

..... OFFERING MEMORANDUM

+/- 9.91 AC OF LAND IN CONYERS

2050 Iris Dr SE / 2135 Salem Rd, Conyers, GA 30013

Marcus & Millichap



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SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Custom Page
Aerial Map
Retailer Map

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OFFERING SUMMARY

2050 IRIS DR SE 2135 SALEM RD



Listing Price
\$9,910,000



Lot Size
9.91 Acres



Allowable Buildable SF
+/- 50,000 - +/-150,000

FINANCIAL

Listing Price	\$9,910,000
Price/Acre	\$1,000,000/AC

PROPERTY INFORMATION

Parcel #1	076-0-01-0028
Parcel Size	3.23 AC
Zoning	C4

Parcel #2	076-0-01-012A
Parcel Size	6.68 AC
Zoning	MXD

County	Rockdale/Newton
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CONYERS LAND

PROPERTY HIGHLIGHTS



PROPERTY DESCRIPTION

±9.91 acres of infill development land at the signalized Iris Drive and Salem Road corridor in Conyers, just north of I-20. The offering consists of two parcels a 3.23 acre C4 tract and a 6.68 acre Mixed-Use tract allowing a wide range of commercial and residential uses with ±50,000 to ±150,000 buildable square feet, depending on program.

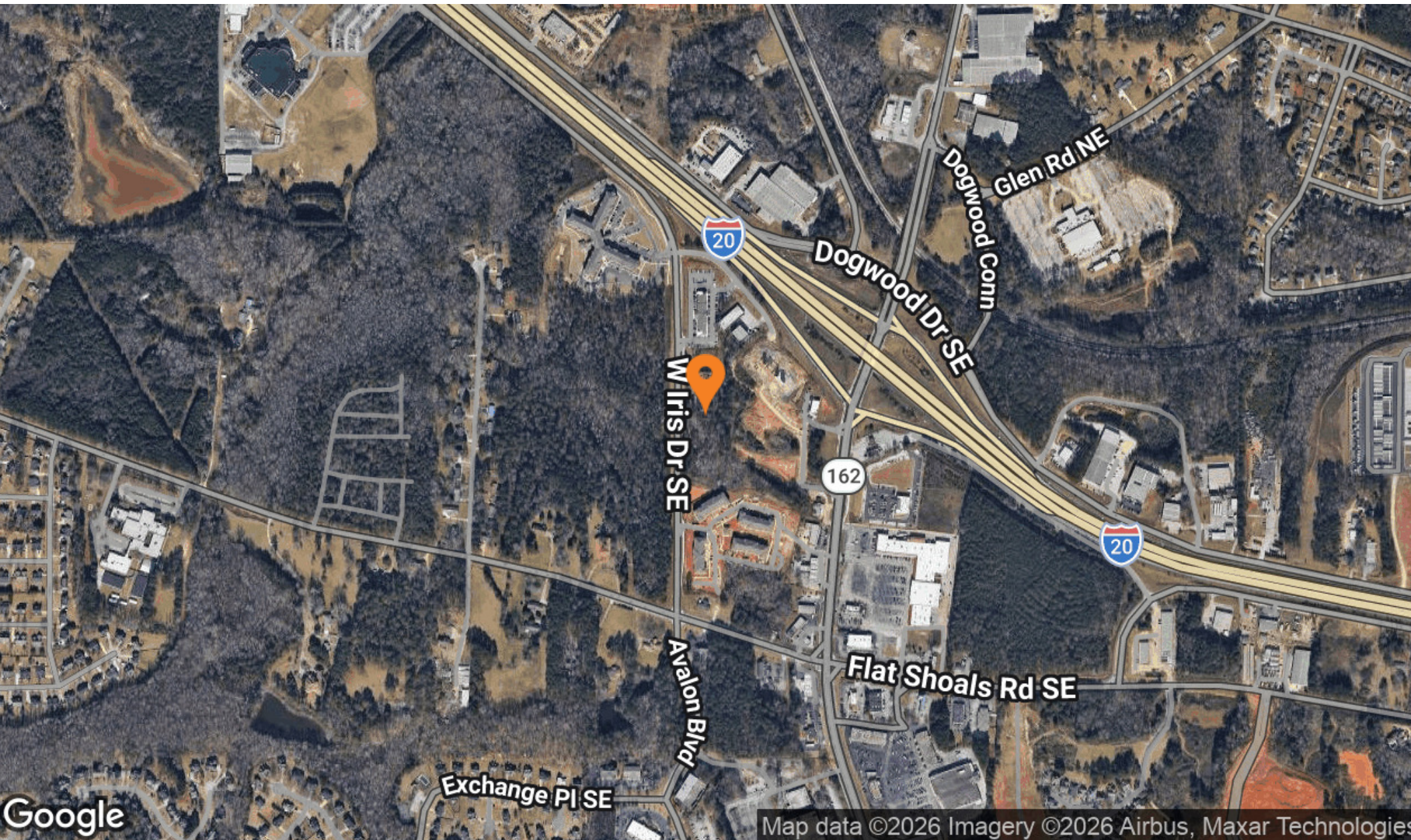
The site sits directly at the I-20/Salem Road interchange, one of Rockdale County's primary retail and hospitality nodes, with more than 34,800 vehicles per day passing along Salem Road. Immediate neighbors include newly delivered multifamily, select-service hotels, medical office, and national retail including Chili's, Starbucks, and Dunkin'.

PROPERTY HIGHLIGHTS:

- - +/- 9.91 Acres of mixed-use development land
- - Asking Price: \$9,910,000
- - Mixed-Use Zoning allowing a variety of commercial and residential uses
- - Immediate access to I-20
- - Excellent visibility along Iris Drive & Salem Road
- - Surrounded by national retailers, restaurants, medical offices and residential communities
- - Ideal for mixed-use, multifamily, retail, office, hospitality or medical development

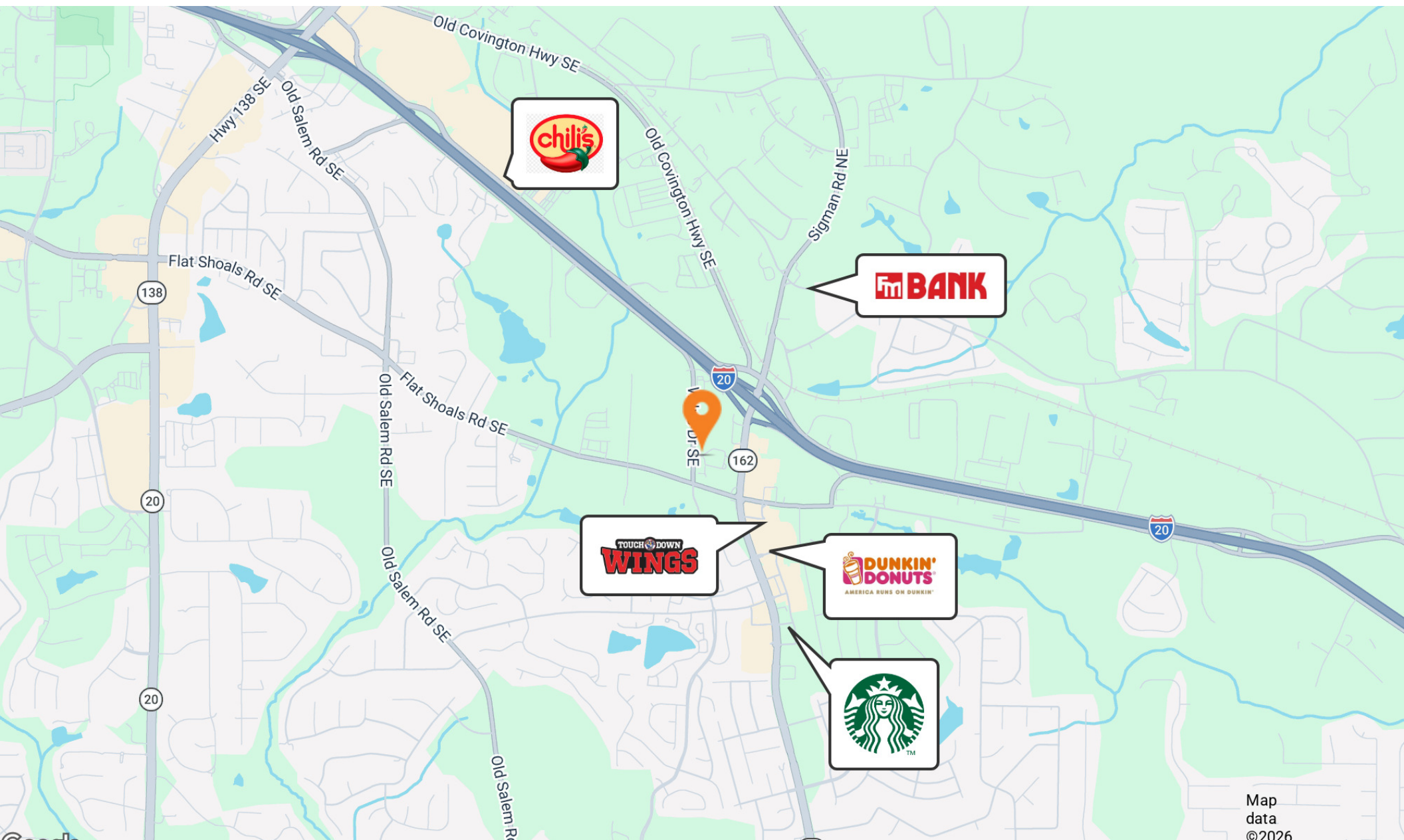
CONYERS LAND

AERIAL MAP

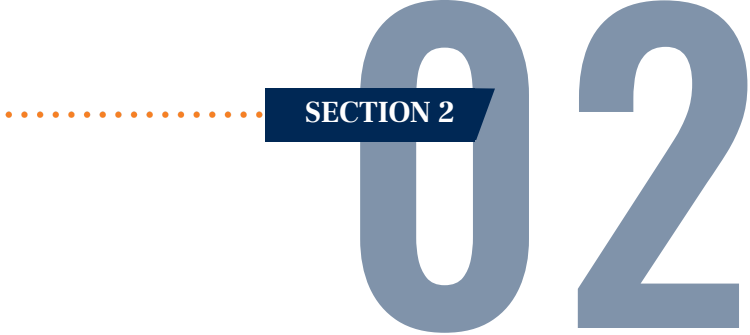


CONYERS LAND

RETAILER MAP



Map
data
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SECTION 2



DEMOGRAPHICS

Conyers_land_demographics.pdf

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Demographic Summary Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	6,284		46,354		104,834	
2025 Estimate	5,910		43,837		99,096	
2020 Census	5,113		40,822		92,802	
Growth 2025 - 2030	6.33%		5.74%		5.79%	
Growth 2020 - 2025	15.59%		7.39%		6.78%	
2025 Population by Hispanic Origin	414		3,176		8,240	
2025 Population	5,910		43,837		99,096	
White	588	9.95%	6,086	13.88%	19,312	19.49%
Black	4,492	76.01%	31,847	72.65%	65,631	66.23%
Am. Indian & Alaskan	0	0.00%	38	0.09%	96	0.10%
Asian	129	2.18%	797	1.82%	1,579	1.59%
Hawaiian & Pacific Island	0	0.00%	44	0.10%	65	0.07%
Other	701	11.86%	5,024	11.46%	12,414	12.53%
U.S. Armed Forces	22		154		201	
Households						
2030 Projection	2,217		16,684		37,048	
2025 Estimate	2,081		15,745		34,961	
2020 Census	1,793		14,615		32,657	
Growth 2025 - 2030	6.54%		5.96%		5.97%	
Growth 2020 - 2025	16.06%		7.73%		7.06%	
Owner Occupied	1,098	52.76%	9,337	59.30%	22,498	64.35%
Renter Occupied	983	47.24%	6,408	40.70%	12,463	35.65%
2025 Households by HH Income	2,083		15,746		34,960	
Income: <\$25,000	319	15.31%	1,606	10.20%	3,828	10.95%
Income: \$25,000 - \$50,000	539	25.88%	3,706	23.54%	7,071	20.23%
Income: \$50,000 - \$75,000	236	11.33%	2,530	16.07%	5,959	17.05%
Income: \$75,000 - \$100,000	264	12.67%	2,118	13.45%	4,375	12.51%
Income: \$100,000 - \$125,000	222	10.66%	1,775	11.27%	4,319	12.35%
Income: \$125,000 - \$150,000	107	5.14%	672	4.27%	2,173	6.22%
Income: \$150,000 - \$200,000	347	16.66%	1,930	12.26%	4,462	12.76%
Income: \$200,000+	49	2.35%	1,409	8.95%	2,773	7.93%
2025 Avg Household Income	\$84,454		\$99,615		\$99,836	
2025 Med Household Income	\$70,312		\$75,366		\$78,554	

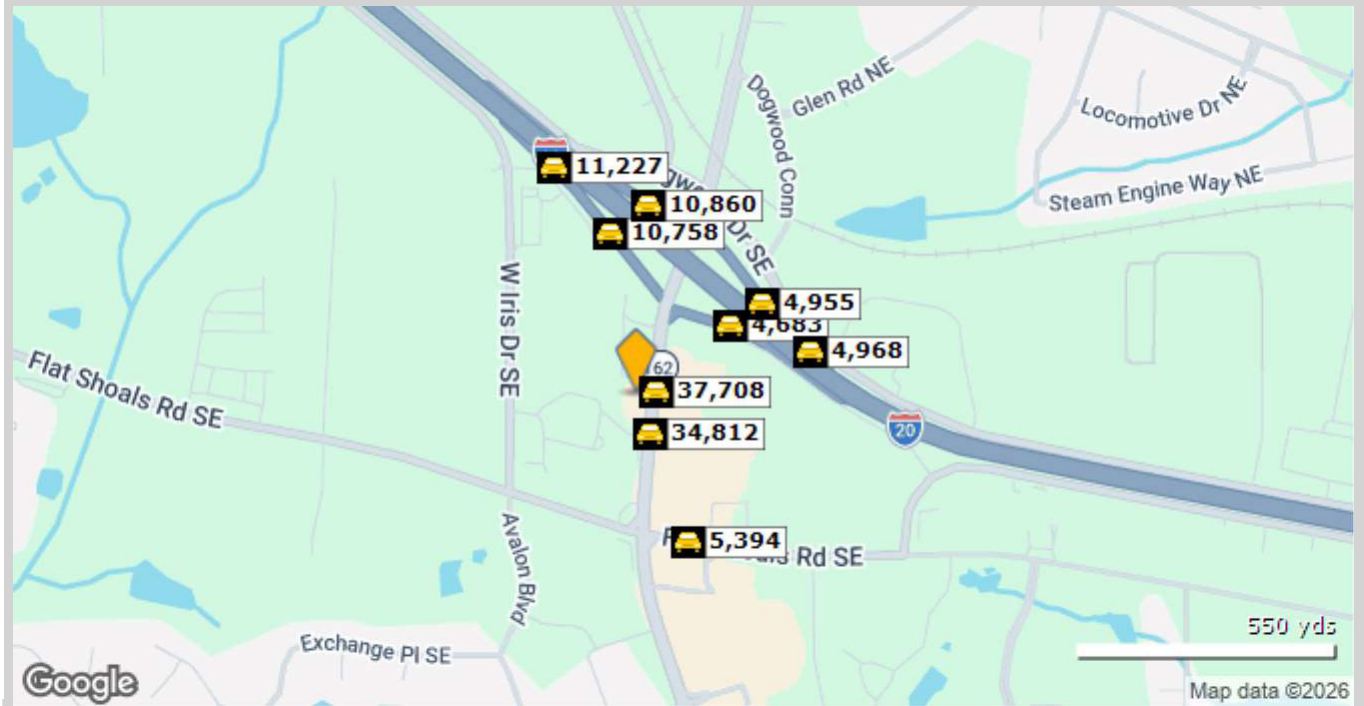
Consumer Spending Report

2025 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$58,460	\$478,812	\$1,091,774
Total Apparel	\$3,630	\$27,469	\$62,141
Women's Apparel	1,437	10,888	24,588
Men's Apparel	685	5,275	11,951
Girl's Apparel	251	1,929	4,410
Boy's Apparel	208	1,519	3,443
Infant Apparel	175	1,304	2,943
Footwear	874	6,553	14,807
Total Entertainment & Hobbies	\$8,799	\$72,593	\$165,586
Entertainment	820	8,666	20,335
Audio & Visual Equipment/Service	2,259	17,652	39,771
Reading Materials	83	718	1,679
Pets, Toys, & Hobbies	1,234	10,106	23,764
Personal Items	4,403	35,451	80,038
Total Food and Alcohol	\$15,781	\$124,013	\$281,943
Food At Home	8,661	66,614	151,218
Food Away From Home	6,304	50,650	115,221
Alcoholic Beverages	817	6,749	15,505
Total Household	\$9,264	\$76,352	\$175,681
House Maintenance & Repair	1,980	16,927	40,580
Household Equip & Furnishings	3,780	30,058	68,567
Household Operations	2,551	21,288	48,494
Housing Costs	953	8,079	18,040

Consumer Spending Report

2025 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$15,229	\$130,983	\$297,834
Vehicle Purchases	7,459	67,642	155,410
Gasoline	4,328	34,889	78,941
Vehicle Expenses	308	2,439	5,567
Transportation	1,344	11,140	24,325
Automotive Repair & Maintenance	1,789	14,873	33,591
Total Health Care	\$2,374	\$19,614	\$45,814
Medical Services	1,280	10,637	24,853
Prescription Drugs	788	6,507	15,302
Medical Supplies	306	2,469	5,658
Total Education/Day Care	\$3,383	\$27,788	\$62,774
Education	2,319	18,697	42,125
Fees & Admissions	1,064	9,091	20,650

Traffic Count Report



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Salem Road Southeast	I- 20	0.17 N	2020	37,708	MPSI	.03
2	Salem Rd SE	I- 20	0.17 N	2023	34,764	MPSI	.05
3	Salem Road Southeast	I- 20	0.17 N	2025	34,812	MPSI	.05
4	Iris Dr SE	Edwards Dr	0.27 SE	2024	4,683	MPSI	.15
5	Flat Shoals Rd SE	Salem Rd SE	0.06 W	2025	5,394	MPSI	.19
6	I- 20	I- 12	0.11 NW	2022	4,955	MPSI	.20
7	Iris Dr SE	Edwards Dr	0.45 SE	2024	10,758	MPSI	.21
8	I- 20	I- 12	0.11 NW	2023	4,968	MPSI	.23
9	I- 20	I- 12	0.08 SE	2024	10,860	MPSI	.24
10	Iris Dr SE	Edwards Dr	0.45 SE	2023	11,227	MPSI	.30

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