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OFFERING MEMORANDUM

WHISPERING CREEK | ROCKDALE COUNTY

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TABLE OF CONTENTS

2229 MCDANIEL MILL ROAD SW | CONYERS, GA | 67 ACRES

4

EXECUTIVE SUMMARY

6

PROPERTY DESCRIPTION

16

MARKET OVERVIEW

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EXECUTIVE SUMMARY

2229 MCDANIEL MILL ROAD SW | CONYERS GA

LAND OFFERING MEMORANDUM

INTRODUCING A PREMIER OPPORTUNITY TO ACQUIRE A SPRAWLING 67-ACRE PARCEL OF LAND, KNOWN AS "WHISPERING CREEK," LOCATED AT 2229 MCDANIEL MILL ROAD SW IN ROCKDALE COUNTY, GA. THE SITE IS POISED FOR RESIDENTIAL DEVELOPMENT, COMMUNITY CREATION, CONSERVATION PROJECTS AND FACILITIES, AGRI-TOURISM, BED & BREAKFAST OPERATIONS, STABLES AND LIVESTOCK, CAMPING AND RV INFRASTRUCTURE, AND OUTDOOR RECREATIONAL USES.

SITE STATUS

THE SUBJECT LOT IS IRREGULAR IN SHAPE WITH APPROXIMATELY 915 FEET OF ROAD FRONTAGE ALONG MCDANIEL MILL ROAD SW, A PAVED PUBLICLY MAINTAINED ROAD WITH ALL UTILITIES AVAILABLE FOR EXTENSION TO THE LOT. THE LOT IS WOODED WITH HONEY CREEK RUNNING NORTH/SOUTH THROUGH THE ROADSIDE SECTION OF THE PROPERTY. MINIMAL AREAS ARE IMPACTED BY FLOODPLAIN. THE SITE IS CURRENTLY ZONED A-5 / AR AGRICULTURAL RESIDENTIAL.

OFFERING TERMS

THIS VAST PROPERTY OFFERS A MYRIAD OF DEVELOPMENT OPTIONS. PICTURE YOUR FUTURE PROJECTS COMING TO LIFE ON THIS LAND, ENCOMPASSING ROLLING TERRAIN AND NATURAL BEAUTY. LOCATED IN A RAPIDLY GROWING AREA, THIS PROPERTY PRESENTS AN INCREDIBLE INVESTMENT OPPORTUNITY AT AN ASKING PRICE OF \$2,200,500. DON'T MISS OUT ON THIS CHANCE TO OWN A SIGNIFICANT PIECE OF ROCKDALE COUNTY, GA BEFORE IT IS TOO LATE.

SUBJECT PROPERTY - 2229 MCDANIEL MILL ROAD SW





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PROPERTY DESCRIPTION

2229 MCDANIEL MILL ROAD SW | CONYERS GA

SITE OVERVIEW

EXCELLENT ACCESSIBILITY

EASY ACCESS TO MAJOR HIGHWAYS, INCLUDING I-20, PROVIDING SWIFT CONNECTIONS TO ATLANTA AND SURROUNDING AREAS, ENHANCING COMMUTING CONVENIENCE. NEARBY TRANSIT OPTIONS ARE WITHIN REACH AND INCLUDE BUS STOPS AT IRIS DR SW AND KLONDIKE ROAD (4 MILES AWAY) PLUS THE CONYERS PARK AND RIDE (6 MILES AWAY) FOR BIKING ENTHUSIASTS WHO PREFER PEDALING TO WORK.

PROXIMITY TO AMENITIES

WITHIN A SHORT DRIVE, YOU WILL FIND A VARIETY OF SHOPPING AND DINING OPTIONS. ENJOY FINE DINING AT PLACES LIKE OUTBACK STEAKHOUSE AND LONGHORN STEAKHOUSE, ALONG WITH FAMILY-FRIENDLY OPTIONS SUCH AS OLIVE GARDEN AND CRACKER BARREL. RETAIL OPTIONS INCLUDE BIG BOX STORES LIKE WALMART AND HOME DEPOT, ENSURING ALL YOUR NEEDS ARE MET AND CLOSE TO HOME. NEARBY MEDICAL FACILITIES, INCLUDE PIEDMONT ROCKDALE HOSPITAL AND EMORY HILLANDALE HOSPITAL, PROVIDING EXCELLENT HEALTHCARE SERVICES AND PEACE OF MIND FOR ALL RESIDENTS.

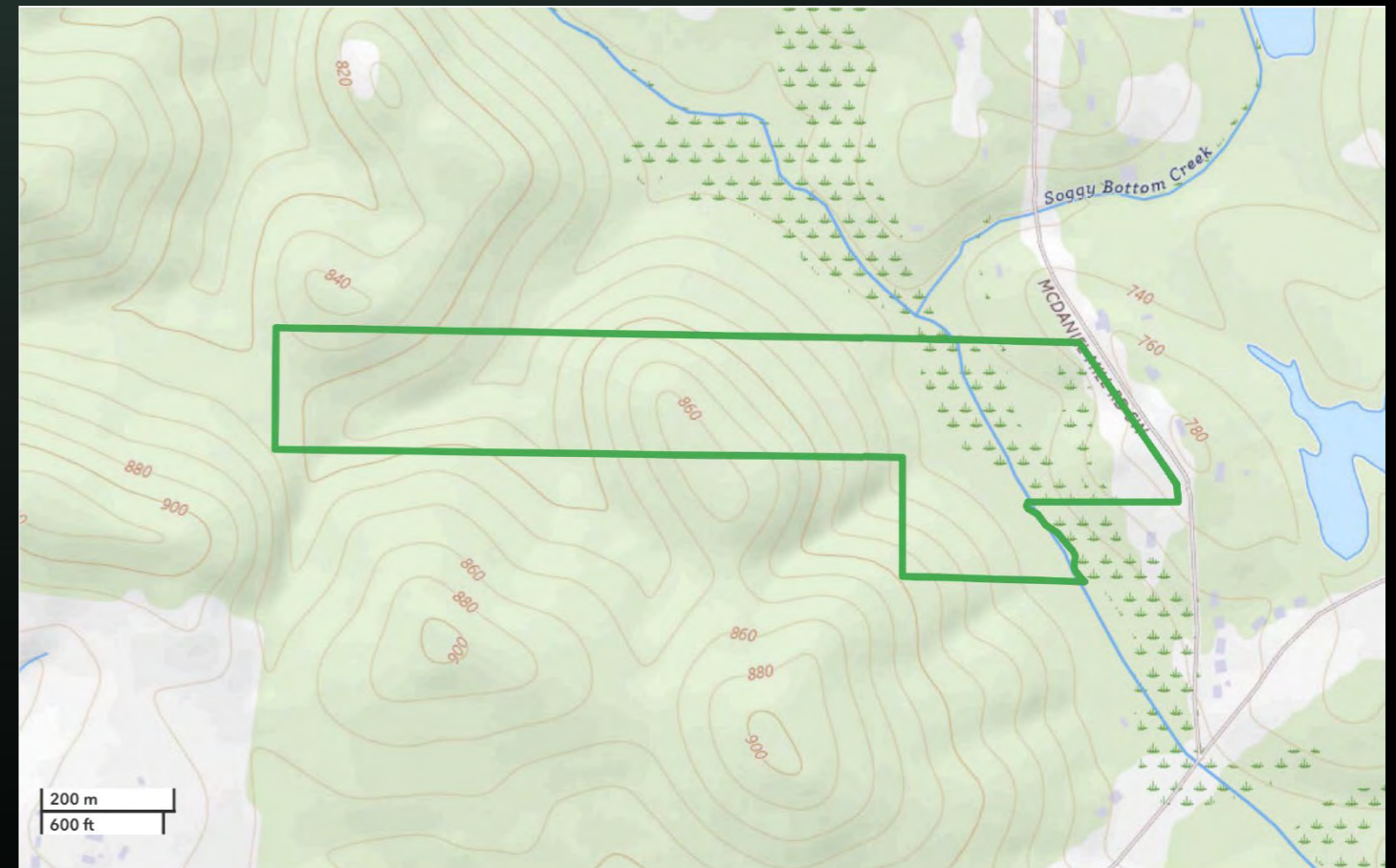
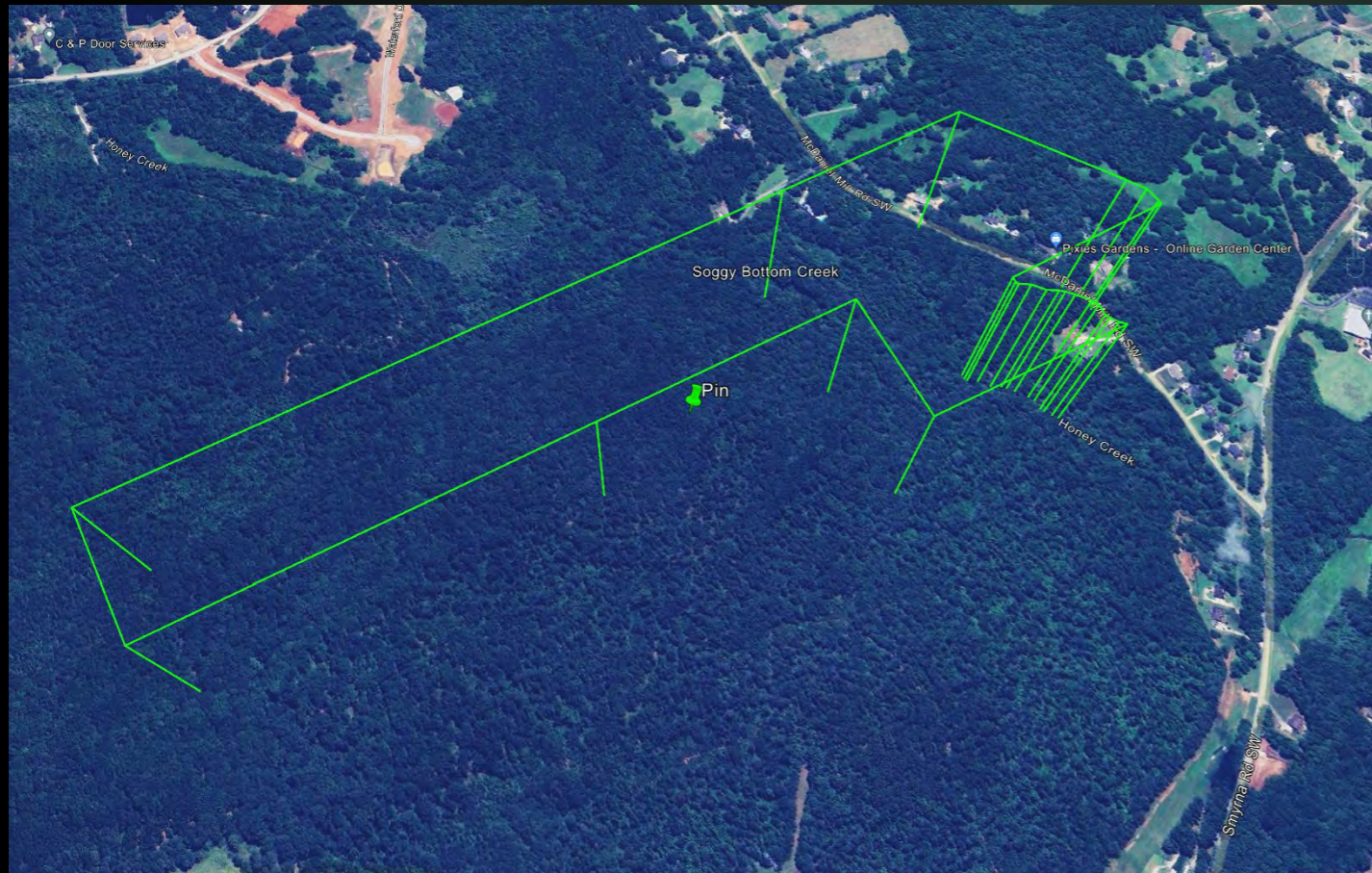
WHISPERING CREEK IS LOCATED NEAR SEVERAL LOCAL ATTRACTIONS AND RECREATIONAL FACILITIES, INCLUDING JOHNSON PARK, PANOLA MOUNTAIN STATE PARK, AND HONEY CREEK GOLF CLUB, WHICH OFFER OUTDOOR ACTIVITIES AND NATURE TRAILS.

ZONING

WHISPERING CREEK'S POSITIONING OPENS UP NUMEROUS OPPORTUNITIES FOR CREATING A THRIVING RESIDENTIAL COMMUNITY OR RECREATION SITE. THE NATURAL FEATURES OF THE LAND, SUCH AS HONEY CREEK AND THE ROLLING TERRAIN, CAN BE SEAMLESSLY INTEGRATED INTO A COMMUNITY DESIGN TO ENHANCE ITS APPEAL AND VALUE. THE POTENTIAL FOR UPZONING CAN INCREASE THE DENSITY FROM LOW TO MEDIUM, SIGNIFICANTLY EXPANDING THE PROPERTY'S VALUE AND YIELD POTENTIAL.



2229 MCDANIEL MILL RD SW | CONYERS, GA

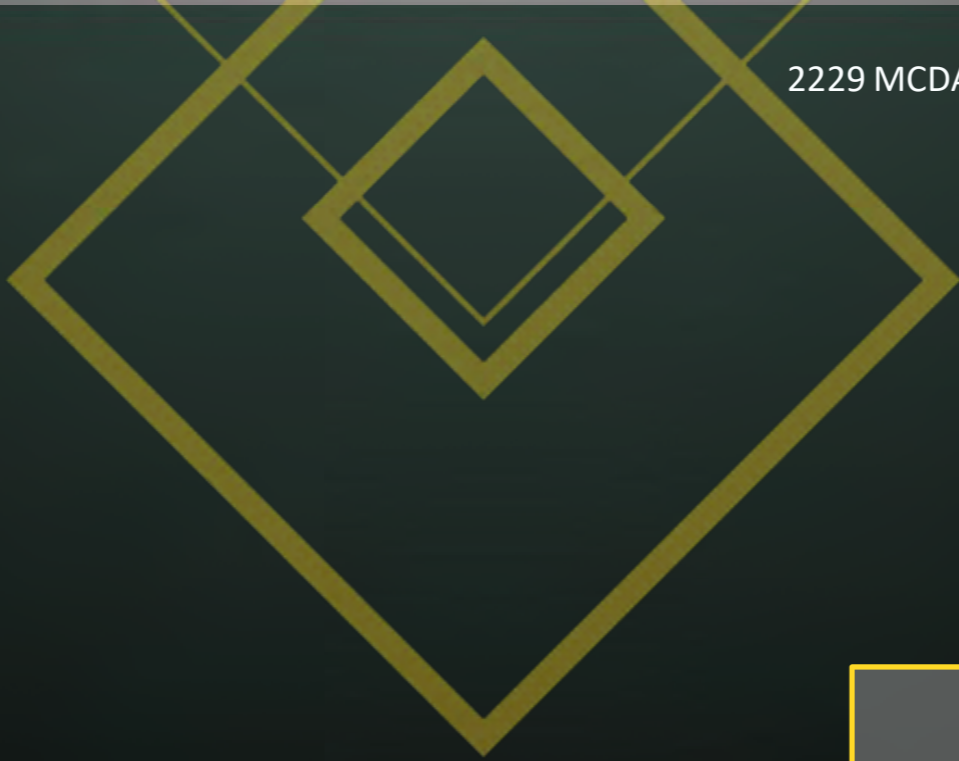


IMAGINE A COMMUNITY WHERE MODERN LIVING MEETS NATURE. WHISPERING CREEK FEATURES THE GENTLE, SOOTHING SOUNDS OF HONEY CREEK RUNNING THROUGH ITS FRONT PORTION, PROVIDING A TRANQUIL SETTING FOR SCENIC WALKING TRAILS AND COMMUNITY GREEN SPACES. THE ROLLING LANDSCAPE AND NATURAL DRAINAGE MAKE IT IDEAL FOR INNOVATIVE AND ENVIRONMENTALLY CONSCIOUS DEVELOPMENT, INCLUDING THE POTENTIAL FOR SOLAR INSTALLATIONS. THE DEMAND FOR RESIDENTIAL LOTS IS HIGH, PROVIDING A LUCRATIVE OPPORTUNITY FOR DEVELOPERS. PARTS OF THE PROPERTY ARE SUITABLE FOR ECO-CONSCIOUS DEVELOPMENT THAT IS REWARDED WITH DENSITY BONUSES, ADDING TO ITS APPEAL AS AN ECO-FRIENDLY AND FINANCIALLY LUCRATIVE INVESTMENT OPPORTUNITY IN A THRIVING ENVIRONMENT.

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67 ACRES ASKING PRICE \$2,200,500

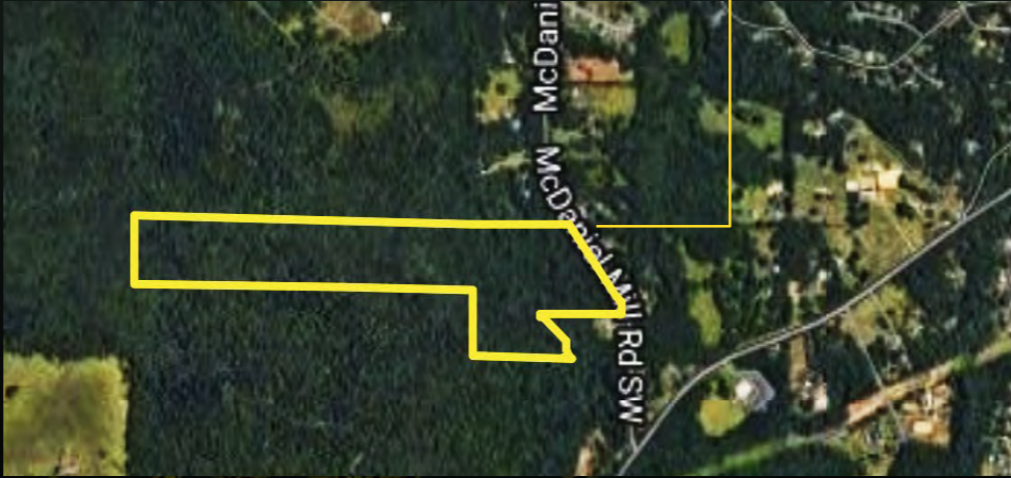
2229 MCDANIEL MILL ROAD SW | CONYERS, GA | 67 ACRES



UPZONING OPPORTUNITIES AVAILABLE

PAVED ROAD ACCESS

EXPANSIVE 67 ACRES OF LAND



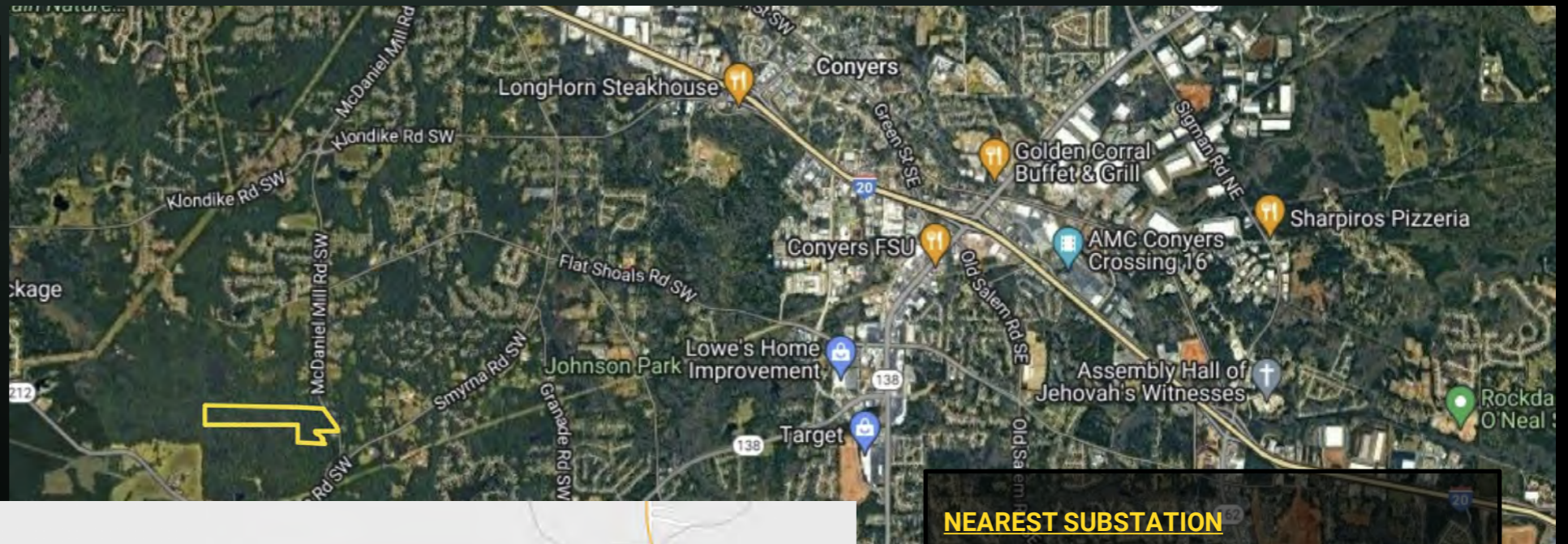
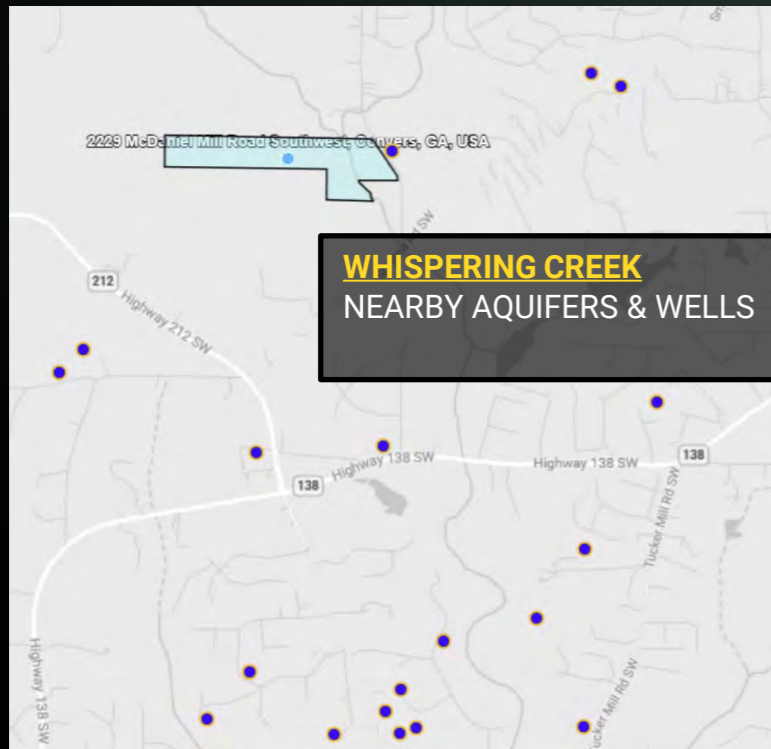
EXCELLENT DRAINAGE

DEVELOPMENT POTENTIAL FOR RESIDENTIAL, RECREATIONAL, BED & BREAKFAST, FARMING & SOLAR ENERGY

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UTILITY INFRASTRUCTURE



- EV Site Score
 - Buildable Acreage
 - Infrastructure
- Electric Vehicle Stations (Planned) •
Electric Vehicle Stations (Non-Tesla) •
Electric Vehicle Stations (Tesla) •
FHWA Designated Alternative Fuel Corridor (Rounds 1-6) •
Major Roads •
Major Road Exit Ramps •
Tribal Reservation •
Amenities
- Restaurant 🍴
 - Park 🌳
 - Gas Station ⛽
 - Coffee ☕
 - Entertainment 🎮
 - School 🎓
 - Shopping 🛒
 - Port/Terminal 🚢
 - Apartment Complex 🏠
 - Campground 🏕️
 - Church 🏛️
 - Hospital/Clinic 🏥
 - Hotel/Motel 🏨
 - Rest Area 🚰



NEAREST SUBSTATION

SUBSTATION NAME: SMYRNA
DISTANCE: 0.495 MILES

NEAREST TRANSMISSION LINE

OWNER: GEORGIA POWER CO
DISTANCE: 0.467 MILES
MAX CAPACITY: 500 MW

CURRENT ZONING

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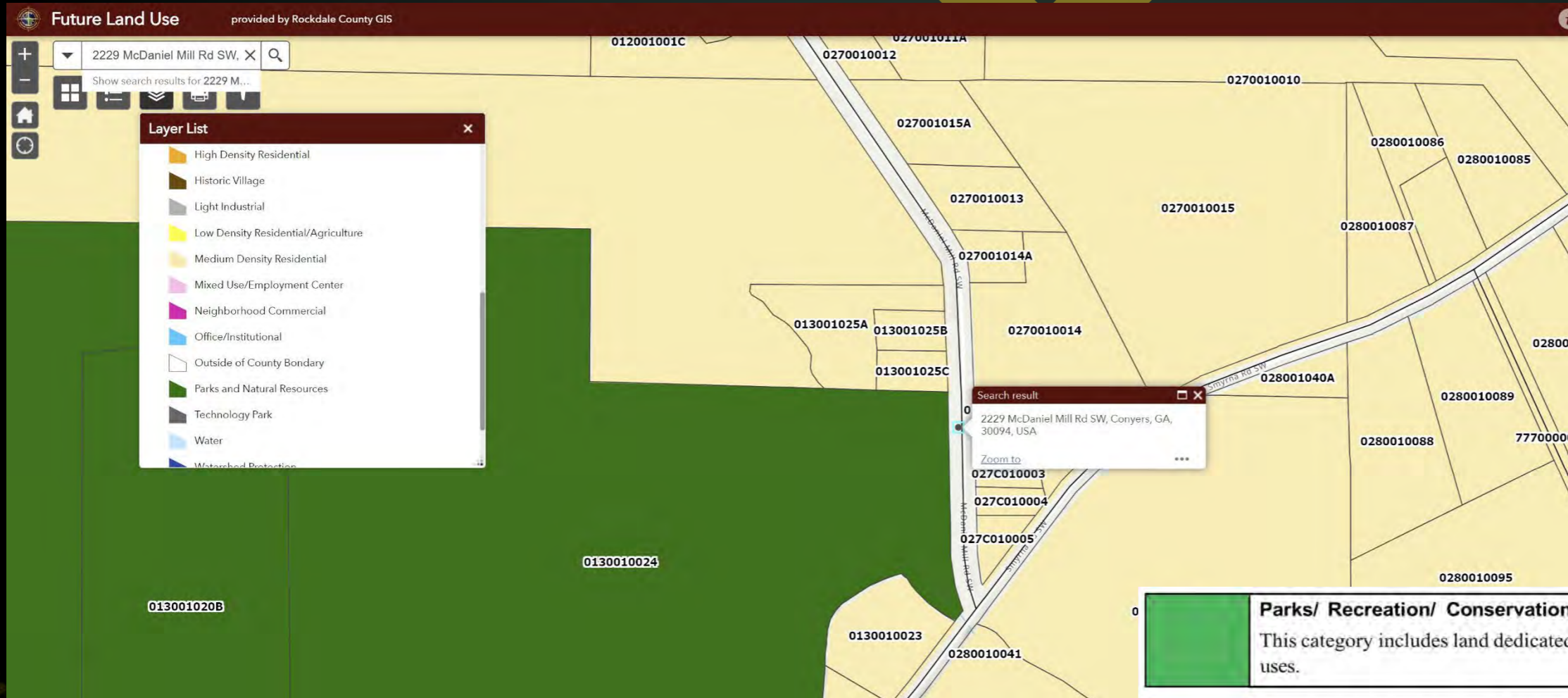
CURRENT ZONING FOR "WHISPERING CREEK" IS DEFINED AS AGRICULTURAL RESIDENTIAL (AR). THE ADJACENT AREA IS THE ESTATE RESIDENTIAL CHARACTER AREA OF ROCKDALE COUNTY WHICH ENCOMPASSES A TRANSITIONAL LAND USE AREA ON THE NORTH SIDE OF THE CITY OF CONYERS. THE AREA IS LARGELY COMPRISED OF RURAL RESIDENTIAL DEVELOPMENT BUT IS ADJACENT TO AREAS WHERE THE COUNTY ENCOURAGES COMPACT DEVELOPMENT AT HIGHER DENSITIES. OUTLINED IN DARK GREEN ARE RESIDENTIAL COMMUNITIES THAT HAVE COMPLETED THE ENTITLEMENT PROCESS AND HAVE BEEN UPZONED TO R1 THUS INCREASING LOT DENSITY.






- CONCENTRATES CROSSROAD COMMUNITY DEVELOPMENT AT INTERSECTIONS ALONG MAJOR TRANSPORTATION ROUTES
- PRESERVES AGRICULTURAL-RESIDENTIAL LAND USES FOR LOW DENSITY DEVELOPMENT
- UPZONING ALLOWS FOR RESIDENTIAL DEVELOPMENT AT VARIOUS SCALES THAT PRESERVES CONTIGUOUS LARGE TRACTS OF LAND

FUTURE LAND USE PLAN

ROCKDALE COUNTY | CONYERS, GA



	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).

NEARBY ATTRACTIONS

2229 MCDANIEL MILL ROAD SW | CONYERS, GA



BLACK SHOALS LAKE

JOHNSON PARK

GA INTERNATIONAL HORSE PARK

PINE LANE FARM

NEARBY AMENITIES

2229 MCDANIEL MILL ROAD SW | CONYERS, GA



DEVELOPMENT OPPORTUNITIES

- SINGLE-FAMILY RESIDENTIAL
- BED AND BREAKFAST
- TIMBER HARVESTING
- SCHOOLS
- APIARY
- RELIGIOUS FACILITIES
- GREENHOUSE NURSERY
- RV PARK
- MANUFACTURED HOMES
- FRUIT & VEGETABLE MARKET
- FARMING COMMUNE
- LIVESTOCK & STABLES



ADDRESS

2229 MCDANIEL MILL RD SOUTHWEST | CONYERS, GA

SIZE

67 ACRES | 271,140 SF

NEIGHBORHOOD

MCDANIEL MILL ROAD

ZONING

A5 /AR AGRICULTURAL RESIDENTIAL

ZONING CONDITIONS

MINIMALLY IMPACTED BY FLOODPLAIN

POTENTIAL FAR

SUBJECT TO INTENDED USE

FEDERAL OZ

NONE

HEIGHT LIMIT

35-40 FEET



MARKET OVERVIEW

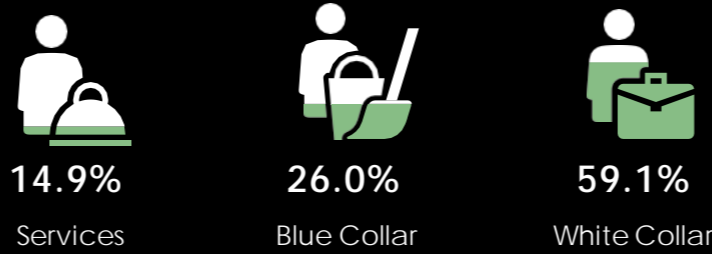
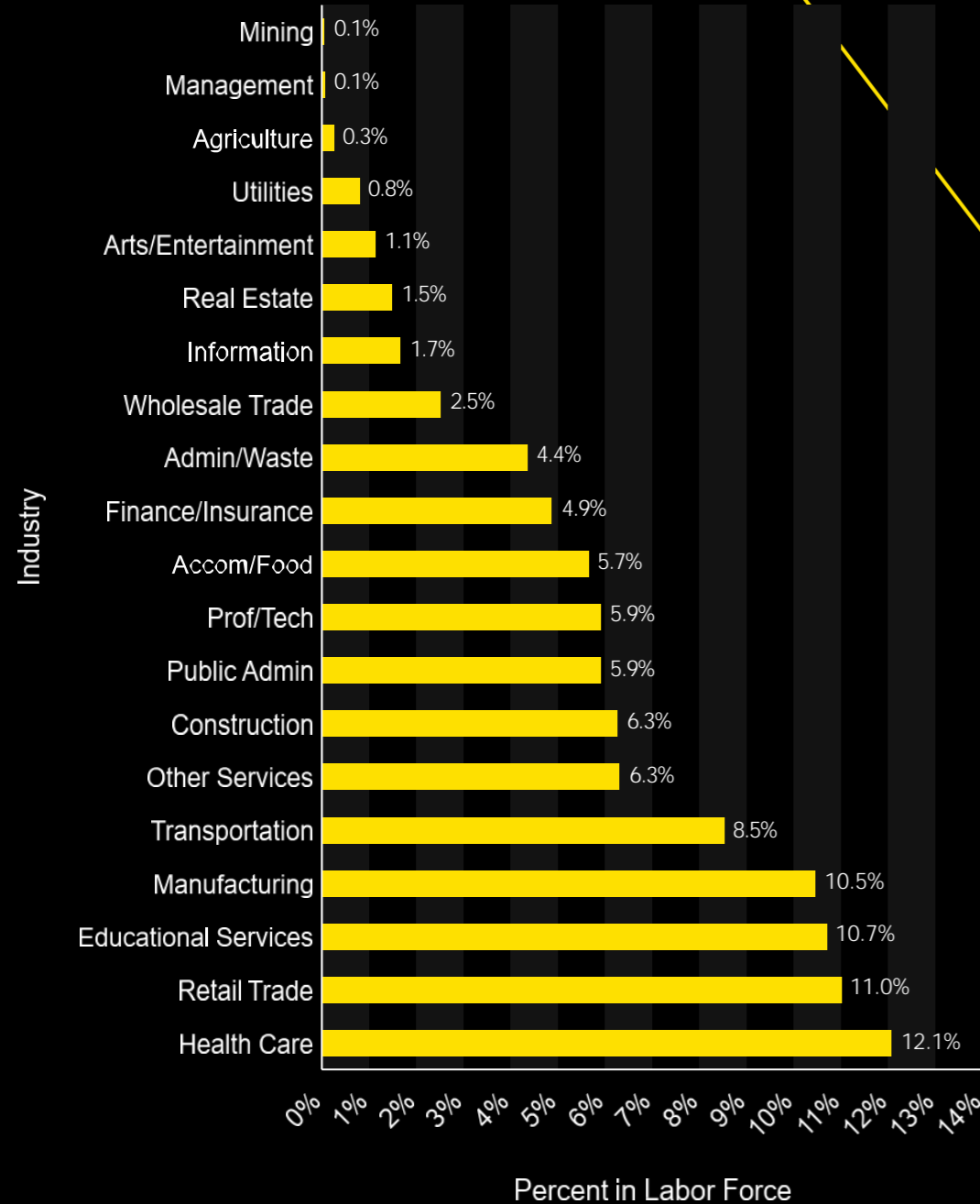
2229 MCDANIEL MILL ROAD SW | CONYERS GA

Economic Development Profile

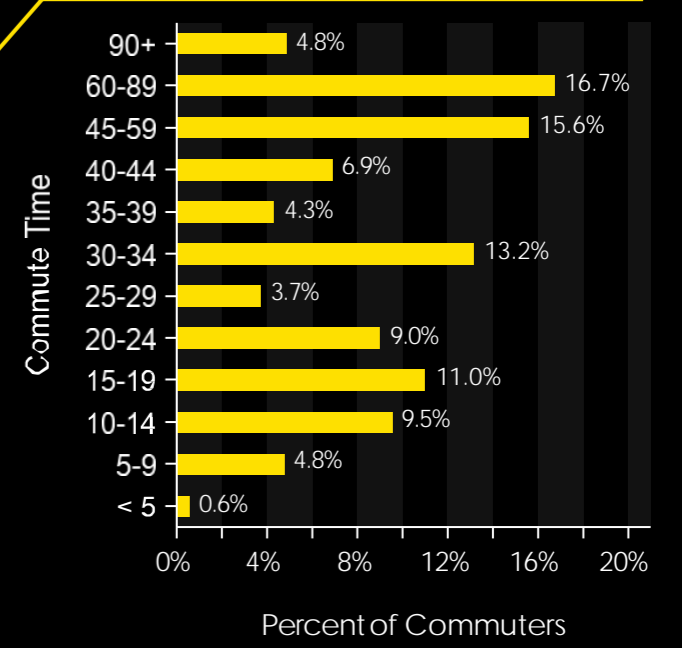
2229 McDaniel Mill Rd SW, Conyers, Georgia, 30094

Ring band of 5 - 7 miles

Labor Force by Industry



Commute Time: Minutes

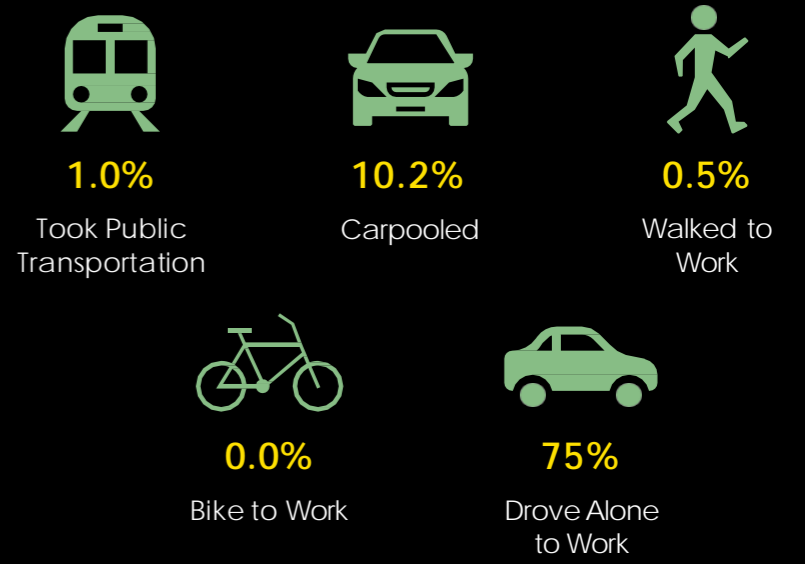


Workforce Overview

Businesses



Transportation to Work



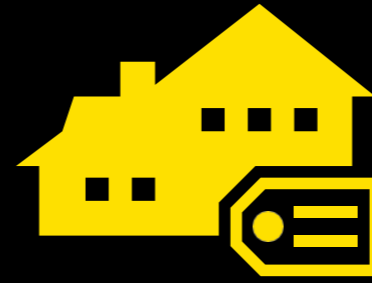
Average household size

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



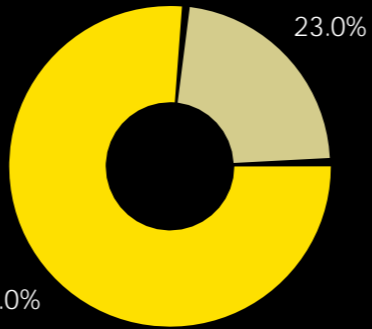
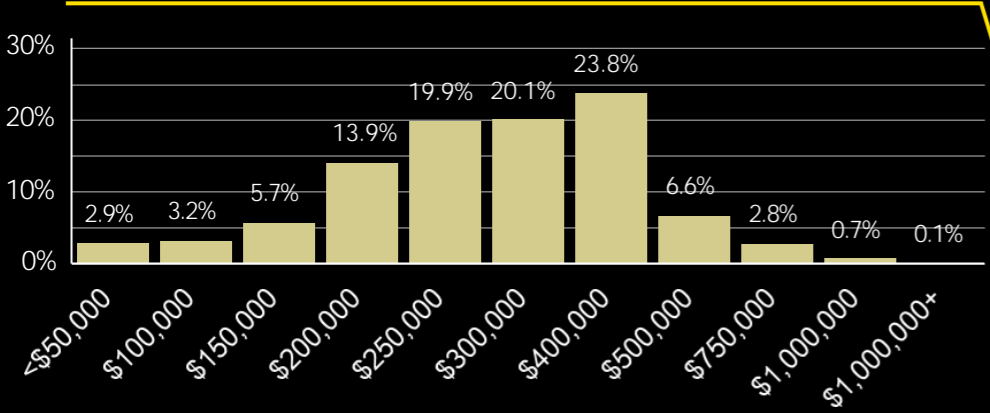
\$1,080

Median Contract Rent

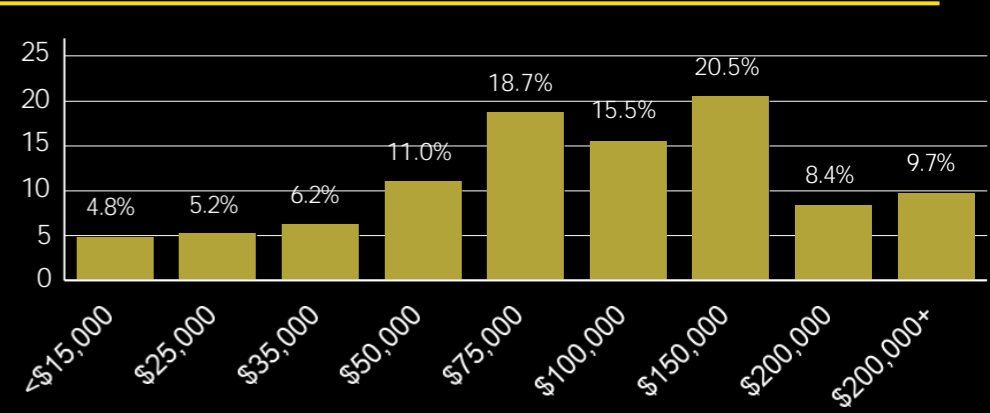


Home Ownership

Home Value

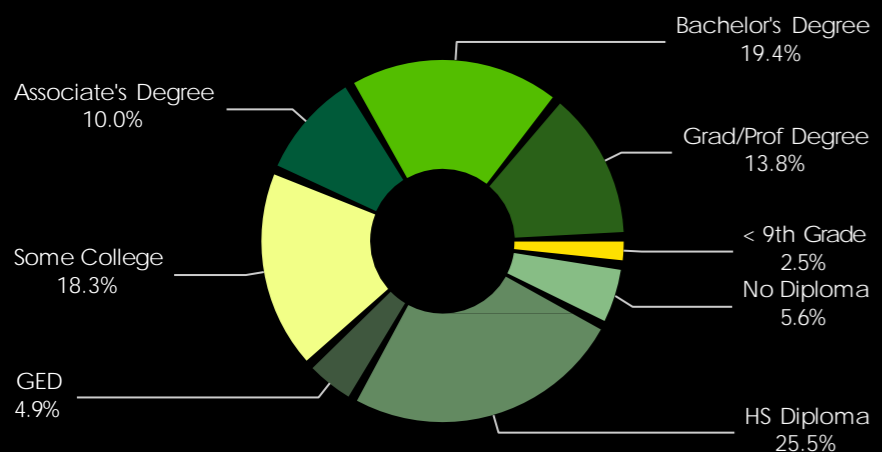


Household Income



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



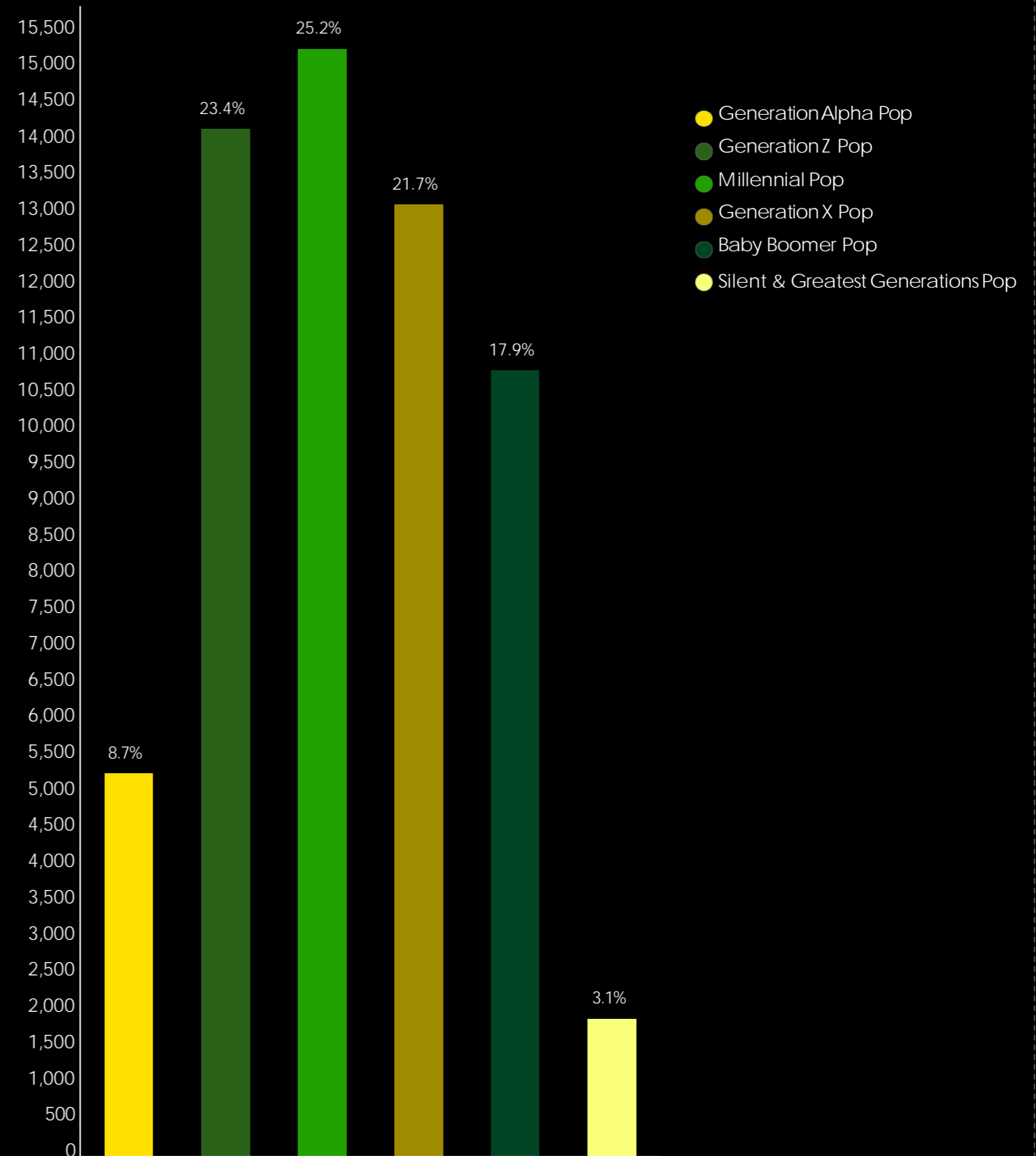
\$7,560

Health Care

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2022 Population by Generation (Esri)



WHISPERING CREEK

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YOUR ATLANTA COMMERCIAL TEAM