



Bel Rd SE

8.95+/- Acres on Highway 20

FOR SALE

8.95 +/- Ac. Highway 20
Conyers, GA 30094

PREPARED BY:

Coldwell Banker Commercial
Metro BrokersButch Springer, CCIM
678-320-4800
butchspr@gmail.com

EXECUTIVE SUMMARY

The Property

8.95 +/- Ac. Highway 20
Conyers, GA 30094

PROPERTY SPECIFICATIONS

Property Type:	Large Land Parcel
Land:	8.95 +/- Acres
Tax ID:	0510020012
2019 Taxes:	\$922.94
Zoning:	R2 - Residential

PRICE

Sale Price:	\$235,000
Price per Acre:	\$26,257



Property Description

CBC Metro Brokers offers this 8.95+/- Acre Tract. The property sits along Hwy 20 just off Oglesby Bridge Rd. Property has sewer on site this is gravity flow for a nice small development. Currently zoned R2. This area is on track for growth and this property is along that area of growth. Again, Sewer and All Utilities are in place making this a desirable site for a small development or nice property for family use. Please call for additional information.

Location Highlights

- Approximately 6 Miles to I-20
- High Exposure Location
- Approximately 35 Miles to Atlanta Airport
- Great Potential Commercial Location with High Traffic

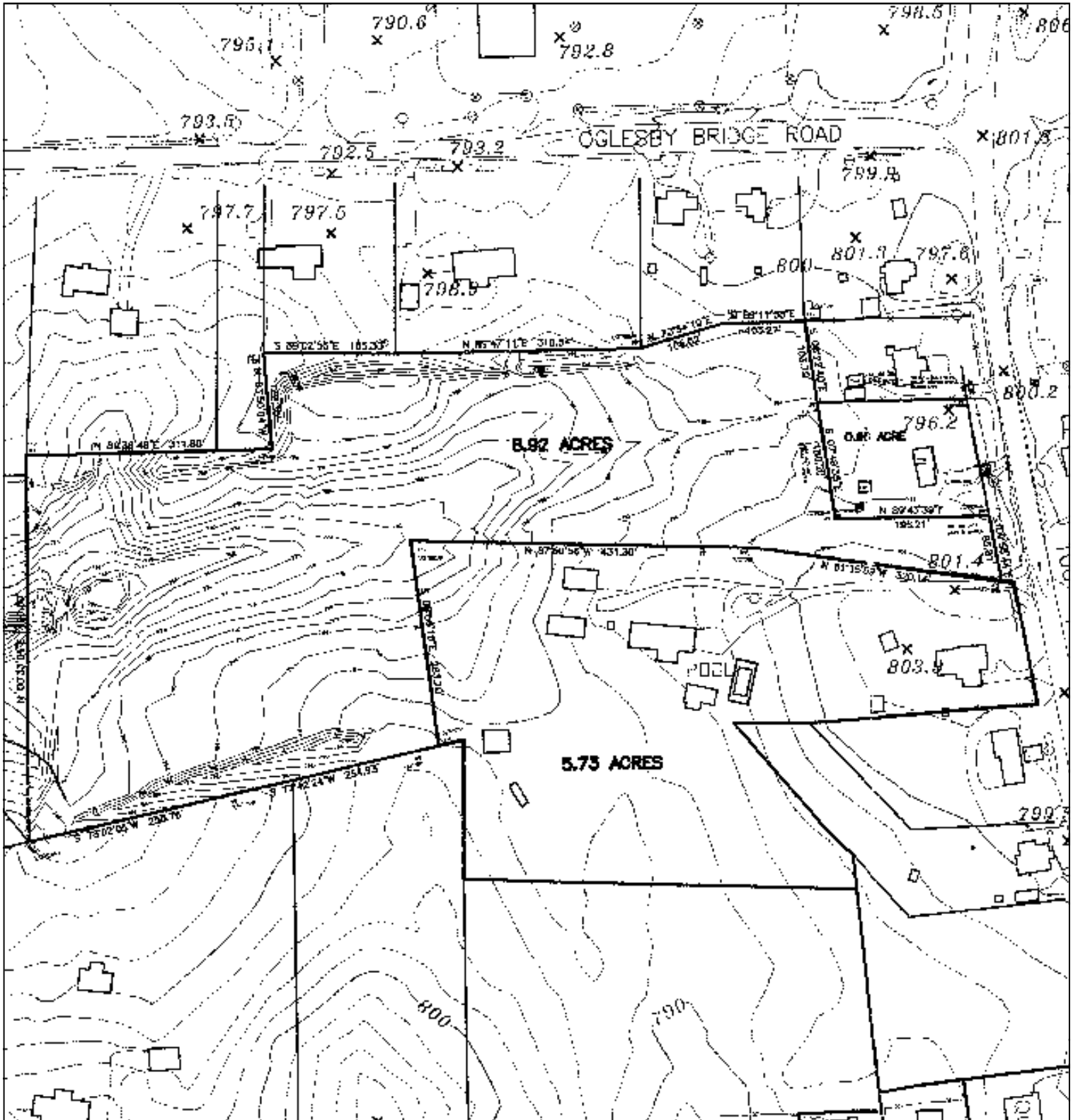
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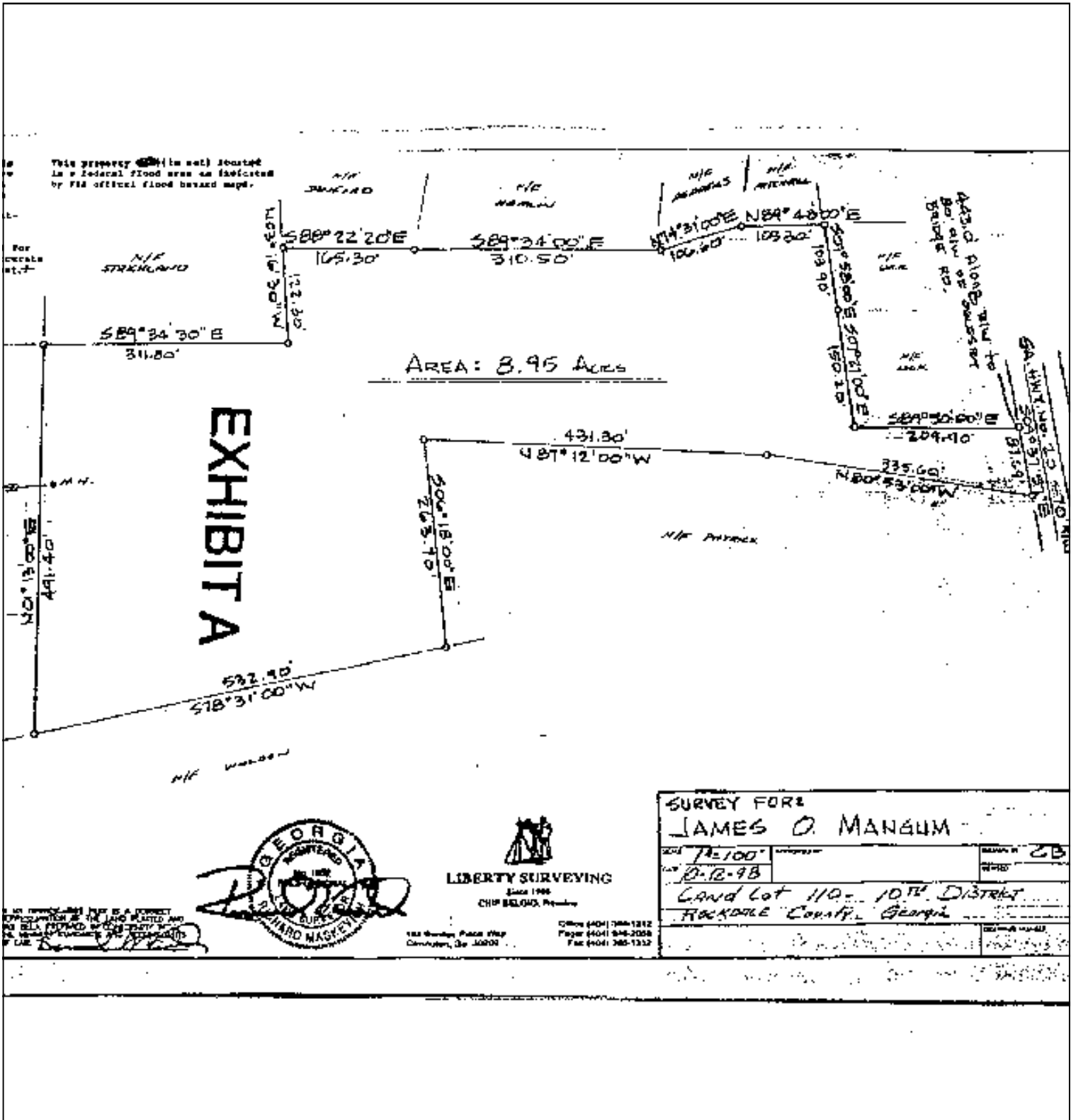
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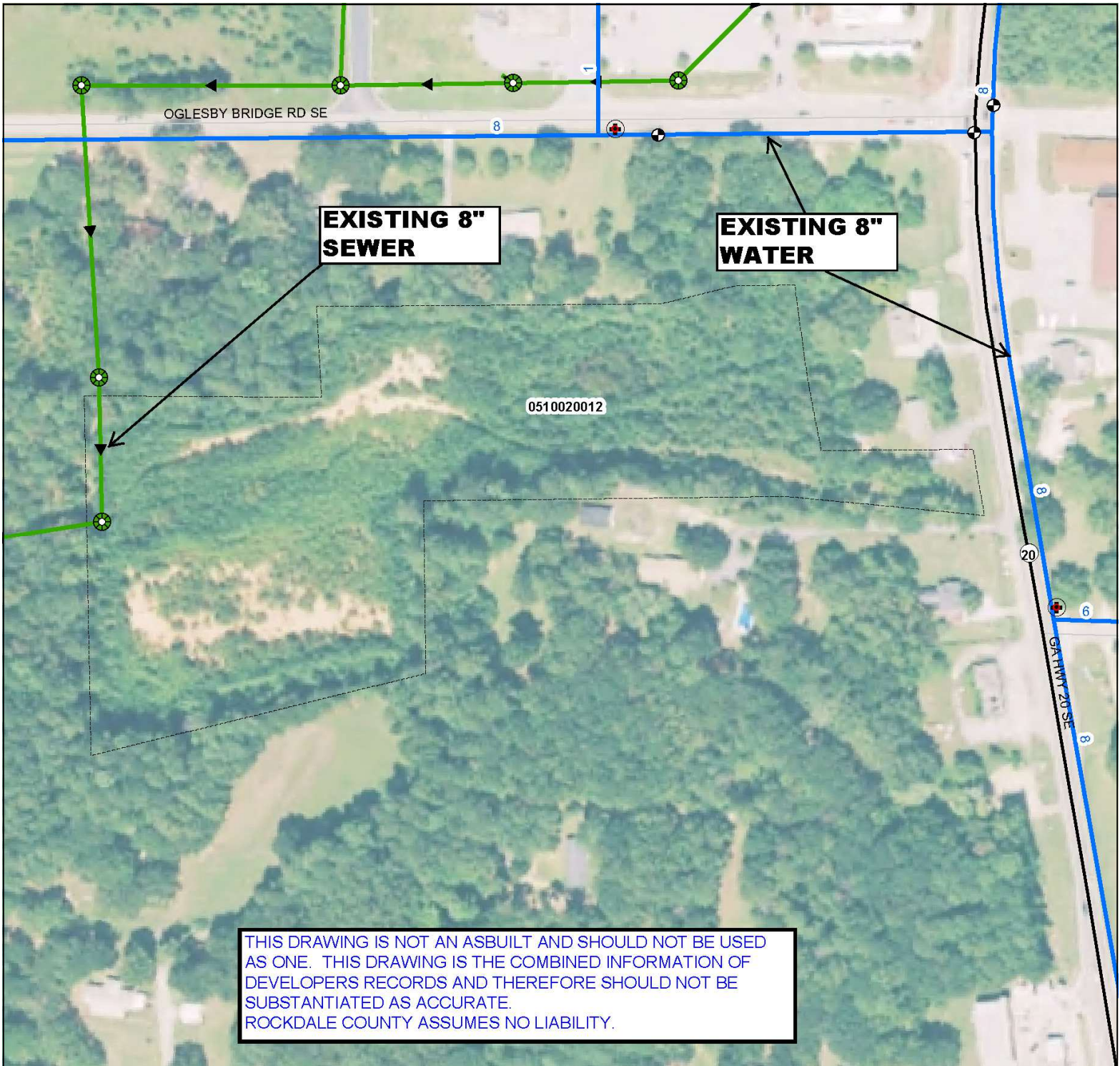
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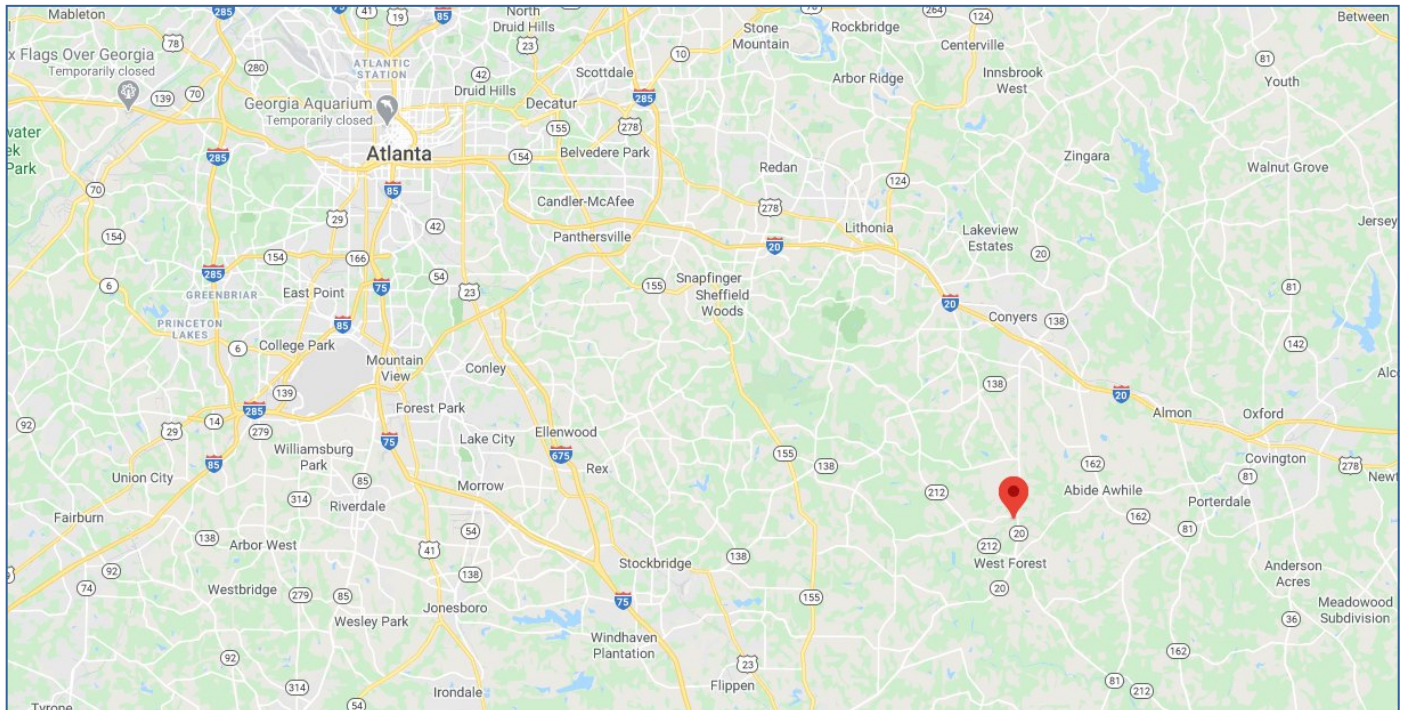
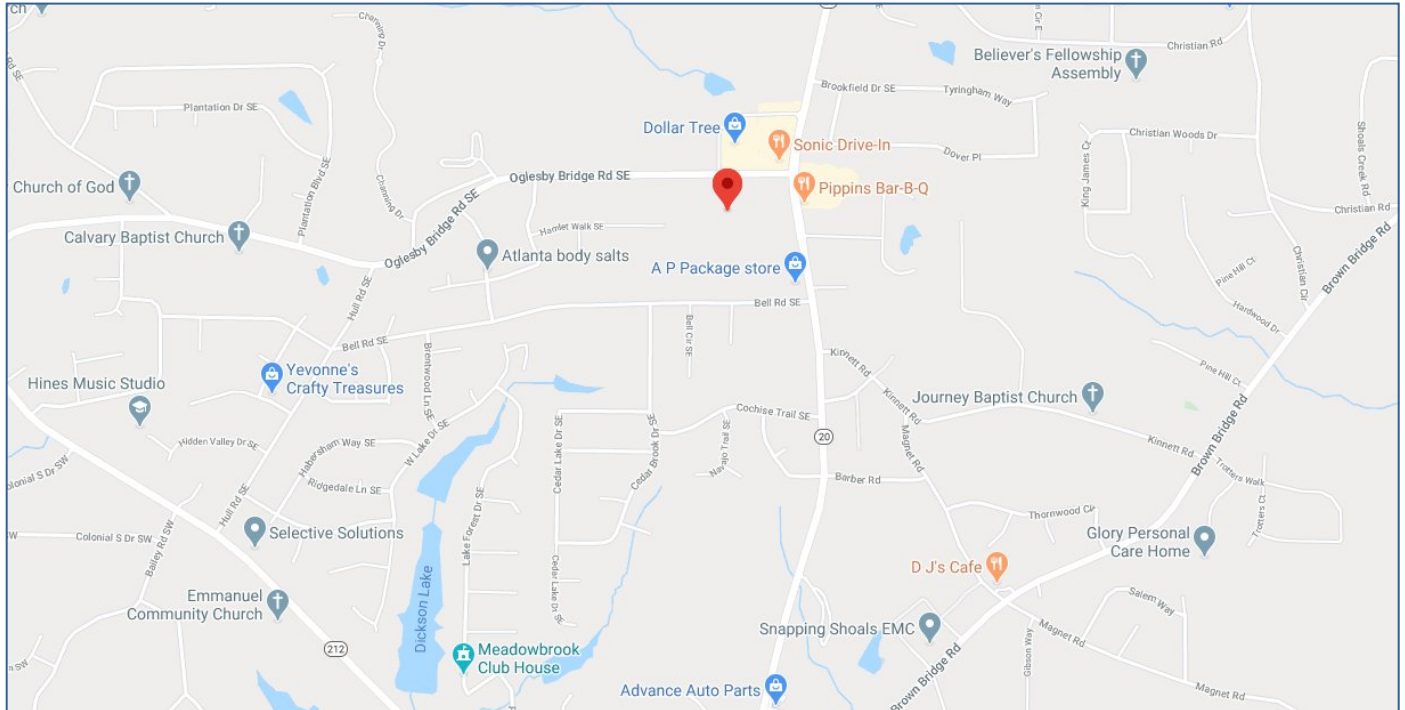
SURVEY



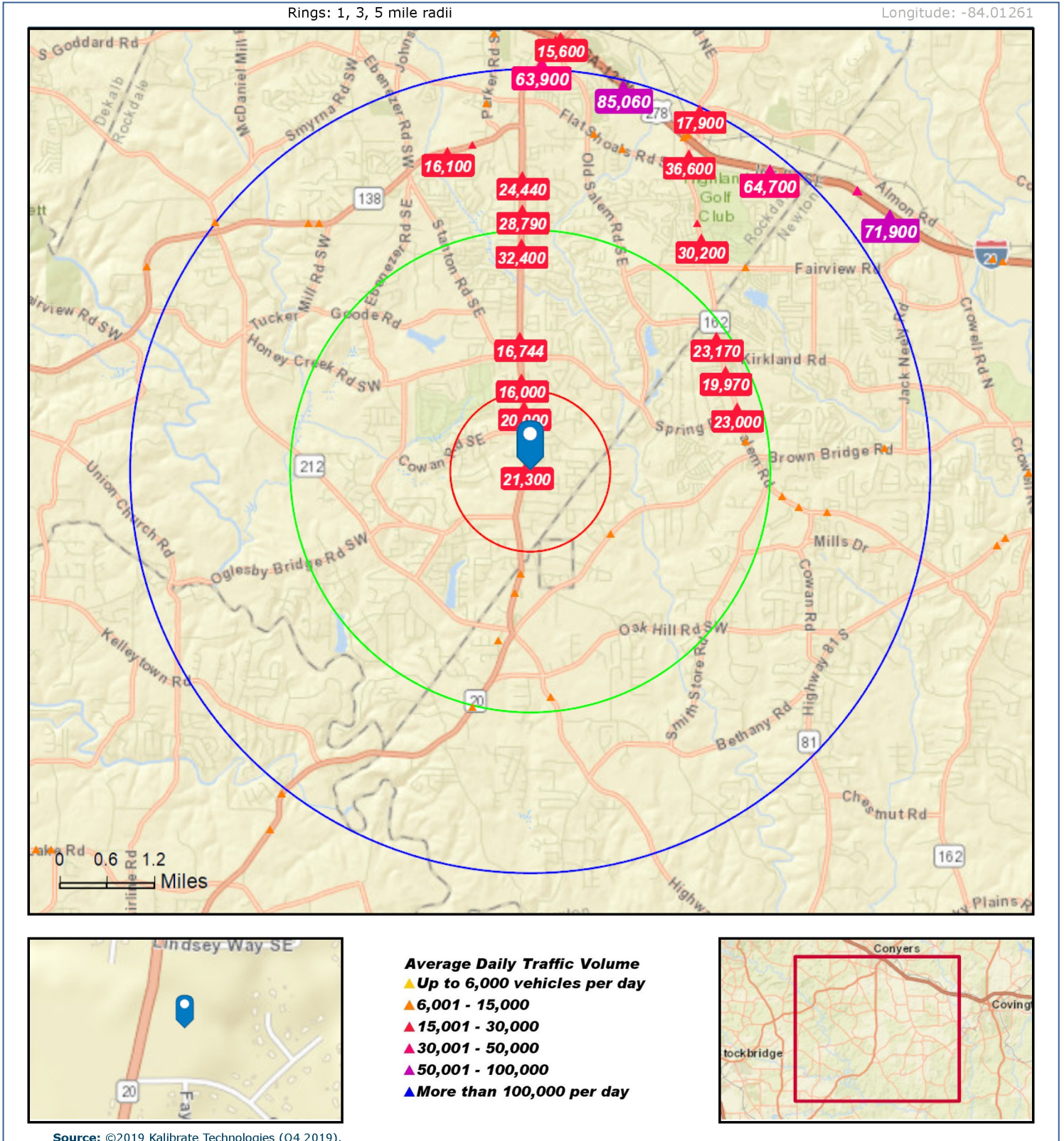
SEWER MAP



MAPS



Traffic Count



Source: ©2019 Kalibrate Technologies (Q4 2019).

DEMOGRAPHICS - 5 Miles



Demographic and Income Profile

4250 Highway 20 SE, Conyers, Georgia, 30013 2
 4250 Highway 20 SE, Conyers, Georgia, 30013
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.57573
 Longitude: -84.01261

Summary	Census 2010	2019	2024				
Population	78,215	84,491	88,573				
Households	27,198	29,256	30,608				
Families	21,126	22,520	23,488				
Average Household Size	2.87	2.89	2.89				
Owner Occupied Housing Units	21,425	22,788	24,105				
Renter Occupied Housing Units	5,773	6,468	6,503				
Median Age	35.9	37.2	36.9				
Trends: 2019 - 2024 Annual Rate	Area	State	National				
Population	0.95%	1.10%	0.77%				
Households	0.91%	1.09%	0.75%				
Families	0.85%	1.01%	0.68%				
Owner HHs	1.13%	1.41%	0.92%				
Median Household Income	2.31%	2.70%	2.70%				
Households by Income		2019	2024				
		Number	Percent	Number	Percent		
<\$15,000		1,752	6.0%	1,448	4.7%		
\$15,000 - \$24,999		2,592	8.9%	2,345	7.7%		
\$25,000 - \$34,999		2,650	9.1%	2,380	7.8%		
\$35,000 - \$49,999		3,108	10.6%	3,029	9.9%		
\$50,000 - \$74,999		5,710	19.5%	5,726	18.7%		
\$75,000 - \$99,999		4,802	16.4%	5,196	17.0%		
\$100,000 - \$149,999		5,469	18.7%	6,501	21.2%		
\$150,000 - \$199,999		1,697	5.8%	2,232	7.3%		
\$200,000+		1,477	5.0%	1,752	5.7%		
Median Household Income		\$68,091		\$76,314			
Average Household Income		\$84,924		\$95,025			
Per Capita Income		\$29,391		\$32,819			
Population by Age		Census 2010		2019		2024	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		5,300	6.8%	5,164	6.1%	5,513	6.2%
5 - 9		6,058	7.7%	5,561	6.6%	5,722	6.5%
10 - 14		6,971	8.9%	5,997	7.1%	6,230	7.0%
15 - 19		6,512	8.3%	5,687	6.7%	5,642	6.4%
20 - 24		4,182	5.3%	5,372	6.4%	4,669	5.3%
25 - 34		8,933	11.4%	12,190	14.4%	14,165	16.0%
35 - 44		12,506	16.0%	10,426	12.3%	11,610	13.1%
45 - 54		12,094	15.5%	12,081	14.3%	10,834	12.2%
55 - 64		8,640	11.0%	11,083	13.1%	11,203	12.6%
65 - 74		4,434	5.7%	7,284	8.6%	8,204	9.3%
75 - 84		2,023	2.6%	2,823	3.3%	3,830	4.3%
85+		561	0.7%	825	1.0%	951	1.1%
Race and Ethnicity		Census 2010		2019		2024	
		Number	Percent	Number	Percent	Number	Percent
White Alone		34,735	44.4%	29,402	34.8%	26,879	30.3%
Black Alone		38,587	49.3%	48,898	57.9%	54,628	61.7%
American Indian Alone		185	0.2%	215	0.3%	233	0.3%
Asian Alone		1,293	1.7%	1,520	1.8%	1,642	1.9%
Pacific Islander Alone		30	0.0%	65	0.1%	84	0.1%
Some Other Race Alone		1,655	2.1%	2,051	2.4%	2,352	2.7%
Two or More Races		1,732	2.2%	2,341	2.8%	2,755	3.1%
Hispanic Origin (Any Race)		3,875	5.0%	5,040	6.0%	5,889	6.6%

DEMOGRAPHICS - 5 Miles

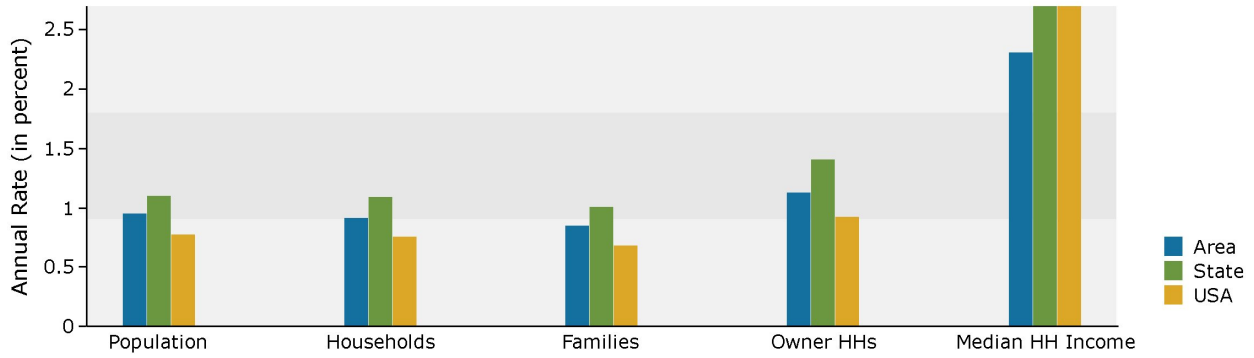


Demographic and Income Profile

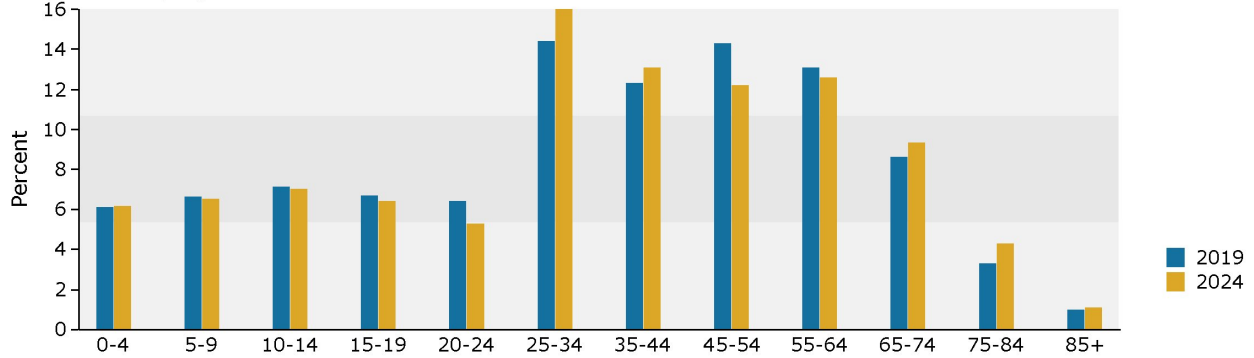
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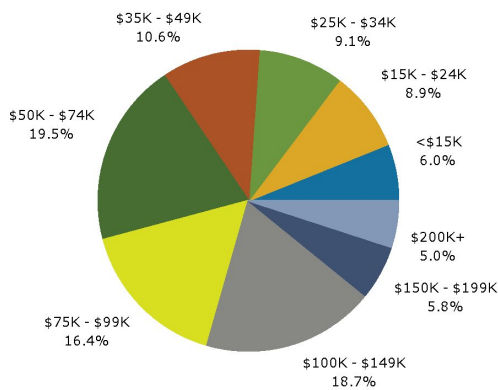
Trends 2019-2024



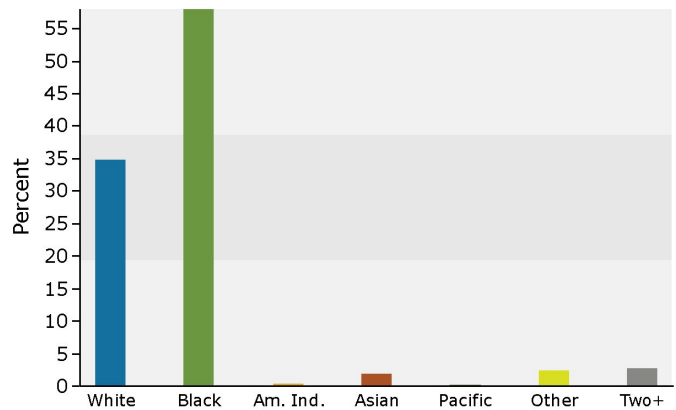
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.0%

Agent profile



Butch Springer, CCIM

Associate Broker
Coldwell Banker Commercial Metro Brokers
1401 Highway 20 W McDonough, GA 30253

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Fax: 678-610-6170
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Web: www.butchspringer.com

Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate. 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

2005 – 2008: Metro Brokers GMAC Real Estate. As Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

2008 – 2014: Springer and Associates Real Estate was formed and focused largely on lender-owned as well as investment based properties.

2015 – present: Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

Confidentiality Statement

For more information, please contact:

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Metro Brokers

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McDonough, GA 30253

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butchspr@gmail.com
Georgia Brokerage License: 183192

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.