

NATIONAL LAND REALTY

OFFERING MEMORANDUM




RIVERSIDE HAVEN | ROCKDALE COUNTY



White Rd NE

White Rd NE

ie Ct



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EXECUTIVE SUMMARY

2725 WHITE ROAD NE | CONYERS, GA

LAND OFFERING MEMORANDUM

INTRODUCING A UNIQUE OPPORTUNITY TO ACQUIRE A SIGNIFICANT 113.95-ACRE PARCEL OF LAND, AFFECTIONATELY KNOWN AS "RIVERSIDE HAVEN" LOCATED AT 2725 WHITE ROAD NE, CONYERS, GA. THIS EXPANSIVE PROPERTY IS SITS WITHIN THE WATERSHED PROTECTION DISTRICT (WP), PRIMARILY ALLOWING FOR LOW-DENSITY RESIDENTIAL DEVELOPMENT, RECREATIONAL USES, AGRI-TOURISM, AND MORE. THE TOPOGRAPHY OF THE LAND IS A DEVELOPER'S DREAM, FEATURING ROLLING LANDSCAPES THAT TRAVERSE THE PROPERTY. THE PROPERTY IS CONVENIENTLY LOCATED IN A HIGH-GROWTH AREA WITHIN ONE OF ROCKDALE COUNTY'S OVERLAY ZONING DISTRICTS, PROMISING A LUCRATIVE INVESTMENT OPPORTUNITY.

SITE STATUS

RIVERSIDE HAVEN IS UNDEVELOPED LAND WITH ELECTRICITY AND WATER READILY AVAILABLE, FURTHER ENHANCING THE DEVELOPMENT POTENTIAL OF THIS LAND. THE LAND IS LEVEL, MAKING IT IDEAL FOR CONSTRUCTION AND DEVELOPMENT PROJECTS. RIVERSIDE HAVEN OFFERS A TRANQUIL SETTING WITH PICTURESQUE VIEWS, YET IT IS JUST MINUTES AWAY FROM LOCAL AMENITIES, PROVIDING THE PERFECT BALANCE BETWEEN COUNTRY LIVING AND CITY CONVENIENCE.

OFFERING TERMS

RIVERSIDE HAVEN IS A BLANK CANVAS, READY FOR THE REALIZATION OF YOUR VISION. WHETHER YOU ARE LOOKING TO CREATE A TRADITIONAL SINGLE-FAMILY RESIDENTIAL COMMUNITY, A BUILD-TO-RENT COMMUNITY, OR EXPLORE OTHER DEVELOPMENT POSSIBILITIES, THE LAND AT RIVERSIDE HAVEN OFFERS ENDLESS OPPORTUNITIES. ENTERTAIN THE POSSIBILITY OF UPZONING TO CSD (CONSERVATION SUBDIVISION DEVELOPMENT) DISTRICT, TRANSITIONING IT FROM LOW DENSITY TO MEDIUM DENSITY, LIKE THE NEIGHBORING SUBDIVISIONS ALLOWING YOU TO SIGNIFICANTLY INCREASE INVESTOR YIELD MAKING THIS AN EXCEPTIONAL AND SMART INVESTMENT OPPORTUNITY. THE ASKING PRICE IS \$2,990,000. DO NOT MISS THIS EXCEPTIONAL OPPORTUNITY TO OWN A SIGNIFICANT PIECE OF CONYERS, GA.





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PROPERTY DESCRIPTION

2725 WHITE ROAD NE | CONYERS, GA

SITE OVERVIEW

EXCELLENT ACCESSIBILITY

DISCOVER "RIVERSIDE HAVEN," A PRIME 113.95-ACRE PARCEL AT 2725 WHITE ROAD NE, CONYERS, GA, PROMISES EXCELLENT CONNECTIVITY, BEING JUST MINUTES AWAY FROM MAJOR HIGHWAYS AND ARTERIES INCLUDING HIGHWAY 138, HIGHWAY 20, INTERSTATE 20, AND SIGMAN ROAD.S. PUBLIC TRANSPORTATION IS CONVENIENT WITH THREE BUS STOPS AND PARK-AND-RIDE TERMINALS LOCATED WITHIN A 5-MILE RADIUS.

PROXIMITY TO AMENITIES

ESSENTIAL AMENITIES ARE CLOSE BY, WITH A PUBLIX GROCERY STORE AND LOCAL FOOD MARKETS APPROXIMATELY 3 MILES AWAY. DINING OPTIONS ARE PLENTIFUL, WITH 20 RESTAURANTS WITHIN A 4-MILE RADIUS, INCLUDING ZAXBY'S, PAPA JOHN'S PIZZA, PIZZA HUT, WAFFLE HOUSE, TACO BELL, BOJANGLES' FAMOUS CHICKEN 'N BISCUITS, WNB WING FACTORY, SUBWAY, WENDY'S, BURGER KING, AND MORE.

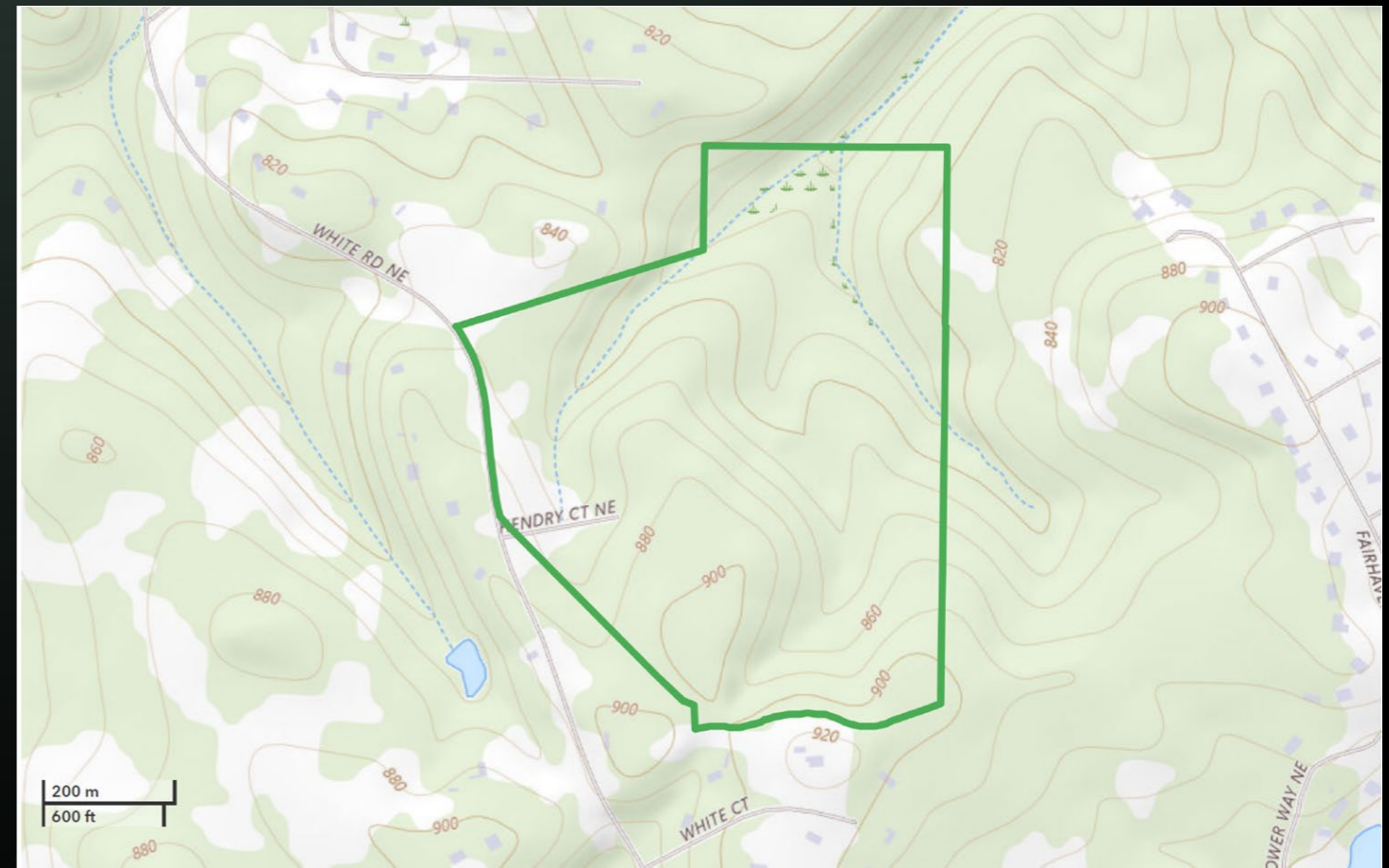
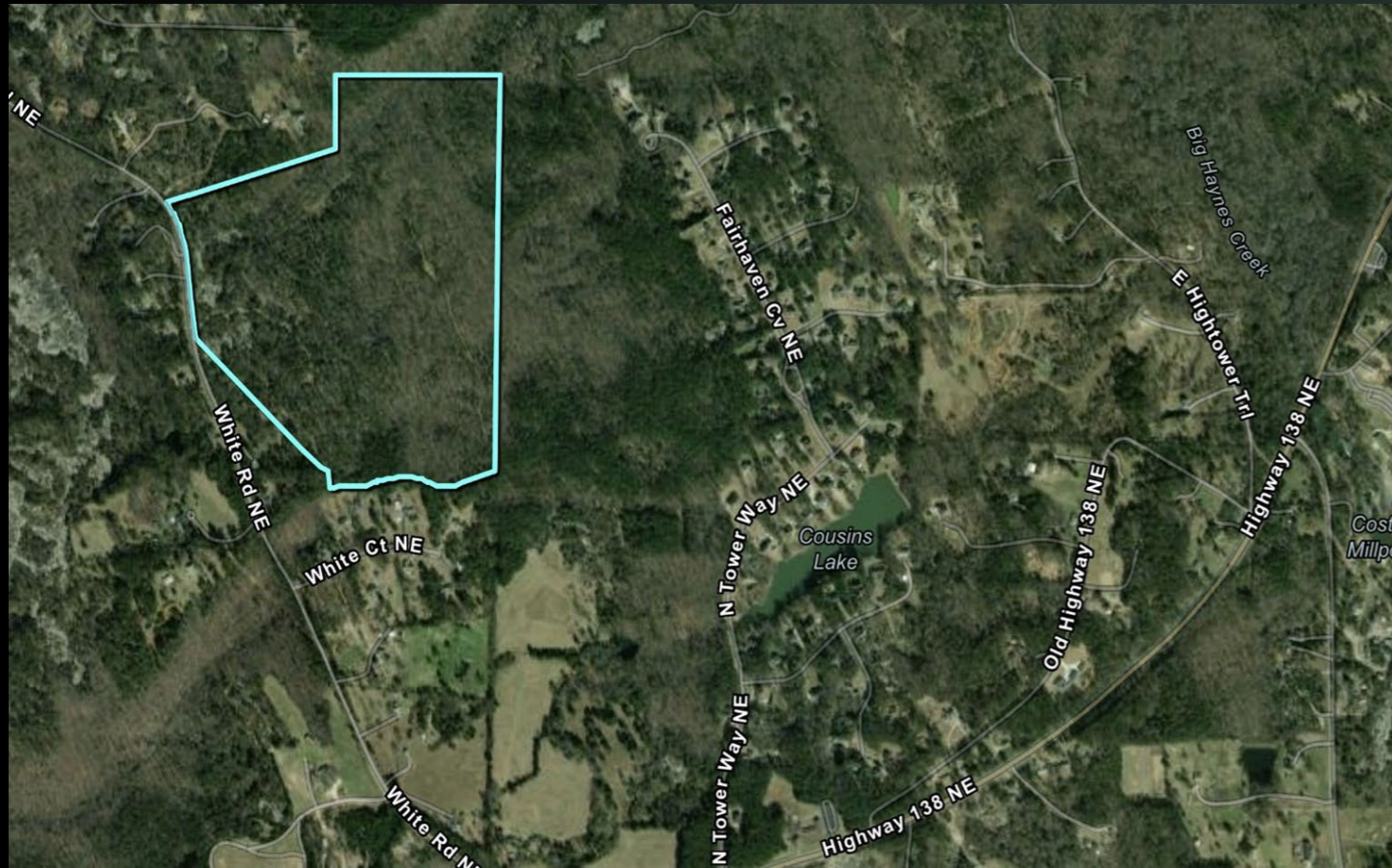
ADDITIONAL CONVENIENCES INCLUDE GAS STATIONS, PERSONAL HEALTH SERVICES, PHARMACIES, RETAIL SHOPPING, AND A HOSPITAL ALL LESS THAN 4 MILES AWAY. FOR RECREATION, A MUSIC VENUE, PLAYGROUND, PAINTBALL, CROSSFIT GYMS, GOLFING, LAKE ACCESS, AND AN AMUSEMENT PARK ARE ALL LOCATED WITHIN 5 MILES. RIVERSIDE HAVEN IS CONVENIENTLY LOCATED NEAR HIGHTOWER TRAIL ELEMENTARY SCHOOL, CONYERS MIDDLE SCHOOL, AND ROCKDALE COUNTY HIGH SCHOOL.

ZONING

RIVERSIDE HAVEN IS CURRENTLY ZONED AS WATERSHED PROTECTION DISTRICT (WP). THE POTENTIAL UPZONING TO CONSERVATION SUBDIVISION DEVELOPMENT (CSD) COULD ENHANCE ITS APPEAL AND VALUE, OFFERING A BALANCE OF DEVELOPMENT POTENTIAL AND ECOLOGICAL RESPONSIBILITY. THIS POSITIONS RIVERSIDE HAVEN AS A UNIQUE INVESTMENT OPPORTUNITY. NOTE: ZONING CHANGES ARE SUBJECT TO LOCAL REGULATIONS AND APPROVALS.



2725 WHITE ROAD NE | CONYERS, GA



THE PROPERTY AT 2725 WHITE RD NE ENCOMPASSES 113.95 ACRES OF LAND AND IS STRATEGICALLY LOCATED IN CONYERS, GA. THIS LOCATION BENEFITS FROM EXCELLENT ACCESS TO MAJOR HIGHWAYS, INCLUDING INTERSTATE 20 AND GEORGIA STATE ROUTE 138, MAKING IT AN ATTRACTIVE INVESTMENT. THE PROPERTY IS POSITIONED NEAR KEY AMENITIES SUCH AS HOME DEPOT, WALMART, PUBLIX, ROCKDALE MEDICAL CENTER, CONYERS PLAZA, AND CONYERS COMMONS. ADDITIONALLY, IT IS CLOSE TO EDUCATIONAL INSTITUTIONS LIKE ROCKDALE COUNTY HIGH SCHOOL AND RECREATIONAL FACILITIES INCLUDING THE GEORGIA INTERNATIONAL HORSE PARK, ENHANCING ITS VALUE AND DEVELOPMENT POTENTIAL.





UPZONING OPPORTUNITIES AVAILABLE

PAVED ROAD ACCESS

EXPANSIVE 113.95 ACRES OF LAND



EXCELLENT DRAINAGE

DEVELOPMENT POTENTIAL FOR RESIDENTIAL, RECREATIONAL, AGRI-TOURISM, & CONTROLLED ENVIRONMENT FARMING



NEARBY ATTRACTIONS

2725 WHITE ROAD NE | CONYERS, GA



BLACK SHOALS LAKE

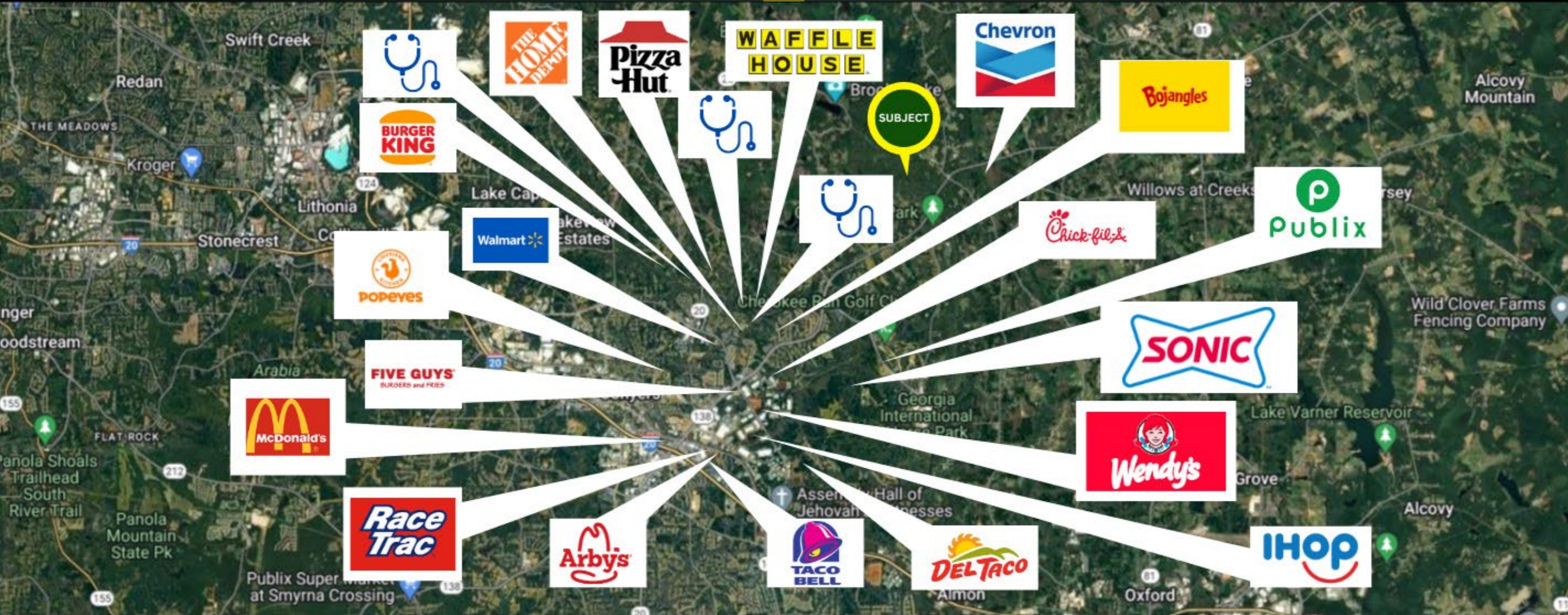
JOHNSON PARK

GA INTERNATIONAL HORSE PARK

PINE LANE FARM

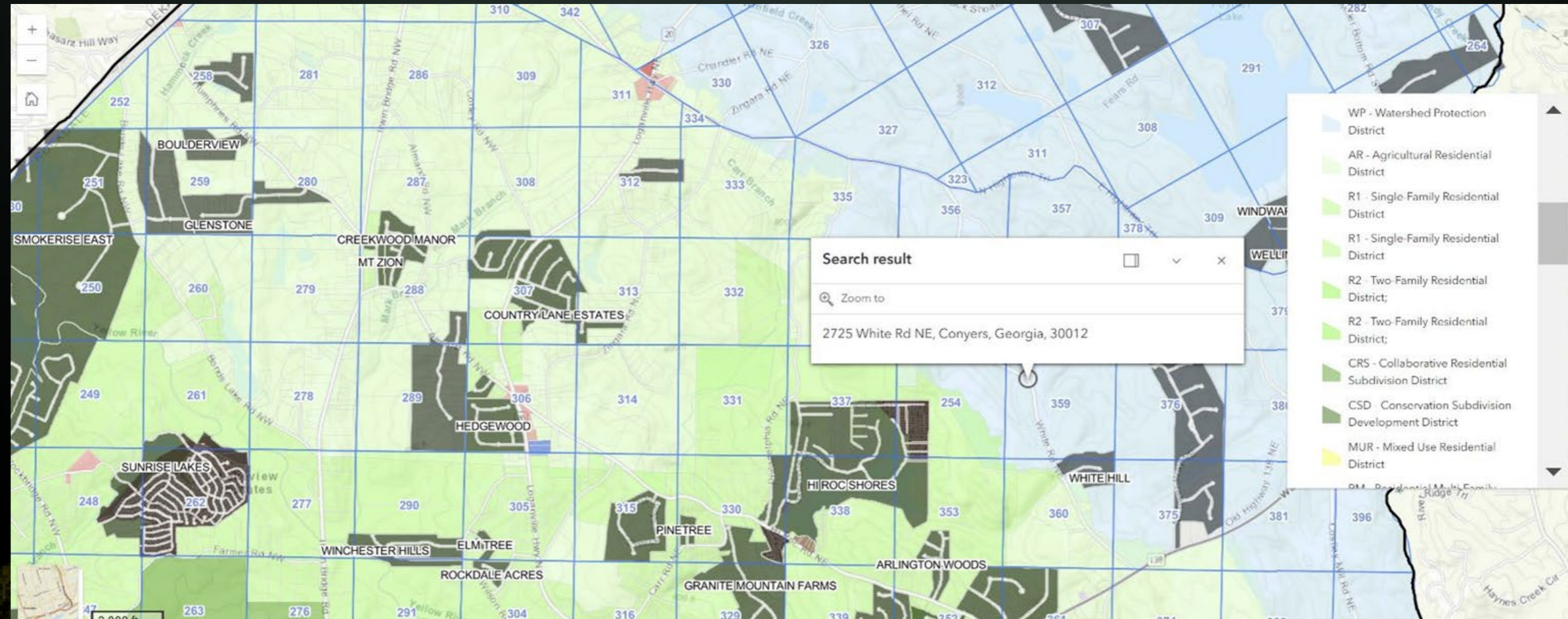
NEARBY AMENITIES

2725 WHITE ROAD NE | CONYERS, GA



CURRENT ZONING

ROCKDALE COUNTY | CONYERS, GA



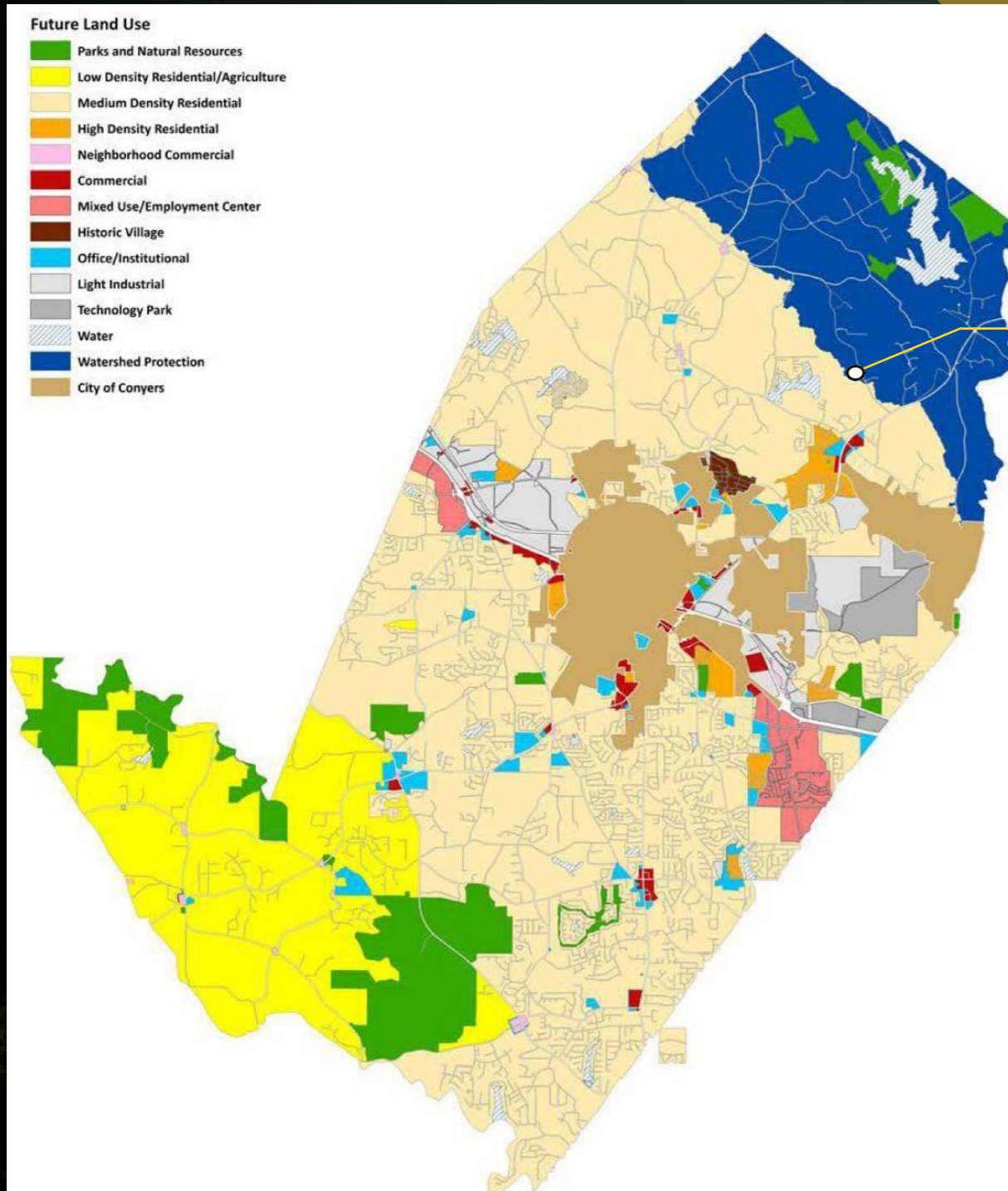
CURRENT ZONING FOR "RIVERSIDE HAVEN" IS DEFINED AS WATERSHED PROTECTION (WP), THE ADJACENT AREA IS THE ESTATE RESIDENTIAL CHARACTER AREA OF ROCKDALE COUNTY WHICH ENCOMPASSES A TRANSITIONAL LAND USE AREA ON THE NORTH SIDE OF THE CITY OF CONYERS. THE AREA IS LARGELY COMPRISED OF RURAL RESIDENTIAL DEVELOPMENT BUT IS ADJACENT TO AREAS WHERE THE COUNTY ENCOURAGES COMPACT DEVELOPMENT AT HIGHER DENSITIES. OUTLINED IN DARK GREEN ARE RESIDENTIAL COMMUNITIES THAT HAVE GONE THROUGH THE ENTITLEMENT PROCESS AND HAVE BEEN UPZONED FROM (WP) TO CONSERVATION SUBDIVISION DEVELOPMENT DISTRICT (CSD) THUS INCREASING LOT DENSITY.

BENEFITS OF UPZONING:

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

FUTURE LAND USE PLAN





ROCKDALE COUNTY | CONYERS, GA



Search result

Zoom to

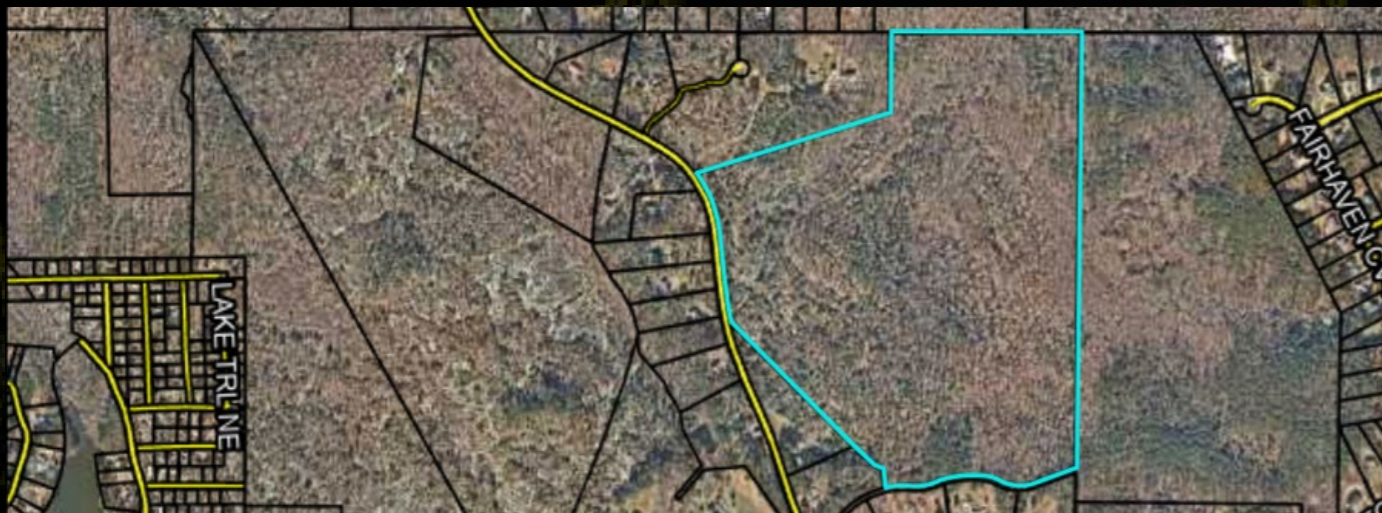
2725 White Rd NE, Conyers, Georgia, 30012

	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.

INVESTMENT HIGHLIGHTS

DEVELOPMENT OPPORTUNITIES

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



ADDRESS

2725 WHITE RD NORTHEAST | CONYERS, GA

SIZE

113.73 ACRES | 4,954,078 SF

NEIGHBORHOOD

WHITE ROAD

ZONING

WP WATERSHED PROTECTION / **AR** AGRICULTURAL RESIDENTIAL

ZONING CONDITIONS

CONSERVATION EASEMENT

POTENTIAL FAR

SUBJECT TO INTENDED USE

FEDERAL OZ

NONE

HEIGHT LIMIT

35-40 FEET



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MARKET OVERVIEW

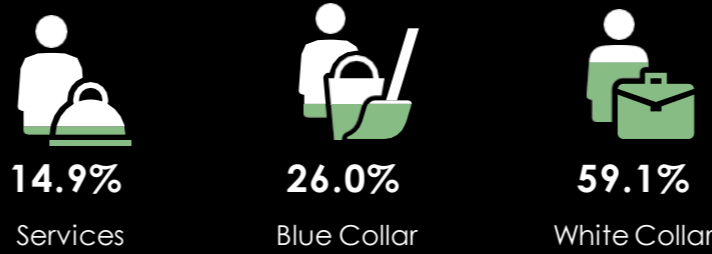
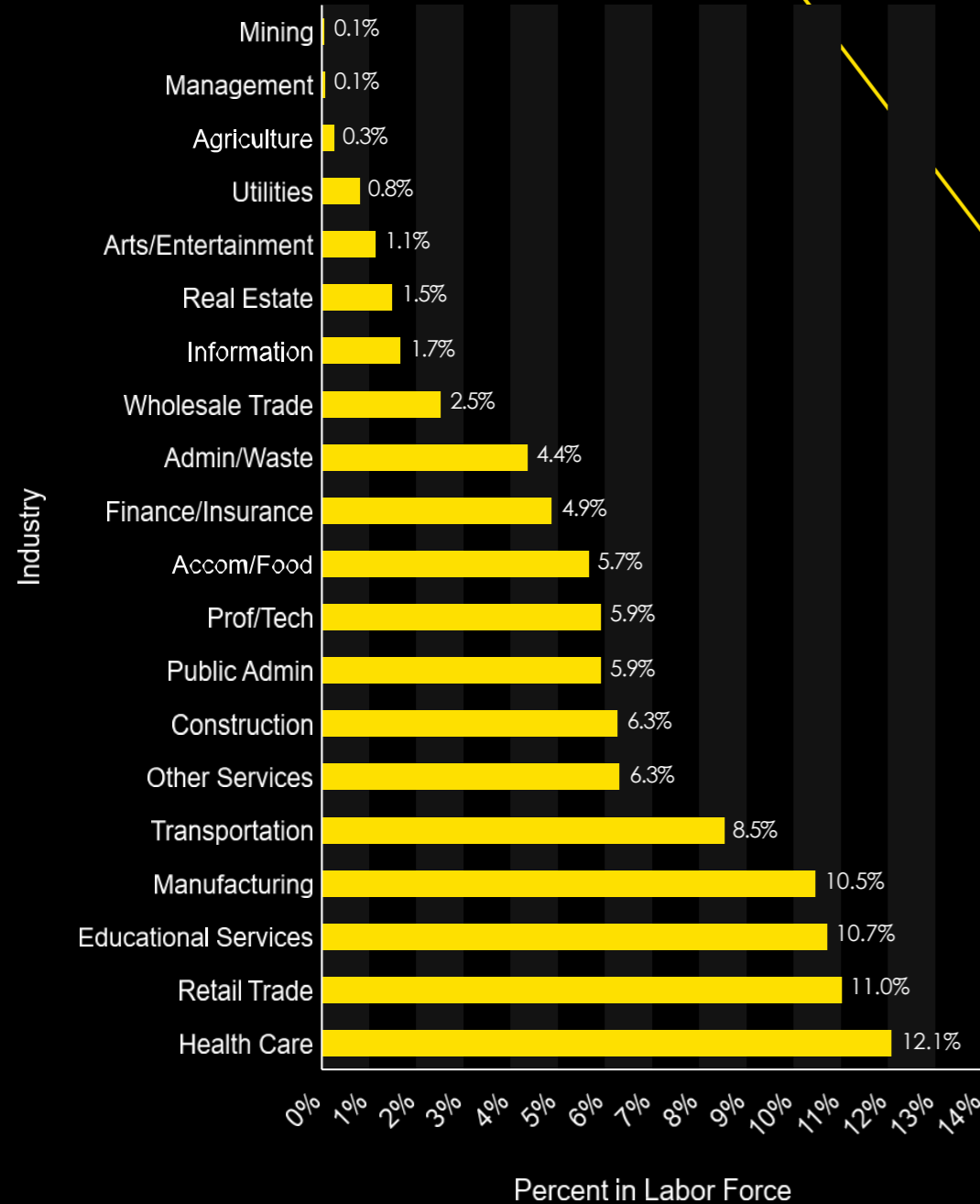
2725 WHITE ROAD NE | CONYERS GA

Economic Development Profile

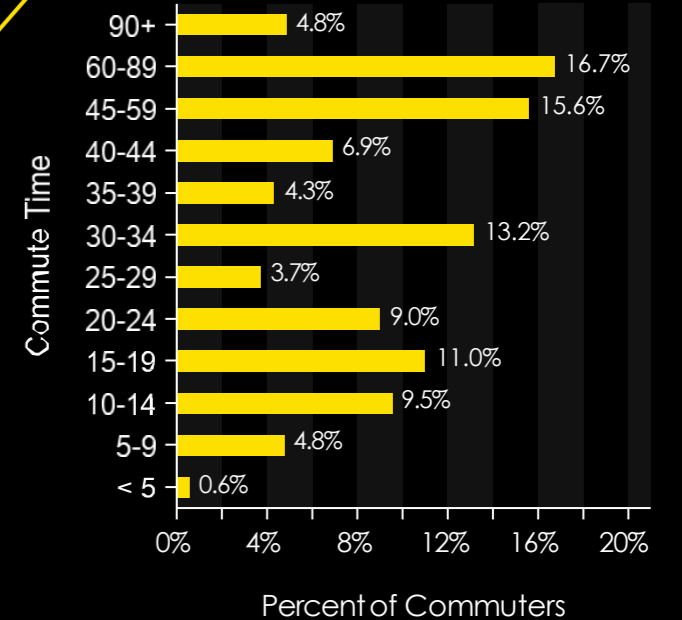
2725 White Rd NE, Conyers, Georgia, 30012

Ring band of 5 - 7 miles

Labor Force by Industry



Commute Time: Minutes

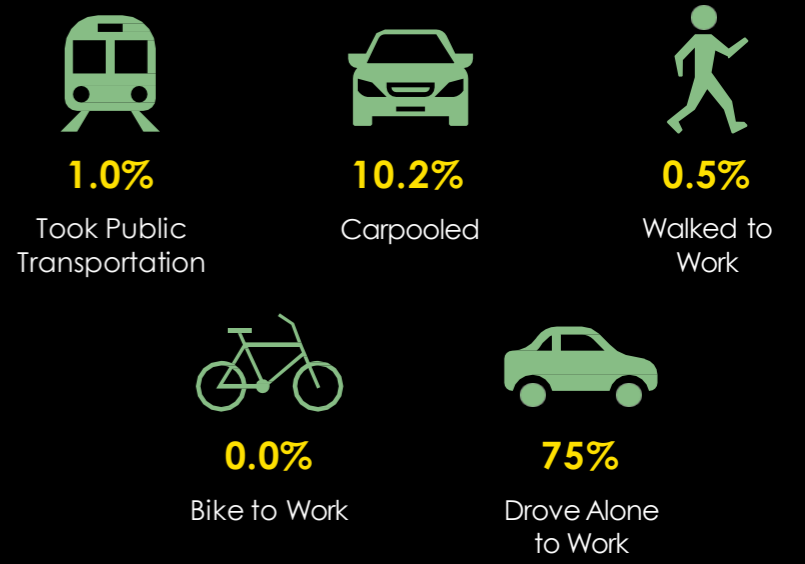


Workforce Overview

Businesses




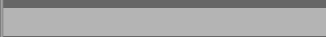
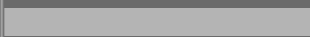
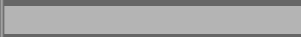
Transportation to Work



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

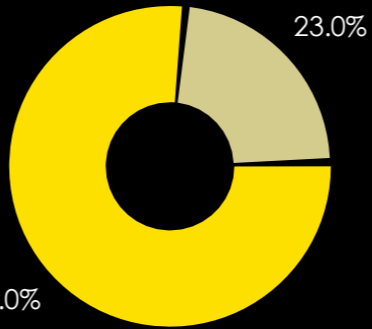
Median Contract Rent

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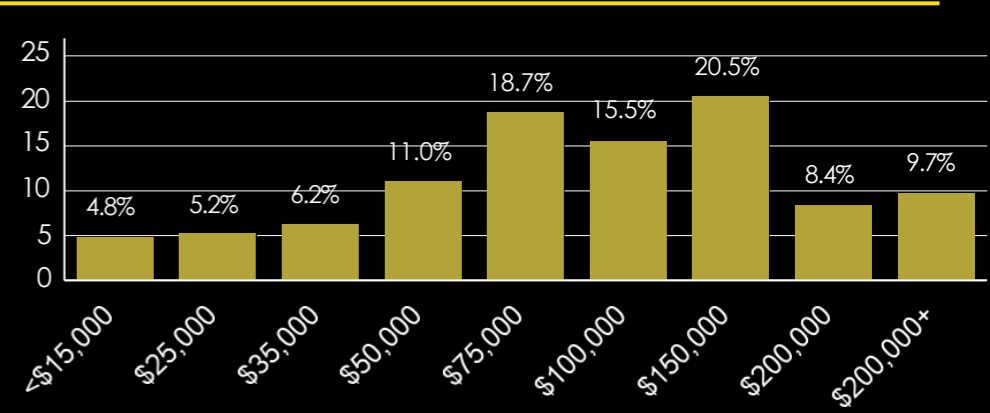


Home Ownership

Home Value

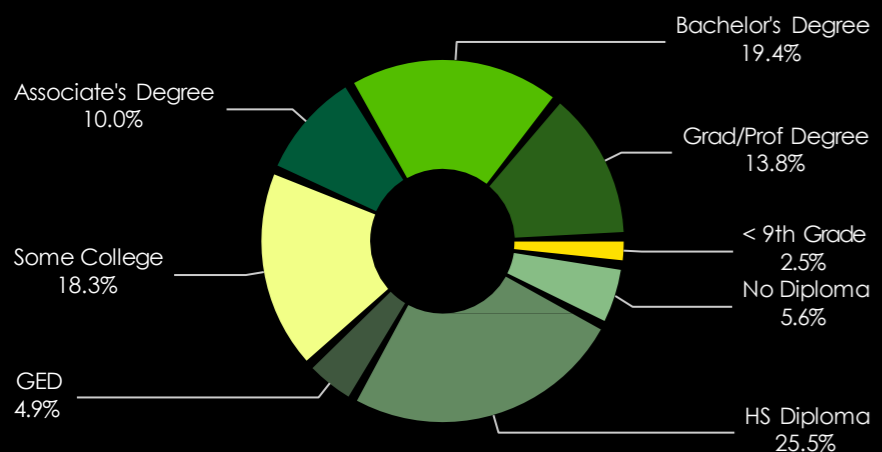


Household Income



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



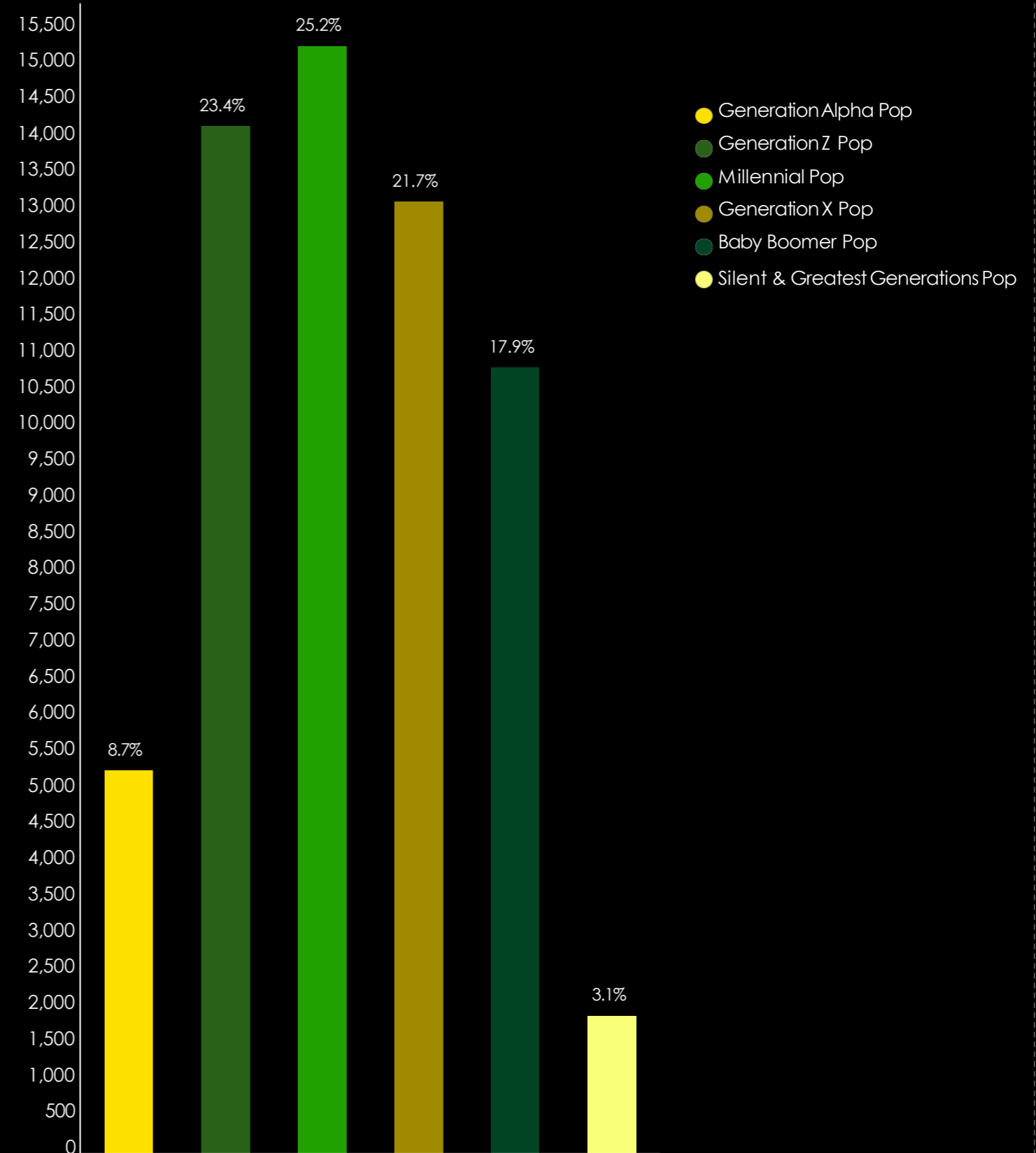
\$7,560

Health Care

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2022 Population by Generation (Esri)



RIVERSIDE HAVEN
2725 WHITE RD NE | CONYERS, GA



Land Professional

✉ cbell@nationalland.com

☎ (470) 422-5013

🌐 [NationalLand.com](https://www.NationalLand.com)



Atlanta Commercial Land
Broker & Leasing Manager

✉ rbell@nationalland.com

☎ (470) 664-2864

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2250 North Druid Hills Road | Suite 234 | Atlanta, GA 30329

“WE KNOW LAND”

YOUR ATLANTA COMMERCIAL TEAM