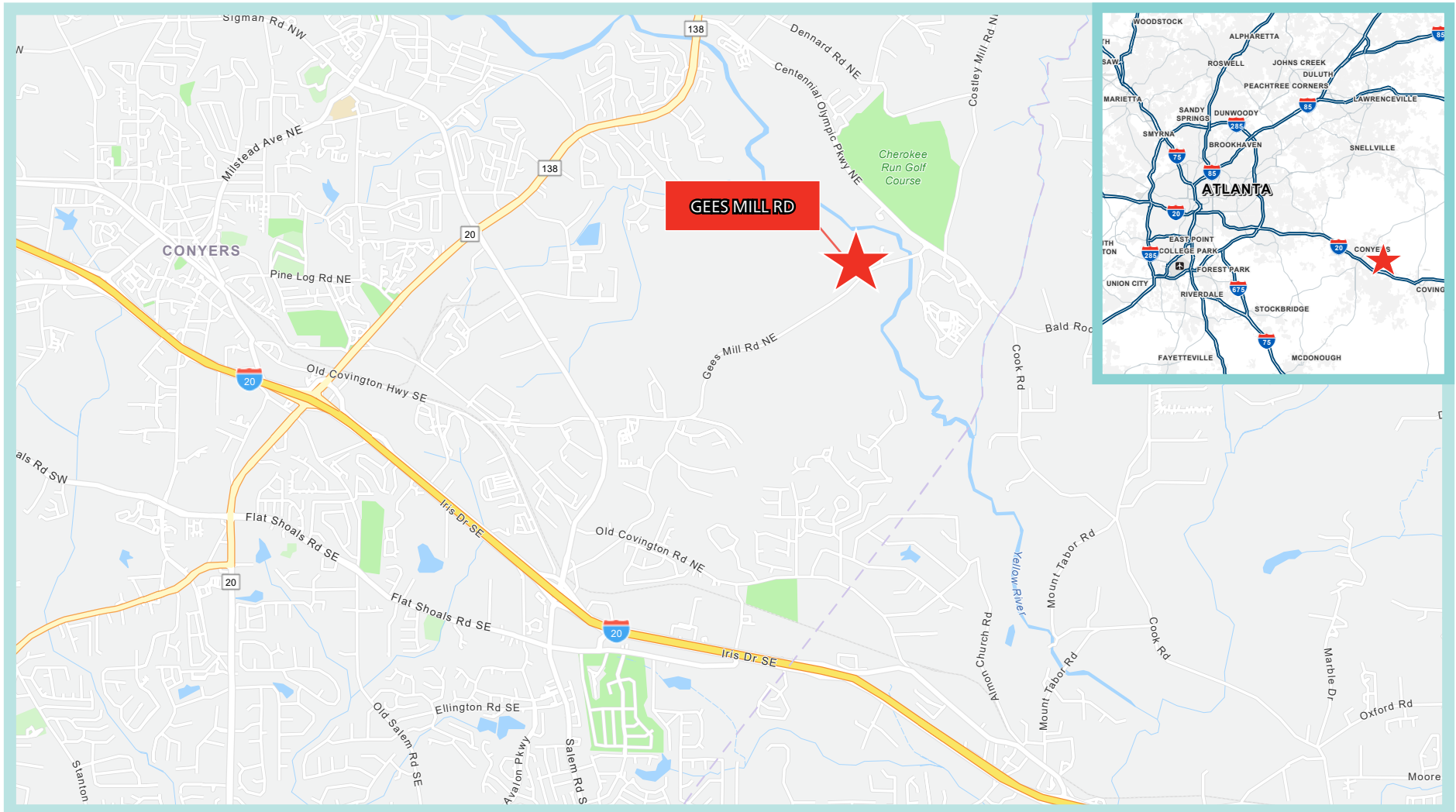


YELLOW RIVER FRONTAGE



The Property

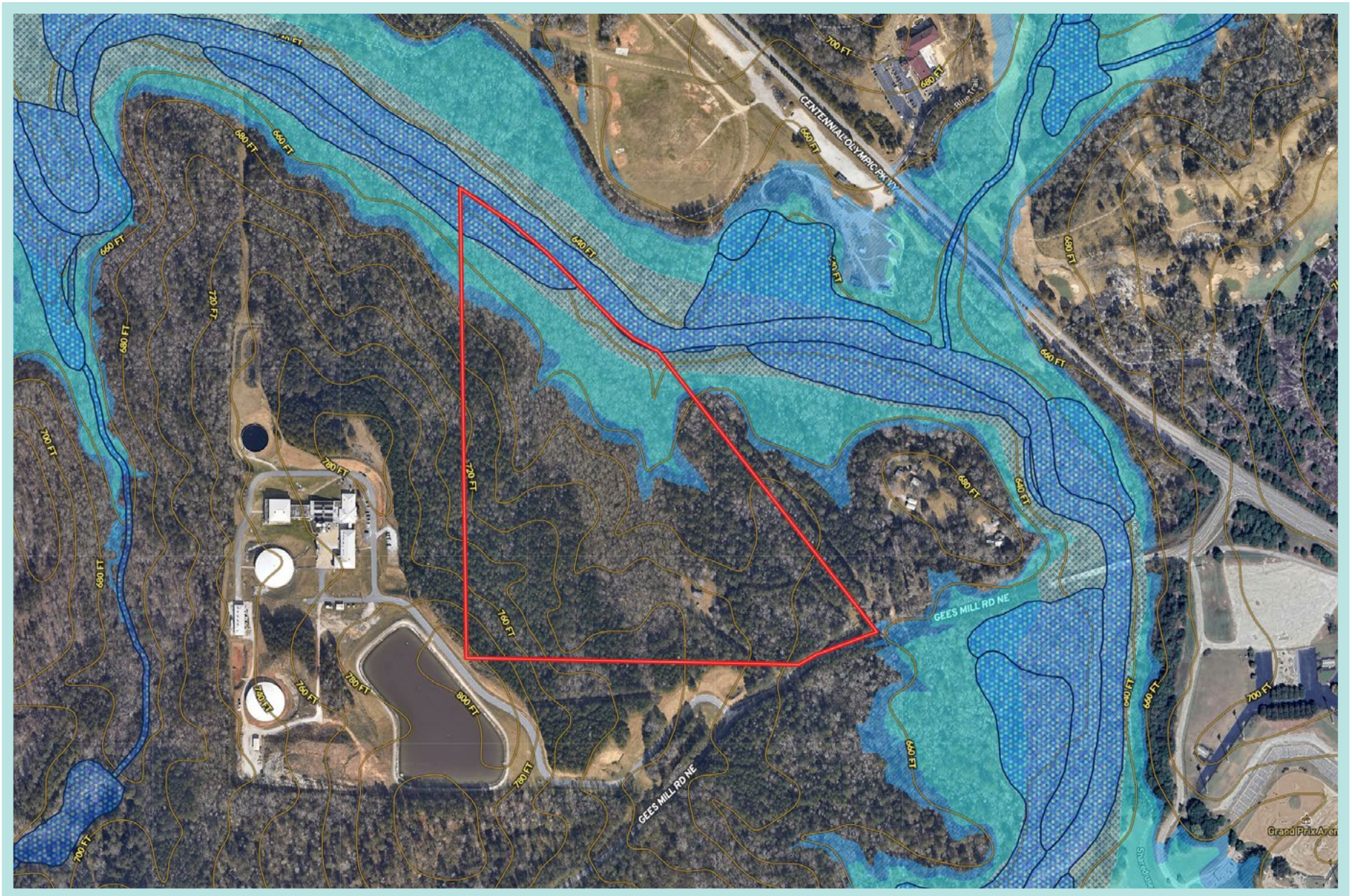
The Property is located at 3140 Gees Mill Road in Rockdale County, GA. The parcel ID is 089-0-01-0010.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY



ADDITIONAL DETAILS:

ZONING MAP

ZONING

The Property is currently zoned R-1 in Rockdale County with the following development standards:

Minimum Lot Size.....	30,000 SF
Minimum Lot Width	100'
Minimum Front Setback	25'
Minimum Side Setback	10'
Minimum Rear Setback.....	40'
Minimum Heated Floor Area.....	1,600 SF

FUTURE LAND USE

The Estate Residential Character Area of Rockdale County encompasses a transitional land use area on the north side of the city of Conyers. The area is largely comprised of rural residential development but is adjacent to areas where the County encourages compact development at higher densities (though not always higher intensity), such as Milstead Village and Costley Mill. The area has the largest concentration of granite outcrops in the county compared with other character areas. These outcrops will limit the availability of developable land and contribute to the natural and rural character of the county. New development should consider the benefit of preserving the existing character of the area.

UTILITIES

There is a domestic water line in the right-of-way of Gees Mill Road. There is no sanitary sewer located near this property.



EXISTING HOUSE & GARAGE

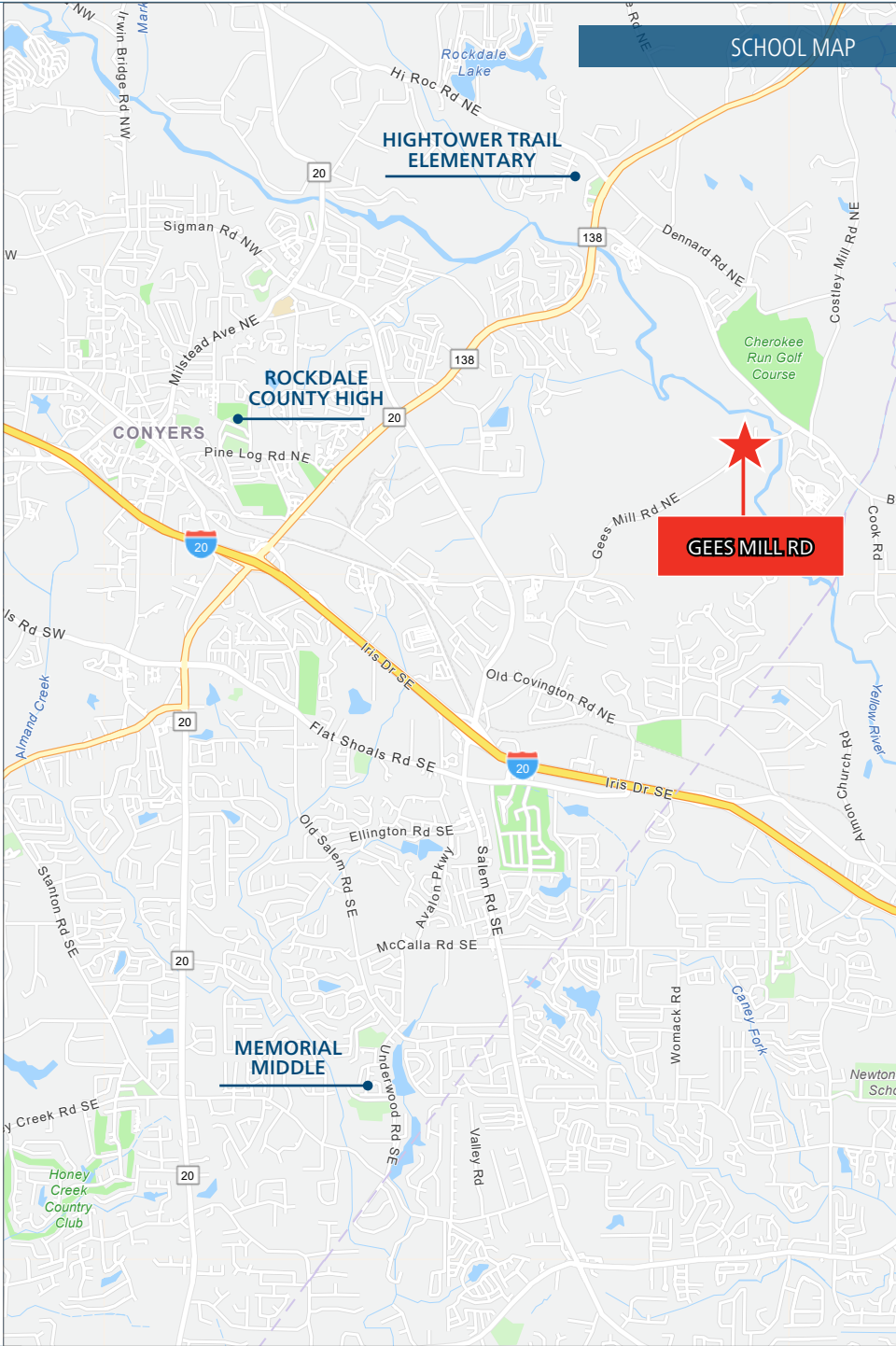


SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Hightower Trail Elementary	3.3 Miles
MIDDLE SCHOOL	
Memorial Middle	6.8 Miles
HIGH SCHOOL	
Rockdale County High	4.9 Miles



ROCKDALE COUNTY HIGH SCHOOL



The Market

Atlanta boasts a robust economy, playing host to a staggering 17 Fortune 500 companies, including household names like **Coca-Cola, Delta Air Lines, and The Home Depot**. This concentration of industry giants fosters innovation and economic growth, creating a dynamic environment for businesses of all sizes. Furthermore, Atlanta consistently ranks among the top 10 cities for the lowest cost of doing business in the US, offering a significant competitive advantage for companies looking to establish or expand their operations.

The **fastest-growing metro area in the Southeast**, Atlanta attracts a diverse population with a thriving job market. The city offers a compelling value proposition with a relatively affordable cost of living, making it attractive for renters and homebuyers. Vibrant neighborhoods cater to diverse preferences, from bustling downtowns to charming suburbs.

Metro Atlanta is a haven for tourists. **World-class attractions**, a thriving arts and culture scene, and easy access to stunning natural beauty make Atlanta an unforgettable destination.

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FORTUNE 500/100
COMPANIES IN ATLANTA

200+

INC 5000 FASTEST GROWING
COMPANIES IN THE US

#1

STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



ROCKDALE COUNTY MARKET

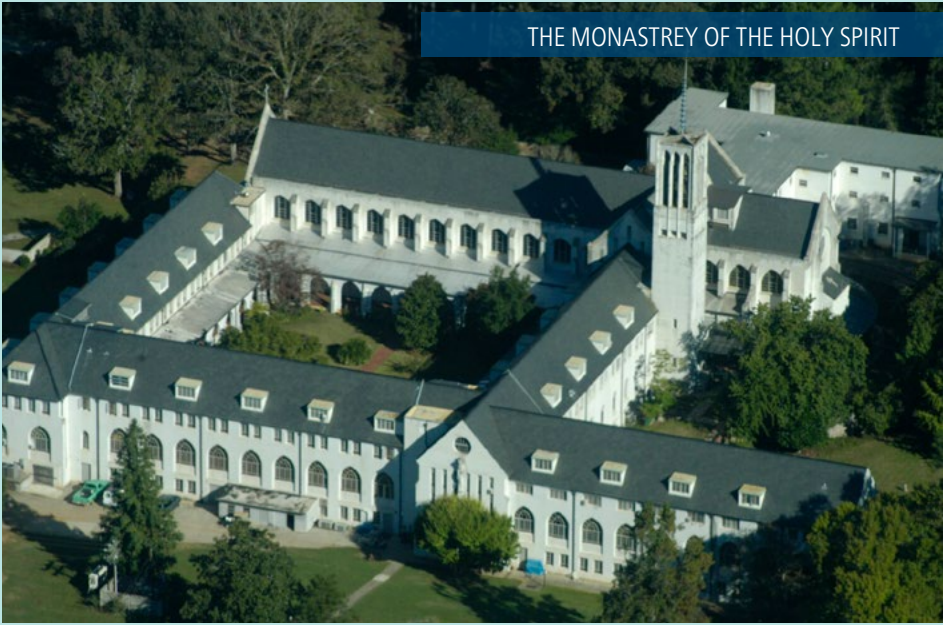
The Property is located in Rockdale County, Georgia with a population of approximately 91,000 people. The city of Conyers is the county seat. Over the recent years, Rockdale County has continued to grow and become a desired place for families to live. Below are some highlights from the growing Rockdale County and City of Conyers:

- **The Georgia International Horse Park**, founded in 1995, has hosted some of the largest equestrian events in the world, including the 1996 Olympics. Currently, it serves as a venue for many different services and events, including weddings, festivals, family reunions, equestrian events, sports competitions and more. In 2019, it was voted "Official Best Outdoor Venue in Georgia".
- In 1944, monks from Kentucky embarked on a journey to Georgia and founded **The Monastery of the Holy Spirit**. Today, the Monastery has become a great destination for the entire family. There are shops, places to sample gourmet food and walks with nature throughout the 2,300-acre site.
- Rockdale County also has a handful of parks that offer hiking, fishing, boating, playgrounds and walking trails. Black Shoals Park, Johnson Park and Costley Mill Park are a few of those.

With all of the amenities and attractions in Rockdale County and the City of Conyers, there will continue to be desired growth. **The 53-acre property on Gees Mill Road** offers an excellent opportunity for a builder to establish a presence in this market.

An aerial photograph of the Georgia International Horse Park, showing a large, winding path through a wooded area with several open fields and a body of water in the background.

GEORGIA INTERNATIONAL HORSE PARK

An aerial photograph of The Monastery of the Holy Spirit, showing a large, white, multi-story building with a prominent tower and a courtyard in front.

THE MONASTERY OF THE HOLY SPIRIT

ROCKDALE COUNTY DETACHED HOUSING AND LOT ANALYSIS

The Rockdale County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data for Fulton County from 2021-2024 is as follows:

YEAR	# OF SALES	AVERAGE SALES PRICE	% INCREASE IN AVERAGE SALES PRICE
2021	318	\$384,000	-
2022	212	\$391,000	+1.8%
2023	211	\$406,000	+3.8%
2024	207	\$426,000	+4.9%

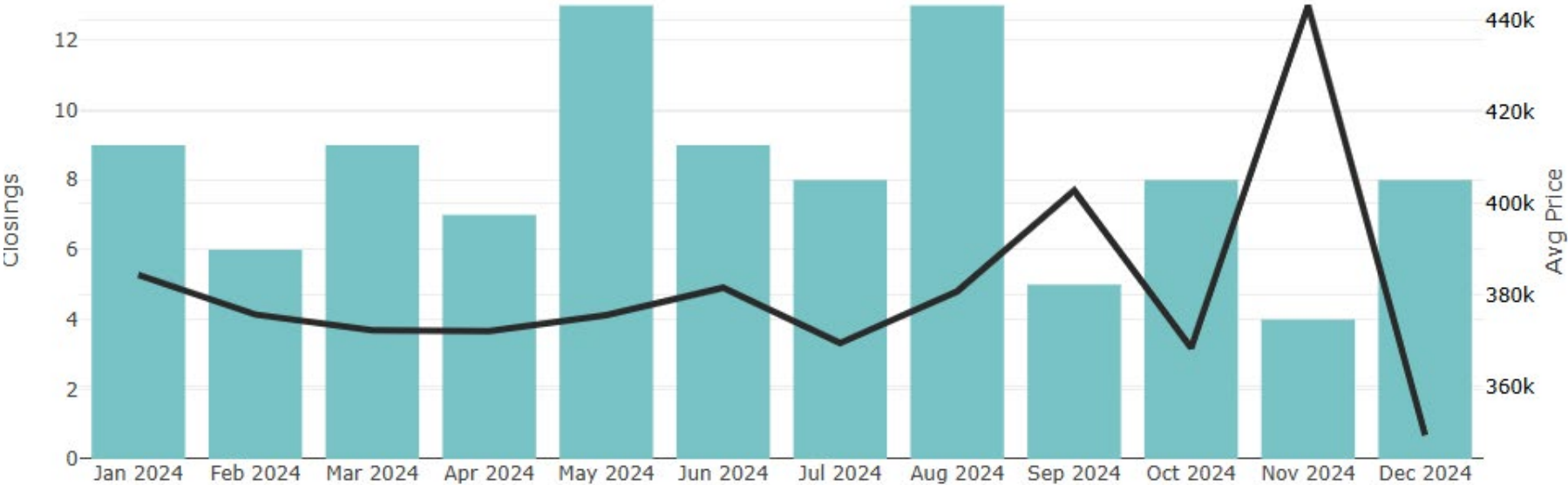
Below are the highlights for this market through 4Q24:

- Annual starts of 228, representing a 14% increase in the last four quarters.
- Annual closings of 199.
- Annual VDL deliveries of 323.

ROCKDALE COUNTY HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Through 2024, Rockdale County continued to show growth in the SFD market. Below is the new house sales data for this market for 2021-2024:

YEAR	%TOTAL ROCKDALE COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE
2021	55%	174	\$321,000
2022	75%	159	\$353,000
2023	52%	109	\$394,000
2024	48%	99	\$378,000



With the continued growth and desire for homebuilders to enter the Rockdale County and Rockdale County High School markets, Gees Mill Road is an excellent opportunity to fill the immediate housing needs.

Proposal Requirements

The 53 acres in Rockdale County are offered at a **price of \$1,250,000 or \$23,585 per acre.**

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

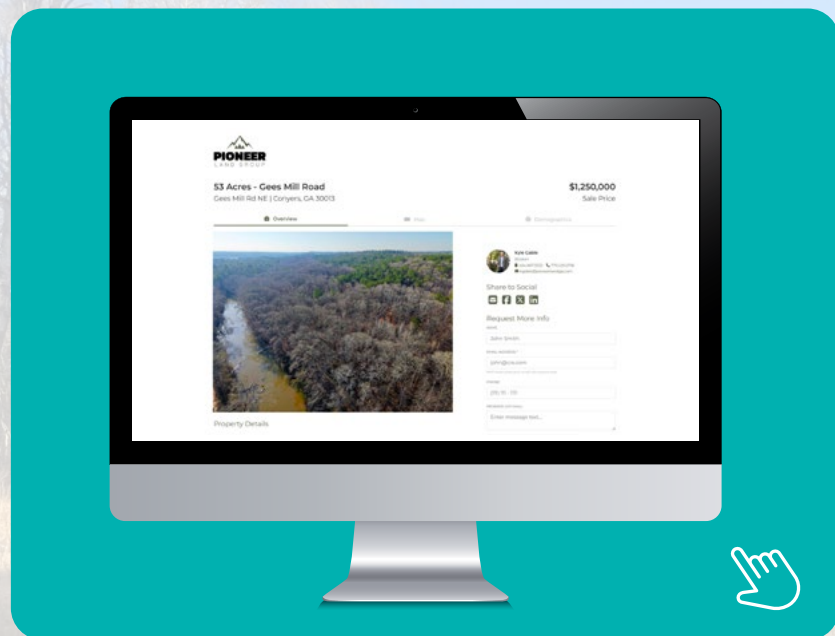
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience.



Support Information

Below are files that are related to **Gees Mill Rd** and may be downloaded.* Click the link to open the files.



*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.



MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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