

NATIONAL LAND REALTY[®]

OFFERING MEMORANDUM

HAYNES CREEK HARBOR | ROCKDALE COUNTY, GA

Indian Shoals

Big Haynes Creek

Big Haynes Creek

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EXECUTIVE SUMMARY

0 HARALSON MILL RD NE | CONYERS, GA

LAND OFFERING MEMORANDUM

DISCOVER HAYNES CREEK HARBOR, WHERE ECONOMIC OPPORTUNITY AND SERENE LIVING CONVERGE IN CONYERS, GA. THIS PRIME LOCATION PROVIDES A PERFECT ESCAPE FROM THE DAILY GRIND, WITH A PEACEFUL ATMOSPHERE SURROUNDED BY NATURE'S BEAUTY. AT THE SAME TIME, IT OFFERS EASY ACCESS TO ROCKDALE'S THRIVING BUSINESS LANDSCAPE, MAKING IT AN IDEAL SPOT FOR THOSE WHO WANT THE BEST OF BOTH WORLDS. THE AREA, CHARACTERIZED BY A HISTORICAL AND NATURAL CONSERVATION AND COMMUNITY-DRIVEN ECOLOGIC PRESERVATION, POSITIONS THIS PROPERTY AS A LUSH NATURAL ESTATE AT THE MOUTH OF BIG HAYNES CREEK, INCLUSIVE OF ROLLING HILLS AND SOME GRANITE OUTCROPPINGS. EMBRACE A LIFESTYLE OF BALANCE AND HARMONY AT HAYNES CREEK HARBOR, YOUR GATEWAY TO A PROSPEROUS AND TRANQUIL FUTURE.

SITE STATUS

THE PROPERTY COVERS APPROXIMATELY 104 ACRES, CHARACTERIZED BY ROLLING HILLS, GRANITE OUTCROPPINGS, AND A DIVERSE MIX OF DECIDUOUS AND EVERGREEN FORESTS. THE AVERAGE TREE CANOPY IS HEIGHT IS 18 FEET, CONTRIBUTING TO THE AREA'S NATURAL BEAUTY AND POTENTIAL FOR REFORESTATION CREDITS. WHILE THE PROPERTY IS LOCATED NEAR THE GA INTERNATIONAL HORSE PARK, IT IS RELATIVELY DISTANT FROM MAJOR ROADS AND AMENITIES, WITH THE NEAREST GAS STATION 3 MILES AWAY. STILL, THE PROPERTY PRESENTS OPPORTUNITIES FOR SCENIC ELEVATED HOMES AND RENEWABLE ENERGY PROJECTS.

OFFERING TERMS

HAYNES CREEK HARBOR PRESENTS A RARE OPPORTUNITY TO INVEST IN A LARGE TRACT OF LAND WITHIN A RAPIDLY DEVELOPING AREA OF CONYERS, GA. WITH ITS BLEND OF NATURAL BEAUTY, ENVIRONMENTAL SIGNIFICANCE, AND STRATEGIC LOCATION, IT IS POISED FOR THOUGHTFUL DEVELOPMENT THAT BALANCES ECONOMIC POTENTIAL WITH ECOLOGICAL PRESERVATION. THE COMPETITIVE LISTING PRICE, AT \$3,150,000 REFLECTS THE PROPERTY'S SIGNIFICANT DEVELOPMENT POTENTIAL BALANCED AGAINST ITS ENVIRONMENTAL AND LOGISTICAL CHALLENGES, BUT REGARDLESS POSITIONS THIS PROPERTY AS A HIGHLY ATTRACTIVE INVESTMENT FOR THE RIGHT BUYER.

Rockdale County, Ga



PROPERTY DESCRIPTION

0 HARALSON MILL RD NE | CONYERS, GA

SITE OVERVIEW



STRATEGIC LOCATION

THE PROPERTY AT 0 HARALSON MILL RD NE IS STRATEGICALLY LOCATED WITHIN A REGION POISED FOR FUTURE GROWTH AND DEVELOPMENT. CONYERS, GA AND THE SURROUNDING ROCKDALE COUNTY AREA ARE EXPERIENCE AN INFLUX OF DEVELOPMENT PROJECTS AIMED AT EXPANDING RESIDENTIAL, COMMERCIAL, AND RECREATIONAL SPACES. THE PROPERTY IS POSITIONED NEAR THOROUGHFARES, INCLUDING I-20 AND GA-138, WHICH FACILITATE EASY ACCESS TO ATLANTA AND OTHER MAJOR CITIES. THIS CONNECTIVITY MAKES THE AREA ATTRACTIVE FOR DEVELOPERS LOOKING TO CAPITALIZE ON THE GROWING DEMAND FOR SUBURBAN LIVING SPACES THAT OFFER BOTH TRANQUILITY AND ACCESSIBILITY.



PROXIMITY TO AMENITIES

0 HARALSON MILL RD NE BENEFITS FROM ITS PROXIMITY TO A VARIETY OF RECREATIONAL AND CULTURAL AMENITIES THAT ENHANCE ITS APPEAL FOR RESIDENTIAL AND LEISURE DEVELOPMENT. THE GEORGIA INTERNATIONAL HORSE PARK, LOCATED APPROXIMATELY 7 MILES AWAY, OFFERS EXTENSIVE TRAILS, OBSERVATION PLATFORMS, AND EVENT FACILITIES, CATERING TO EQUESTRIAN ENTHUSIASTS AND NATURE LOVERS. THE PROPERTY ALSO, WITHIN 8-10 MILES, BOASTS PROXIMITY TO JOHNSON PARK AND BLACK SHOALS LAKE, WHICH PROVIDE HIKING, PICNICKING, AND FISHING, TO NAME A FEW. THE PROPERTY'S ACCESS TO THESE DIVERSE RECREATIONAL AMENITIES HIGHLIGHTS ITS POTENTIAL FOR A LIFESTYLE THAT BALANCES NATURAL BEAUTY WITH ACTIVE LIVING.



ZONING

THE CURRENT ZONING OF 0 HARALSON MILL RD NE IS UNDER THE WATERSHED PROTECTION DISTRICT, WHICH EMPHASIZES ENVIRONMENTAL CONSERVATION. HOWEVER, THERE IS SIGNIFICANT POTENTIAL FOR UPZONING TO CATEGORIES SUCH AS CONSERVATION SUBDIVISION DEVELOPMENT OR MIXED-USE RESIDENTIAL, WHICH COULD SIGNIFICANTLY ENHANCE THE PROPERTY'S VALUE AND DEVELOPMENT YIELD.



0 HARALSON MILL RD NE | CONYERS, GA



HAYNES CREEK HARBOR OFFERS A RARE 104-ACRE NATURAL ESTATE IN CONYERS, GA LISTED AT \$3,150,000 – A COMPETITIVE PRICE BALANCING SIGNIFICANT DEVELOPMENT POTENTIAL WITH ENVIRONMENTAL CONSIDERATIONS. THIS SCENIC PROPERTY, WITH ITS LOCATION AT THE MOUTH OF BIG HAYNES CREEK, PRESENTS OPPORTUNITIES FOR RECREATIONAL ACTIVITIES LIKE HIKING AND CAMPING, AS WELL AS CARBON CREDITS AND REFORESTATION CREDITS ALIGNING WITH SUSTAINABILITY GOALS. WHILE CURRENTLY ZONED FOR WATERSHED PROTECTION, THE PROPERTY HOLDS PROMISE FOR UPZONING TO CATEGORIES LIKE CONSERVATION SUBDIVISION OR MIXED-USE RESIDENTIAL TO UNLOCK GREATER VALUE.

HAYNES CREEK HARBOR | CONYERS, GA | 104 +/- ACRES ASKING PRICE \$3,150,000



100-ACRE LOT WITH ROLLING HILLS

(WP) WATERSHED PROTECTION ZONING

OPENS TO BIG HAYNES CREEK

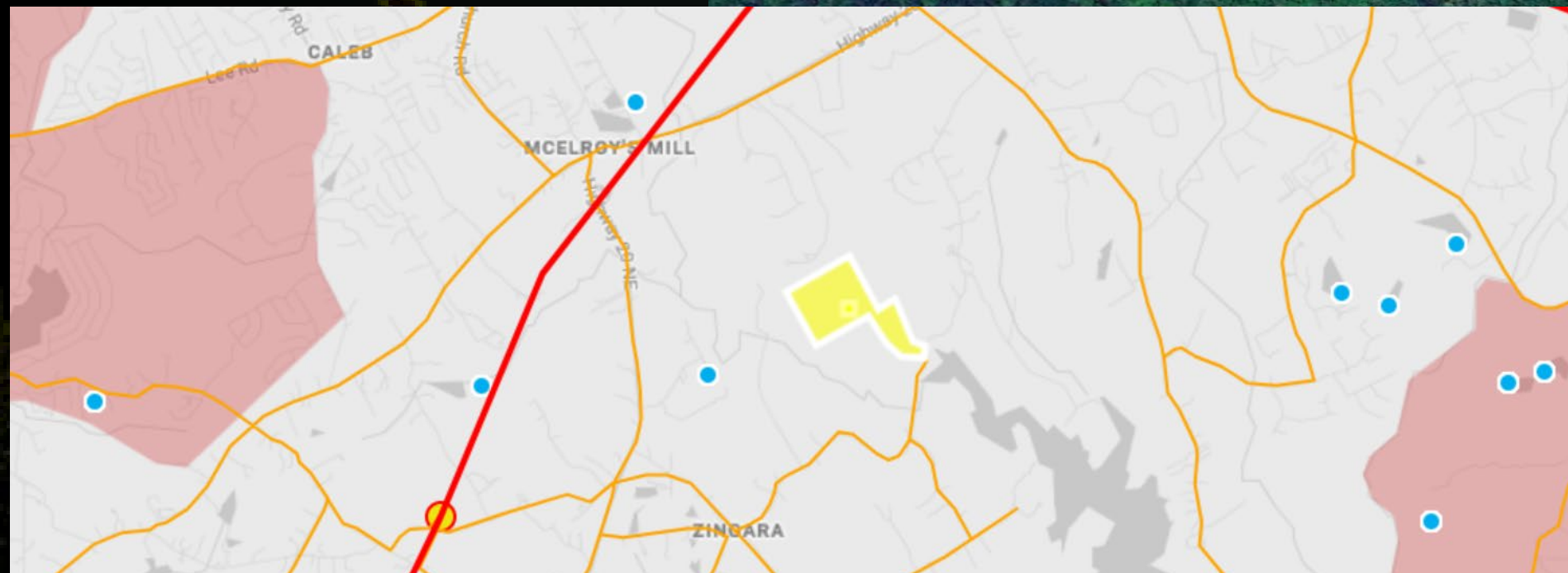
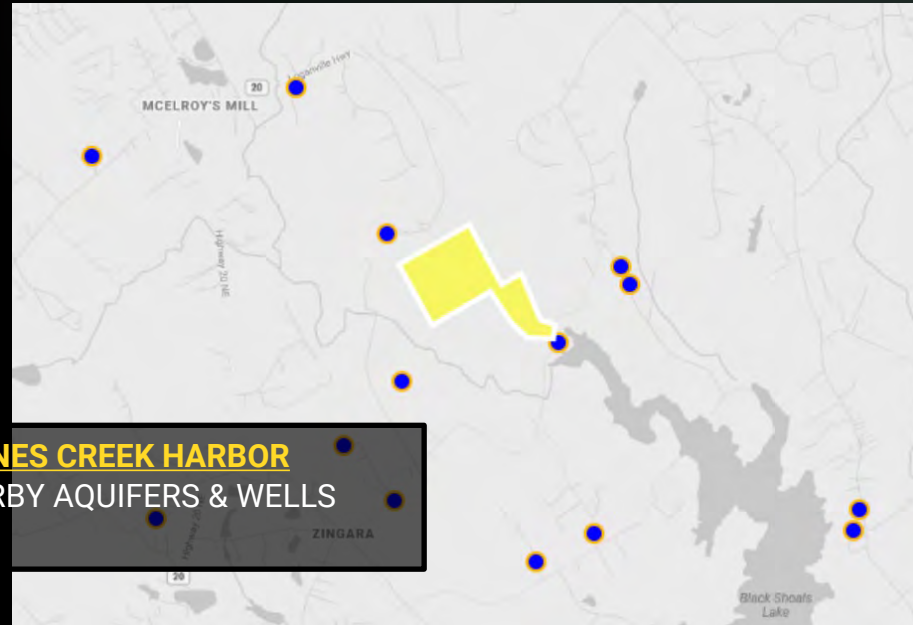


UTILITIES AVAILABLE ON-SITE

SUITABLE FOR LOW-DENSITY DEVELOPMENT



UTILITY INFRASTRUCTURE



NEAREST SUBSTATION

SUBSTATION NAME: ROCKDALE
DISTANCE: 2.116 MILES

NEAREST TRANSMISSION LINE

OWNER: GEORGIA POWER CO
DISTANCE: 1.049 MILES
MAX CAPACITY: 500 MW

NEARBY ATTRACTIONS

0 HARALSON MILL RD NE | CONYERS, GA



BLACK SHOALS LAKE

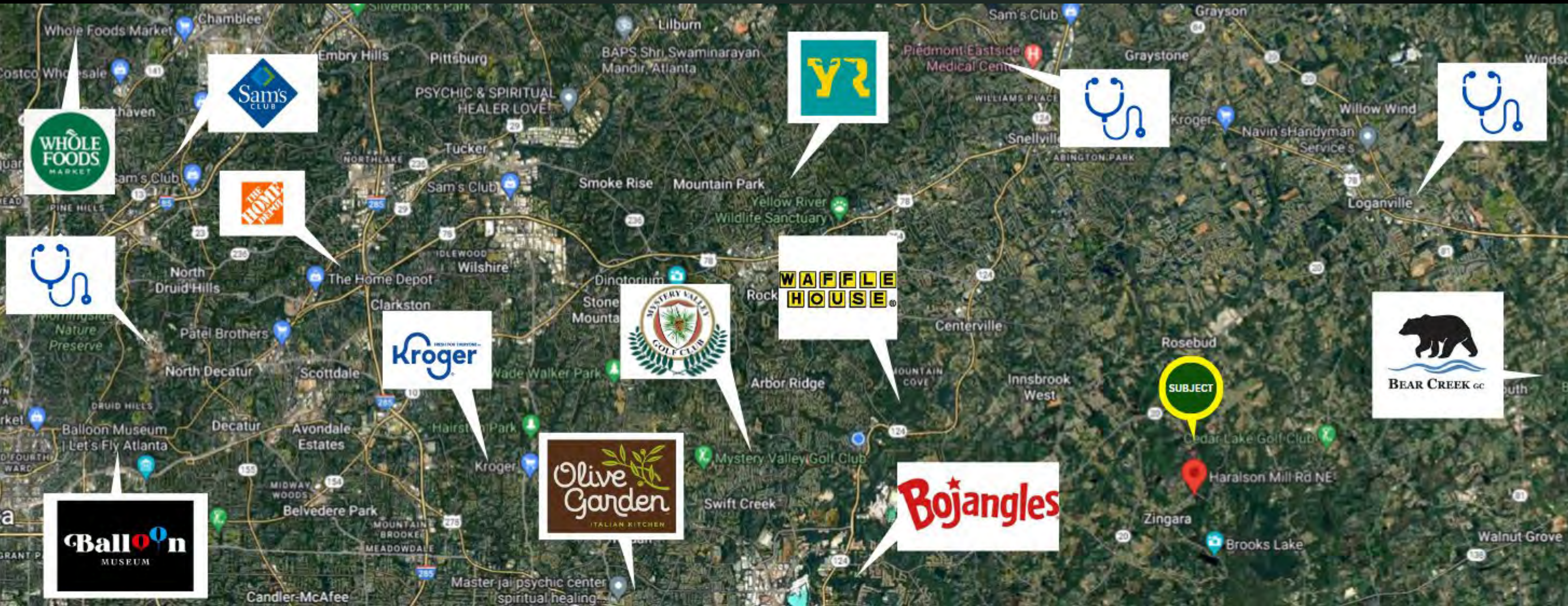
JOHNSON PARK

GA INTERNATIONAL HORSE PARK

PINE LANE FARM

NEARBY AMENITIES

0 HARALSON MILL RD NE | CONYERS, GA



CURRENT ZONING

ROCKDALE COUNTY | CONYERS, GA

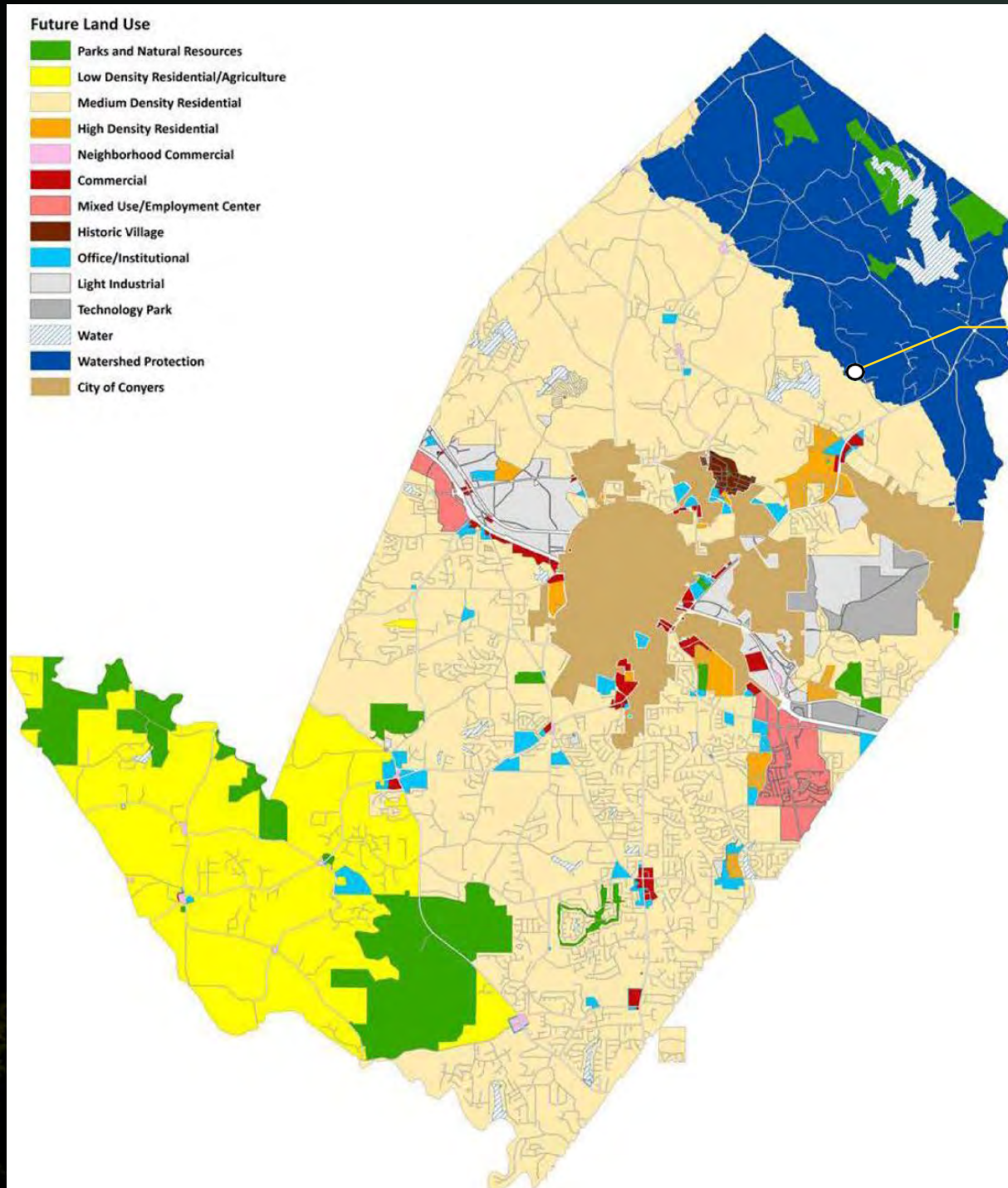


CURRENT ZONING FOR THIS PROPERTY IS DEFINED AS WATERSHED PROTECTION (WP), THE ADJACENT AREA IS THE ESTATE RESIDENTIAL CHARACTER AREA OF ROCKDALE COUNTY WHICH ENCOMPASSES A TRANSITIONAL LAND USE AREA ON THE NORTH SIDE OF THE CITY OF CONYERS. THE AREA IS LARGELY COMPRISED OF RURAL RESIDENTIAL DEVELOPMENT BUT IS ADJACENT TO AREAS WHERE THE COUNTY ENCOURAGES COMPACT DEVELOPMENT AT HIGHER DENSITIES.

HAYNES CREEK HARBOR | CONYERS, GA | 104 +/- ACRES ASKING PRICE \$3,150,000

FUTURE LAND USE PLAN





ROCKDALE COUNTY | CONYERS, GA



Search result

Zoom to

Haralson Mill Rd NE, Conyers, Georgia, 30012

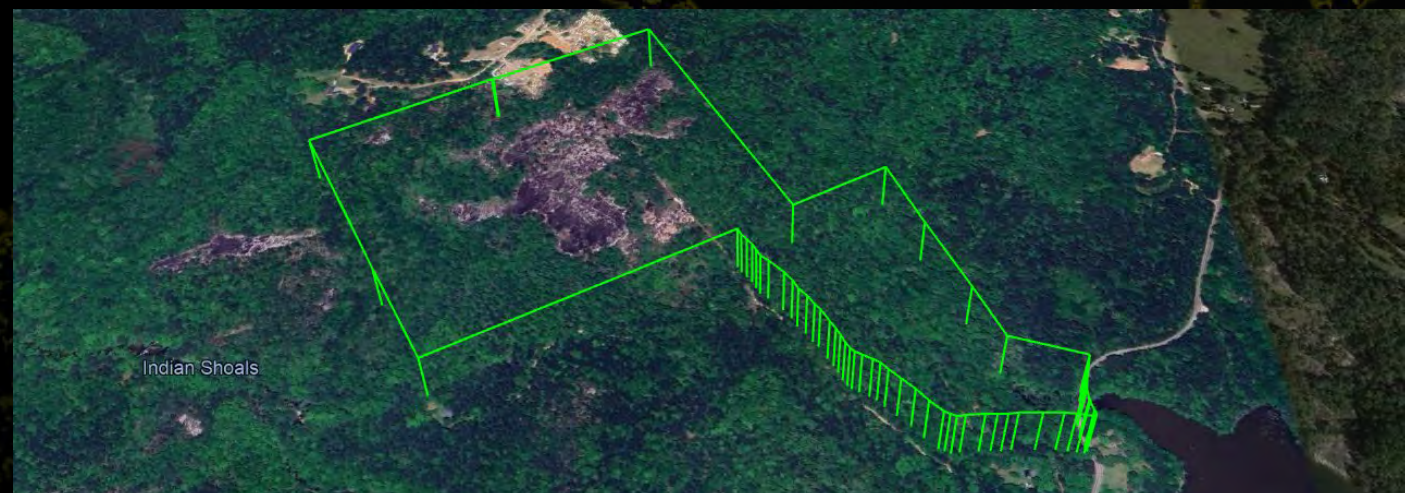
	Parks/ Recreation/ Conservation This category includes land dedicated to public or privately owned active and passive recreation uses.
	Low Density Residential/ Agriculture This area is appropriate for single family detached residential dwellings (1 unit per 1 acre).
	Medium Density Residential This area is appropriate for single family detached residential dwellings (1-2 units per 1 acre).
	Water/ Watershed Protection The area of Rockdale County within the Big Haynes watershed. This area is appropriate for conservation development, primarily consisting of single family detached residential units. (1 unit per 3 acres). Land that is included as a part of a lake or pond in the county is also identified.

HAYNES CREEK HARBOR | CONYERS, GA | 104 +/- ACRES ASKING PRICE \$3,150,000

INVESTMENT HIGHLIGHTS

DEVELOPMENT OPPORTUNITIES

- RESIDENTIAL SUBDIVISION
- CONSERVATION SUBDIVISION DEVELOPMENT
- MIXED-USE RESIDENTIAL
- RECREATIONAL DEVELOPMENT
- ECO/AGRI-TOURISM
- RETIREMENT COMMUNITY
- CONSERVATION



ADDRESS

0 HARALSON MILL RD NE | CONYERS, GA

SIZE

104.13 ACRES | 4,535,903 SF

NEIGHBORHOOD

BIG HAYNES CREEK

ZONING

WATERSHED PROTECTION (WP) - AGRICULTURAL

ZONING CONDITIONS

CONSERVATION EASEMENT

POTENTIAL FAR

SUBJECT TO INTENDED USE

FEDERAL OZ

NONE

HEIGHT LIMIT

35-40 FEET

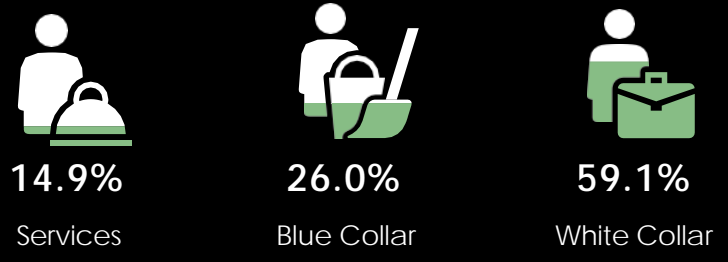
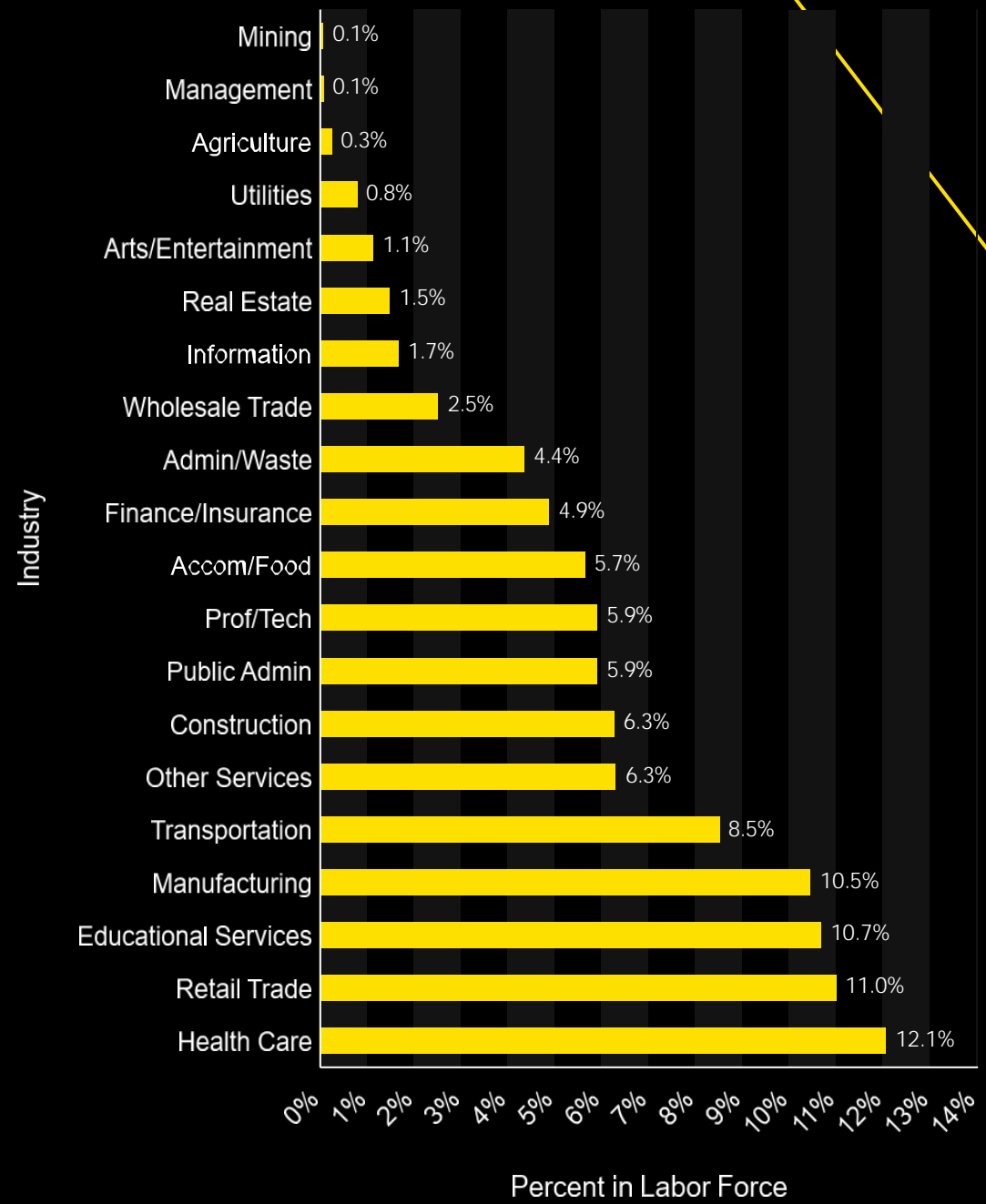


MARKET OVERVIEW

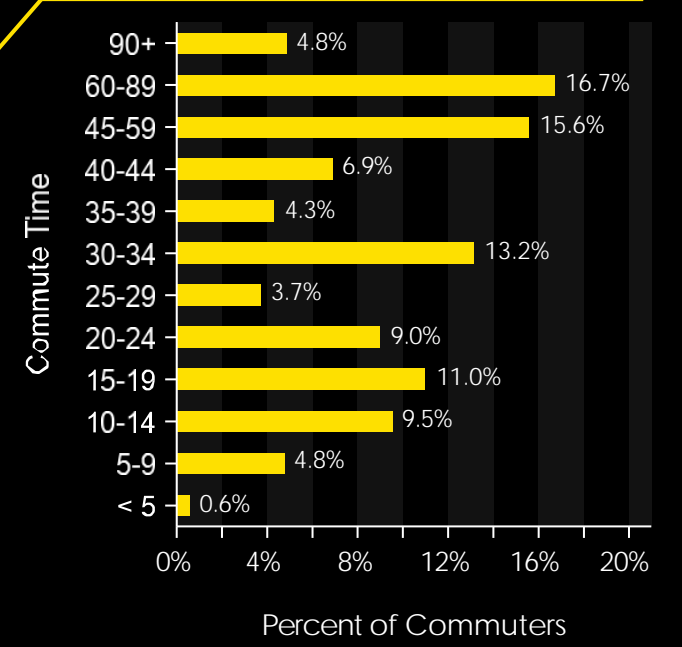
0 HARALSON MILL RD NE | CONYERS, GA

0 Haralson Mill Rd NE, Conyers, Georgia,
30012 Ring band of 5 - 7 miles

Labor Force by Industry



Commute Time: Minutes

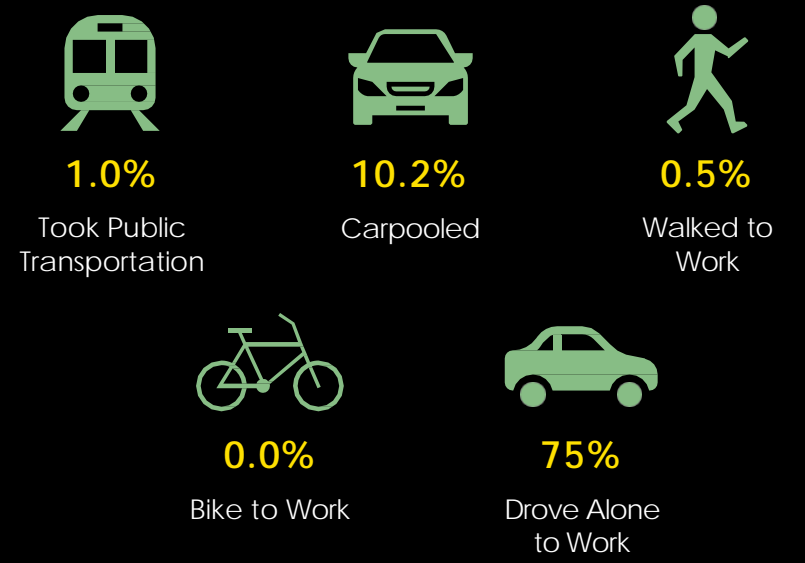


Workforce Overview

Businesses




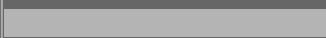
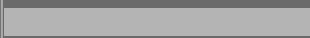
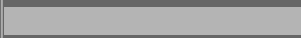
Transportation to Work



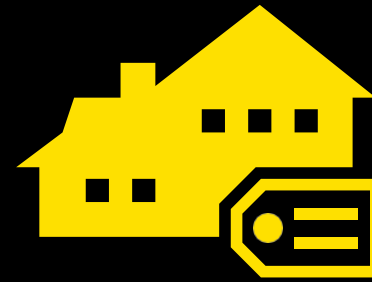
Average household size

for this area

2.92 which is more than the average for United States

Area	Value ▼	0.00	4.00
This area	2.92		
Rockdale County	2.78		
Georgia	2.59		
United States	2.53		

HOUSING STATS



\$260,939

Median Home Value



\$13,680

Average Spent on
Mortgage & Basics



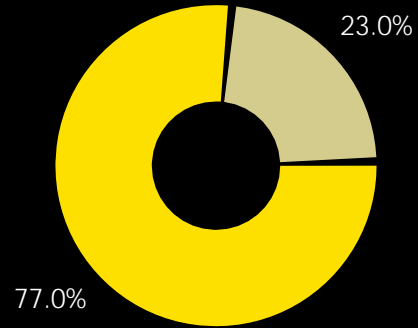
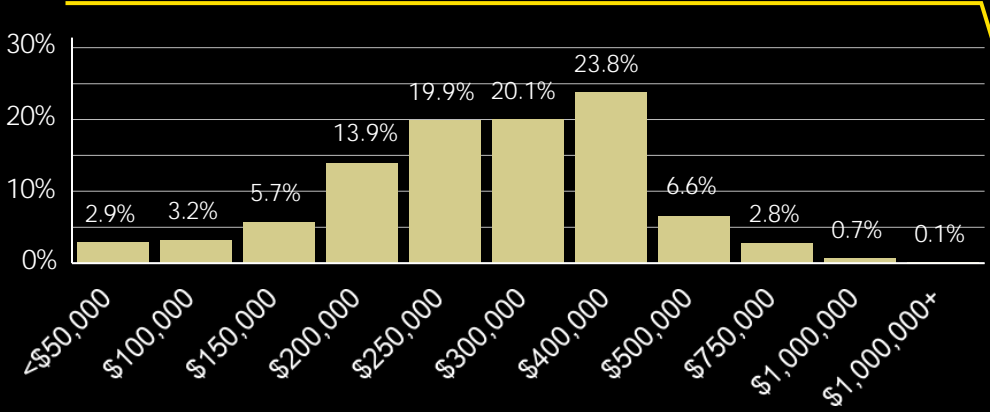
\$1,080

Median Contract Rent

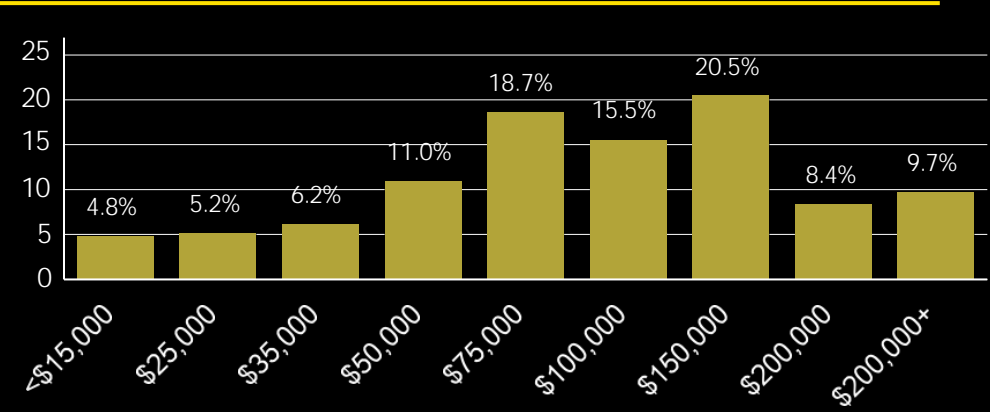


Home Ownership

Home Value

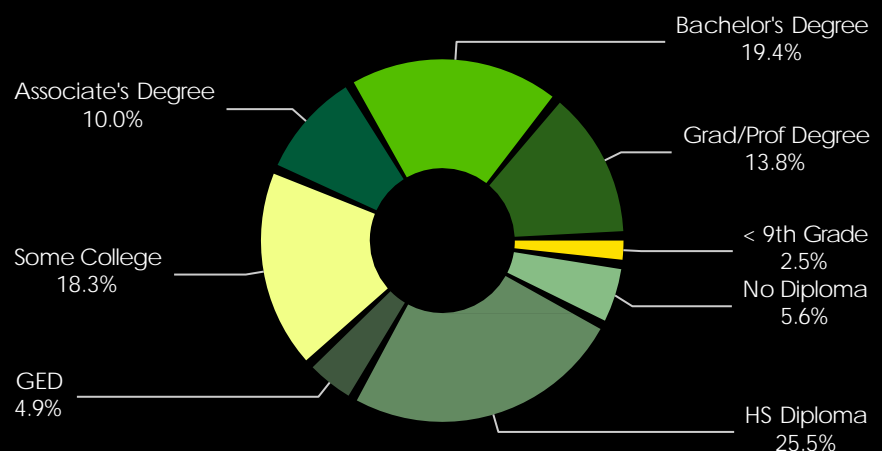


Household Income



Community Overview

Educational Attainment



Key Facts

21,605 Total Housing Units	123 Housing Affordability Index	2,068 Households Below the Poverty Level
37.4 Median Age	\$63,816 Median Disposable Income	60,424 Total Population
98 Wealth Index	64 Diversity Index	123 Total Crime Index

Tapestry segments

7A	Up and Coming Families 5,076 households	24.6% of Households	▼
4C	Middleburg 2,873 households	13.9% of Households	▼
6A	Green Acres 2,752 households	13.4% of Households	▼

Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$2,223

Apparel & Services



\$258

Computers & Hardware



\$3,836

Eating Out



\$6,771

Groceries



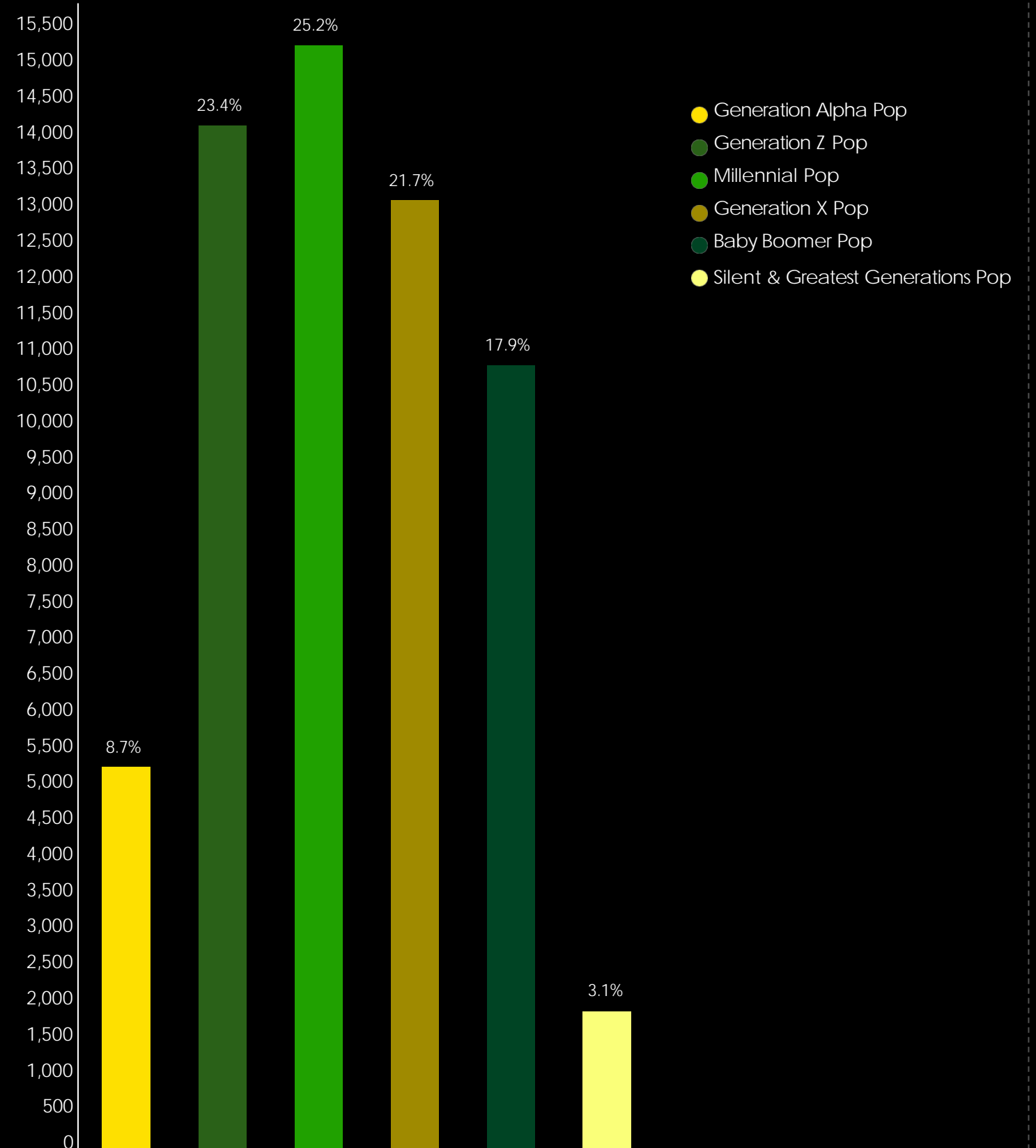
\$7,560

Health Care

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2022 Population by Generation (Esri)



HAYNES CREEK HARBOR

0 HARALSON MILL RD NE | CONYERS, GA



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“WE KNOW LAND”

YOUR ATLANTA COMMERCIAL TEAM