



HIGHWAY 212

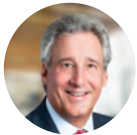
479.52 ACRES
ROCKDALE COUNTY, GA

EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **479.52 Acres on Highway 212 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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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present **479.52 acres** located on **Highway 212** in Rockdale County, Georgia.

Highway 212 offers the following attributes:

- Located less than 20 miles from Downtown Atlanta.
- Less than 5 miles from historic Downtown Conyers which offers dining, entertainment and shopping.
- Situated on Highway 212 at the Rockdale County and DeKalb County line, about 4 miles from I-20.
- Approximately 25 miles east of the new announced Rivian Electric Car plant.
- Located in Rockdale County, which had 290 annual starts of new homes, representing a 16% increase in the last four quarters.
- Rockdale County only has a 33.6 months supply of lots.
- Located in the Heritage High School district which captured about 36% of all new home sales in Rockdale County with a average sales price of \$468,000.
- Over 1.8 miles of road frontage on Highway 212.
- Sewer is located approximately 2.8 miles east of the property.

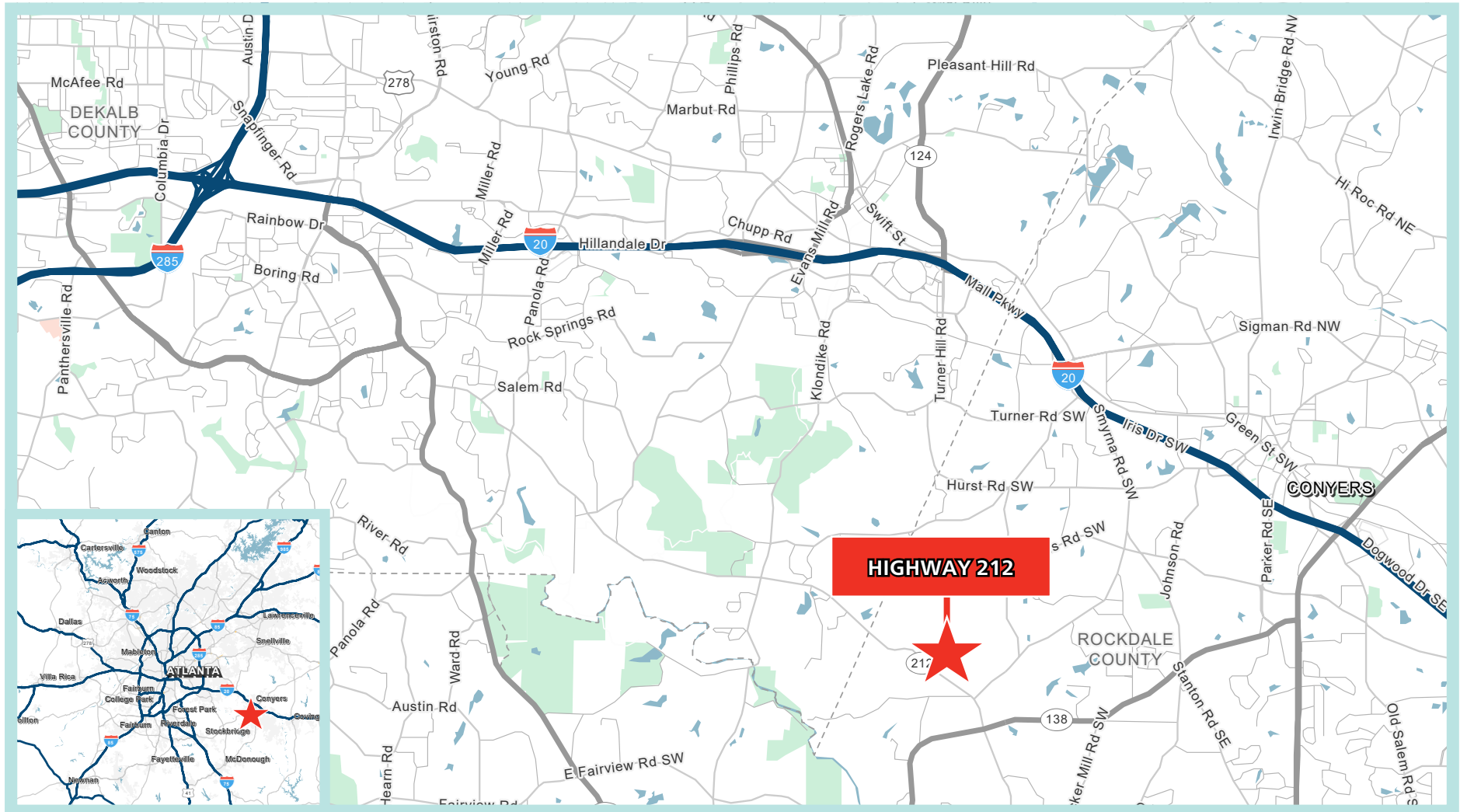
Highway 212 offers a builder an opportunity to establish a presence in the growing market.

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

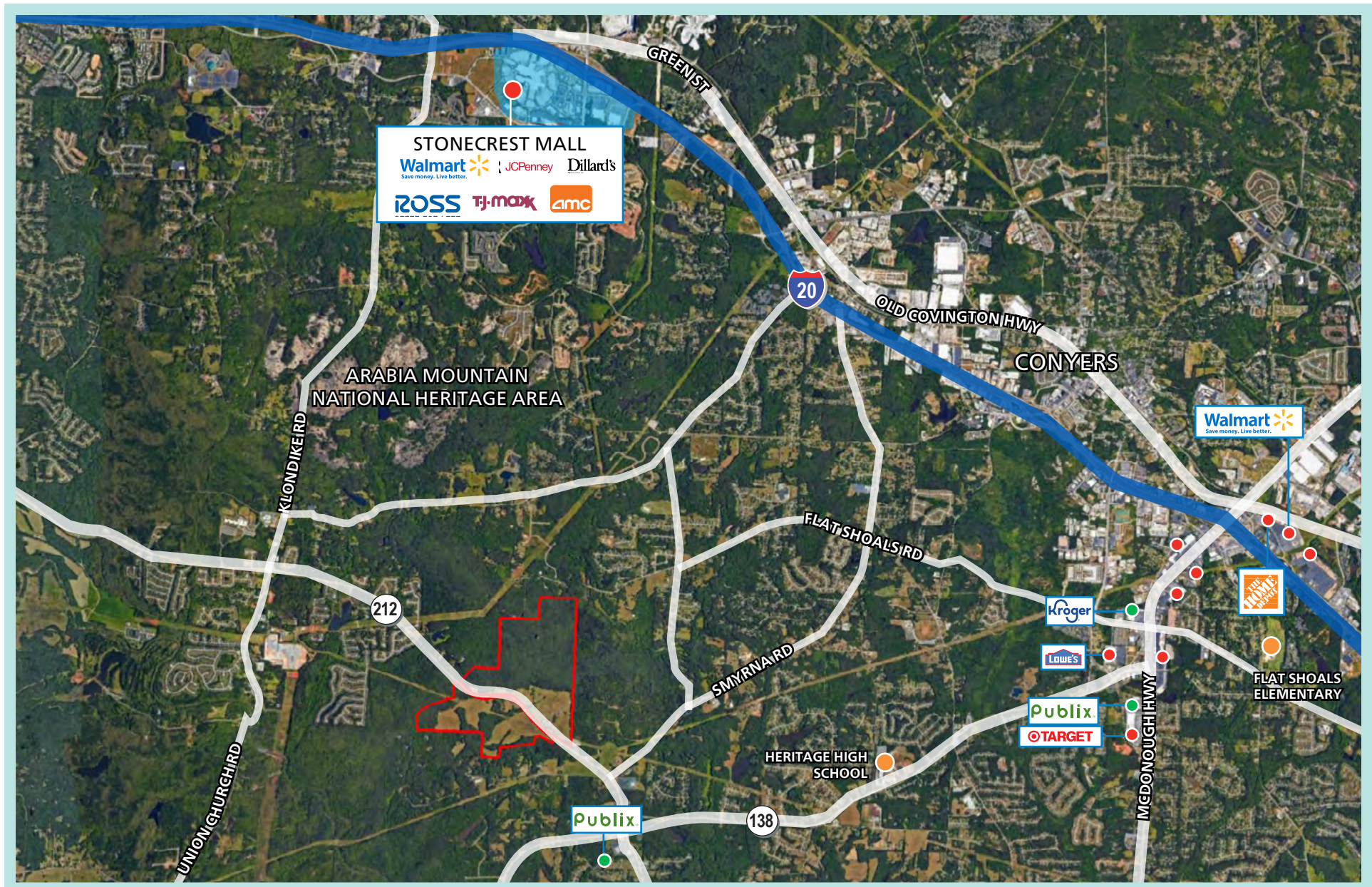


The Property

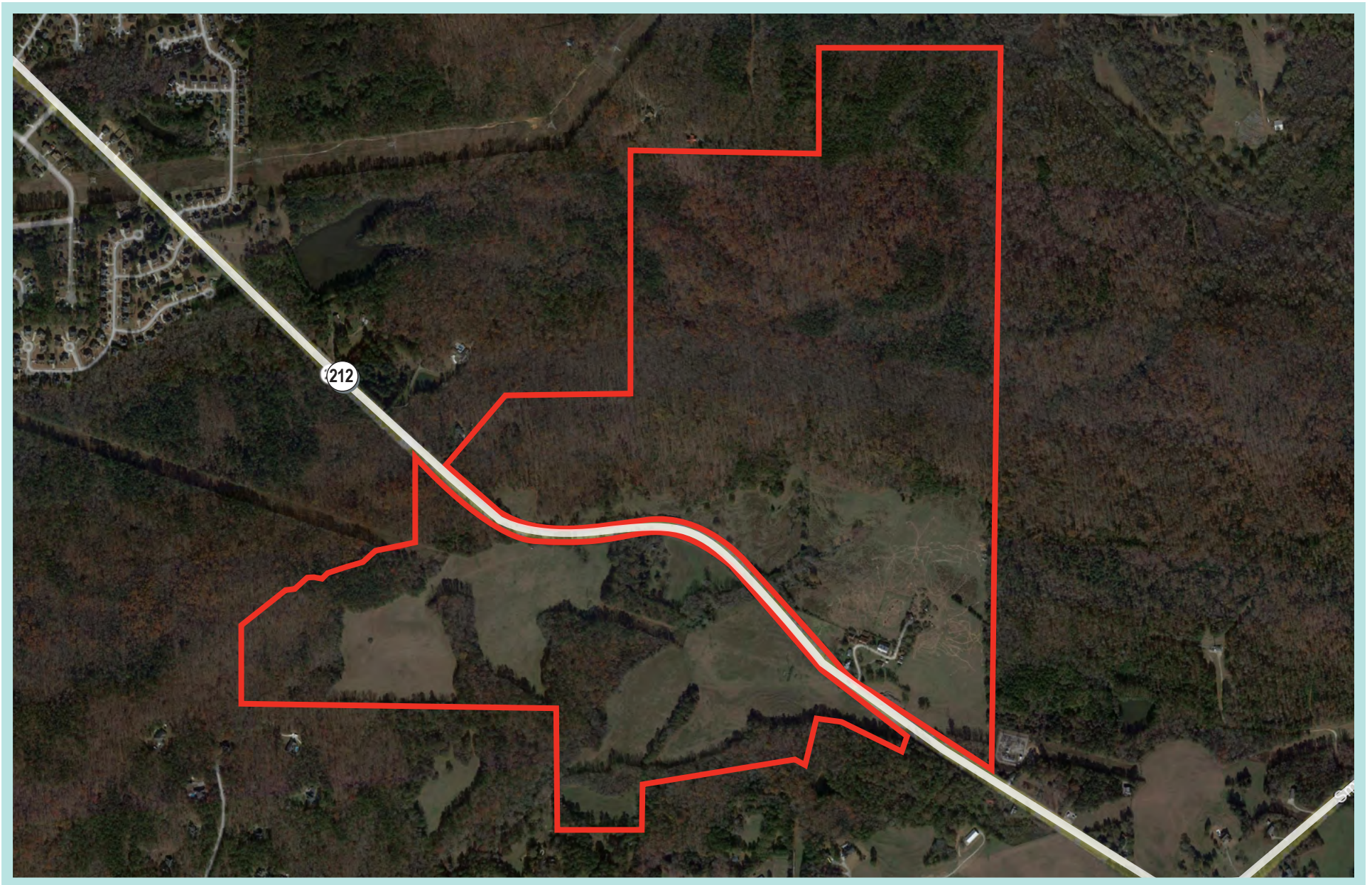
The Property is located at 3211 Highway 212 SW, Conyers, GA 30094. The parcel IDs are 013-0-01-0030 and 012-0-01-0017



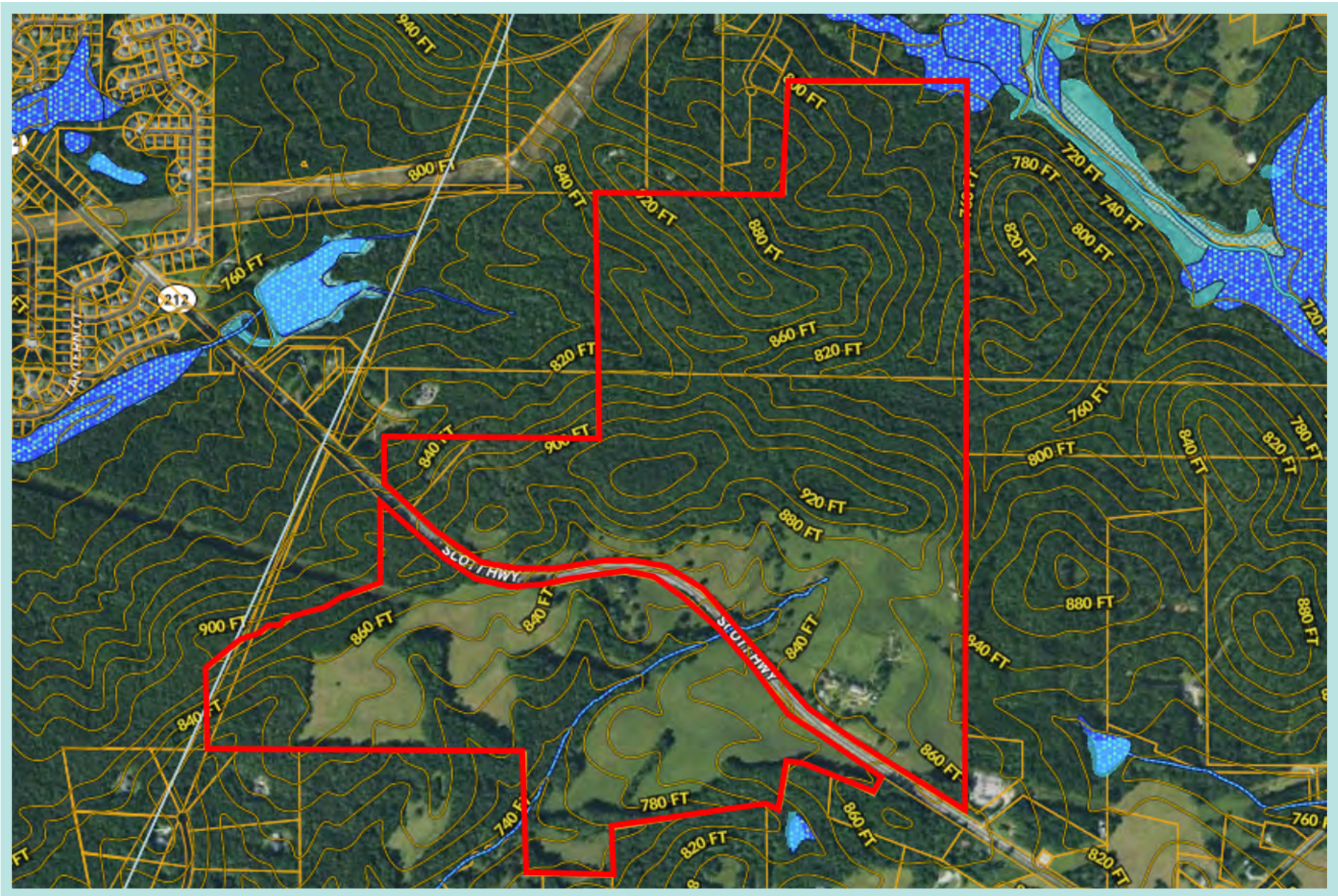
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP WITH HYDROLOGY



TOPOGRAPHY SHOWS 20' CONTOUR INTERVALS

ZONING AND LAND USE

The property is currently zoned AR in Rockdale County with the following development standards:

- Minimum Lot Size: 1 acre
- Maximum Density: 1.0 unit per acre
- Minimum Lot Width: 120'
- Minimum Front Setback: 40'
- Minimum Side Building Line: 10'
- Minimum Rear Building Line: 50'
- Minimum Floor Area: 1,600 SF

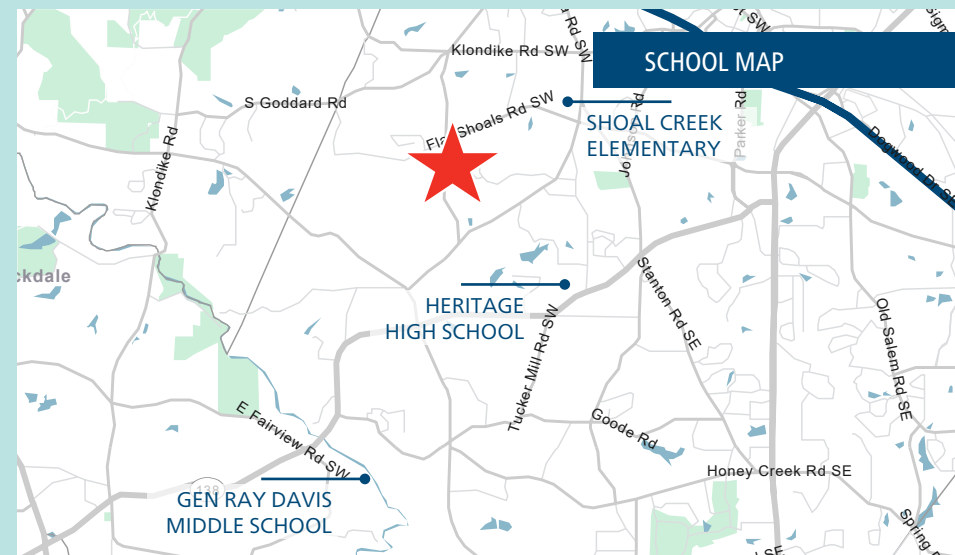
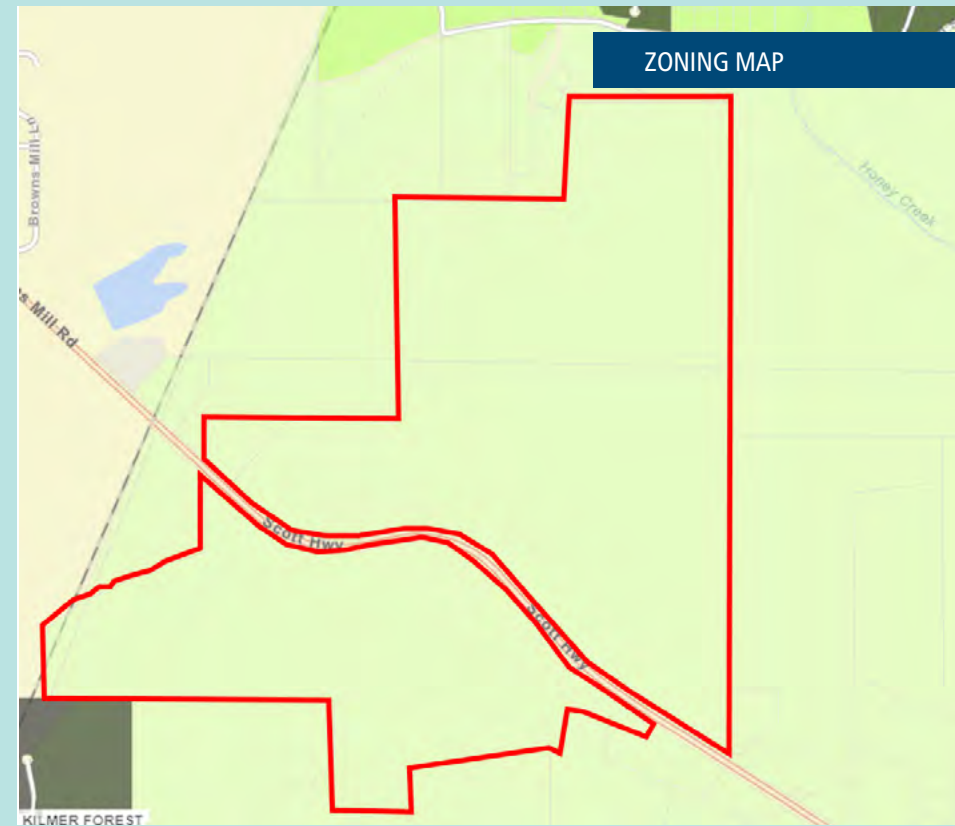
FUTURE LAND USE

The Future Land Use for **the Property** is Medium Density Residential and Low Density Residential/Agriculture. The 315± acres located north of Highway 212 is Medium Density and the remaining acreage south of Highway 212 is Low Density Residential/Agricultural.

- **Low Density Residential/Agricultural** is appropriate for single family detached dwellings of 1 unit per acre.
- **Medium Density Residential** is appropriate for single family detached dwellings of 1-2 units per acre.

SCHOOL SYSTEM

SCHOOL	DISTANCE FROM SITE
Shoal Creek Elementary	1.6 miles
General Ray Davis Middle	6.0 miles
Heritage High	4.2 miles

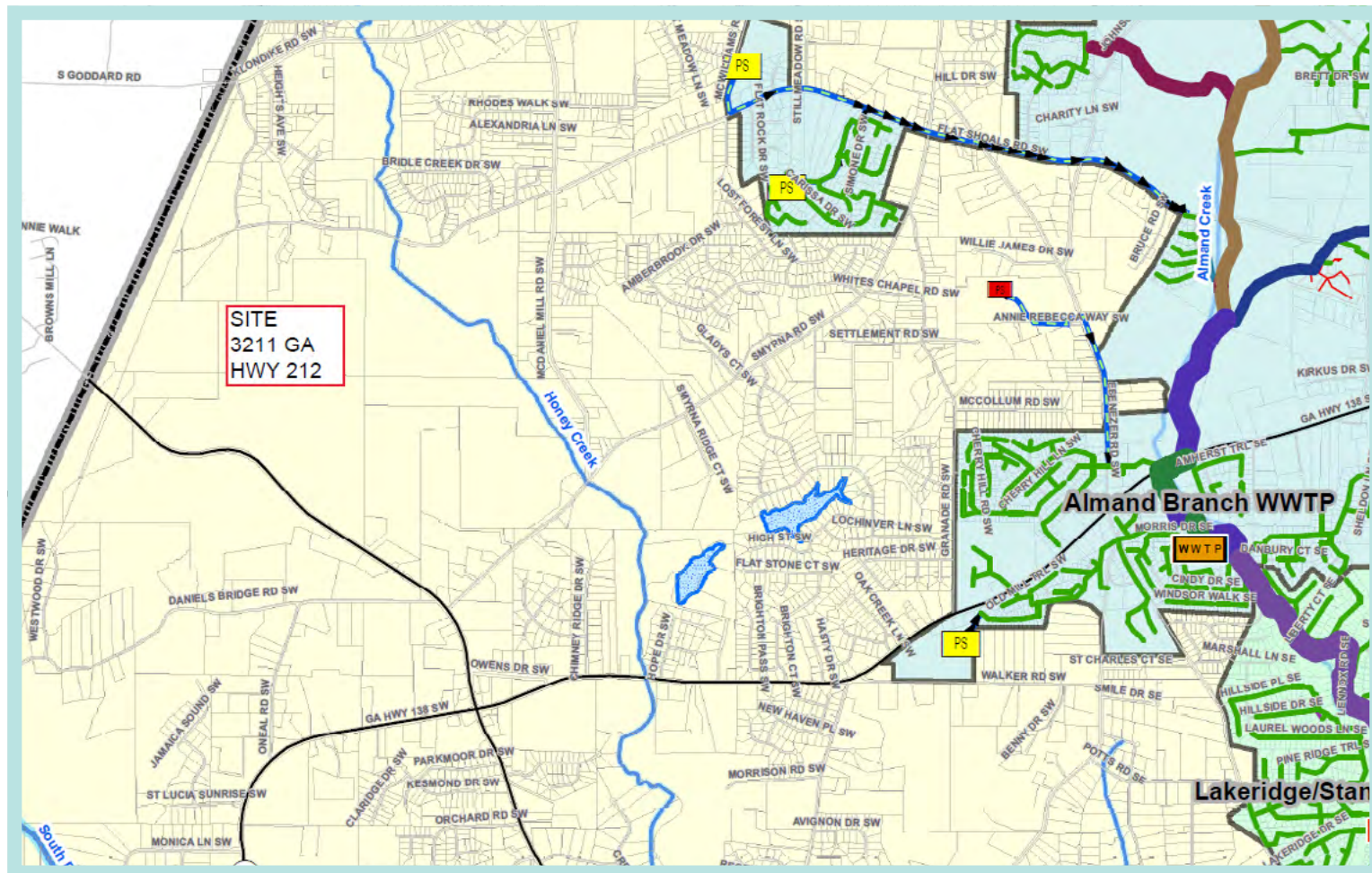


UTILITIES

For Rockdale County, in order for sewer to be served, **the Property** will need lift stations and a force main to access the sewer that is at Heritage High. If following Highway 212 and Highway 138, the property is approximately 2.8 miles from the nearest sewer line.

There is an 8" domestic water line that runs approximately 1,800 feet from the northeast corner of the property on Highway 212.

Prospective purchasers should verify utility availability and capacity during the due diligence period.



The Market

Highway 212 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. **Highway 212** offers an excellent opportunity for a builder to establish a presence in this market.



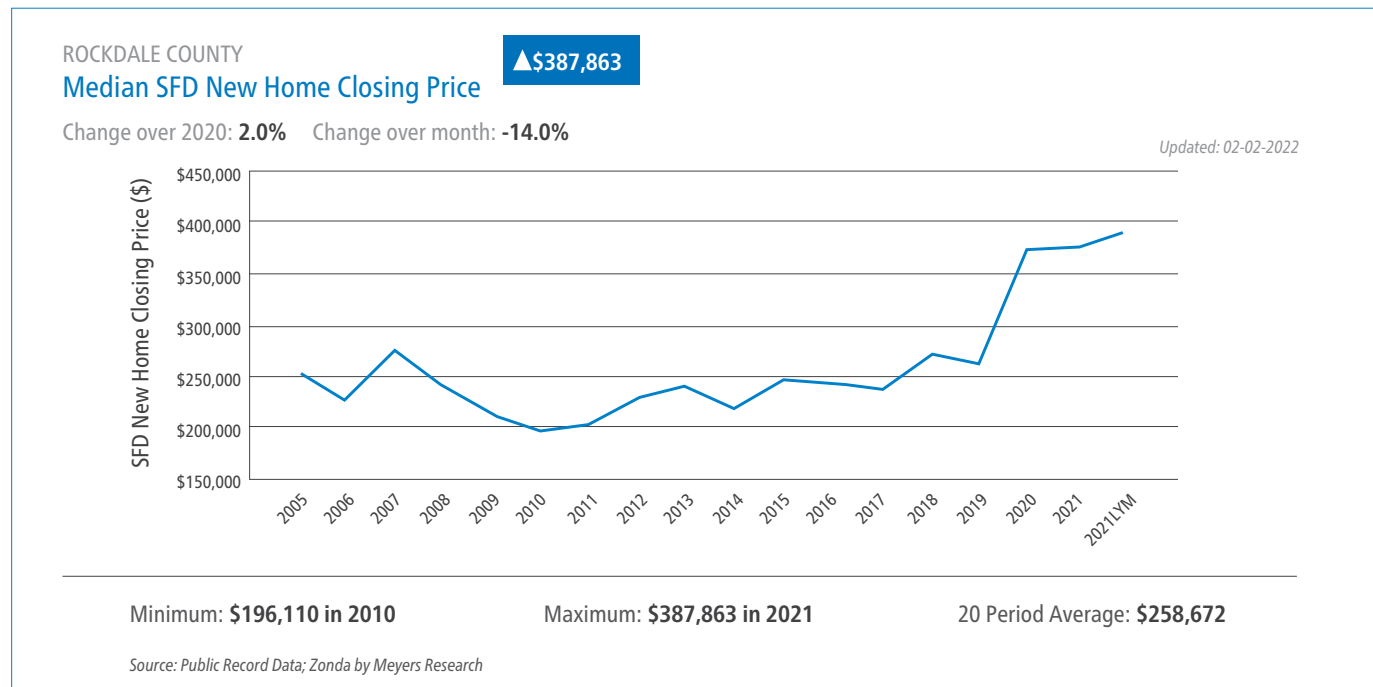
GEORGIA INTERNATIONAL HORSE PARK



THE MONASTERY OF THE HOLY SPIRIT

ROCKDALE COUNTY DETACHED HOUSING AND LOT ANALYSIS

Through 3Q21, Rockdale County continues to show strong growth. Resale houses built in 2005 or later have an average resale price of \$321,000. Below are the median SFD New Home closing prices from 2005 - 3Q21:



Below are the highlights for this market through 4Q21:

- Annual starts in this market were 290, representing a 16% increase in the last four quarters.
- Annual closings in this market were 296, representing a 20% increase in the last four quarters.
- There are currently 812 VDLs in the market. Based on the annual starts, there is a 33.6 months supply of lots in this market.
- Of the remaining VDLs, 51% are located in subdivisions with an active builder.

Source: Public Record Data; Zonda by Meyers Research

HERITAGE HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Through 3Q21, Heritage High continued to show signs of growth in both the average price of a new home as well as the number of new home sales. Houses built in 2005 or later have an average resale price of \$416,000.

Below are the new house sales for the Heritage High School District from 2018 - 3Q21:

Year	%TOTAL Rockdale County SFD NEW SALES	# Of Sales	Average Sales Price	% of Price GROWTH
2018	16%	31	\$396,000	-
2019	12%	26	\$420,000	+6.1%
2020	25%	57	\$441,000	+5.0%
3Q21	30%	64	\$468,000	+6.1%

Below are the highlights for the market through 4Q21:

- Annual starts were 59.
- Annual closings were 78, representing a 13% increase in the last four quarters.
- There are 189 VDLs in the market. Based on the annual starts, there is a 38.4 months supply of lots in this market.
- There is only a 4.5 months supply of houses in this market.

With a declining supply of VDLs located in both Rockdale County and in the Heritage High School markets, we believe **Highway 212** can fill the immediate need for housing in this market.

Source: Public Record Data; Zonda by Meyers Research

Proposal Requirements

The owner is offering the sale of **Highway 212** for a price of **\$22,000 per acre or a total of \$10,549,440.**

Interested parties should submit a letter of intent that includes the following information:

- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including local history and 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 **Highway 212** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ](#)

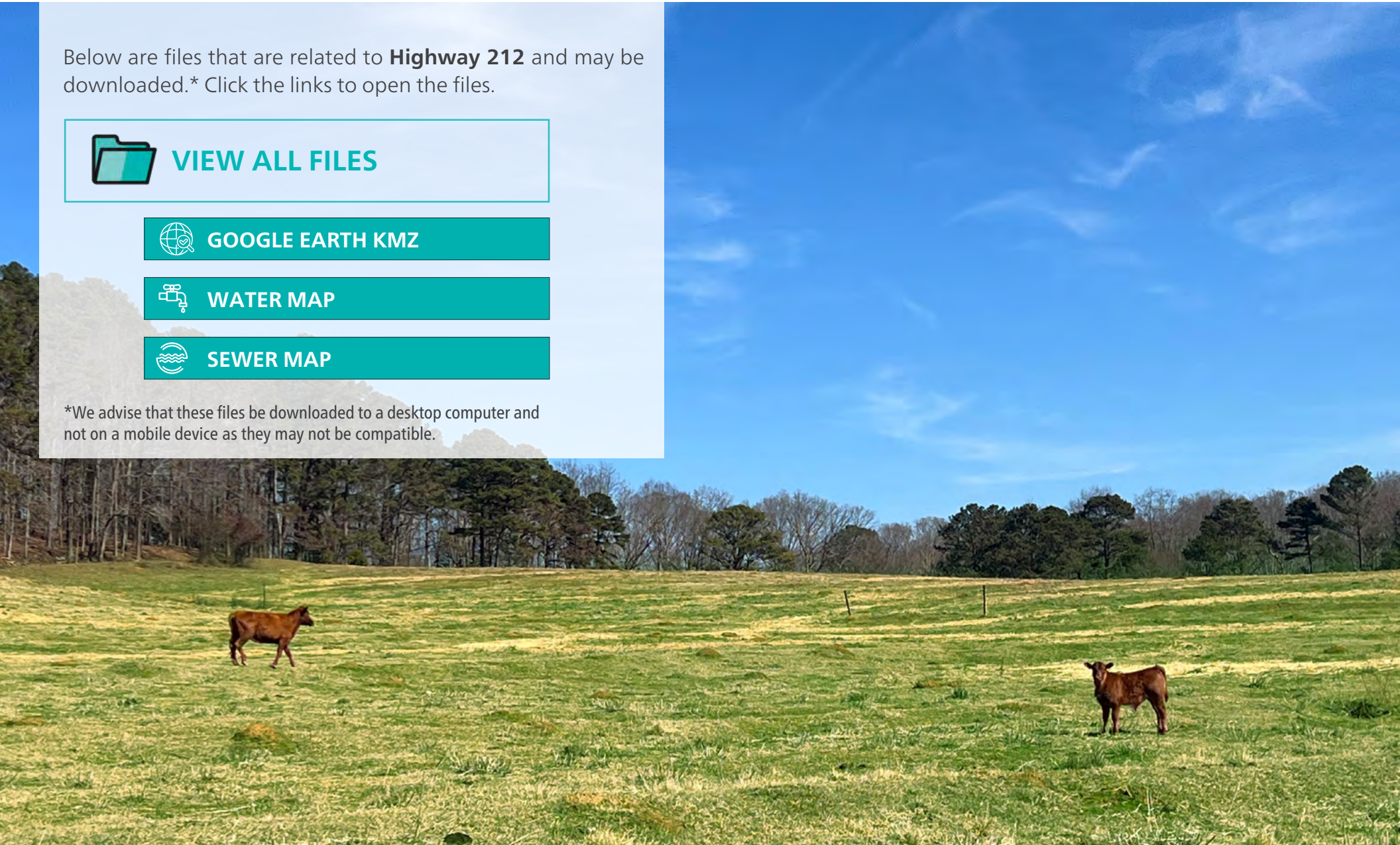


[WATER MAP](#)



[SEWER MAP](#)

*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 **\$500+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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