



ROCK CREEK SUBDIVISION

2000 IRWIN BRIDGE RD
CONYERS, GA 30012

Tom Hunter
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Property Description

PROPERTY OVERVIEW

This 263 acre tract has been planned for 375 lots. Preliminary plat approval was granted by Rockdale County. An unbuildable portion of the property will need to be donated for a nature conservation area.

LOCATION OVERVIEW

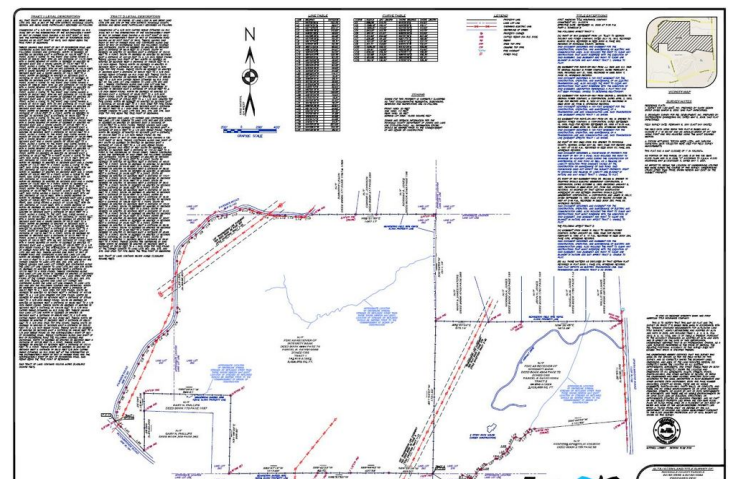
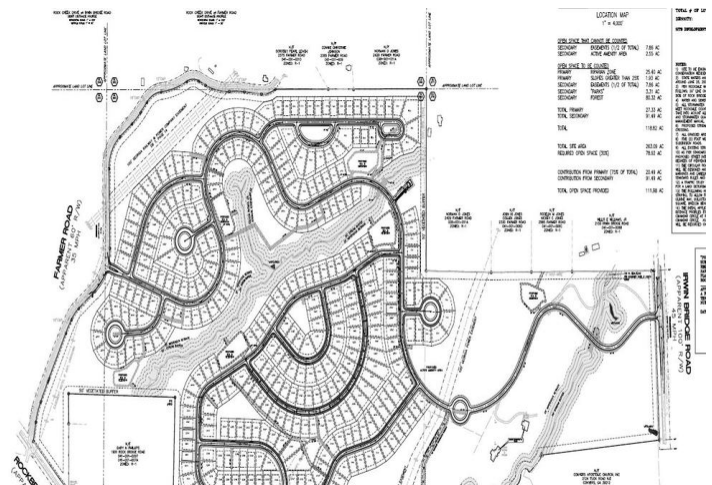
Property is located east of Atlanta in Rockdale County, north of Conyers. Property has extensive frontage along Irwin Bridge Rd and Farmer Rd. Property is in close proximity to the Olympic Equestrian Center and will adjoin a planned conservation area amenity.



Complete Highlights

SALE HIGHLIGHTS

- 263 Acres Rockdale County
- Preliminary Plat Approval for 375 Lots
- Drawings Available
- Located North of Conyers
- Near Olympic Equestrian Center
- Frontage on Irwin Bridge Rd
- Frontage on Farmer Rd
- Utilities Available

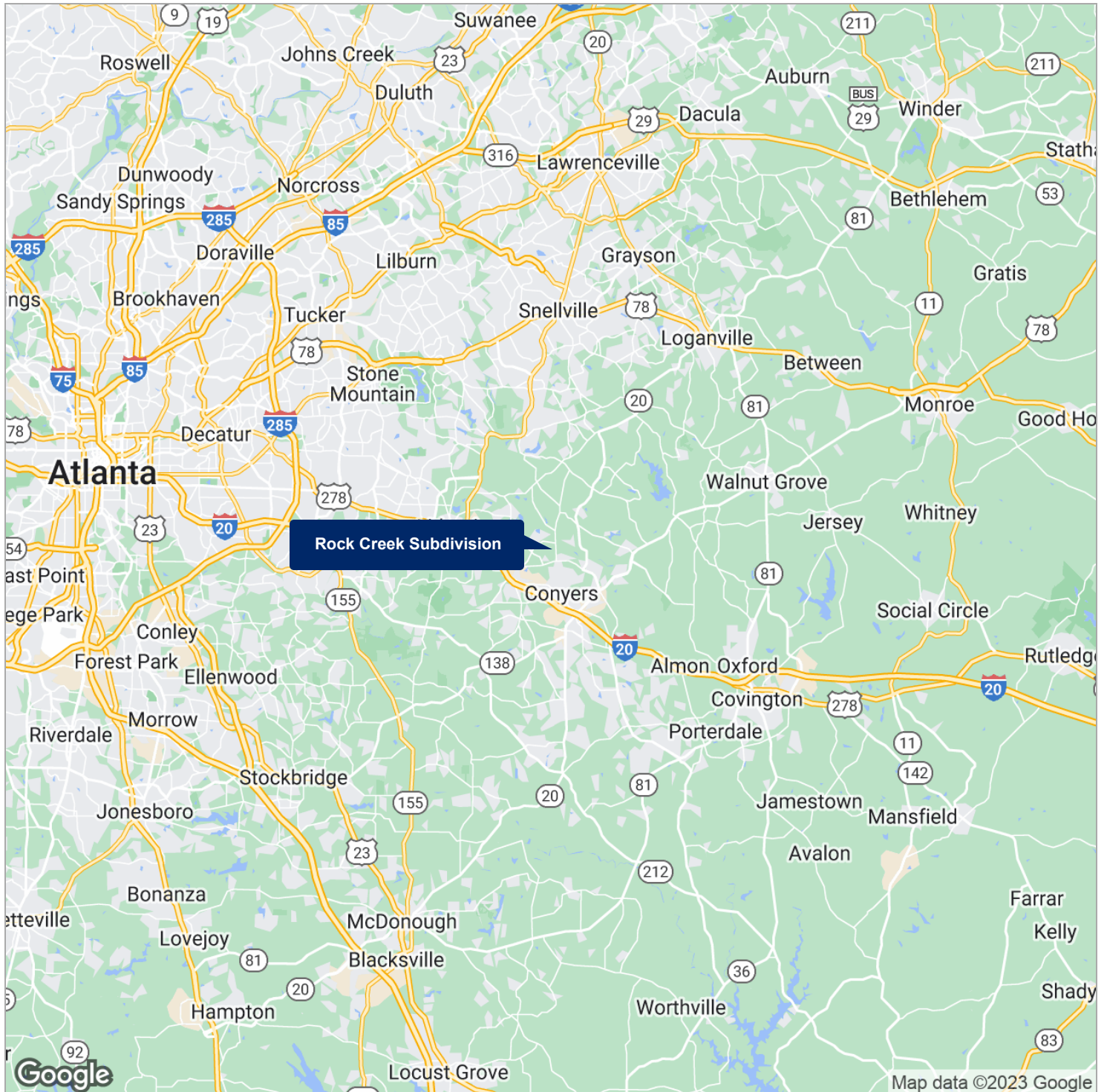


Additional Photos

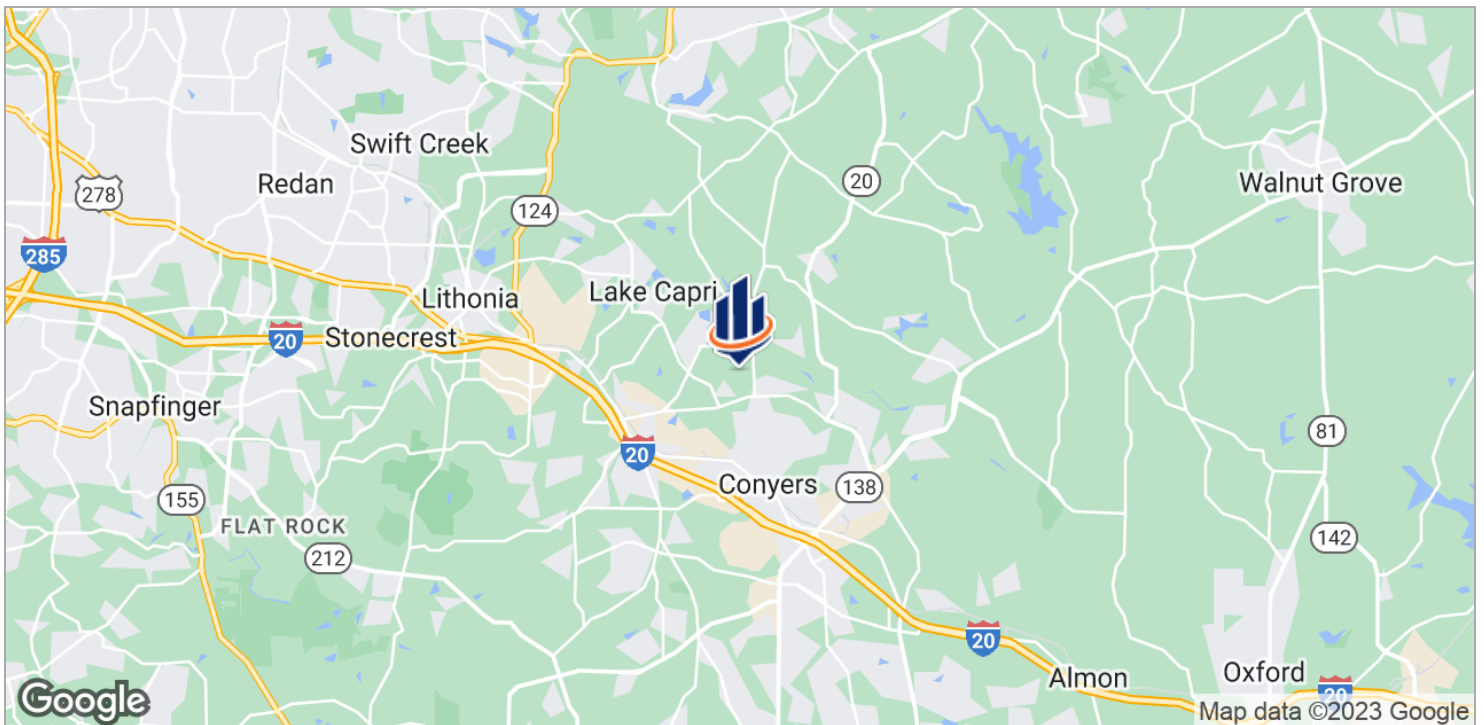
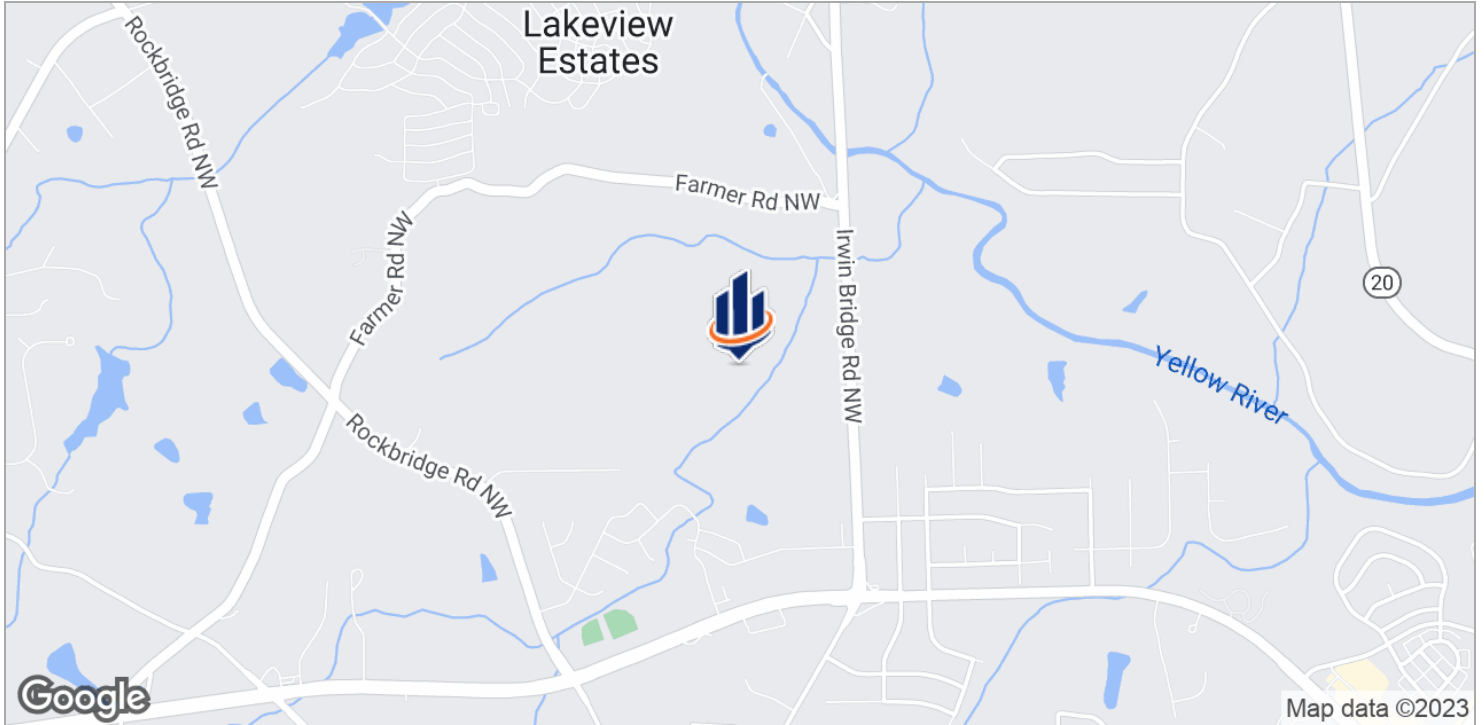




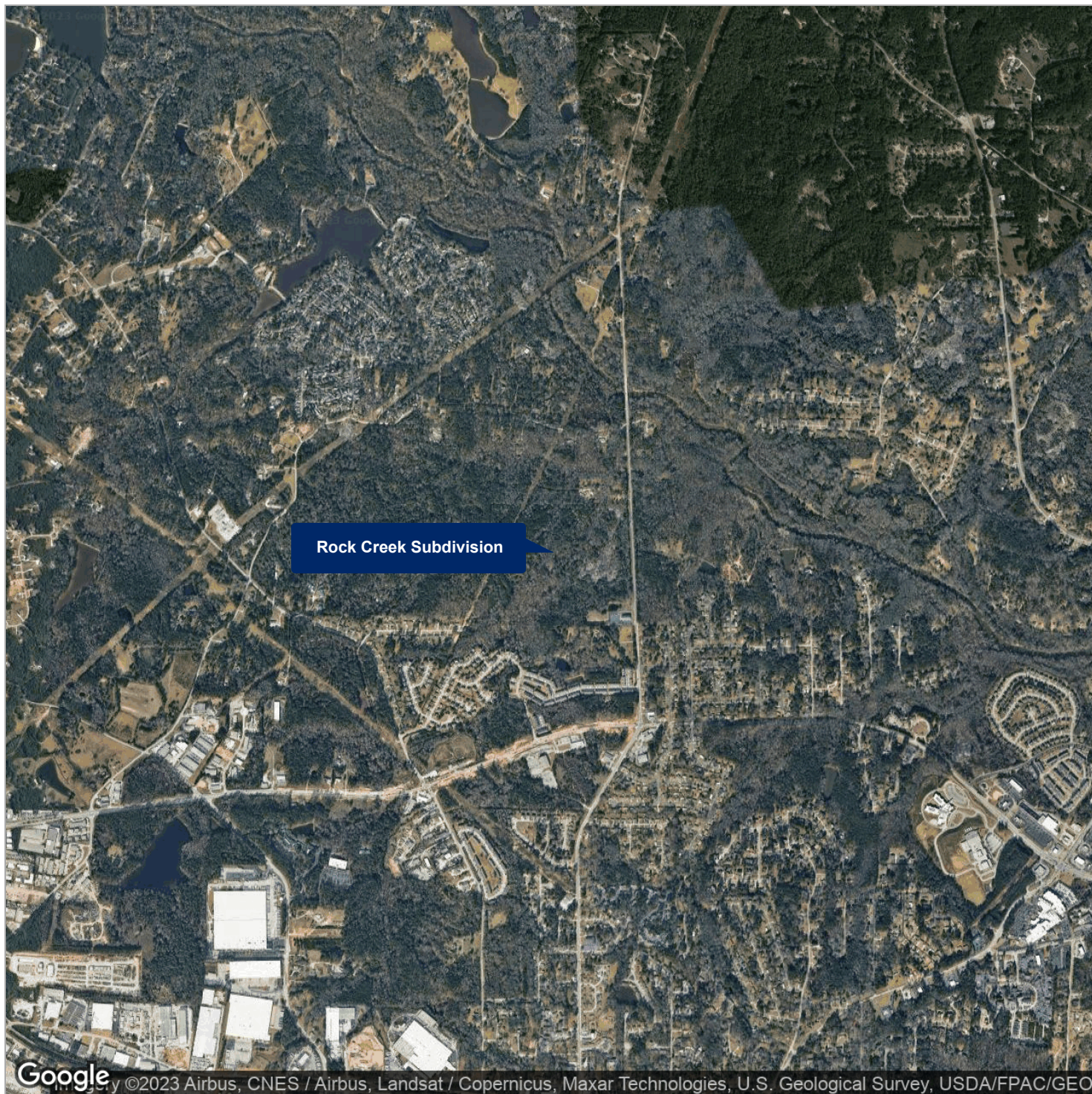
Regional Map



Location Maps

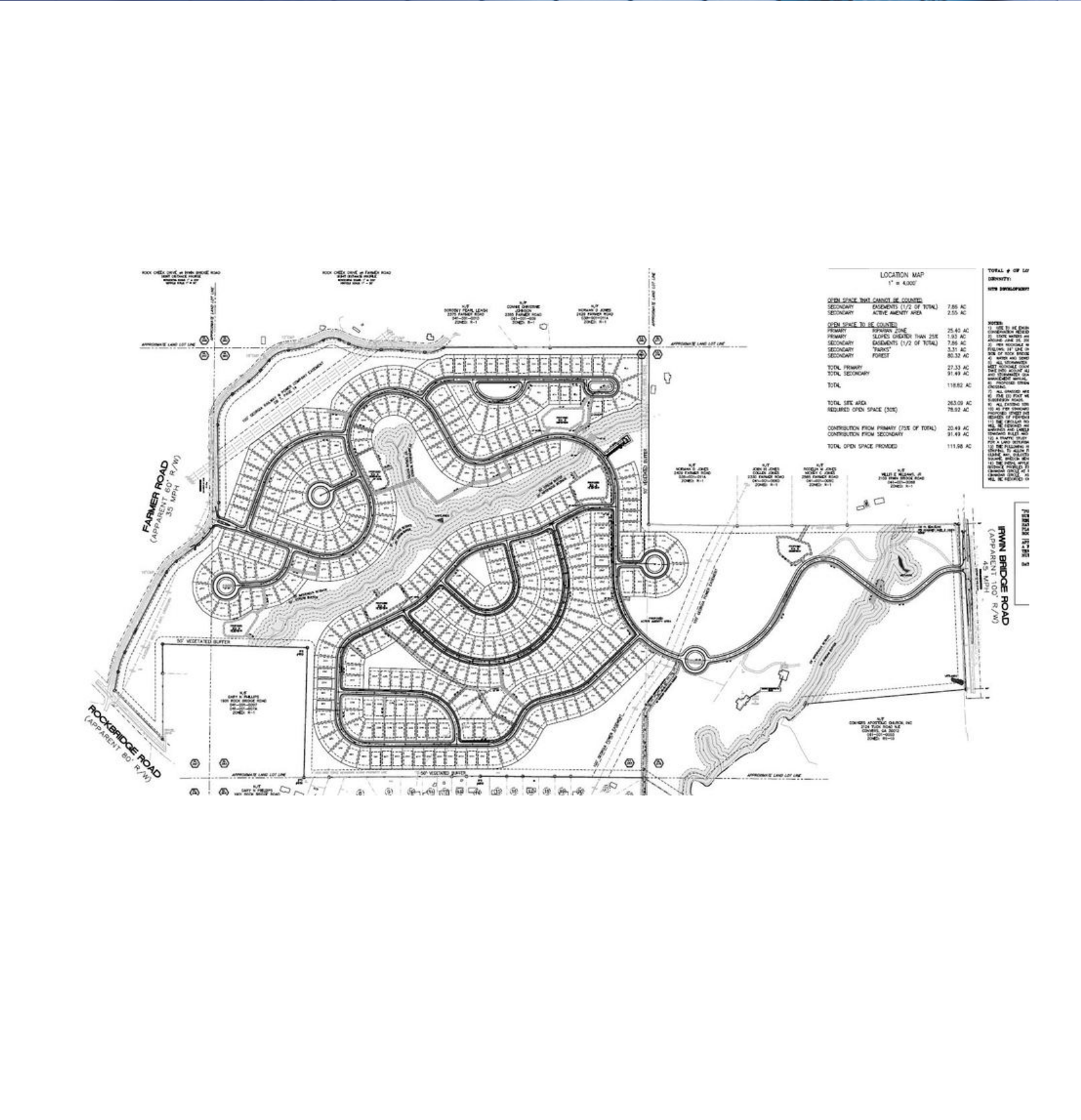


Aerial Map





Site Plan



1 DEMOGRAPHICS

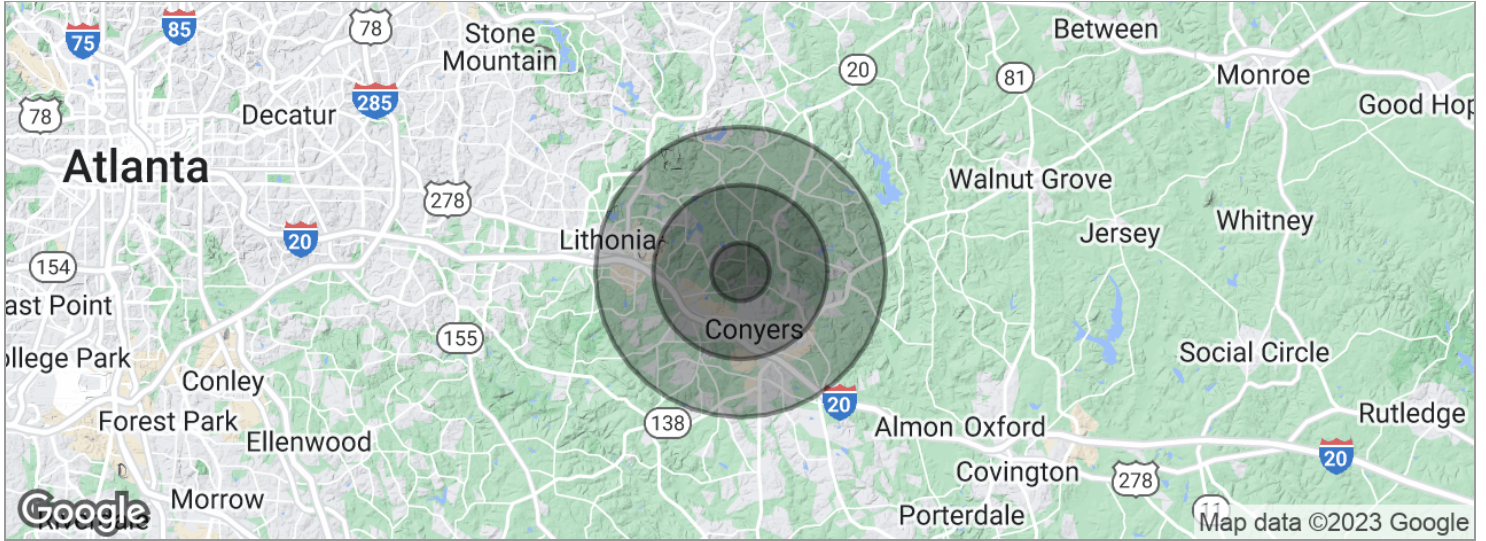
2000 Irwin Bridge Rd
Conyers, GA 30012

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	4,470	24,928	59,701
Median age	33.3	34.9	35.0
Median age (male)	29.6	33.1	33.3
Median age (female)	34.3	35.9	36.3
	1 MILE	3 MILES	5 MILES
Total households	1,514	8,375	20,824
Total persons per HH	3.0	3.0	2.9
Average HH income	\$53,731	\$56,318	\$59,468
Average house value		\$188,139	\$178,373

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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2 ADVISOR BIOS

2000 Irwin Bridge Rd
Conyers, GA 30012

Advisor Bio & Contact 1

TOM HUNTER

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PROFESSIONAL BACKGROUND

Tom Hunter serves as an Associate Broker and Auctioneer for SVN Interstate Brokers and Interstate Auction Company, independently-owned offices of SVN based in Atlanta, GA. SVN is a leading commercial real estate brokerage firm with over 100 offices nationwide.

Over the course of his 30-year commercial brokerage and auction management career, Hunter has developed and executed high-impact, accelerated marketing programs for all types of commercial real estate assets for banking and investment clients throughout the United States.

Prior to becoming a commercial real estate broker and auctioneer, Hunter served as a project manager for Bank Earnings International, Inc., (acquired by Electronic Data Systems, Inc.) and BEI Real Estate Services (acquired by Amresco) where he provided consulting services to financial institutions for commercial real estate loan portfolios and real estate asset management and dispositions.

With an extensive commercial real estate background, Hunter has completed numerous property analysis and feasibility studies, identified potential buyer groups, structured property offerings, and implemented marketing plans on time, under budget, optimizing results to reach targeted buyers. Hunter's client list includes international, regional and local financial institutions, government agencies, and private investors.

Some of the notable disposition transactions Hunter has been involved in include the sale of a surplus 400-acre psychiatric hospital complex in Livonia, Michigan for the State of Michigan for \$31,000,000 and a 22 building, section 8, apartment portfolio in the Little Havana district of Miami, Florida for \$36,000,000. Regardless of the asset size or value, Hunter always endeavors to structure the offering to achieve a sale for the highest price possible for the client.

Hunter is a member of the Atlanta Commercial Board of Realtors and the National Auctioneers Association. In addition, he frequently volunteers as an auctioneer for fund raising auctions held by charitable organizations. Hunter earned an MBA with concentrations in Finance and Real Estate from the Terry College of Business at the University of Georgia (1984) and a Bachelor of Science degree (1980) in Psychology.

EDUCATION

MBA University of Georgia Terry College of Business
BS University of Georgia



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