

# DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA 30094



**Cravens Doggett**

*KW Chattahoochee North D/B/A Trinity CRE*

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**2**

**Property Info &  
Disclaimer**

**3**

**Property Description**

**4**

**Property Photos**

**5**

**City of Conyers  
Permitted Uses**

**23**

**Site Plan**

**24**

**Demographic Analysis**

**61**

**Aerial & Location Report**



**DEVELOPED  
LAND FOR  
SALE**

**TABLE OF  
CONTENTS**

# DEVELOPED LAND FOR SALE

## PROPERTY INFORMATION

*Call for Price*

**PROPERTY ADDRESS**  
*975 Flat Shoals Rd  
Conyers, GA 30094*

**LAND SIZE**  
*1.30 Acres*

975 Flat Shoals Rd  
Conyers, GA 30094

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

# PROPERTY OVERVIEW

Discover a premier outparcel development opportunity at 975 Flat Shoals Rd, Conyers, GA 30094. This ± 1.315 acres is strategically positioned in a rapidly expanding area next to a brand new Shell convenient store with cross access. Located in a thriving community with easy access to major highways and urban centers, this property is ideal for several development opportunities. ± 30K cars/day from both Flat Shoals and Parker Rd. Located in the city of Conyers with BG zoning. The seller has a non-compete for the following uses: gas station, grocery store, smoke shop and liquor store



**DEVELOPED LAND FOR SALE**

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# PROPERTY PHOTOS



# DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA 30094

Principal use/Zoning district	Supplemental Use Standards	R-A	RS-20	RS-14	TND	TH	RM	O-I	BN	MxD	BG	HSB	I-D
<p>■Signifies that the use is permitted by-right.                      □Signifies that the use is permitted by approval of a special use permit.                      A box without a designation signifies that the use is prohibited.</p>													
<b>RESIDENTIAL:</b>													
Assisted living facility/hospice/retirement home/skilled nursing home							■	■		■	■		
Duplex							■						
Group home	See <a href="#">Section 8-7-92</a>	□	□	□		□	□						
Housing development for older persons (senior housing)	See <a href="#">Section 8-7-92</a>						■	■		□			
Manufactured house	See <a href="#">Section 8-7-92</a>	■	□										
Multi-family residential (apartment for rent or condominium for sale)	See <a href="#">Section 8-7-92</a>						■			■			
Personal care home, registered (1—3 persons)	See <a href="#">Section 8-7-92</a>	□	□	□	□					□			
Personal care home, family (4—6 persons)	See <a href="#">Section 8-7-92</a>					□	□			□			
Personal care home, group (7—15 persons)	See <a href="#">Section 8-7-92</a>						□	■		□			

Personal care home, congregate (16 or more persons)	See <a href="#">Section 8-7-92</a>							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Rooming house/boarderhouse	See <a href="#">Section 8-7-92</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Single-family residential, attached/townhouse							<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			
Single-family residential, detached		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>			
Single-family residential, zero lot line	See <a href="#">Section 8-7-92</a>					<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>			
<b>LODGING:</b>														
Bed and breakfast inn (up to five rooms)	See <a href="#">Section 8-7-92</a>	<input type="checkbox"/>				<input type="checkbox"/>					<input checked="" type="checkbox"/>			
Hotel (no room limit)	See <a href="#">Section 8-7-92</a>								<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>OFFICE:</b>														
Automotive broker/internet car sales (no automobiles for retail sale stored on the premises)									<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Call center									<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Office (medical and non-medical)						<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>COMMERCIAL:</b>														
<b>General Commercial</b>														

Animal clinic/veterinary services	See <a href="#">Section 8-7-92</a>									<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Appliance rental/electronics rental/furniture rental										<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Appliance repair/electronics repair										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Artist studio/photography studio					<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Auction house												<input checked="" type="checkbox"/>	
Automotive repair and maintenance (major)	See <a href="#">Section 8-7-92</a>											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair and maintenance (minor)	See <a href="#">Section 8-7-92</a>										<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bank/financial institution								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Barber/hairdresser					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Body art parlor/body piercing parlor/tattoo parlor											<input type="checkbox"/>	<input type="checkbox"/>	
Carpet cleaning/upholstery repair											<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Car rental											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Car wash	See <a href="#">Section 8-7-92</a>										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Check cashing service	See <a href="#">Section 8-7-92</a>										<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Collection agency (no									<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

commodities or merchandise stored on the premises)													
Courier								■	■	■	■	■	
Day spa					■				■	■	■	■	
Dry cleaner					■			■	■	■	■	■	
Emissions testing center													
Event planner/wedding planner (no events or weddings held on the premises)								■	■	■	■	■	
Express delivery service					■			■	■	■	■	■	
Funeral home								■	■	■	■	■	
Furniture repair											□	■	
Home health service provider								■		■	■	■	
Janitorial service											□	■	
Landscape service												■	■
Laundromat											■	■	
Locksmith					■				■	■	■	■	
Mail center					■				■	■	■	■	
Massage parlor											□	■	
Moving company												□	■
Pawn shop	See <a href="#">Section 8-</a>											□	■

	<u>7-92</u>												
Pest control												■	■
Pet services (no outdoor kennels)									■	■	■	■	
Photocopying and printing shop					■			■	■	■	■	■	■
Precious metals dealer											□	□	
Public storage facility (mini-warehouse)	See <u>Section 8-7-92</u>											□	■
Recording studio (soundproofed)												■	■
Repossession service (automobiles and objects may be stored on the premises)	See <u>Section 8-7-92</u>												■
Repossession service (no outdoor storage)												■	■
Salon					■			■	■	■	■	■	
Shoe repair					■			■	■	■	■	■	
Sign shop											■	■	■
Tailor					■			■	■	■	■	■	
Truck rental/Van rental	See <u>Section 8-7-92</u>											■	
<b>Retail</b>													
All-terrain vehicle dealer/boat												□	■

dealer/recreational vehicle dealer													
Antique store									■	■	■		
Apparel store/specialty apparel store									■	■	■		
Arts and crafts store				■				■	■	■	■		
Art frame retail				■				■	■	■	■		
Auto parts store/tire store										□	■		
Bookseller/book store/newsstand				■				■	■	■	■		
Building materials and supply store											□	■	
Car sales/motorcycle sales (indoor or outdoor)/motor vehicle sales	See <a href="#">Section 8-7-92</a>								□	□	■		
Casual shoes store/dress shoes store									■	■	■		
Convenience goods store/corner store/general merchandise store				■			■	■	■	■	■		
Cosmetics store/beauty supplies								■	■	■	■		
Costume store									■	■	■		
Department store									■	■	■		
Drug store/pharmacy				■			■	■	■	■	■		

Electronics store									■	■	■	
Farm equipment store/farm supply store/feed and seed store	See <a href="#">Section 8-7-92</a>										■	
Farmer's market				■				■	■	■	■	
Fine art store/jewelry store				■				■	■	■	■	
Fireworks sales											■	
Fish market/meat market/poultry market (no animal slaughtering)				■				■	■	■	■	
Flea market	See <a href="#">Section 8-7-92</a>										□	
Floor coverings store										■	■	
Florist				■			■	■	■	■	■	
Food market/specialty food market				■				■	■	■	■	
Gas station with a convenience goods store, a corner store or a general store	See <a href="#">Section 8-7-92</a>								□	■	■	■
Gas station without convenience goods store, a corner store or a general store	See <a href="#">Section 8-7-92</a>										■	■
Gift store				■			■	■	■	■	■	
Grocery store/supermarket								■	■	■	■	
Hardware sales/hardware				■				■	■	■	■	

store													
High fashion store/specialty fashion store									■	■	■		
Home electronics store									■	■	■		
Home furnishings center/home furnishings store/home furniture store									■	■	■		
Home improvement store											■		
Junior department store									■	■	■		
Lawn and garden supplies and equipment store									■	■	■		
Large appliances store									■	■	■		
Leather goods store/luggage store				■				■	■	■	■		
Major department store									■	■	■		
Medical equipment and supplies store									■	■	■		
Membership warehouse club/warehouse retailer											■		
Music store				■				■	■	■	■		
Office supplies store				■				■	■	■	■		
Optical goods store							■	■	■	■	■		
Package liquor store	See <a href="#">Section 8-7-92</a>								□	□	■		

Paint store										■	■	■	
Pet store/pet supplies store (no outdoor kennels)										■	■	■	
Retail beer and wine sales					■				■	■	■	■	
Second hand shop/second hand store/thrift store										■	■	■	
Sporting goods store										■	■	■	
Tobacco store	See <a href="#">Section 8-7-92</a>									■	■	■	
Toy store										■	■	■	
Utility trailer sales	See <a href="#">Section 8-7-92</a>											□	
Wallpaper store										■	■	■	
<b>Wholesale</b>													
Wholesale												□	■
<b>Food Service Establishment</b>													
Bagel store/bakery/café/coffee house/confectionery/ice cream parlor					■				■	■	■	■	■
Brewpub											■	■	■
Caterer					■					■	■	■	■
Restaurant (fast food)									■	■	■	■	■
Restaurant (full service)					■				■	■	■	■	■

Restaurant (limited service)					■				■	■	■	■	■	
<b>Alcohol Service Establishment</b>														
Drinking place	See <a href="#">Section 8-7-92</a>										□	□	□	
Microbrewery/micro distillery	See <a href="#">Section 8-7-92</a>										■			■
<b>Adult Entertainment Establishment</b>														
Adult entertainment establishment	See <a href="#">Section 8-7-92</a>												□	□
<b>Entertainment Establishment</b>														
Amusement park	See <a href="#">Section 8-7-92</a>												□	
Nightclub	See <a href="#">Section 8-7-92</a>												□	□
Tobacco lounge													□	■
<b>Recreation Establishment</b>														
Camping		■												
Dance studio/martial arts studio/yoga studio					■				■	■	■	■		
Fitness center and health spa	See <a href="#">Section 8-7-92</a>								□	■	■	■		
Golf course		■	■	■										
Indoor recreation facility												■	■	

Outdoor shooting range													■	■
Outdoor recreation facility	See <a href="#">Section 8-7-92</a>	□	□	□	□	□	□	■	■	■	■	■	■	
Summer camp	See <a href="#">Section 8-7-92</a>	■								■	■	■		
<b>CIVIC:</b>														
Auditorium (places of public assembly)	See <a href="#">Section 8-7-92</a>									■		■	■	■
Banquet hall	See <a href="#">Section 8-7-92</a>									□			□	□
Botanical garden/zoo												□	□	□
Civic organization/not-for-profit organization										■	■	■	■	■
Library	See <a href="#">Section 8-7-92</a>							■	■	■	■	■	■	■
Live theater/(places of public assembly)	See <a href="#">Section 8-7-92</a>											■	■	■
Movie theater (drive-in facility)														■
Movie theater (No drive-in facility)												■	■	■
Museum	See <a href="#">Section 8-7-92</a>									■		■	■	■
Performing arts building (places of public assembly)	See <a href="#">Section 8-7-92</a>									■		■	■	■

Religious assembly	See <a href="#">Section 8-7-92</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports stadium (places of public assembly)	See <a href="#">Section 8-7-92</a>										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>OTHER: CIVIL SUPPORT</b>													
<b>Community Support Facility</b>													
Daycare center, adult or child	See <a href="#">Section 8-7-92</a>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Daycare facility, adult or child	See <a href="#">Section 8-7-92</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire station		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Medical clinic								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Police station							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Post office								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Youth center	See <a href="#">Section 8-7-92</a>									<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Infrastructure and Utilities</b>													
Electric substation	See <a href="#">Section 8-7-92</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar farm		<input type="checkbox"/>											<input checked="" type="checkbox"/>
Wind farm		<input type="checkbox"/>											<input checked="" type="checkbox"/>
Water supply facility													<input type="checkbox"/>
Telecommunications tower	See Article E												

Major Facility														
Ambulance service												<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Cemetery	See <a href="#">Section 8-7-92</a>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Detention facility/jail/work camp (private)														<input type="checkbox"/>
Hospital	See <a href="#">Section 8-7-92</a>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Mausoleum	See <a href="#">Section 8-7-92</a>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
Municipal government building								<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Public health and social service facility								<input checked="" type="checkbox"/>						
Radio station/television station								<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Rescue Mission														
Counseling/instruction/medical services								<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Food services provision								<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	
Substance abuse facility								<input type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Transitional housing facility (e.g., emergency shelter, homeless shelter or temporary shelter)	See <a href="#">Section 8-7-92</a>							<input type="checkbox"/>	<input type="checkbox"/>					

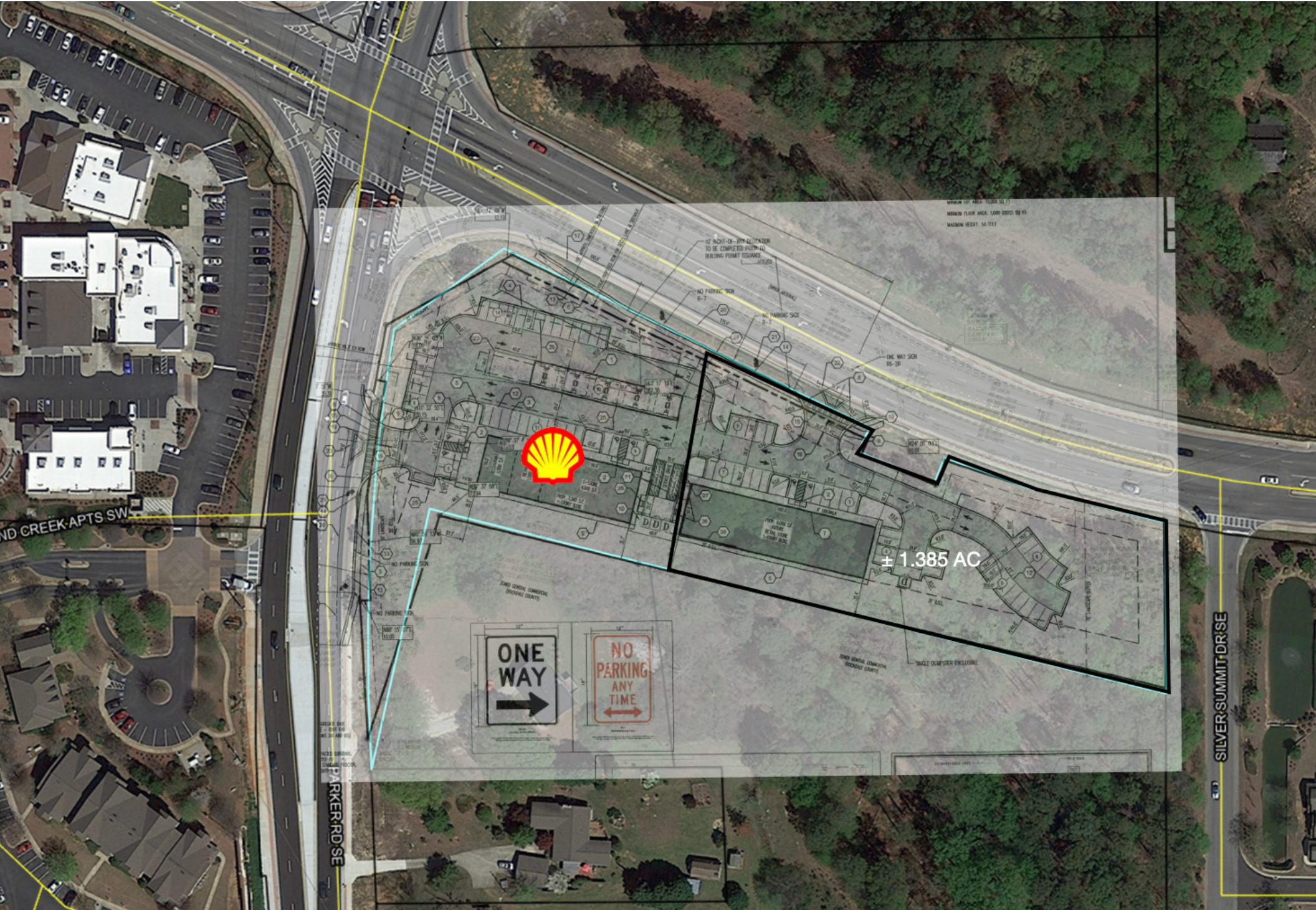
Public Parking															
Parking structure										■		■	■	■	■
Surface parking lot										□		□	□	□	□
Transit Facility															
Airport	See <a href="#">Section 8-7-92</a>														■
Bus terminal												■	■	■	
Freight terminal															■
Intermodal terminal	See <a href="#">Section 8-7-92</a>													□	□
Railroad station												□	□	□	
Rideshare (park and ride)										■	■	■	■	■	
Taxi												■	■	■	
OTHER: AGRICULTURE															
Farm		■													
Forestry and logging	See <a href="#">Section 8-7-92</a>	■													
Grain storage		■													
Greenhouse (plant nursery)	See <a href="#">Section 8-7-92</a>	■													■
Kennel (commercial enterprise)	See <a href="#">Section 8-7-92</a>	■													

Livestock pen	See <a href="#">Section 8-7-92</a>	■												
Stable (livestock quarters and enclosures)	See <a href="#">Section 8-7-92</a>	■												
<b>OTHER: EDUCATION</b>														
Business college									■		■	■	■	
College	See <a href="#">Section 8-7-92</a>								■		■	■	■	
Driving school									■			■	■	
Tutoring center						■			■	■	■	■	■	
Fine art schools						■			■	■	■	■	■	
Parochial elementary school/private elementary school/public elementary school	See <a href="#">Section 8-7-92</a>	■	■	■	■	■	■	■	■	■	■	■	■	■
Parochial high school/private high school/public high school	See <a href="#">Section 8-7-92</a>	■	■	■	■	■	■	■	■	■	■	■	■	■
Parochial middle school/private middle school/public middle school	See <a href="#">Section 8-7-92</a>	■	■	■	■	■	■	■	■	■	■	■	■	■
Trade school									■		■	■	■	■
<b>OTHER: INDUSTRIAL</b>														
Building materials yard/container yard/lumber yard														■





Vehicle impound lot	See <u>Section 8-7-92</u>															■
Warehouse																■



MINIMUM FLOOR AREA: 11,000 SQ FT  
MINIMUM FLOOR AREA: 1,000 SQ FT  
MAXIMUM HEIGHT: 50 FEET

SEE RIGHT-OF-WAY SPECIFICATION  
TO BE COMPLETED PRIOR TO  
BUILDING PERMIT ISSUANCE

NO PARKING SIGN  
R-7

NO PARKING SIGN  
R-7

ONE WAY SIGN  
R5-20

NO PARKING SIGN  
R-7



± 1.385 AC

ONE WAY  
→

NO PARKING  
ANY TIME  
↔

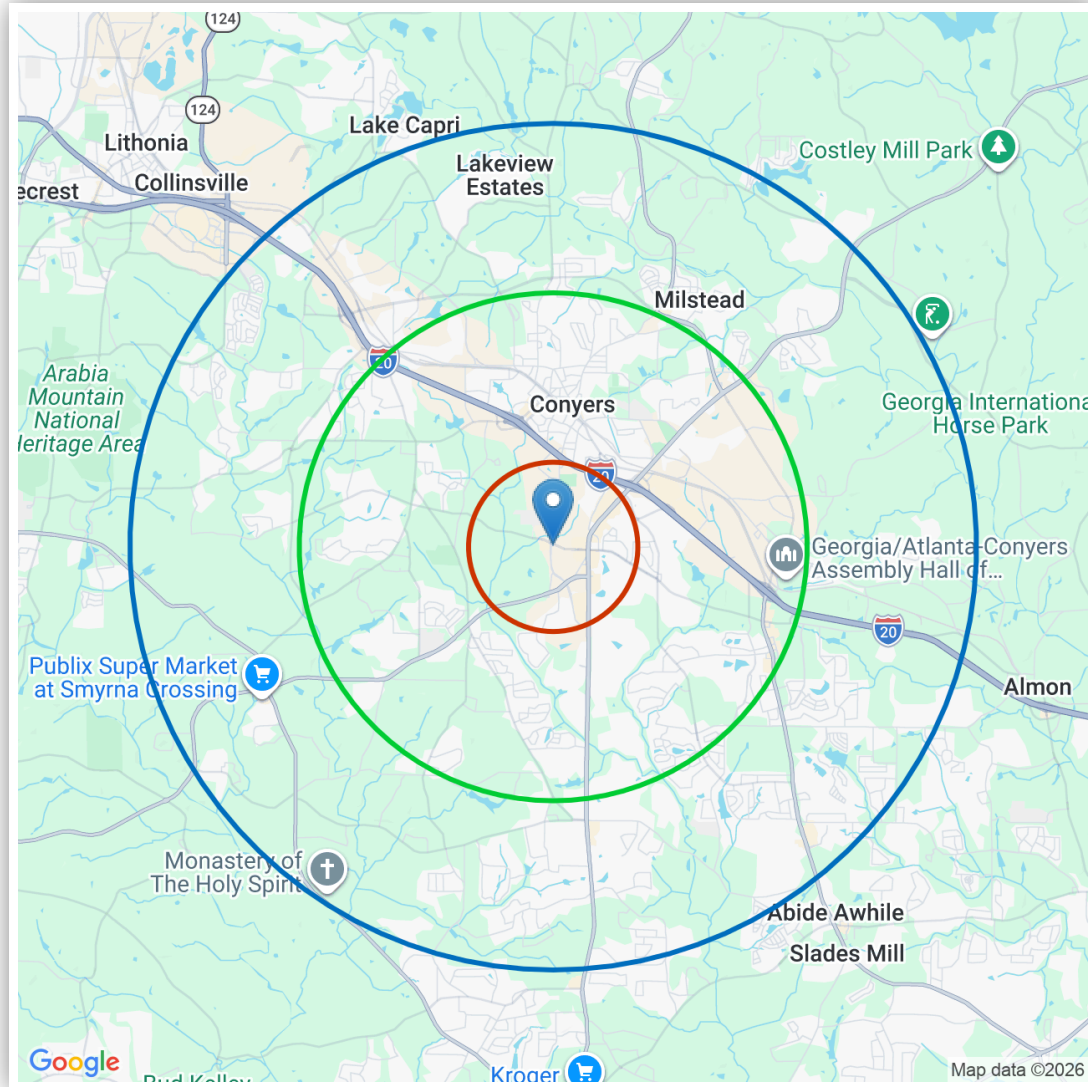
ND CREEK APTS SW

PARKER RD SE

SILVER SUMMIT DR SE

E 13

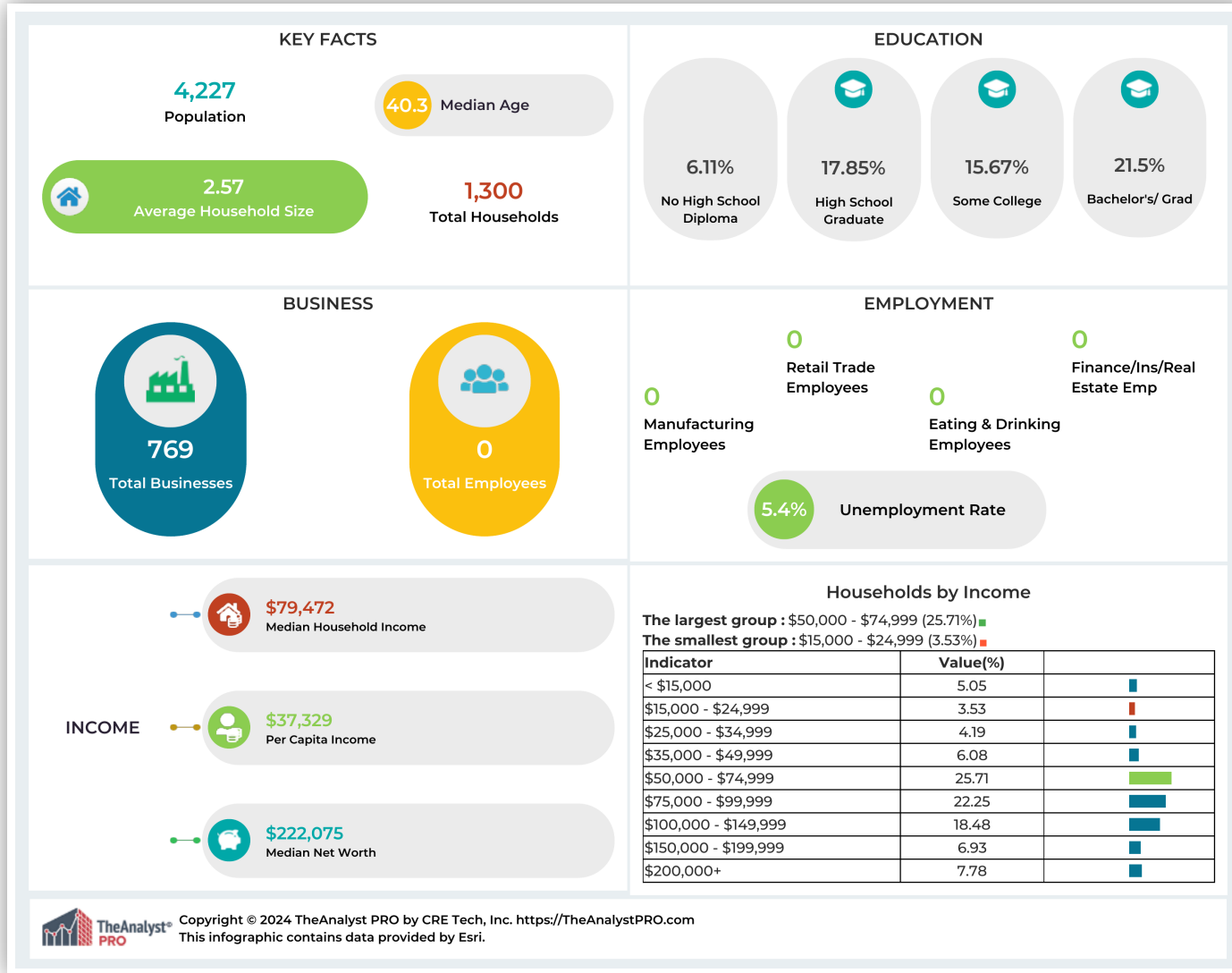
# LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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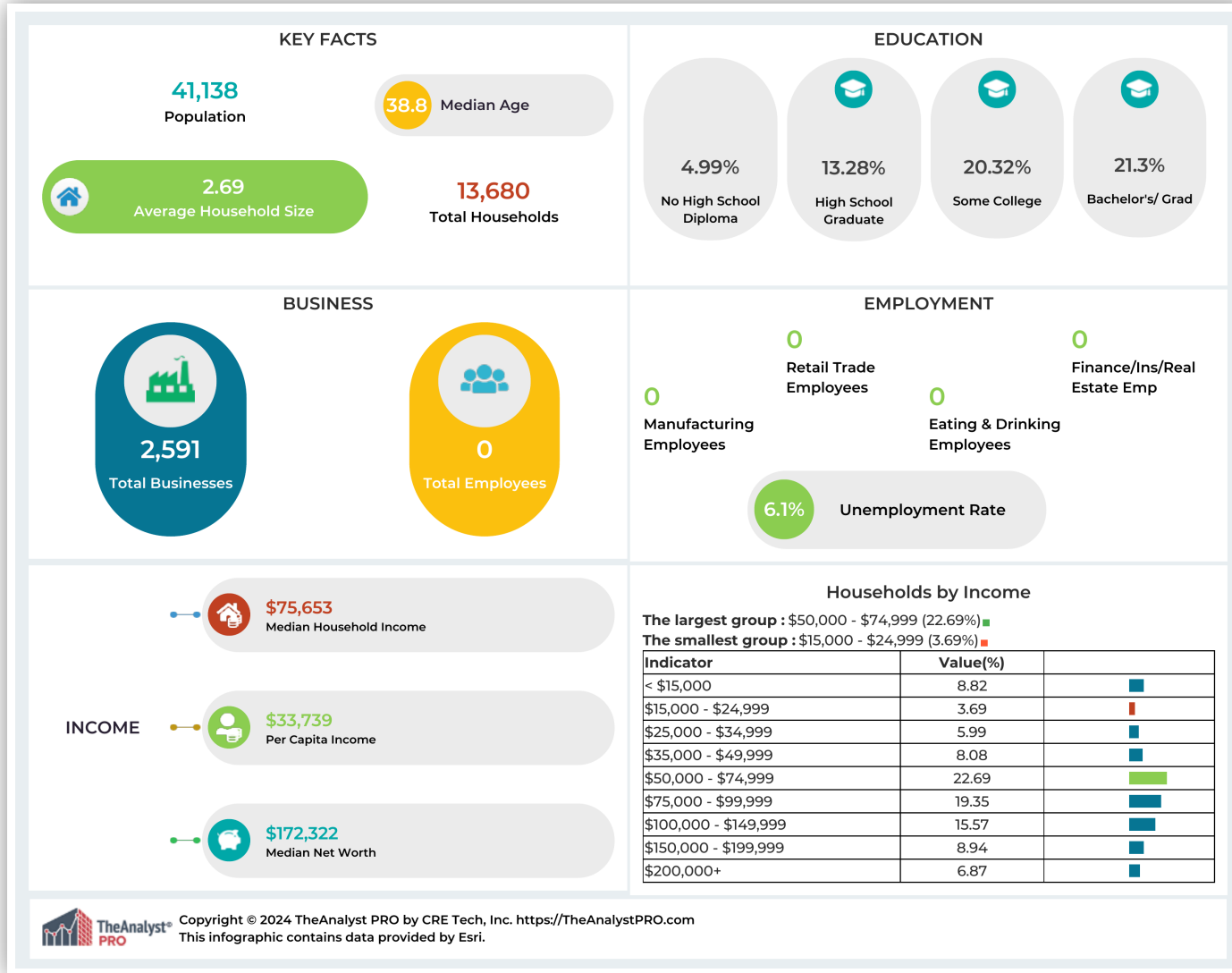
# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



## DEVELOPED LAND FOR SALE

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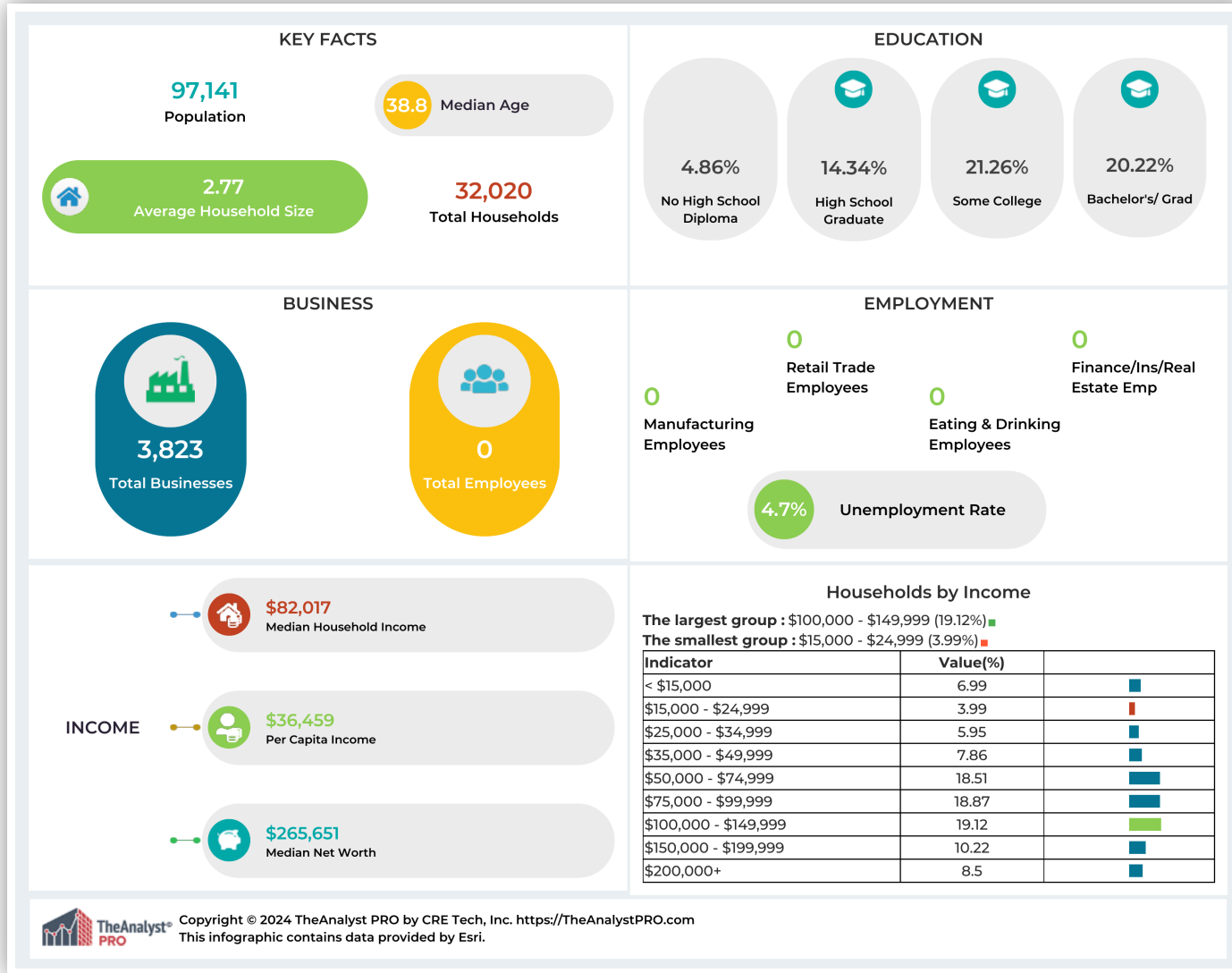
# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

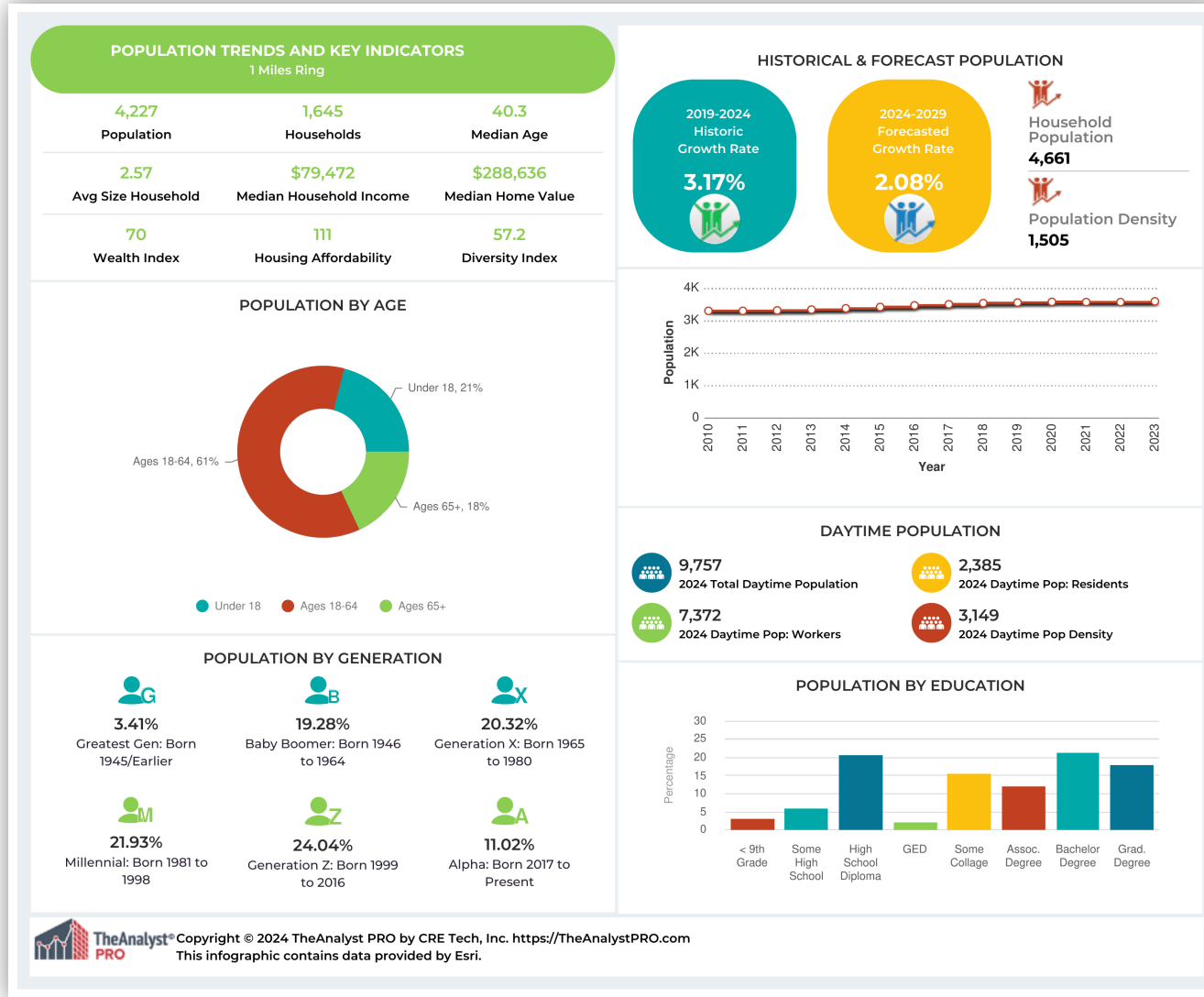
# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



## DEVELOPED LAND FOR SALE

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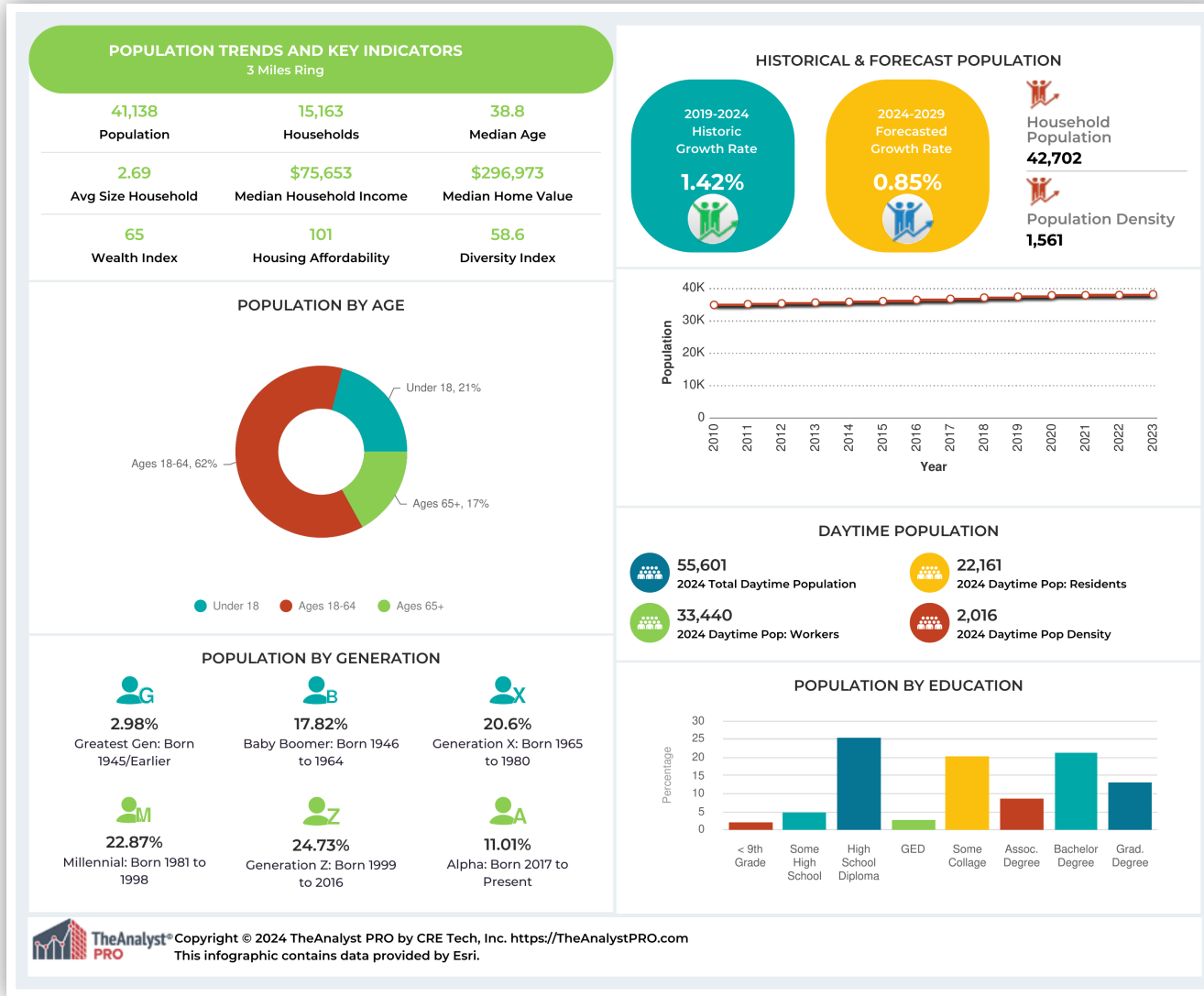
# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

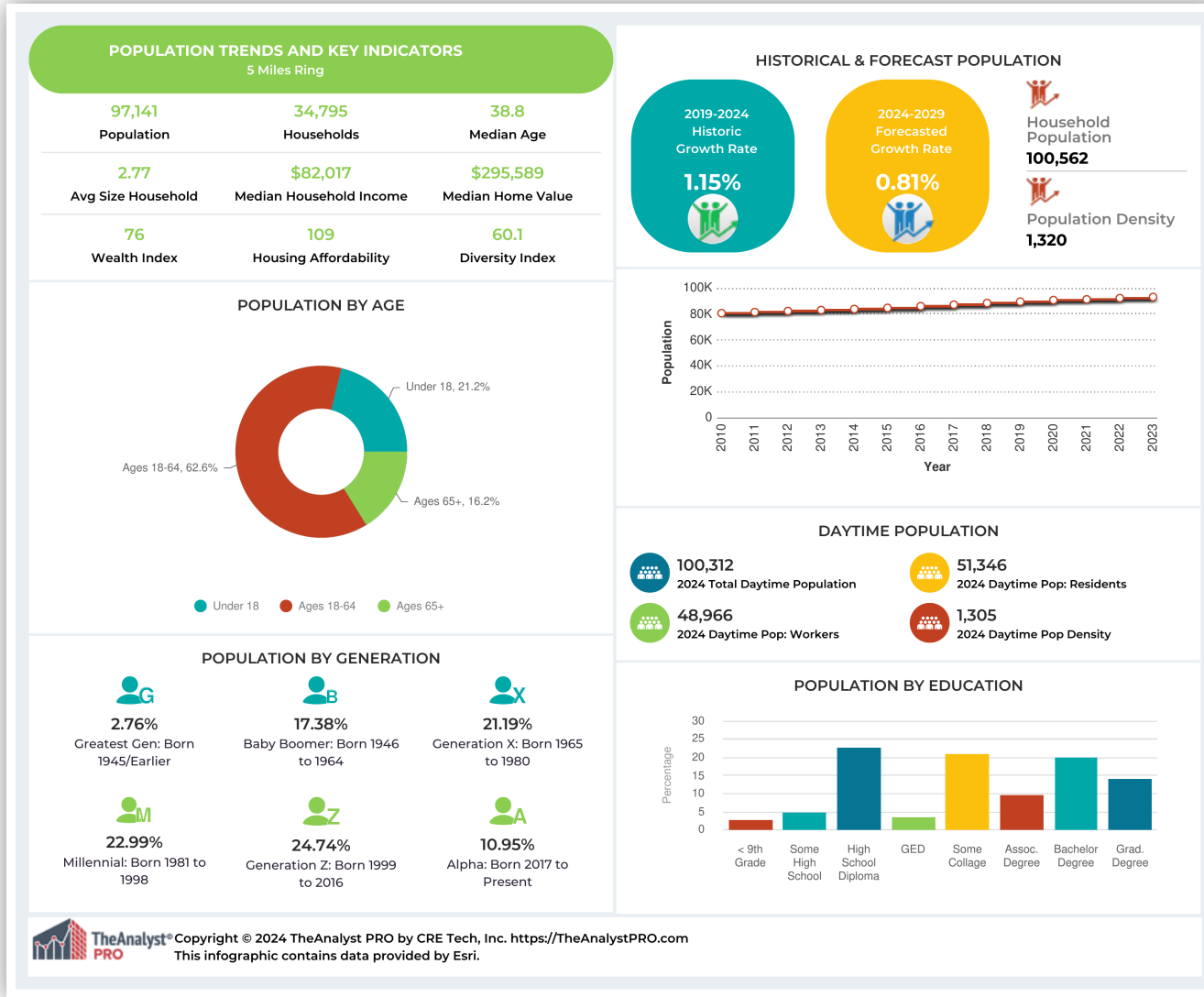
# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

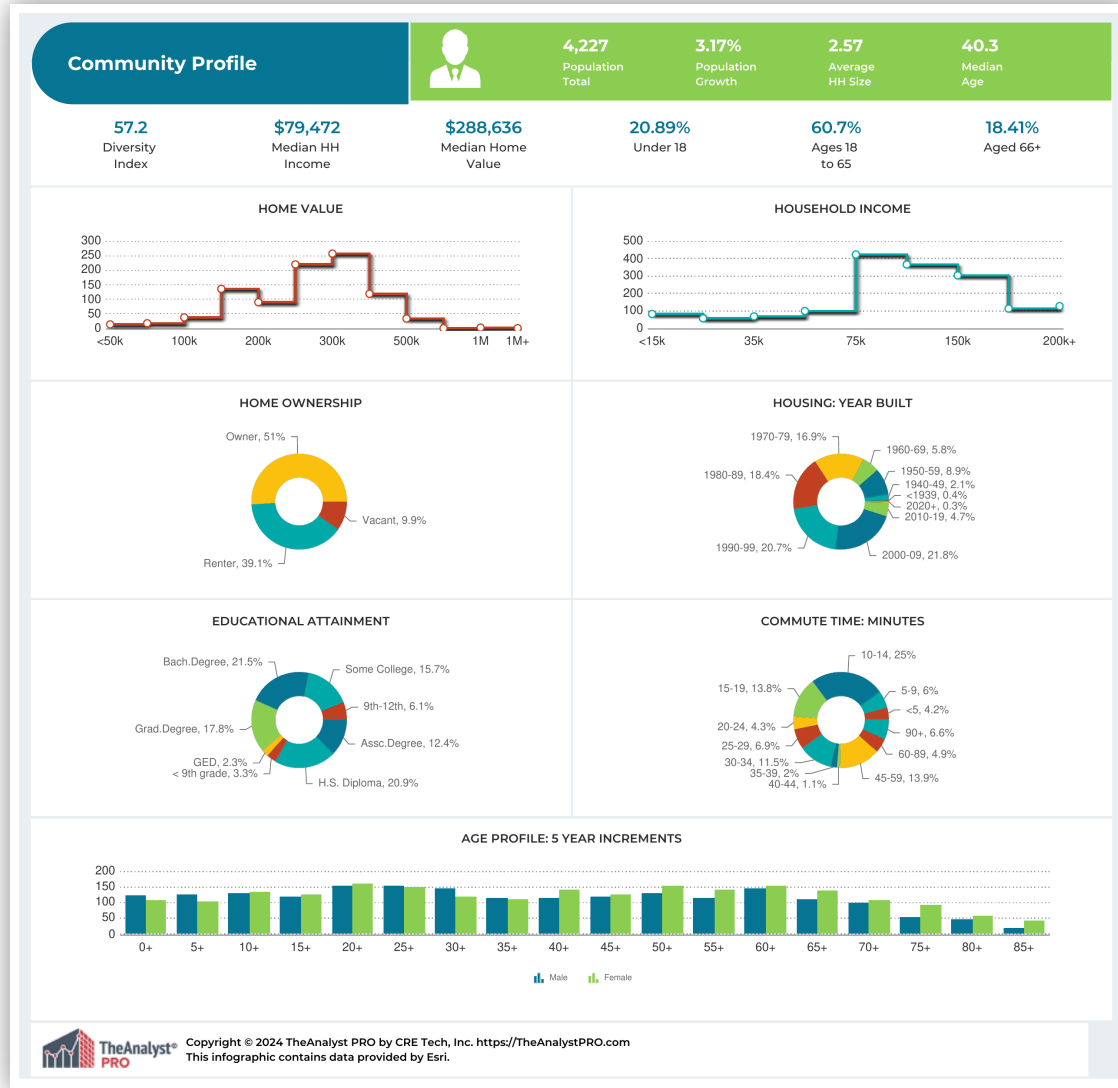
# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

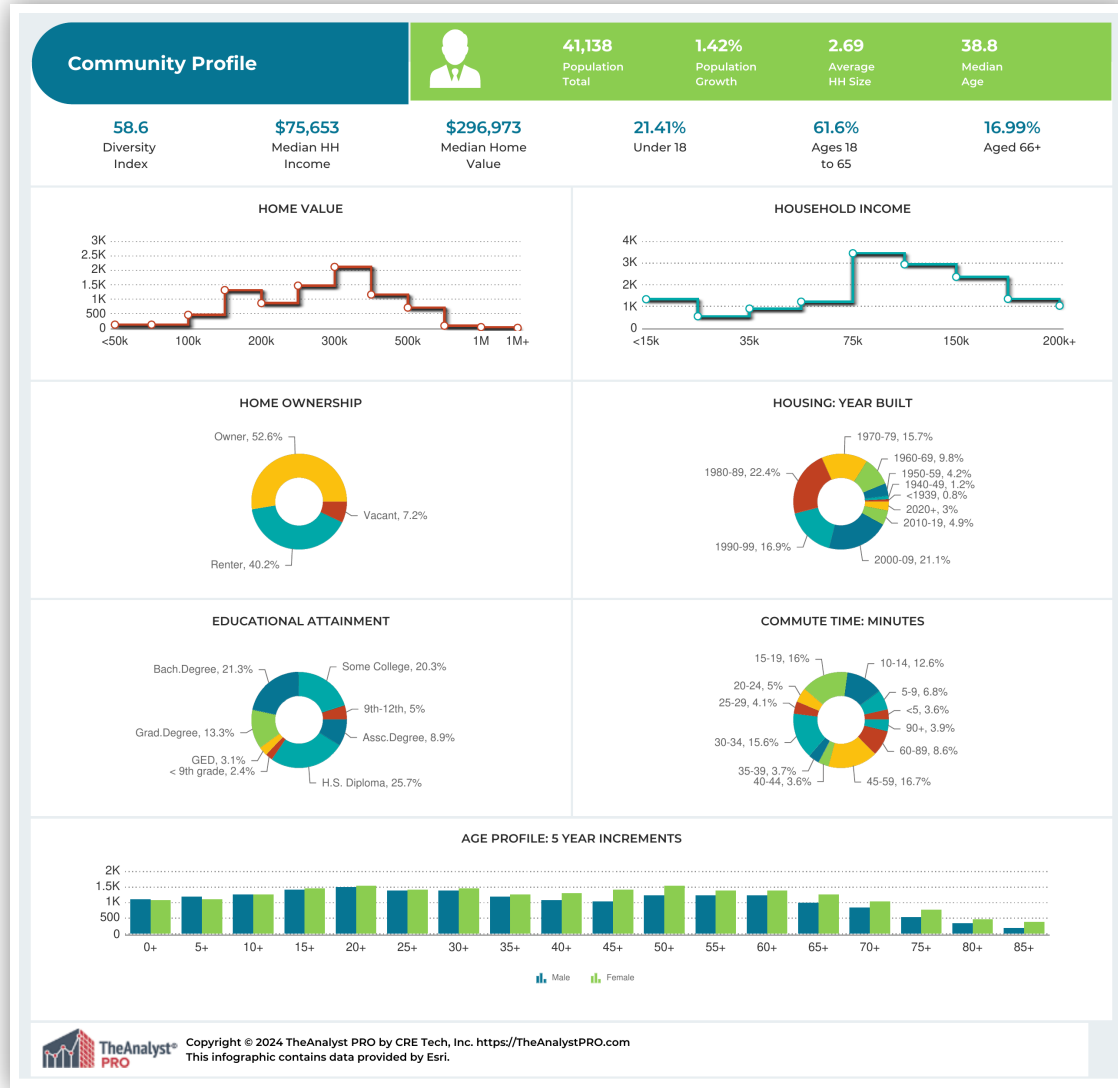
# INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

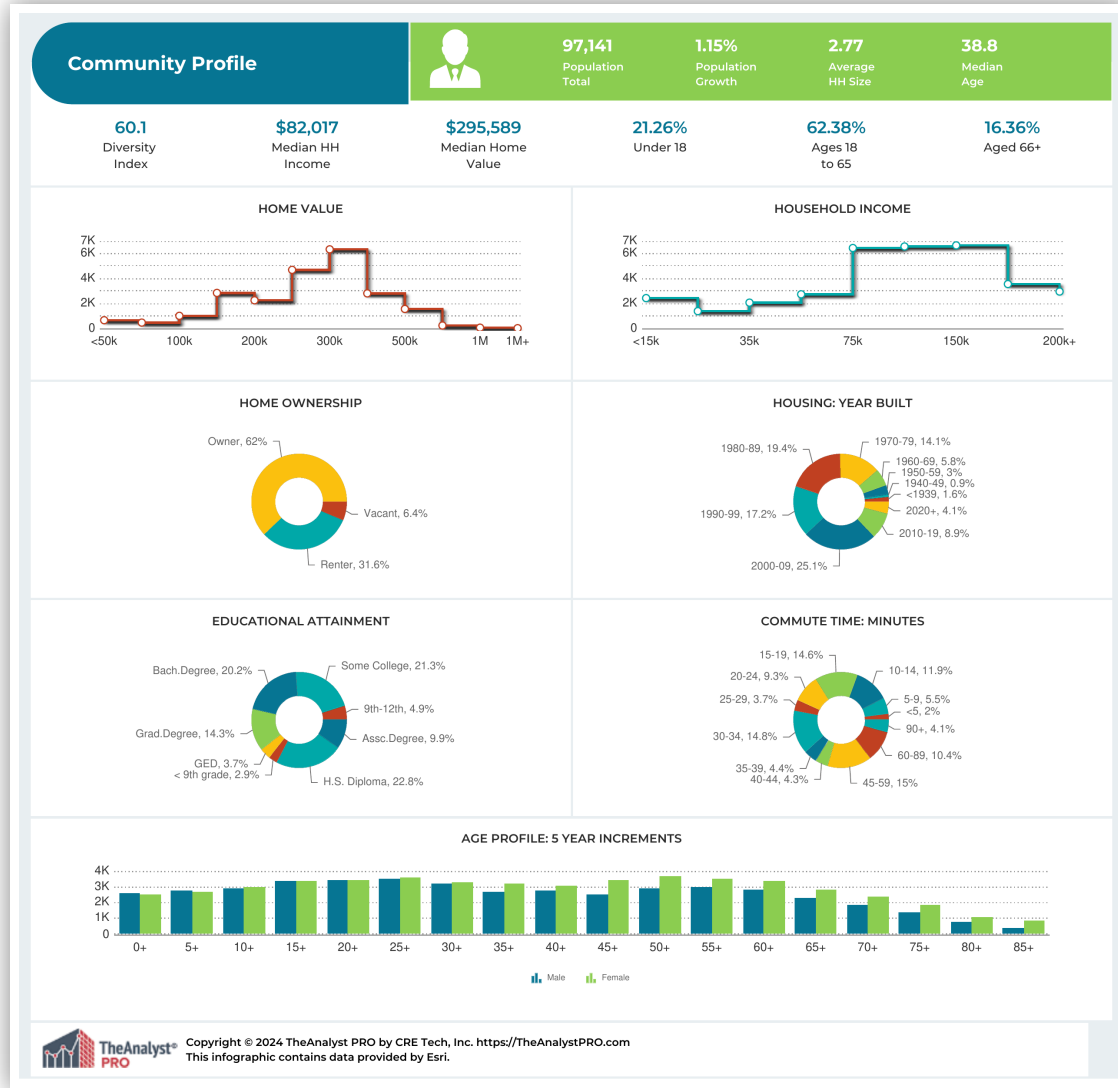
# INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

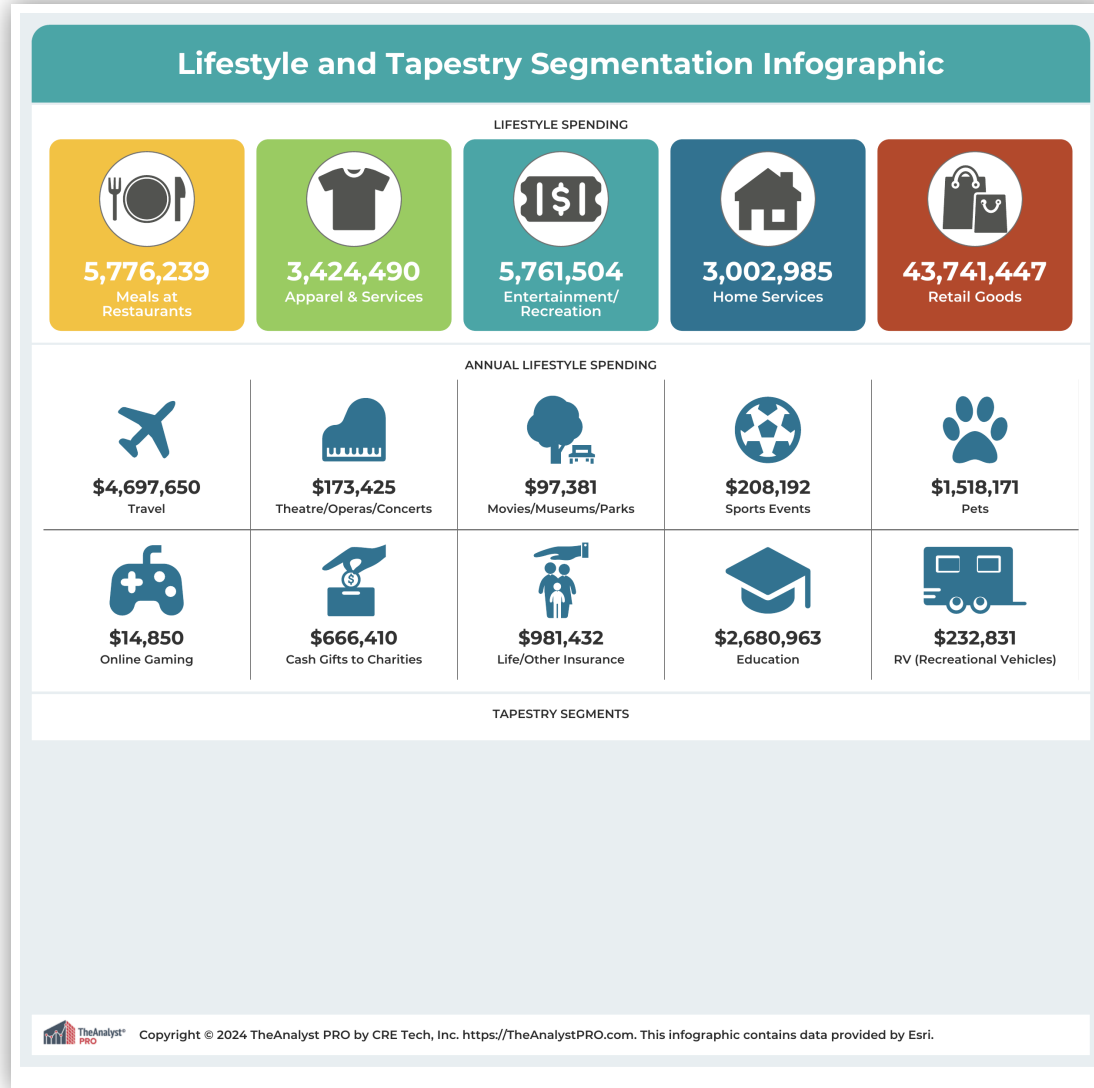
# INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

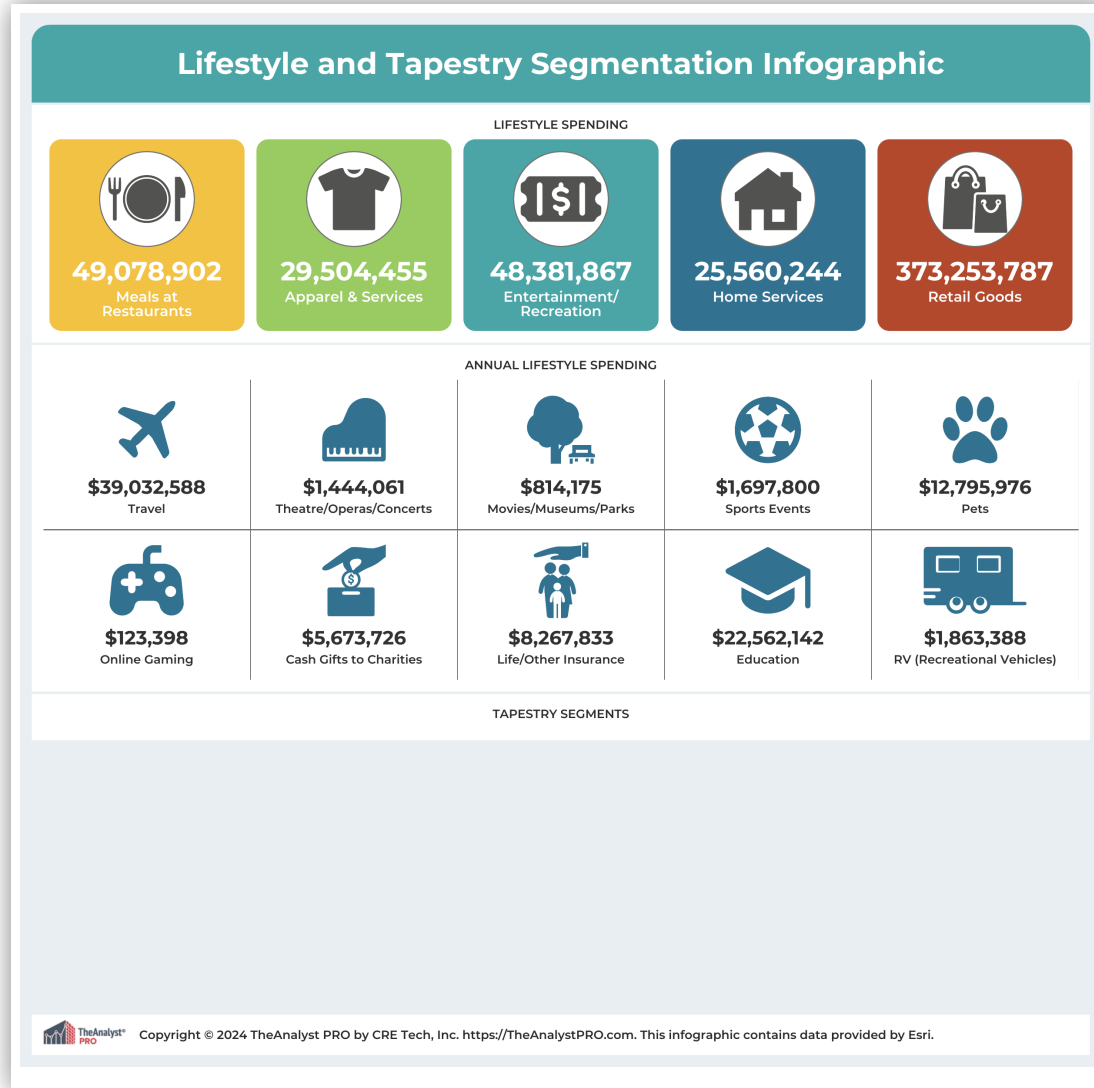
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

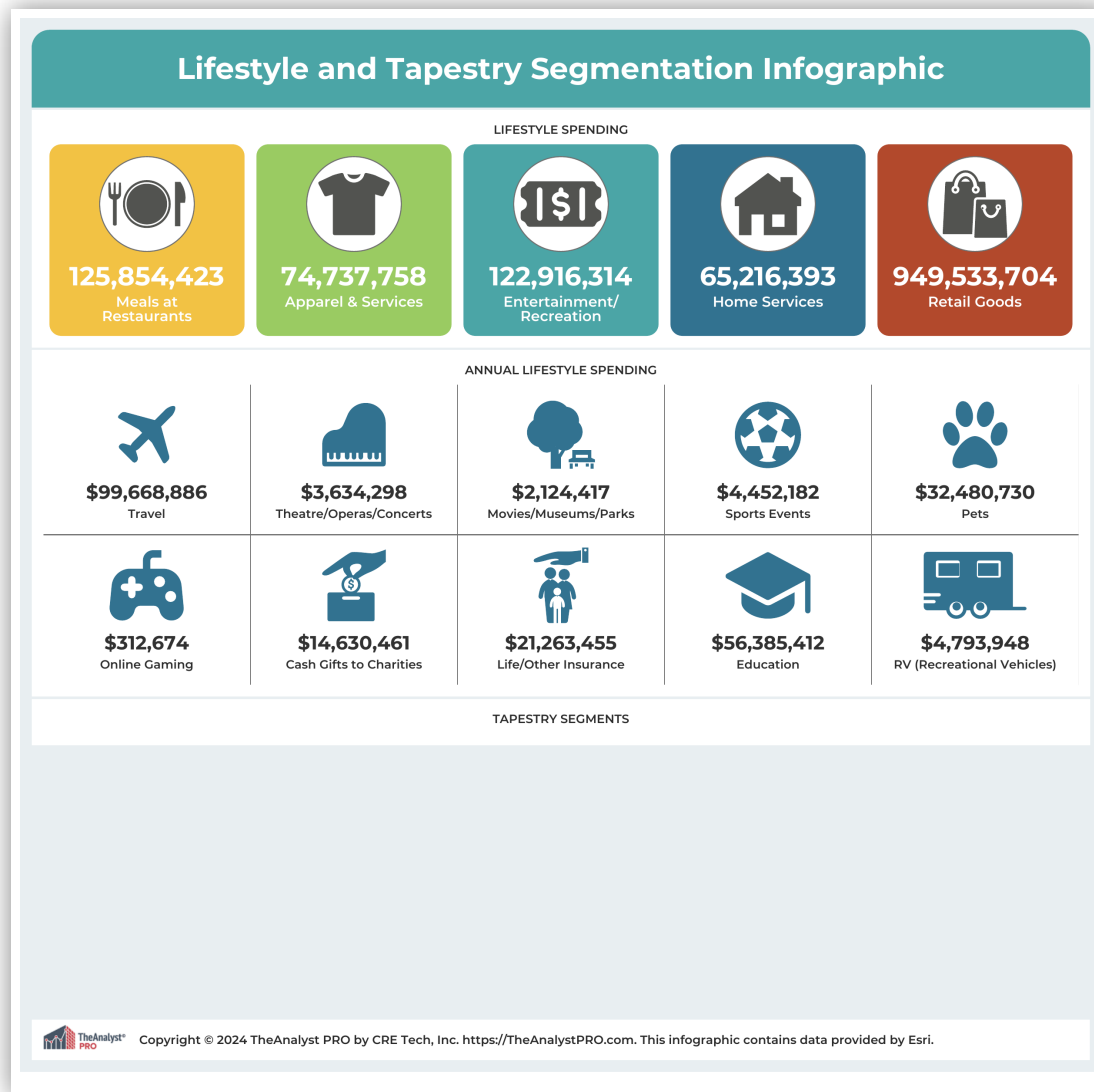
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	3,477	4,227	4,663
Total Households	1,300	1,645	1,805
Family Households	914	1,125	1,217
Average Household Size	2.67	2.57	2.58
Owner Occupied Housing Units	733	931	1,073
Renter Occupied Housing Units	567	714	733
Median Age	39.3	40.3	40.4

Trends 2026 - 2031	Area	State	National
Population	2.00%	0.80%	0.50%
Households	1.90%	0.90%	0.70%
Family Population	1.60%	0.80%	0.60%
Owner Occupied Housing Units	2.90%	1.20%	0.00%
Median Household Income	1.80%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	197	5.7%	234	5.5%	255	5.5%
5-9	231	6.6%	232	5.5%	254	5.5%
10-14	234	6.7%	268	6.3%	253	5.4%
15-19	286	8.2%	247	5.8%	274	5.9%
20-24	226	6.5%	316	7.5%	258	5.5%
25-29	193	5.5%	306	7.2%	371	8.0%
30-34	188	5.4%	265	6.3%	342	7.3%
35-39	214	6.2%	231	5.5%	303	6.5%
40-44	211	6.1%	259	6.1%	266	5.7%
45-49	242	7.0%	248	5.9%	282	6.0%
50-54	230	6.6%	287	6.8%	271	5.8%
55-59	267	7.7%	257	6.1%	292	6.3%
60-64	222	6.4%	299	7.1%	268	5.8%
65-69	185	5.3%	249	5.9%	298	6.4%
70-74	144	4.1%	210	5.0%	246	5.3%
75-79	108	3.1%	148	3.5%	199	4.3%
80-84	47	1.4%	109	2.6%	130	2.8%
Age 85+	51	1.5%	62	1.5%	101	2.2%

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

<\$10,000	79	4.8%	83	4.6%
\$10,000-14,999	4	0.2%	5	0.3%
\$15,000-19,999	20	1.2%	15	0.8%
\$20,000-24,999	38	2.3%	33	1.8%
\$25,000-29,999	41	2.5%	30	1.7%
\$30,000-34,999	28	1.7%	25	1.4%
\$35,000-39,999	41	2.5%	37	2.0%
\$40,000-44,999	37	2.3%	34	1.9%
\$45,000-49,999	22	1.3%	21	1.2%
\$50,000-59,999	109	6.6%	103	5.7%
\$60,000-74,999	314	19.1%	290	16.1%
\$75,000-99,999	366	22.3%	397	22.0%
\$100,000-124,999	224	13.6%	263	14.6%
\$125,000-149,999	80	4.9%	102	5.7%
\$150,000-199,999	114	6.9%	162	9.0%
\$200,000-249,999	56	3.4%	87	4.8%
\$250,000-299,999	28	1.7%	47	2.6%
\$300,000-399,999	23	1.4%	42	2.3%
\$400,000-499,999	4	0.2%	4	0.2%
\$500,000+	17	1.0%	26	1.4%
Median Household Income	\$79,472	-	\$87,055	-
Average Household Income	\$98,549	-	\$113,233	-
Per Capita Income	\$37,329	-	\$42,921	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	701	20.2%	694	16.4%	763	16.4%
Black Alone	2,311	66.5%	2,951	69.8%	3,223	69.1%
American Indian	4	0.1%	6	0.1%	7	0.1%
Asian Alone	58	1.7%	69	1.6%	79	1.7%
Pacific Islander	4	0.1%	5	0.1%	5	0.1%
Some Other Race	181	5.2%	233	5.5%	279	6.0%
Two or More Races	218	6.3%	269	6.4%	307	6.6%
Hispanic (Any Race)	335	9.6%	423	10.0%	499	10.7%

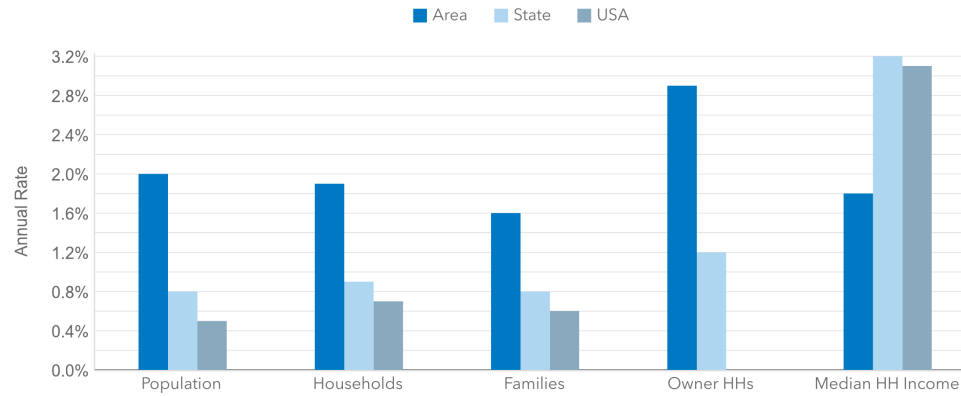
## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

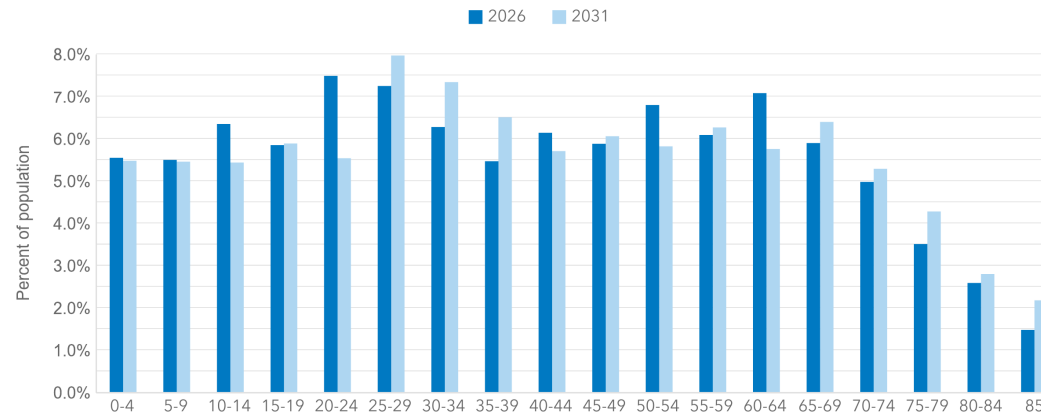
# DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



Population by Age



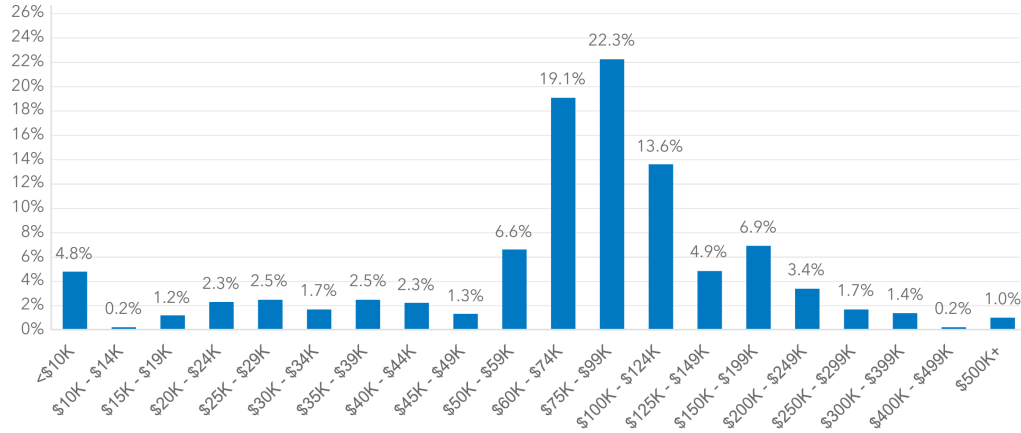
## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

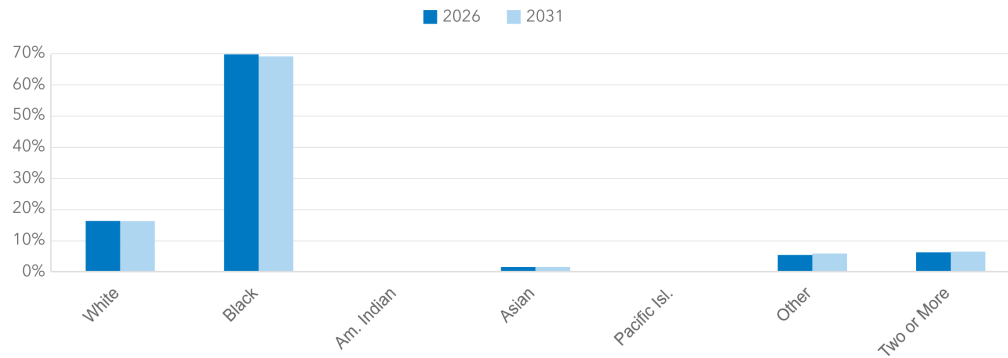
# DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



Households by Income for 2026



Population by Race



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	37,666	41,138	43,062
Total Households	13,680	15,163	15,962
Family Households	9,715	10,477	10,909
Average Household Size	2.73	2.69	2.68
Owner Occupied Housing Units	7,541	8,596	9,394
Renter Occupied Housing Units	6,139	6,567	6,568
Median Age	38.2	38.8	39.7

Trends 2026 - 2031	Area	State	National
Population	0.90%	0.80%	0.50%
Households	1.00%	0.90%	0.70%
Family Population	0.80%	0.80%	0.60%
Owner Occupied Housing Units	1.80%	1.20%	0.00%
Median Household Income	1.60%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,040	5.4%	2,221	5.4%	2,319	5.4%
5-9	2,426	6.4%	2,308	5.6%	2,331	5.4%
10-14	2,894	7.7%	2,560	6.2%	2,405	5.6%
15-19	2,957	7.8%	2,864	7.0%	2,534	5.9%
20-24	2,422	6.4%	3,037	7.4%	2,843	6.6%
25-29	2,438	6.5%	2,830	6.9%	3,297	7.7%
30-34	2,239	5.9%	2,868	7.0%	2,982	6.9%
35-39	2,236	5.9%	2,496	6.1%	3,022	7.0%
40-44	2,357	6.3%	2,431	5.9%	2,664	6.2%
45-49	2,604	6.9%	2,491	6.1%	2,534	5.9%
50-54	2,593	6.9%	2,781	6.8%	2,579	6.0%
55-59	2,624	7.0%	2,625	6.4%	2,675	6.2%
60-64	2,309	6.1%	2,635	6.4%	2,587	6.0%
65-69	1,944	5.2%	2,258	5.5%	2,507	5.8%
70-74	1,510	4.0%	1,918	4.7%	2,152	5.0%
75-79	965	2.6%	1,362	3.3%	1,681	3.9%
80-84	579	1.5%	845	2.0%	1,140	2.6%
Age 85+	527	1.4%	607	1.5%	809	1.9%

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

<\$10,000	914	6.0%	870	5.5%
\$10,000-14,999	423	2.8%	368	2.3%
\$15,000-19,999	231	1.5%	175	1.1%
\$20,000-24,999	328	2.2%	284	1.8%
\$25,000-29,999	329	2.2%	258	1.6%
\$30,000-34,999	580	3.8%	516	3.2%
\$35,000-39,999	456	3.0%	415	2.6%
\$40,000-44,999	586	3.9%	539	3.4%
\$45,000-49,999	183	1.2%	172	1.1%
\$50,000-59,999	1,444	9.5%	1,384	8.7%
\$60,000-74,999	1,997	13.2%	1,880	11.8%
\$75,000-99,999	2,934	19.4%	3,116	19.5%
\$100,000-124,999	1,756	11.6%	1,980	12.4%
\$125,000-149,999	605	4.0%	737	4.6%
\$150,000-199,999	1,355	8.9%	1,769	11.1%
\$200,000-249,999	499	3.3%	691	4.3%
\$250,000-299,999	242	1.6%	370	2.3%
\$300,000-399,999	188	1.2%	300	1.9%
\$400,000-499,999	27	0.2%	24	0.1%
\$500,000+	86	0.6%	115	0.7%
Median Household Income	\$75,653	-	\$82,078	-
Average Household Income	\$90,814	-	\$102,491	-
Per Capita Income	\$33,739	-	\$38,272	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,040	21.4%	7,091	17.2%	7,349	17.1%
Black Alone	24,657	65.5%	28,061	68.2%	29,074	67.5%
American Indian	128	0.3%	167	0.4%	172	0.4%
Asian Alone	760	2.0%	827	2.0%	923	2.1%
Pacific Islander	42	0.1%	61	0.1%	65	0.1%
Some Other Race	1,812	4.8%	2,263	5.5%	2,558	5.9%
Two or More Races	2,225	5.9%	2,669	6.5%	2,919	6.8%
Hispanic (Any Race)	3,217	8.5%	4,021	9.8%	4,536	10.5%

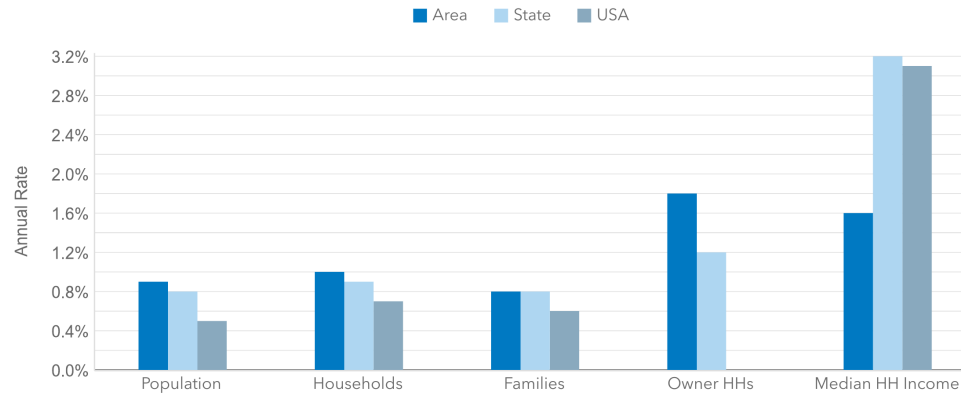
## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

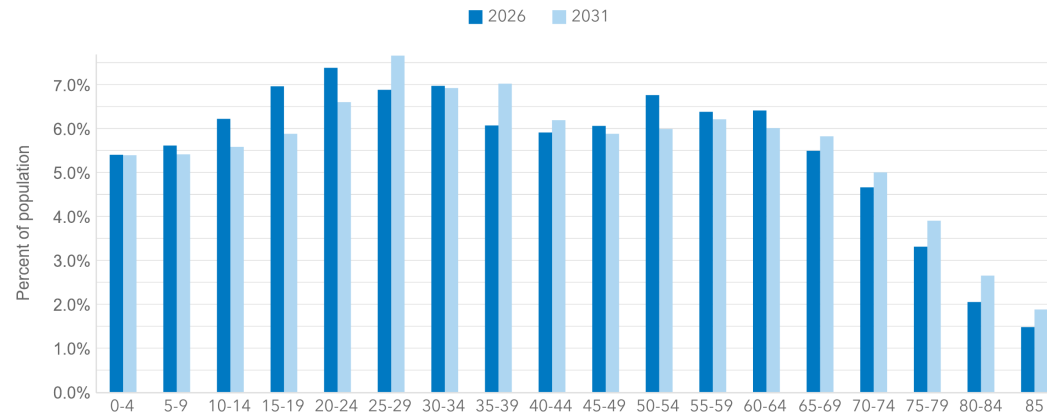
# DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



Population by Age



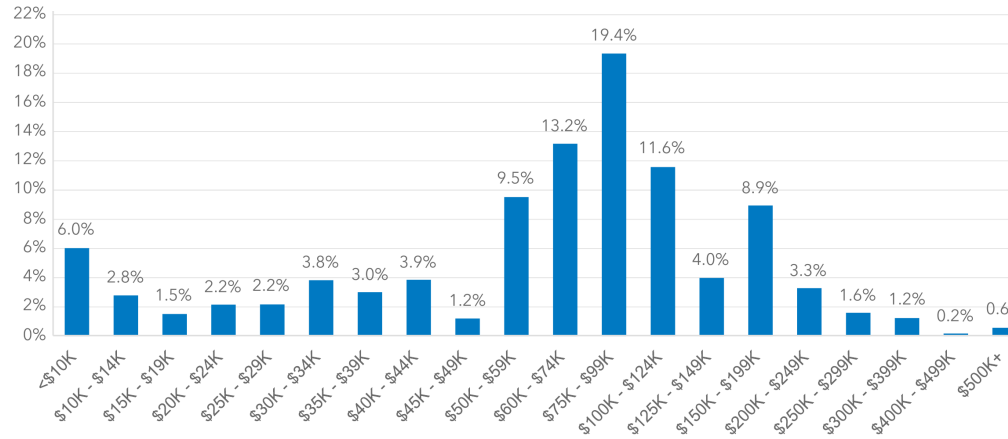
## DEVELOPED LAND FOR SALE

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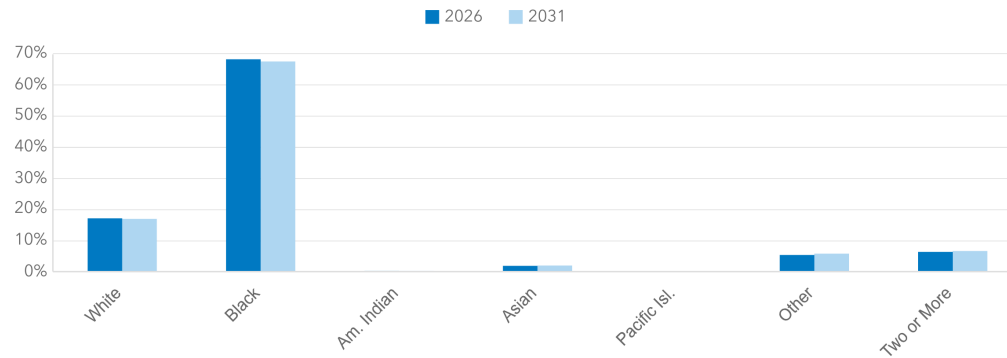
# DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)



Households by Income for 2026



Population by Race



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	90,449	97,141	101,439
Total Households	32,020	34,795	36,588
Family Households	23,096	24,509	25,512
Average Household Size	2.80	2.77	2.75
Owner Occupied Housing Units	20,329	23,055	24,860
Renter Occupied Housing Units	11,691	11,740	11,728
Median Age	38.0	38.8	39.6

Trends 2026 - 2031	Area	State	National
Population	0.90%	0.80%	0.50%
Households	1.00%	0.90%	0.70%
Family Population	0.80%	0.80%	0.60%
Owner Occupied Housing Units	1.50%	1.20%	0.00%
Median Household Income	2.00%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,932	5.5%	5,197	5.3%	5,432	5.3%
5-9	5,844	6.5%	5,439	5.6%	5,464	5.4%
10-14	6,986	7.7%	5,966	6.1%	5,617	5.5%
15-19	7,081	7.8%	6,757	7.0%	5,849	5.8%
20-24	5,893	6.5%	6,964	7.2%	6,516	6.4%
25-29	5,717	6.3%	7,133	7.3%	7,844	7.7%
30-34	5,492	6.1%	6,619	6.8%	7,577	7.5%
35-39	5,517	6.1%	5,928	6.1%	6,919	6.8%
40-44	5,813	6.4%	5,814	6.0%	6,264	6.2%
45-49	6,399	7.1%	5,978	6.2%	5,994	5.9%
50-54	6,564	7.3%	6,613	6.8%	6,105	6.0%
55-59	6,262	6.9%	6,598	6.8%	6,340	6.3%
60-64	5,357	5.9%	6,246	6.4%	6,475	6.4%
65-69	4,442	4.9%	5,206	5.4%	5,941	5.9%
70-74	3,583	4.0%	4,253	4.4%	4,917	4.8%
75-79	2,154	2.4%	3,228	3.3%	3,719	3.7%
80-84	1,229	1.4%	1,877	1.9%	2,656	2.6%
Age 85+	1,184	1.3%	1,325	1.4%	1,811	1.8%

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

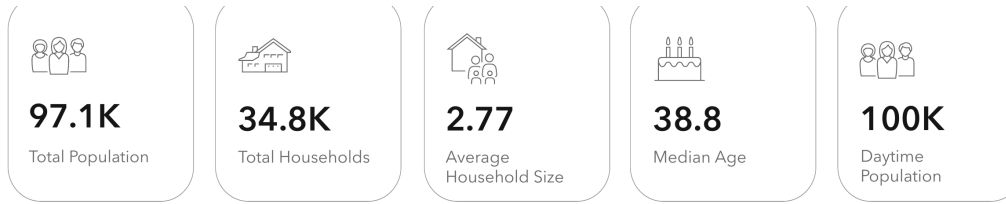
<\$10,000	1,678	4.8%	1,625	4.4%
\$10,000-14,999	753	2.2%	631	1.7%
\$15,000-19,999	596	1.7%	443	1.2%
\$20,000-24,999	792	2.3%	670	1.8%
\$25,000-29,999	915	2.6%	701	1.9%
\$30,000-34,999	1,155	3.3%	1,000	2.7%
\$35,000-39,999	961	2.8%	851	2.3%
\$40,000-44,999	1,190	3.4%	1,057	2.9%
\$45,000-49,999	585	1.7%	537	1.5%
\$50,000-59,999	2,391	6.9%	2,275	6.2%
\$60,000-74,999	4,050	11.6%	3,699	10.1%
\$75,000-99,999	6,565	18.9%	6,866	18.8%
\$100,000-124,999	4,358	12.5%	4,797	13.1%
\$125,000-149,999	2,295	6.6%	2,641	7.2%
\$150,000-199,999	3,556	10.2%	4,613	12.6%
\$200,000-249,999	1,378	4.0%	1,887	5.2%
\$250,000-299,999	656	1.9%	983	2.7%
\$300,000-399,999	540	1.6%	852	2.3%
\$400,000-499,999	75	0.2%	68	0.2%
\$500,000+	307	0.9%	395	1.1%
Median Household Income	\$82,017	-	\$90,718	-
Average Household Income	\$100,858	-	\$113,776	-
Per Capita Income	\$36,459	-	\$41,393	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,867	20.9%	16,518	17.0%	16,916	16.7%
Black Alone	58,807	65.0%	65,772	67.7%	68,491	67.5%
American Indian	305	0.3%	373	0.4%	379	0.4%
Asian Alone	1,459	1.6%	1,624	1.7%	1,821	1.8%
Pacific Islander	108	0.1%	139	0.1%	150	0.1%
Some Other Race	5,219	5.8%	6,111	6.3%	6,564	6.5%
Two or More Races	5,685	6.3%	6,604	6.8%	7,118	7.0%
Hispanic (Any Race)	9,066	10.0%	10,638	11.0%	11,463	11.3%

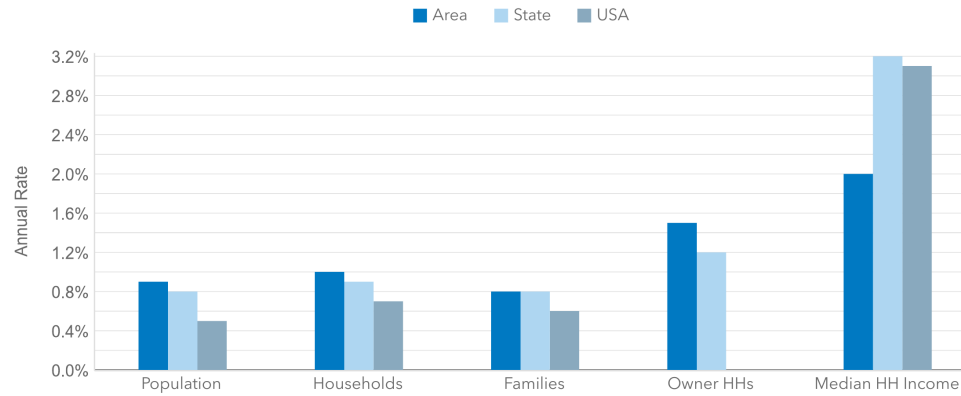
## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

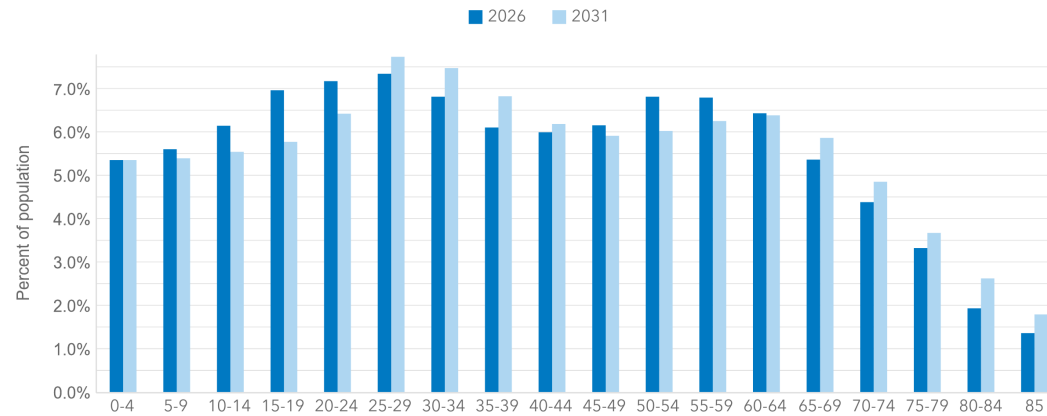
# DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



Population by Age



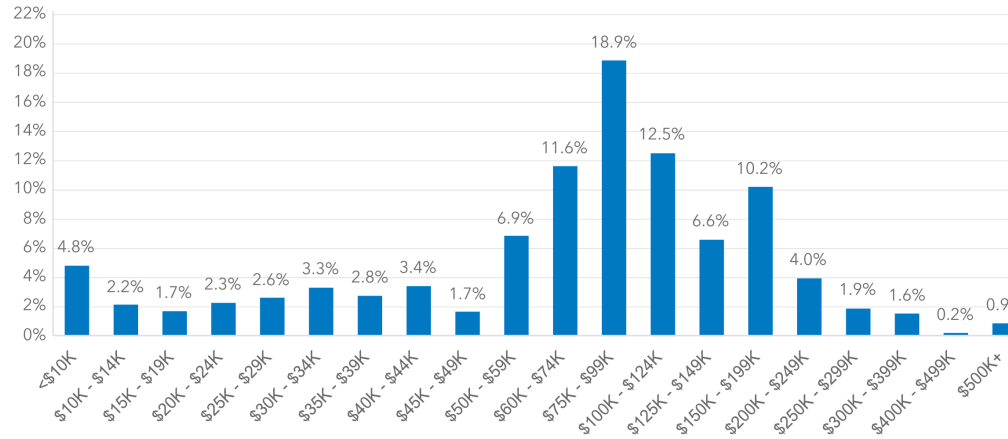
## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

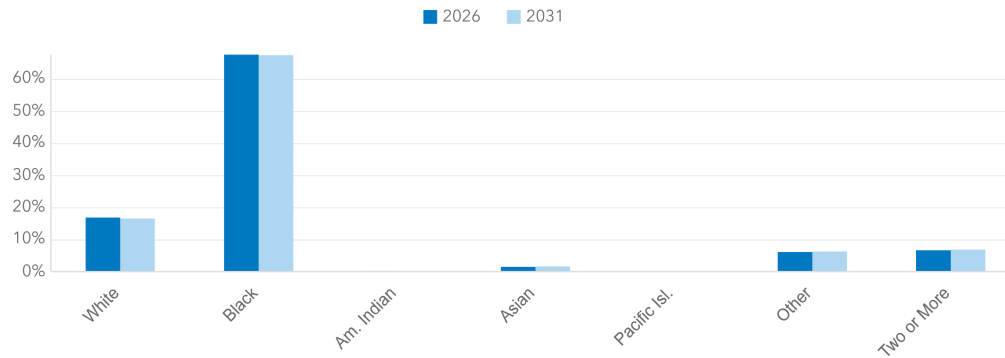
# DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Households by Income for 2026



Population by Race



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# HOUSING PROFILE (RING: 1 MILE RADIUS)

Population		Households	
2020 Total Population	3,477	2026 Median Household Income	\$79,472
2026 Total Population	4,227	2031 Median Household Income	\$87,055
2031 Total Population	4,663	2026-2031 Annual Rate	1.84%
2026-2031 Annual Rate	1.98%		

Housing Units by Occupancy Status and Tenure	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,430	100.0%	1,825	100.0%	2,017	100.0%
Occupied	1,300	90.9%	1,645	90.1%	1,806	89.5%
Owner	733	51.3%	931	51.0%	1,073	53.2%
Renter	567	39.7%	714	39.1%	733	36.3%
Vacant	91	6.4%	180	9.9%	212	10.5%

Census 2020 Housing Units	Number	Percent
Total	1,430	100.0%
Urban Housing Units	1,430	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	733	100.0%
Owned with a Mortgage/Loan	544	74.2%
Owned Free and Clear	189	25.8%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	91	100.0%
For Rent	57	62.6%
Rented- Not Occupied	2	2.2%
For Sale Only	13	14.3%
Sold - Not Occupied	1	1.1%
Seasonal/Recreational/Occasional Use	7	7.7%
For Migrant Workers	0	0.0%
Other Vacant	11	12.1%

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# HOUSING PROFILE (RING: 1 MILE RADIUS)

Housing Affordability Index		2026		2031	
Percent of Income for Mortgage		Number	Percent	Number	Percent
		930	100.0%	1,073	100.0%
Owner Occupied Housing Units by Value					
Total		930	100.0%	1,073	100.0%
<\$10,000		5	0.5%	2	0.2%
\$10K-14,999		0	0.0%	0	0.0%
\$15K-19,999		0	0.0%	0	0.0%
\$20K-24,999		0	0.0%	0	0.0%
\$25K-29,999		0	0.0%	0	0.0%
\$30K-34,999		0	0.0%	0	0.0%
\$35K-39,999		9	1.0%	0	0.0%
\$40K-49,999		0	0.0%	0	0.0%
\$50K-59,999		3	0.3%	0	0.0%
\$60K-69,999		4	0.4%	0	0.0%
\$70K-79,999		2	0.2%	0	0.0%
\$80K-89,999		6	0.7%	0	0.0%
\$90K-99,999		2	0.2%	0	0.0%
\$100K-124,999		22	2.4%	3	0.3%
\$125K-149,999		16	1.7%	4	0.4%
\$150K-174,999		47	5.0%	9	0.8%
\$175K-199,999		89	9.6%	23	2.1%
\$200K-249,999		90	9.7%	48	4.5%
\$250K-299,999		220	23.7%	240	22.4%
\$300K-399,999		257	27.6%	330	30.8%
\$400K-499,999		119	12.8%	289	26.9%
\$500K-749,999		34	3.7%	105	9.8%
\$750K-999,999		1	0.1%	10	0.9%
\$1 Million-1,499,999		3	0.3%	8	0.8%
\$1.5 Million-1,999,999		1	0.1%	1	0.1%
\$2 Million+		0	0.0%	1	0.1%
Median Value		\$288,636		\$362,879	
Average Value		\$303,777		\$389,000	

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094



# HOUSING PROFILE (RING: 1 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	1,300	733	56.4%
15-24	32	5	15.6%
25-34	140	37	26.4%
35-44	212	87	41.0%
45-54	291	134	46.0%
55-59	158	105	66.5%
60-64	139	103	74.1%
65-74	197	150	76.1%
75-84	104	89	85.6%
85+	28	24	85.7%

## Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,300	733	56.4%
White Alone	344	234	68.0%
Black/African American Alone	805	431	53.5%
American Indian/Alaska Native Alone	5	3	60.0%
Asian Alone	19	14	73.7%
Pacific Islander Alone	1	0	0.0%
Other Race Alone	53	18	34.0%
Two or More Races	72	32	44.4%
Hispanic Origin	104	39	37.5%

## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,300	733	56.4%
1-Person	323	156	48.3%
2-Person	378	247	65.3%
3-Person	227	137	60.4%
4-Person	180	105	58.3%
5-Person	123	49	39.8%
6-Person	40	20	50.0%
7+ Person	31	20	64.5%

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# HOUSING PROFILE (RING: 3 MILE RADIUS)

Population		Households	
2020 Total Population	37,666	2026 Median Household Income	\$75,653
2026 Total Population	41,138	2031 Median Household Income	\$82,078
2031 Total Population	43,062	2026-2031 Annual Rate	1.64%
2026-2031 Annual Rate	0.92%		

Housing Units by Occupancy Status and Tenure	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	14,675	100.0%	16,332	100.0%	17,179	100.0%
Occupied	13,680	93.2%	15,163	92.8%	15,962	92.9%
Owner	7,541	51.4%	8,596	52.6%	9,394	54.7%
Renter	6,139	41.8%	6,567	40.2%	6,568	38.2%
Vacant	985	6.7%	1,169	7.2%	1,217	7.1%

Census 2020 Housing Units	Number	Percent
Total	14,675	100.0%
Urban Housing Units	14,449	98.5%
Rural Housing Units	226	1.5%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	7,541	100.0%
Owned with a Mortgage/Loan	5,789	76.8%
Owned Free and Clear	1,752	23.2%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	985	100.0%
For Rent	467	47.4%
Rented- Not Occupied	43	4.4%
For Sale Only	168	17.1%
Sold - Not Occupied	39	4.0%
Seasonal/Recreational/Occasional Use	32	3.3%
For Migrant Workers	0	0.0%
Other Vacant	236	24.0%

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# HOUSING PROFILE (RING: 3 MILE RADIUS)

Housing Affordability Index		2026		2031	
Percent of Income for Mortgage		Number	Percent	Number	Percent
		8,596	100.0%	9,394	100.0%
Owner Occupied Housing Units by Value					
Total		8,596	100.0%	9,394	100.0%
<\$10,000		45	0.5%	28	0.3%
\$10K-14,999		3	0.0%	0	0.0%
\$15K-19,999		0	0.0%	0	0.0%
\$20K-24,999		0	0.0%	0	0.0%
\$25K-29,999		3	0.0%	0	0.0%
\$30K-34,999		6	0.1%	6	0.1%
\$35K-39,999		42	0.5%	0	0.0%
\$40K-49,999		32	0.4%	3	0.0%
\$50K-59,999		19	0.2%	1	0.0%
\$60K-69,999		46	0.5%	6	0.1%
\$70K-79,999		18	0.2%	3	0.0%
\$80K-89,999		27	0.3%	2	0.0%
\$90K-99,999		21	0.2%	6	0.1%
\$100K-124,999		331	3.9%	124	1.3%
\$125K-149,999		137	1.6%	36	0.4%
\$150K-174,999		445	5.2%	150	1.6%
\$175K-199,999		872	10.1%	321	3.4%
\$200K-249,999		870	10.1%	578	6.2%
\$250K-299,999		1,470	17.1%	1,434	15.3%
\$300K-399,999		2,113	24.6%	2,786	29.7%
\$400K-499,999		1,164	13.5%	2,013	21.4%
\$500K-749,999		717	8.3%	1,458	15.5%
\$750K-999,999		95	1.1%	232	2.5%
\$1 Million-1,499,999		47	0.6%	98	1.0%
\$1.5 Million-1,999,999		21	0.2%	34	0.4%
\$2 Million+		52	0.6%	75	0.8%
Median Value		\$296,973		\$371,752	
Average Value		\$338,788		\$423,216	

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094



# HOUSING PROFILE (RING: 3 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	13,680	7,541	55.1%
15-24	354	59	16.7%
25-34	1,739	481	27.7%
35-44	2,434	987	40.6%
45-54	3,010	1,654	55.0%
55-59	1,533	1,031	67.3%
60-64	1,360	929	68.3%
65-74	2,106	1,514	71.9%
75-84	873	674	77.2%
85+	269	211	78.4%

## Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	13,680	7,541	55.1%
White Alone	3,625	2,546	70.2%
Black/African American Alone	8,600	4,258	49.5%
American Indian/Alaska Native Alone	49	24	49.0%
Asian Alone	247	175	70.9%
Pacific Islander Alone	11	4	36.4%
Other Race Alone	471	196	41.6%
Two or More Races	676	337	49.9%
Hispanic Origin	867	372	42.9%

## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	13,680	7,541	55.1%
1-Person	3,340	1,621	48.5%
2-Person	4,012	2,474	61.7%
3-Person	2,546	1,415	55.6%
4-Person	1,906	1,069	56.1%
5-Person	1,068	555	52.0%
6-Person	480	233	48.5%
7+ Person	329	175	53.2%

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	90,449	2026 Median Household Income	\$82,017
2026 Total Population	97,141	2031 Median Household Income	\$90,718
2031 Total Population	101,439	2026-2031 Annual Rate	2.04%
2026-2031 Annual Rate	0.87%		

Housing Units by Occupancy Status and Tenure	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,100	100.0%	37,170	100.0%	39,142	100.0%
Occupied	32,020	93.9%	34,795	93.6%	36,588	93.5%
Owner	20,329	59.6%	23,055	62.0%	24,860	63.5%
Renter	11,691	34.3%	11,740	31.6%	11,728	30.0%
Vacant	2,081	6.1%	2,375	6.4%	2,554	6.5%

Census 2020 Housing Units	Number	Percent
Total	34,100	100.0%
Urban Housing Units	32,588	95.6%
Rural Housing Units	1,512	4.4%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	20,329	100.0%
Owned with a Mortgage/Loan	16,071	79.0%
Owned Free and Clear	4,259	20.9%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	2,081	100.0%
For Rent	893	42.9%
Rented- Not Occupied	73	3.5%
For Sale Only	447	21.5%
Sold - Not Occupied	80	3.8%
Seasonal/Recreational/Occasional Use	87	4.2%
For Migrant Workers	0	0.0%
Other Vacant	502	24.1%

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# HOUSING PROFILE (RING: 5 MILE RADIUS)

Housing Affordability Index		2026		2031	
Percent of Income for Mortgage		Number	Percent	Number	Percent
		23,054	100.0%	24,861	100.0%
Owner Occupied Housing Units by Value					
Total		23,054	100.0%	24,861	100.0%
<\$10,000		154	0.7%	113	0.5%
\$10K-14,999		71	0.3%	73	0.3%
\$15K-19,999		19	0.1%	7	0.0%
\$20K-24,999		43	0.2%	32	0.1%
\$25K-29,999		32	0.1%	15	0.1%
\$30K-34,999		58	0.3%	24	0.1%
\$35K-39,999		204	0.9%	142	0.6%
\$40K-49,999		80	0.3%	44	0.2%
\$50K-59,999		48	0.2%	16	0.1%
\$60K-69,999		77	0.3%	26	0.1%
\$70K-79,999		121	0.5%	88	0.3%
\$80K-89,999		128	0.6%	25	0.1%
\$90K-99,999		97	0.4%	20	0.1%
\$100K-124,999		714	3.1%	173	0.7%
\$125K-149,999		299	1.3%	69	0.3%
\$150K-174,999		1,003	4.3%	287	1.1%
\$175K-199,999		1,844	8.0%	645	2.6%
\$200K-249,999		2,256	9.8%	1,295	5.2%
\$250K-299,999		4,693	20.4%	3,960	15.9%
\$300K-399,999		6,337	27.5%	8,457	34.0%
\$400K-499,999		2,810	12.2%	4,957	19.9%
\$500K-749,999		1,562	6.8%	3,514	14.1%
\$750K-999,999		236	1.0%	588	2.4%
\$1 Million-1,499,999		66	0.3%	135	0.5%
\$1.5 Million-1,999,999		24	0.1%	39	0.2%
\$2 Million+		78	0.3%	117	0.5%
Median Value		\$295,589		\$363,575	
Average Value		\$323,039		\$402,337	

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# HOUSING PROFILE (RING: 5 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	32,020	20,329	63.5%
15-24	712	180	25.3%
25-34	3,977	1,476	37.1%
35-44	5,879	3,042	51.7%
45-54	7,349	4,750	64.6%
55-59	3,557	2,638	74.2%
60-64	3,183	2,375	74.6%
65-74	4,849	3,789	78.1%
75-84	1,956	1,624	83.0%
85+	557	454	81.5%

## Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,020	20,329	63.5%
White Alone	8,211	6,229	75.9%
Black/African American Alone	20,255	11,971	59.1%
American Indian/Alaska Native Alone	111	60	54.1%
Asian Alone	444	339	76.4%
Pacific Islander Alone	22	8	36.4%
Other Race Alone	1,315	705	53.6%
Two or More Races	1,663	1,017	61.2%
Hispanic Origin	2,356	1,321	56.1%

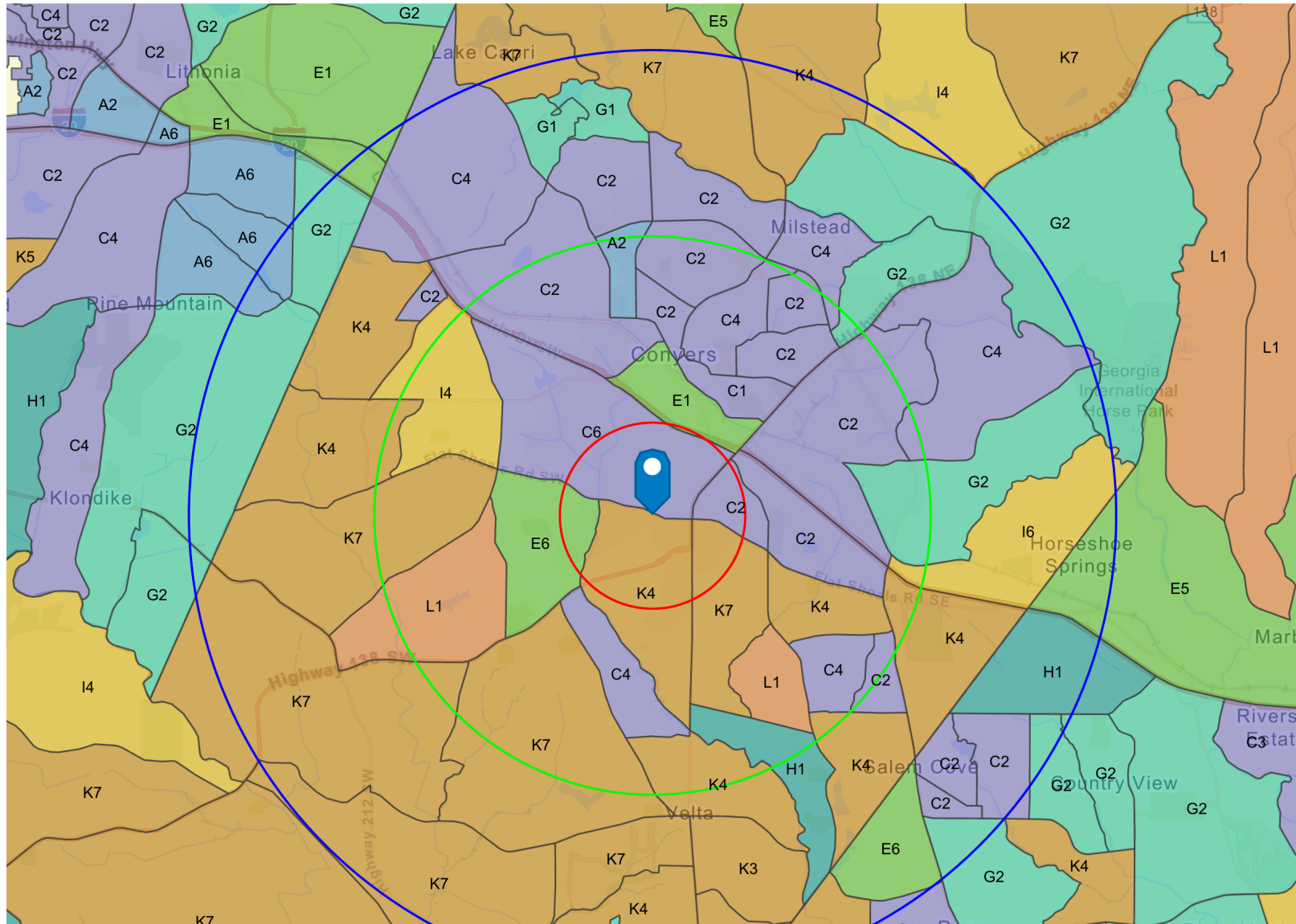
## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,020	20,329	63.5%
1-Person	7,497	4,345	58.0%
2-Person	9,441	6,520	69.1%
3-Person	5,894	3,710	62.9%
4-Person	4,606	2,978	64.7%
5-Person	2,599	1,592	61.3%
6-Person	1,143	669	58.5%
7+ Person	838	514	61.3%

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# DOMINANT TAPESTRY MAP (RINGS: 1, 3, 5 MILE RADIUS)



**DEVELOPED LAND FOR SALE**  
975 Flat Shoals Rd, Conyers, GA, 30094

# DOMINANT TAPESTRY MAP (RINGS: 1, 3, 5 MILE RADIUS)

## Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

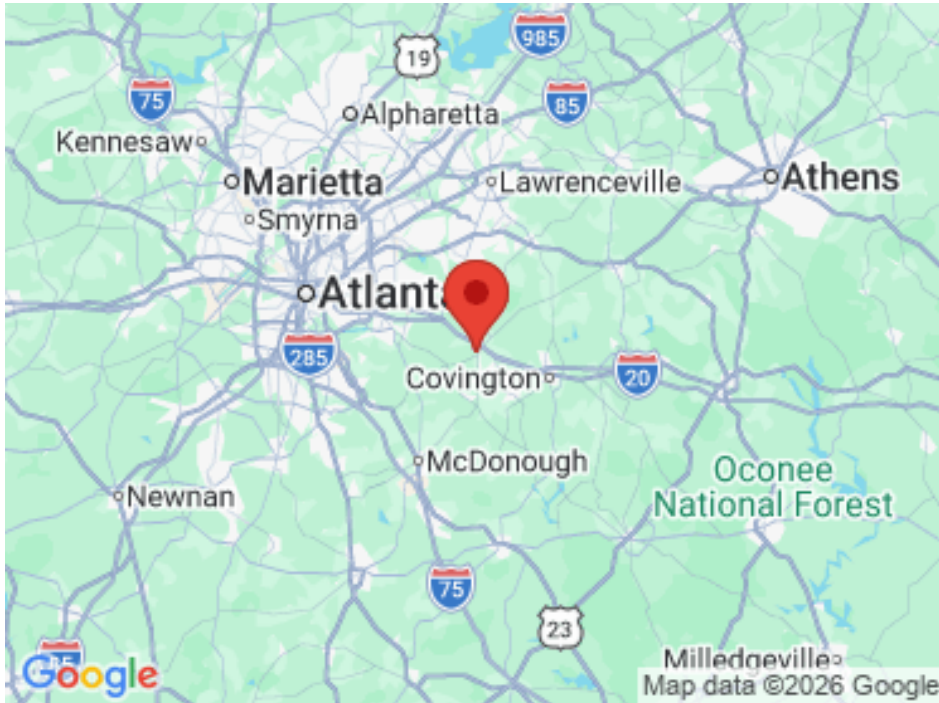
Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# AREA LOCATION MAP



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# AERIAL ANNOTATION MAP



## DEVELOPED LAND FOR SALE

975 Flat Shoals Rd, Conyers, GA, 30094

# CONTACT



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**DEVELOPED  
LAND FOR  
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