



40.2 Acres
ON KLONDIKE RD ZONED FOR 86 SFD LOTS
CONYERS, ROCKDALE COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN GABLE
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 **approximately 40.2 acres on Klondike Road in Conyers, 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 Gable Land Co. ("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 Gable Land Co. 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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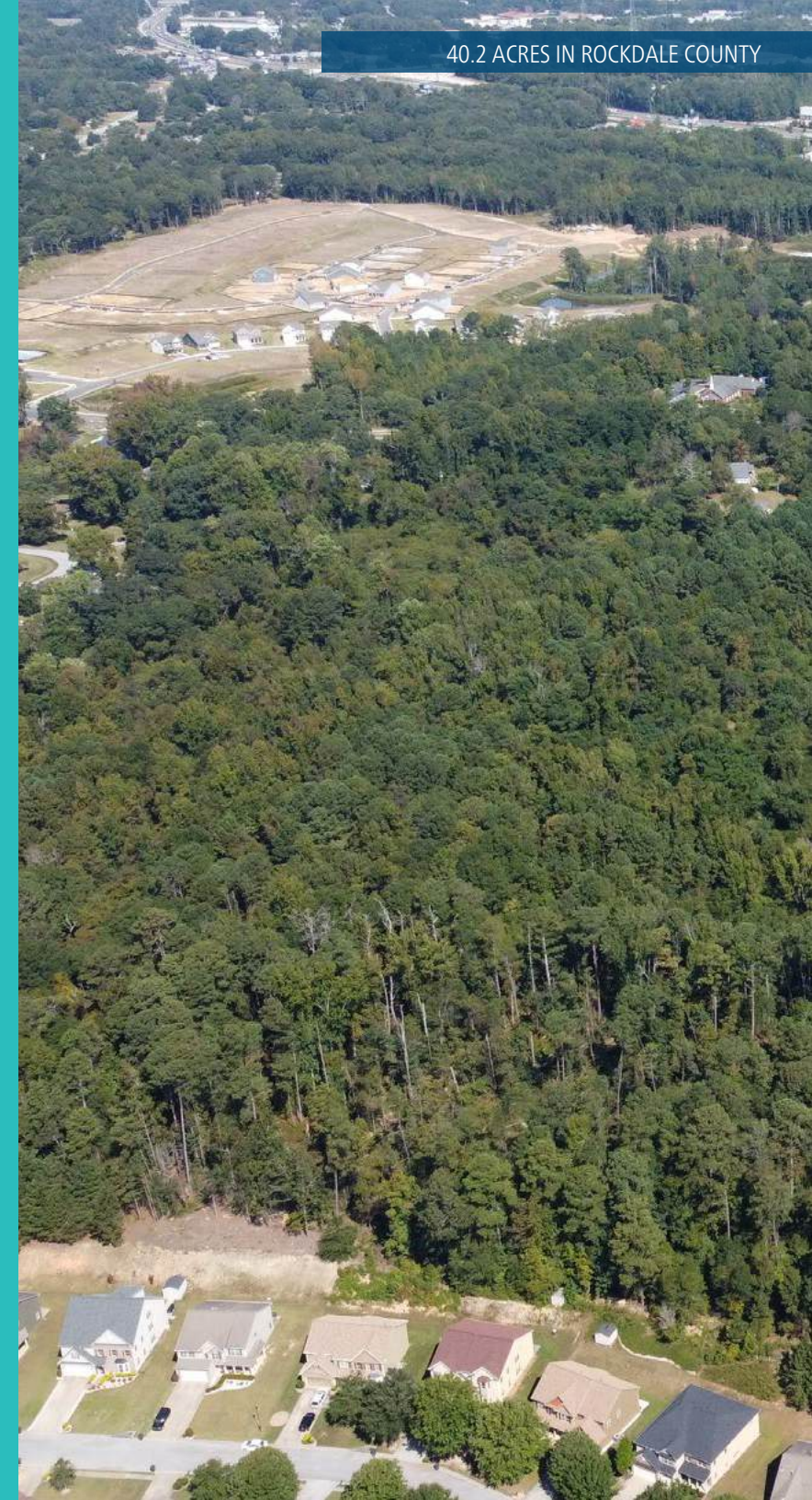




Table of Contents

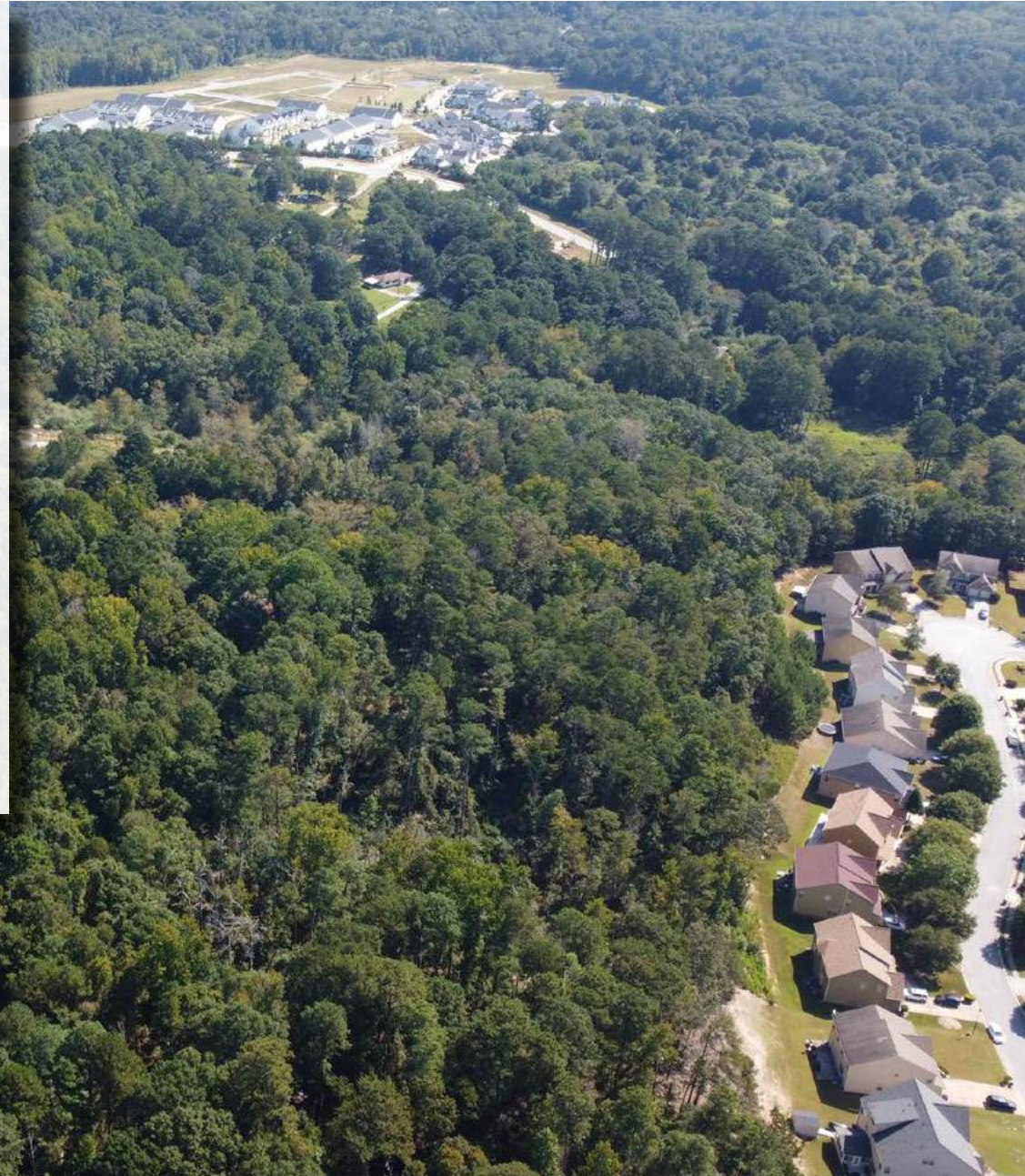
- 1 THE OPPORTUNITY
- 2 THE PROPERTY
- 3 THE MARKET
- 4 PROPOSAL REQUIREMENTS
- 5 SUPPORT INFORMATION

The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **40.2 acres zoned and planned for 86 SFD Lots in Conyers** (Rockdale County), GA.

The Property offers the following attributes:

- **The Property** is zoned for 86 SFD lots and obtained a preliminary site plan approval on 9/9/2025. Land Disturbance Permit (LDP) will need to be issued within a year from that date.
- Located in Rockdale County, where the average price of a new detached home was \$409,000 through 2Q25.
- There is a mere 7.4 months supply of homes in the Rockdale County market.
- Sanitary sewer has been installed the length of **the Property**.
- If desired, **the Property** can be graded so that all lots are slab lots.



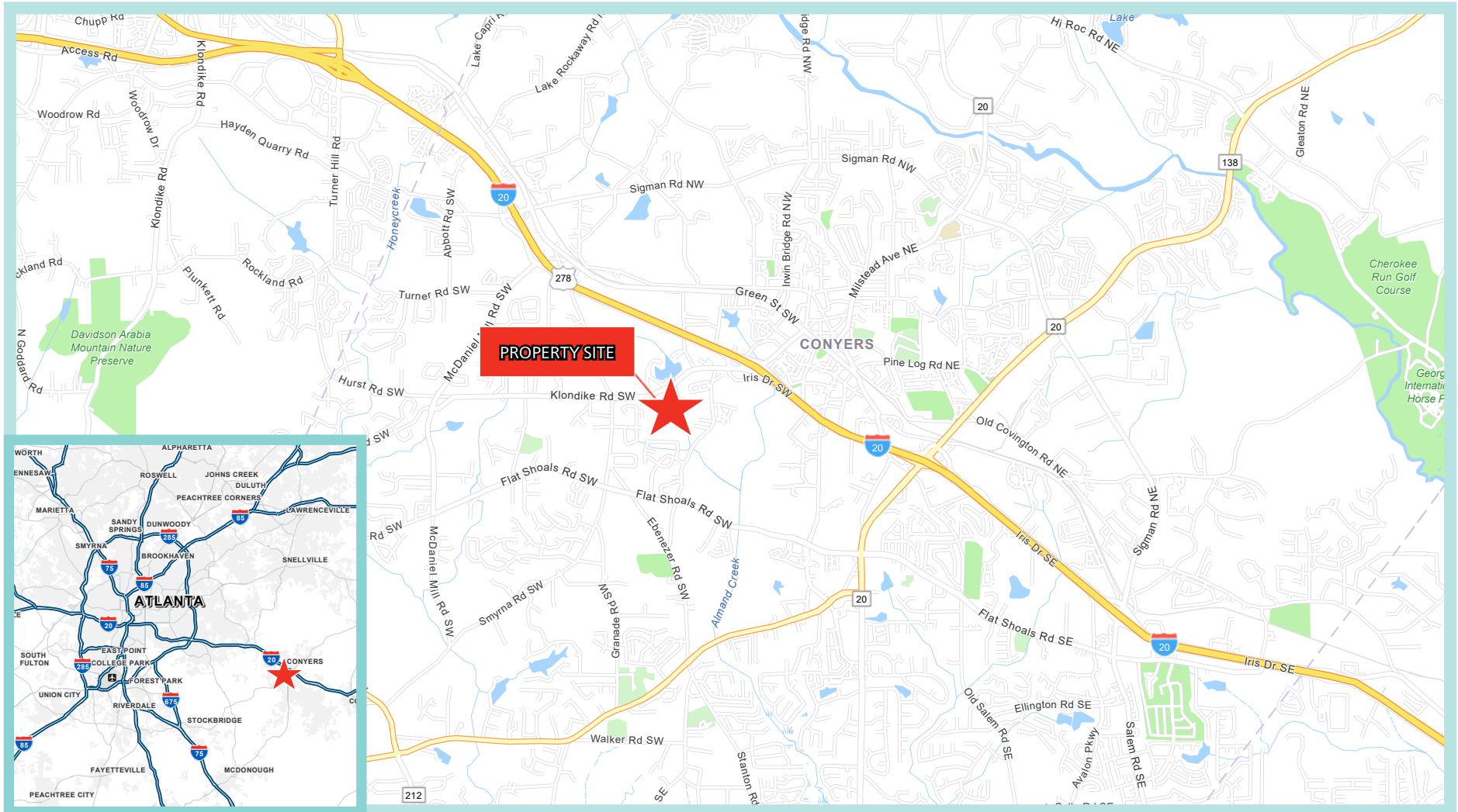
- Convenient access to Interstate 20, just over a half mile away, offering easy access to Atlanta.
- Downtown Conyers is just over 1 mile from **the Property**, offering an array of dining, retail and entertainment.
- Approximately 5 miles to the Georgia International Horse Park, a 1,400-acre complex that is the home to many equestrian and sporting events.
- The new Rivian plant in Newton and Walton County, not far from **the Property**, recently broke ground and will bring significant job growth to the I-20 East markets
- The new Archer Aviation plant has received its certification of occupancy for the 400,000 SF aircraft manufacturing facility in nearby Covington, GA.

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 1600 Klondike Road SW, Conyers, Georgia 30094. Parcel ID number is 004-0-01-002D.



TOPOGRAPHY WITH HYDROLOGY



ZONING & UTILITIES

The Property is currently zoned TND (Traditional Neighborhood Residential District) in the City of Conyers.

No rental restrictions

Zoning conditions are available in the Support Info section of this offering memorandum

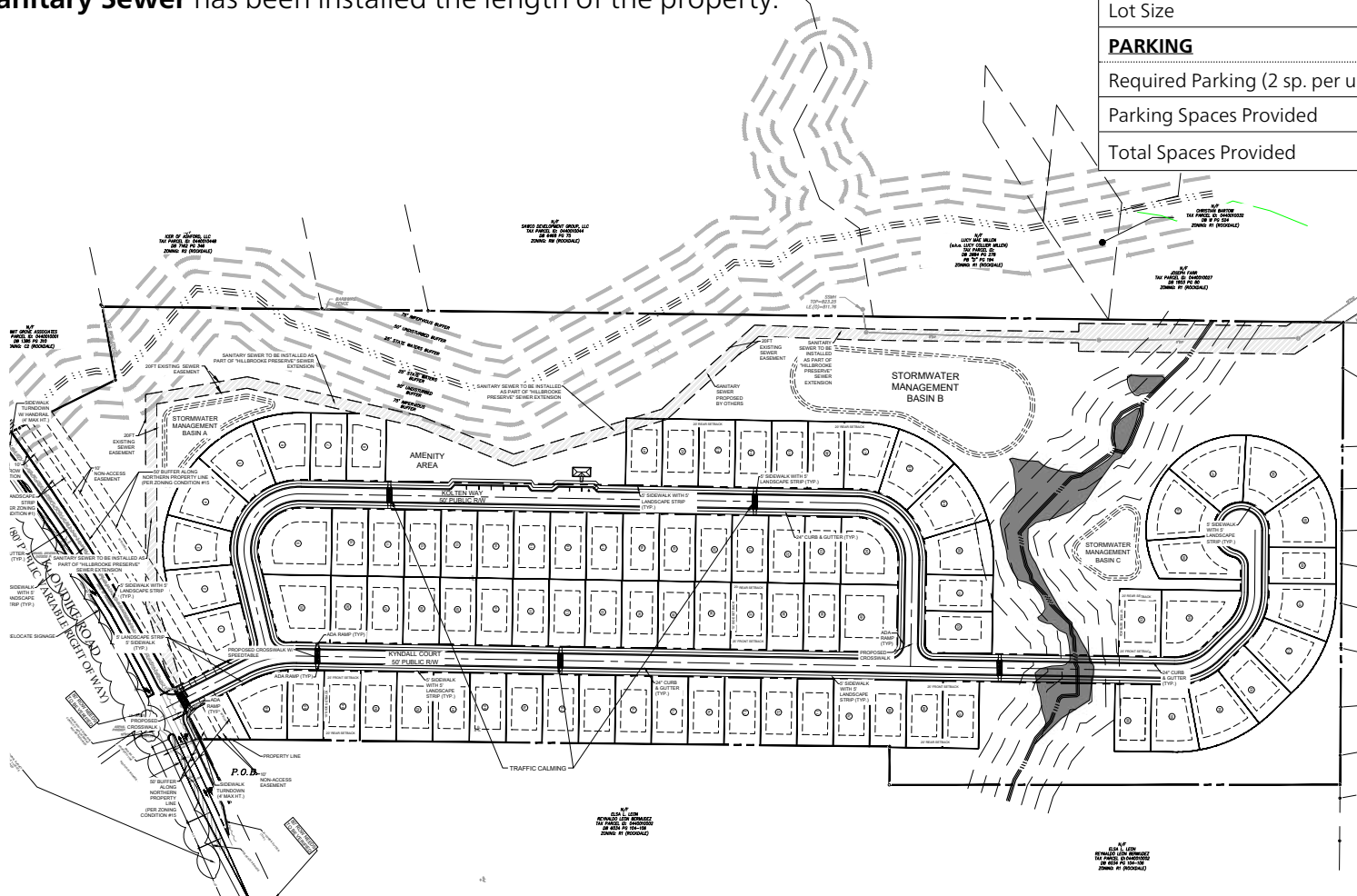
Sanitary Sewer has been installed the length of the property.

DEVELOPMENT STANDARDS

Total Units	86 units
Unit Density	2.11 units / ac
Open Space Provided	10.75 acres
Front Yard	25 ft
Side Yard	20 ft
Rear Yard	20 ft
Lot Size	60 ft x 100 ft

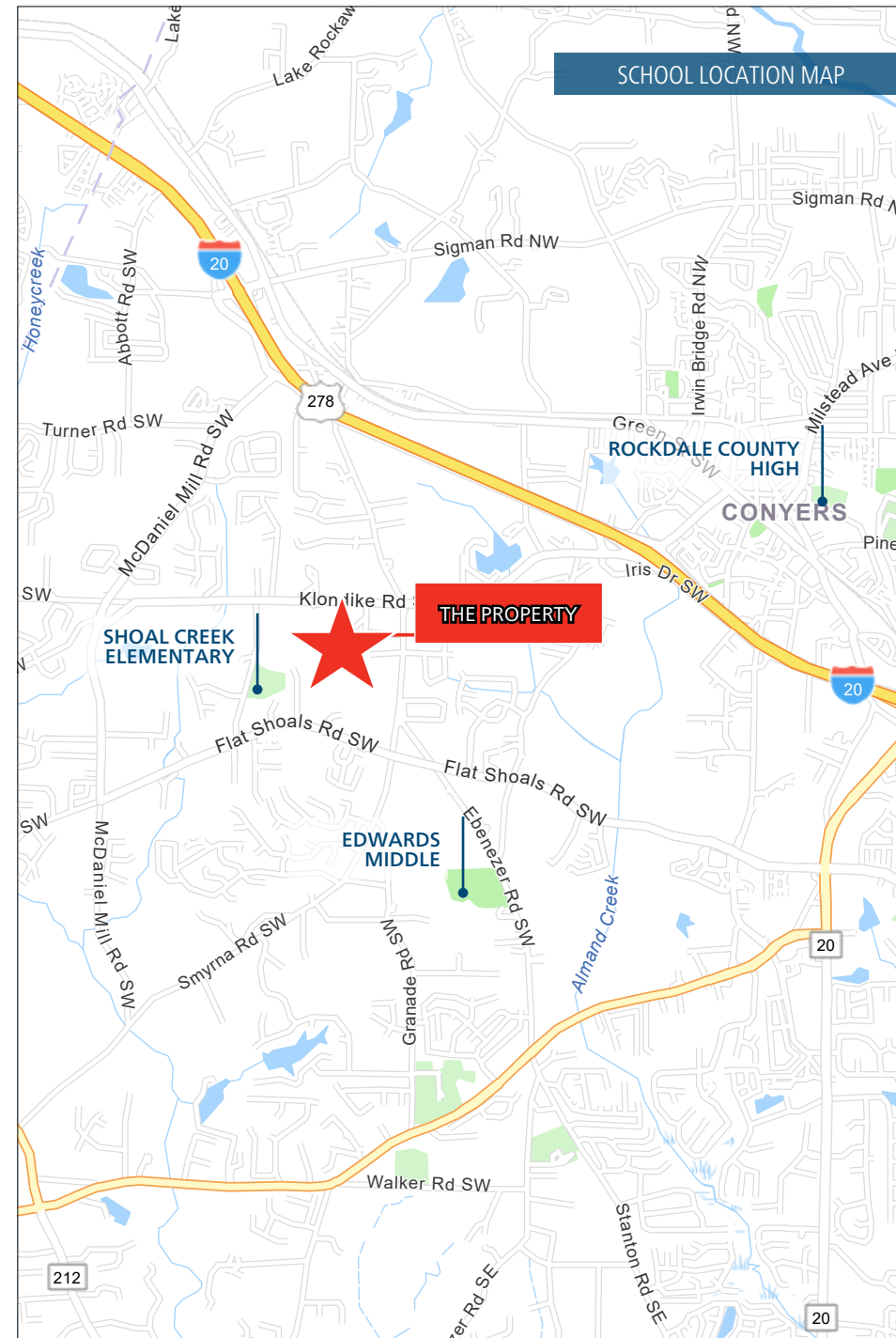
PARKING

Required Parking (2 sp. per unit)	172 spaces
Parking Spaces Provided	172 spaces (2 car/driveway)
Total Spaces Provided	181 spaces



SCHOOLS

SCHOOL	DISTANCE
Shoal Creek Elementary School	1.8 Miles
Edwards Middle School	3.4 Miles
Rockdale High School	3.1 Miles



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.

31

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

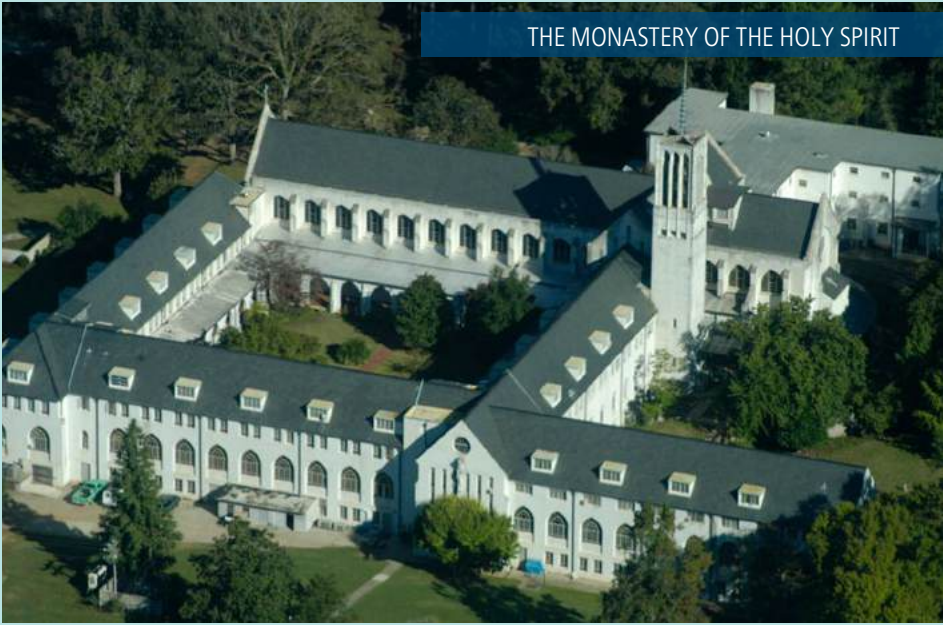
The Property is located in Rockdale County, Georgia with a population of approximately 91,000 people. The city of Conyers is the county seat. Over the recent years, Rockdale County has continued to grow and become a desired place for families to live. Below are some highlights from the growing Rockdale 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 40.2-acre property on Klondike 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 various equestrian facilities, including arenas, trails, and a large parking area, surrounded by trees and a body of water in the background.

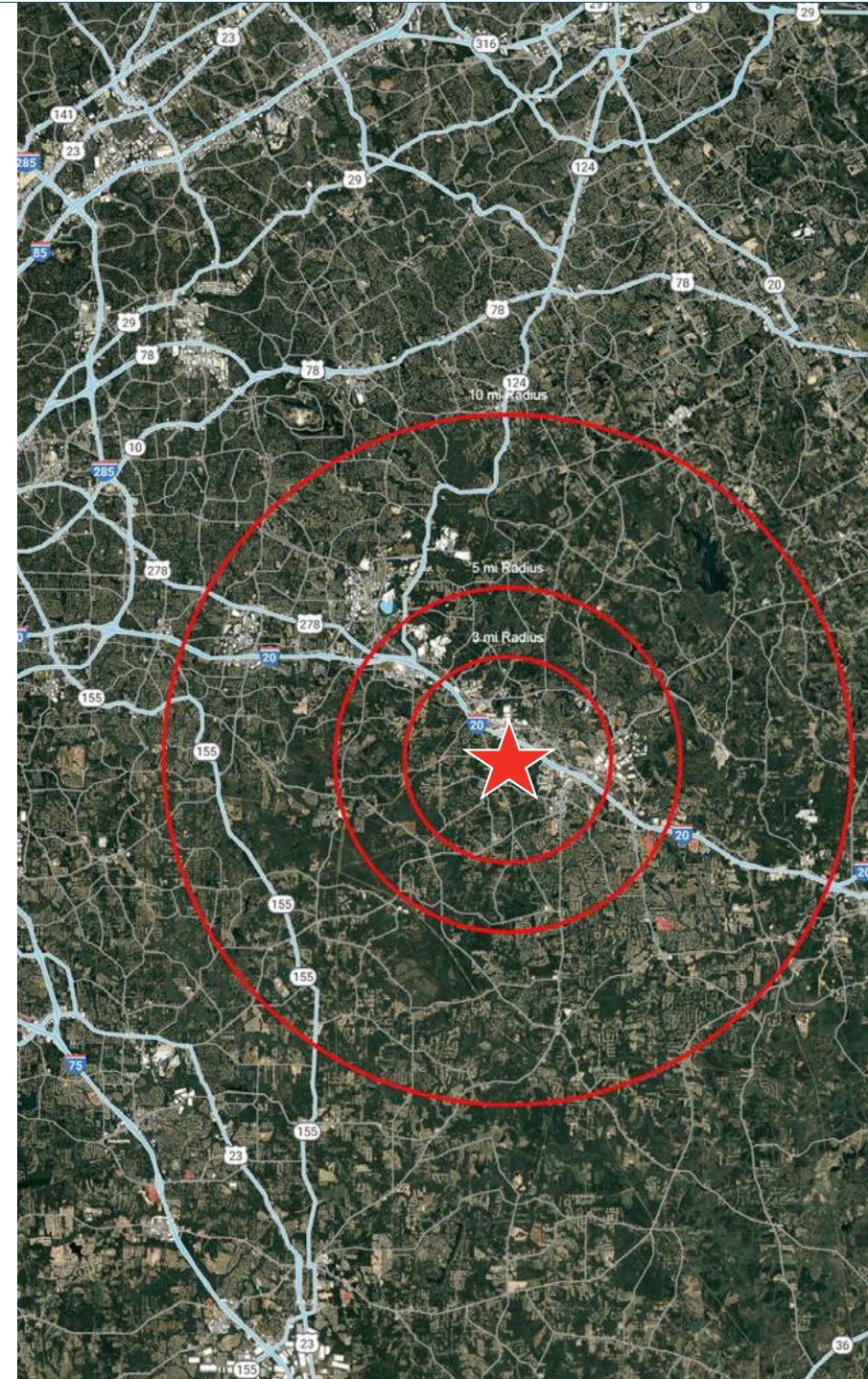
GEORGIA INTERNATIONAL HORSE PARK

An aerial photograph of The Monastery of the Holy Spirit, showing a large, light-colored stone building with multiple wings and a central tower, surrounded by lush green trees and a well-maintained lawn.

THE MONASTERY OF THE HOLY SPIRIT

AREA DEMOGRAPHICS

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
POPULATION			
Estimated Population (2025)	35,451	87,153	331,992
Projected Population (2030)	37,166	990,740	335,876
Median Age	36.8	37.2	37.5
HOUSEHOLDS			
Estimated Households (2025)	13,063	31,797	118,765
Projected Households (2030)	13,973	33,761	122,216
INCOME			
Est. Average HH Income	\$87,580	\$96,168	98438%
Est. Median HH Income	\$70,474	\$76,997	\$80,152
HOME VALUES			
Owner-Occupied Median Home Value	\$246,015	\$272,422	\$295,866
Renter-Occupied Median Rent	\$1,147	\$1,238	\$1,361
DAYTIME POPULATION			
Total Businesses	3,659	7,413	21,806
Total Employees	24,176	45,352	104,522



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 Rockdale County from 2021-2Q25 is as follows:

YEAR	# OF SALES	AVERAGE SALES PRICE	% INCREASE IN AVERAGE SALES PRICE
2021	308	\$385,000	-
2022	214	\$395,000	+2.5%
2023	219	\$401,000	+1.5%
2024	209	\$437,000	+9.0%
2Q25	136	\$409,000	+6.4%

Below are the highlights for this market through 2Q25:

- Annual starts of 241, representing a 32% increase in the last four quarters.
- Annual closings of 219, representing a 6% increase in the last four quarters.
- Based on the annual closings, there is a mere 7.4 months supply of homes in this market.

ROCKDALE COUNTY HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

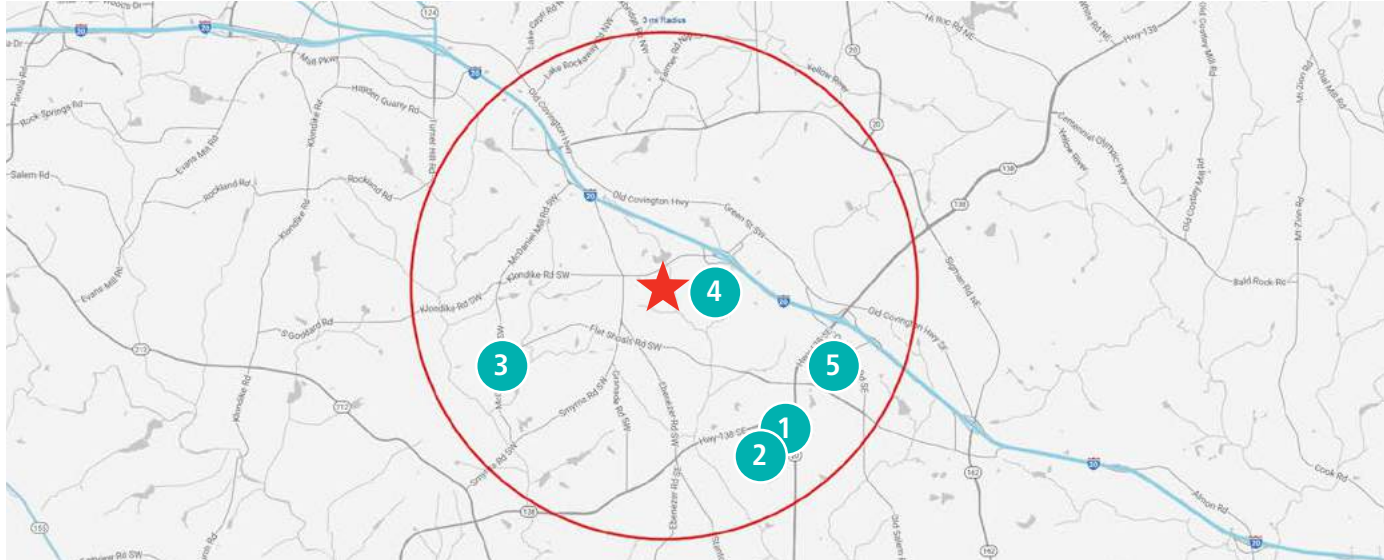
Through 2Q25, Rockdale County continued to show growth in the SFD market. Below is the new house sales data for this market for 2021-2Q25:

YEAR	%TOTAL ROCKDALE COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE
2021	55%	165	\$322,000
2022	75%	159	\$354,000
2023	52%	119	\$384,000
2024	48%	102	\$377,000
2Q25	31%	55	\$347,000



THREE-MILE RADIUS DETACHED HOUSING AND LOT ANALYSIS

Below is a 3-mile radius of new detached closings from 1/1/2024 - 6/30/2025:



#	SUBDIVISION	CLOSINGS	MARKET SHARE	MINIMUM PRICE	MAXIMUM PRICE	AVERAGE PRICE
Aggregate:		167		\$300,000	\$1,337,915	\$467,253
1	Alder Park	84	50.30%	\$312,557	\$389,900	\$359,937
2	Millers Pointe	43	25.75%	\$307,635	\$425,000	\$355,117
3	Waterford Reserve	36	21.56%	\$693,775	\$1,337,915	\$848,931
4	Eastmore SFD*	3	1.80%	\$494,900	\$670,000	\$554,967
5	Hunting Creek	1	0.60%	\$300,000	\$300,000	\$300,000

** Eastmore SFD, the closest development to the Property, is located directly next door and is achieving average sales prices above both the county and the high school district.*

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

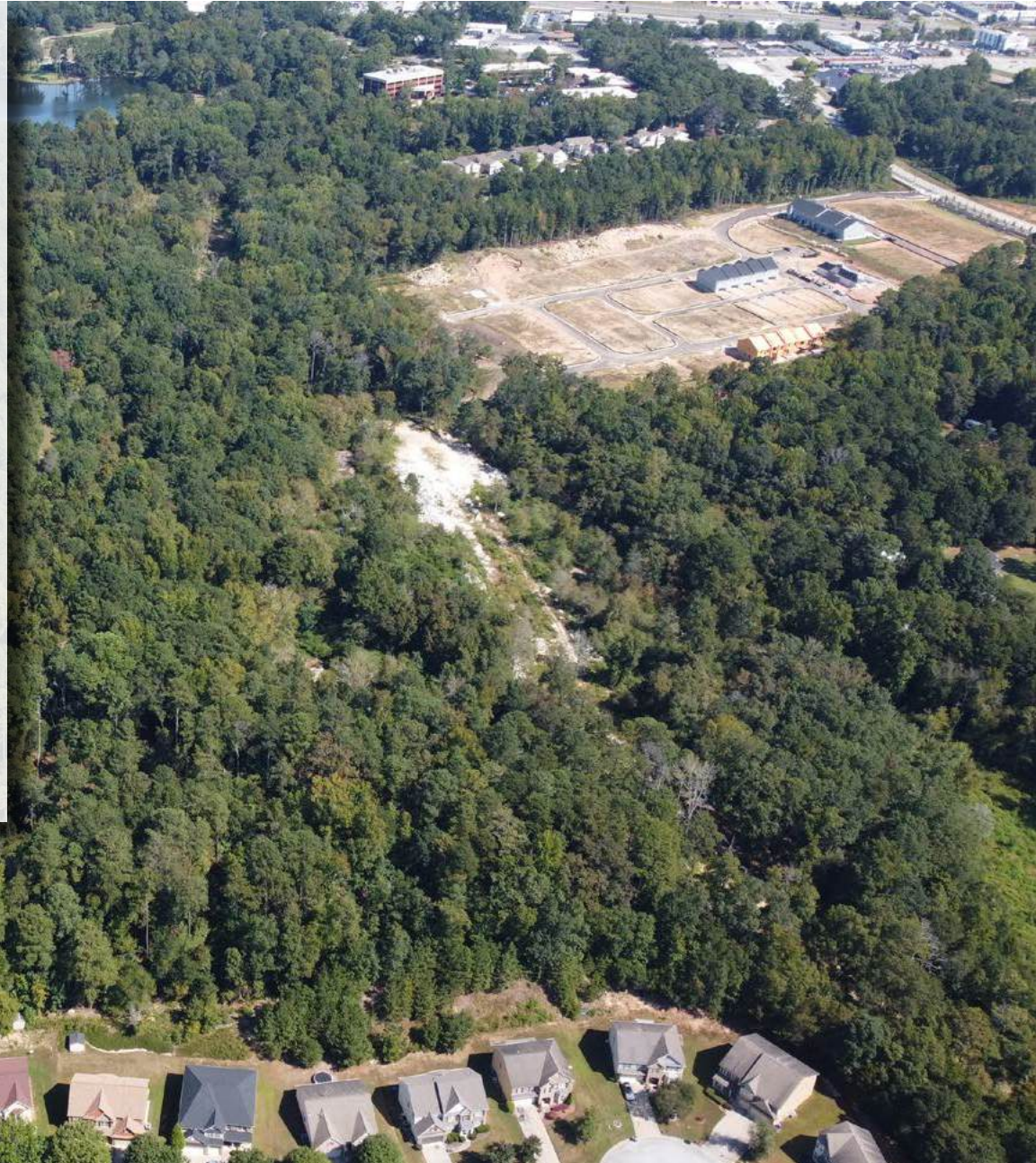
Proposal Requirements

The **40.2 acres zoned for 86 SFD lots in Conyers (Rockdale County)** are offered at a price of **\$2,580,000 or \$30,000 per lot.**

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

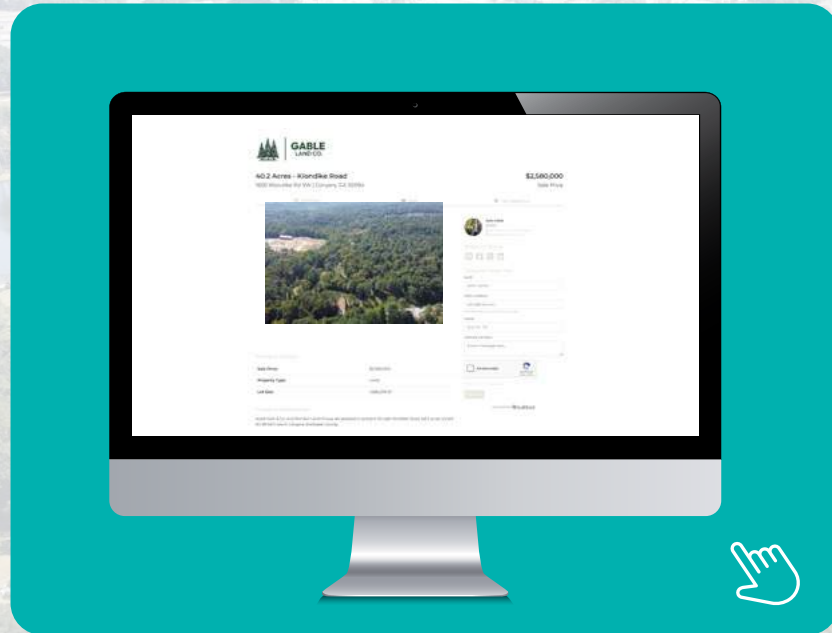
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

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



Support Information

Below are files that are related to the **40.2 acres on Klondike Road** 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/Gable Land Advisory Group (AGLAG)** 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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