



±1.23 ACRE OUTPARCEL DEVELOPMENT SITE

1911 GA-20, CONYERS, GA, 30013



PROPERTY DETAILS

Size	±1.23 Acres	Location:	Last Remaining Outparcel
Sale Price	\$1,275,000	Utilities	On-Site
Ground Lease	Contact Broker	Access	Full Motion Entry, Right Out
Zoning:	GV-UV	3 Mile Population	29,160
Daily Traffic Count	44,300 VPD	3 Mile Median Household Income	\$62,163

OFFERING MEMORANDUM

SALE PRICE: \$1,275,000 | ±1.23 ACRES
FULL MOTION ENTRY | CORNER SITE
UTILITIES ON SITE | HIGH INCOME AREA



FINEM COMMERCIAL ADVISORY TEAM



JONATHAN ACEVES, CCIM, MBA
FINEM GROUP
VICE PRESIDENT
JACEVES@FINEMGROUP.COM
706-214-2927



JOHN ECKLEY, CCIM, MBA
FINEM GROUP
VICE PRESIDENT
JECKLEY@FINEMGROUP.COM
706-214-2937



DUSTIN WRIGHT
FINEM GROUP
COMMERCIAL ADVISOR
DWRIGHT@MEYBOHM.COM
706-214-2922



STEPHEN LONG
FINEM GROUP
INVESTMENT ANALYST
SLONG@MEYBOHM.COM
706-513-3840



TABLE OF CONTENTS

SECTION EXECUTIVE SUMMARY
01

SECTION SITE MAPS
02

SECTION PROPERTY PHOTOS
03

SECTION AREA OVERVIEW
04

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations



EXECUTIVE SUMMARY



44,300 VPD



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



LOCATION

Last Remaining Parcel



TRAFFIC COUNT

44,300 Vehicles Per Day



ACCESS

Full Motion Entry, Right Out



IMMEDIATE AREA

Established Retail Corridor



CONNECTIVITY

2.0 Miles from I-20



UTILITIES

On-Site Utilities



ZONING

GV-UV, Commercial Business

OFFERING SUMMARY

Address:	1911 GA-20, Conyers, GA, 30013
Coordinates:	33°38'11.0"N 84°00'53.6"W
Sale Price:	\$1,275,000
Ground Lease:	Contact Broker
Land Size:	±1.23 Acres
Access:	Full Motion Entry, Right Out

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±1.23-acre development opportunity in Conyers, Georgia. Strategically located on a high-traffic corner on GA-20 this property offers full motion entry and, right-out access and ±200 feet of road frontage, ensuring high visibility and ease of entry.

Located across the street from Harbor Freight and to the east of Publix and Target, this property is situated between big-name retailers. With it being one of the last remaining undeveloped out-parcels on GA Hwy 20, this presents an opportunity for a ground-up development on an already existing corridor. In addition, backing up to the property is a brand new, 73-unit, townhome development.

This property is zoned GV-UV for Commercial Business, making it ideal for a wide range of commercial uses. Utilities are available on-site, and the property has an existing access road. The property experiences a traffic count of 44,300 VPD on GA-20.

Although it is not on a signaled intersection, it does have a turn lane that feeds into a side road that it shares with the Oil Change next door and will also connect to the townhome development.

There is also a shared drive in the rear creating inter-parcel connectivity with neighboring properties and access to both GA-20 and GA-138.

LOCATION OVERVIEW

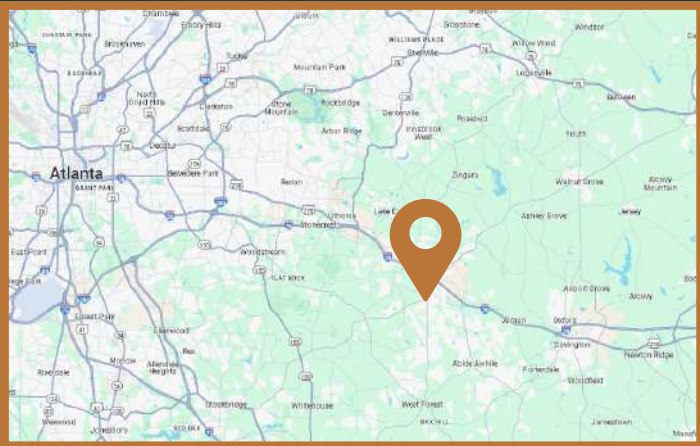
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

Lithonia	8.7 Miles
Covington	11.3 Miles
Stockbridge	16.1 Miles
McDonough	17.5 Miles
Loganville	18.7 Miles
Snellville	20.7 Miles
Decatur	23.9 Miles
Atlanta	27.7 Miles



This property features high visibility with 44,300 VPD and is located 2 miles from Exit 82 on I-20, just 25 miles from Downtown Atlanta. Nearby national retailers include Harbor Freight, Target, Zaxby's, Lowe's, Publix, Valvoline Instant Oil Change, Autozone, Mellow Mushroom, and many other national tenants.

Situated in Conyers, the only city in Rockdale County and part of the Atlanta Metropolitan Area, the property benefits from a thriving suburban location. Conyers, located 25 miles east of Downtown Atlanta.

With over 15,000 residents in Conyers and over 80,000 in Rockdale County, the area has seen significant growth, including a newly constructed townhome neighborhood adjacent to this property. This established corridor offers strong commercial development potential.

±1.23 ACRE OUTPARCEL RETAIL MAP



±1.23 ACRE OUTPARCEL RETAIL MAP



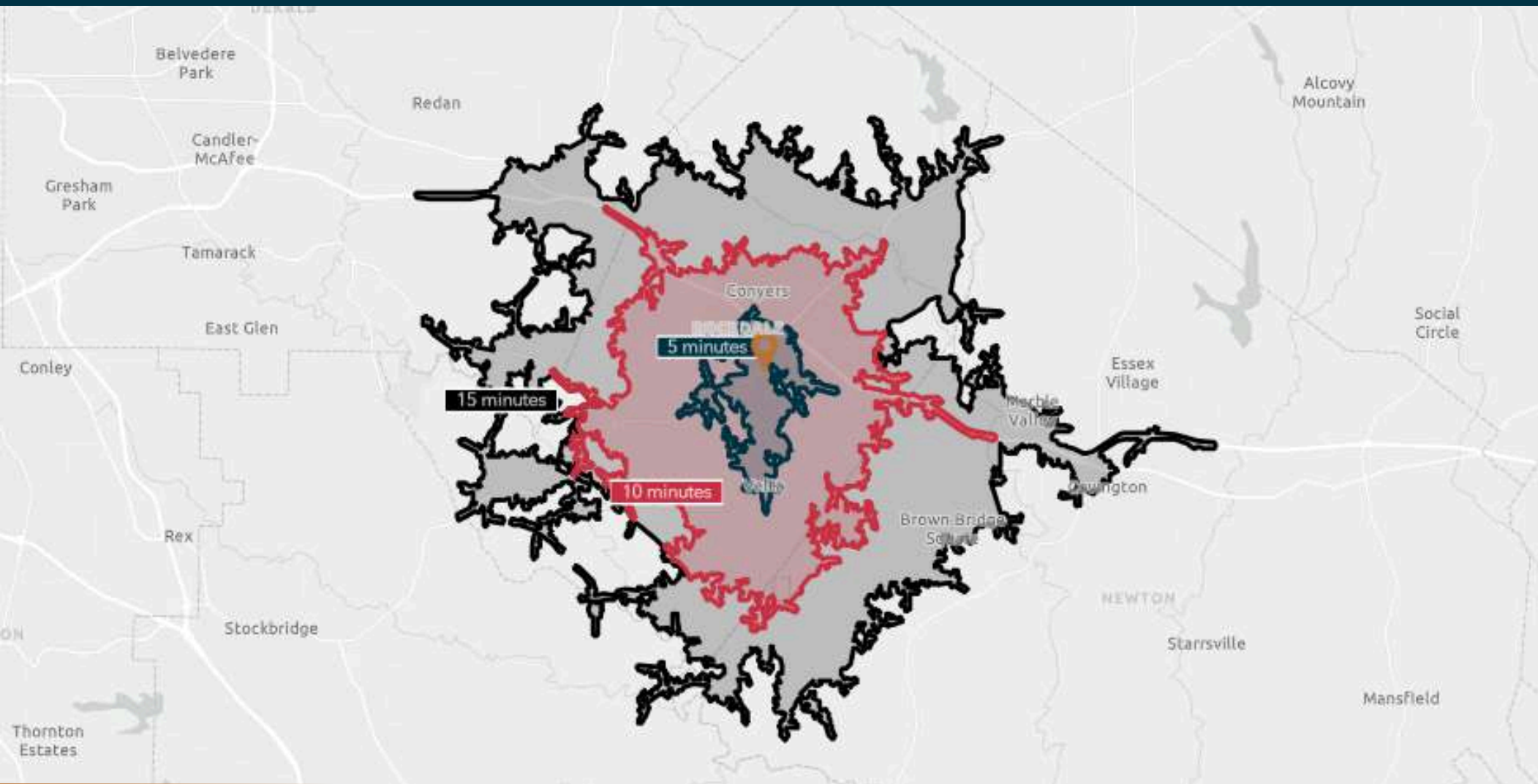
±1.23 ACRE OUTPARCEL RETAIL MAP



±1.23 ACRE OUTPARCEL AERIAL MAP



DRIVE TIME DEMOGRAPHICS



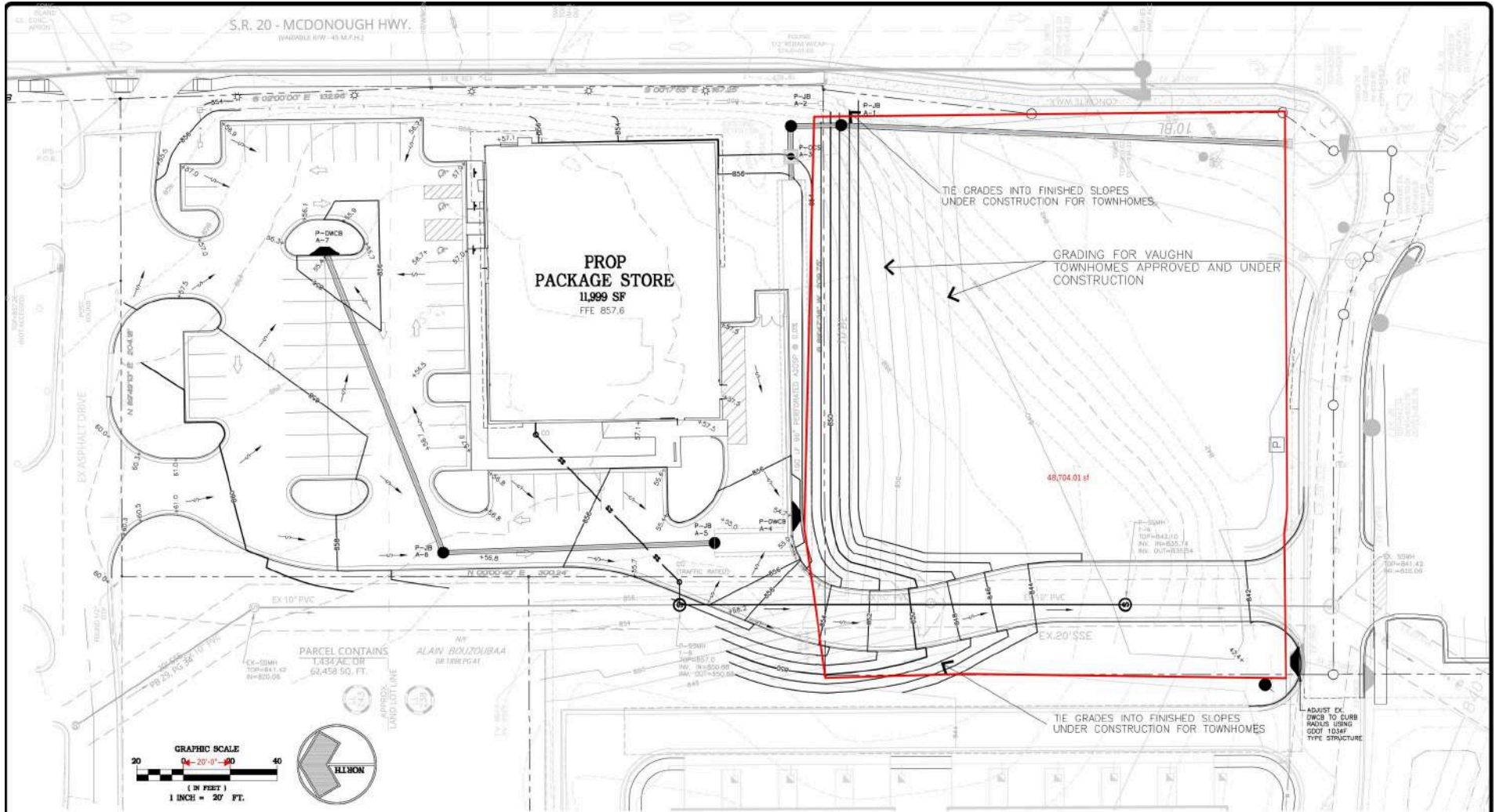
Drive Time Radii

	5 Min	10 Min	15 Min
Population	7,770	61,188	143,416
Median HH Income	\$78,193	\$76,053	\$75,342
Median Age	39.3 Yrs	39.7 Yrs	38.4 Yrs





±1.23 ACRE OUTPARCEL SITE PLAN



OWNER/DEVELOPER
R.E. BLACK CUSTOM HOMES, LLC.
10925 HIGHWAY 19 NORTH

EARTHWORK
2,950 CUT 680 FILL

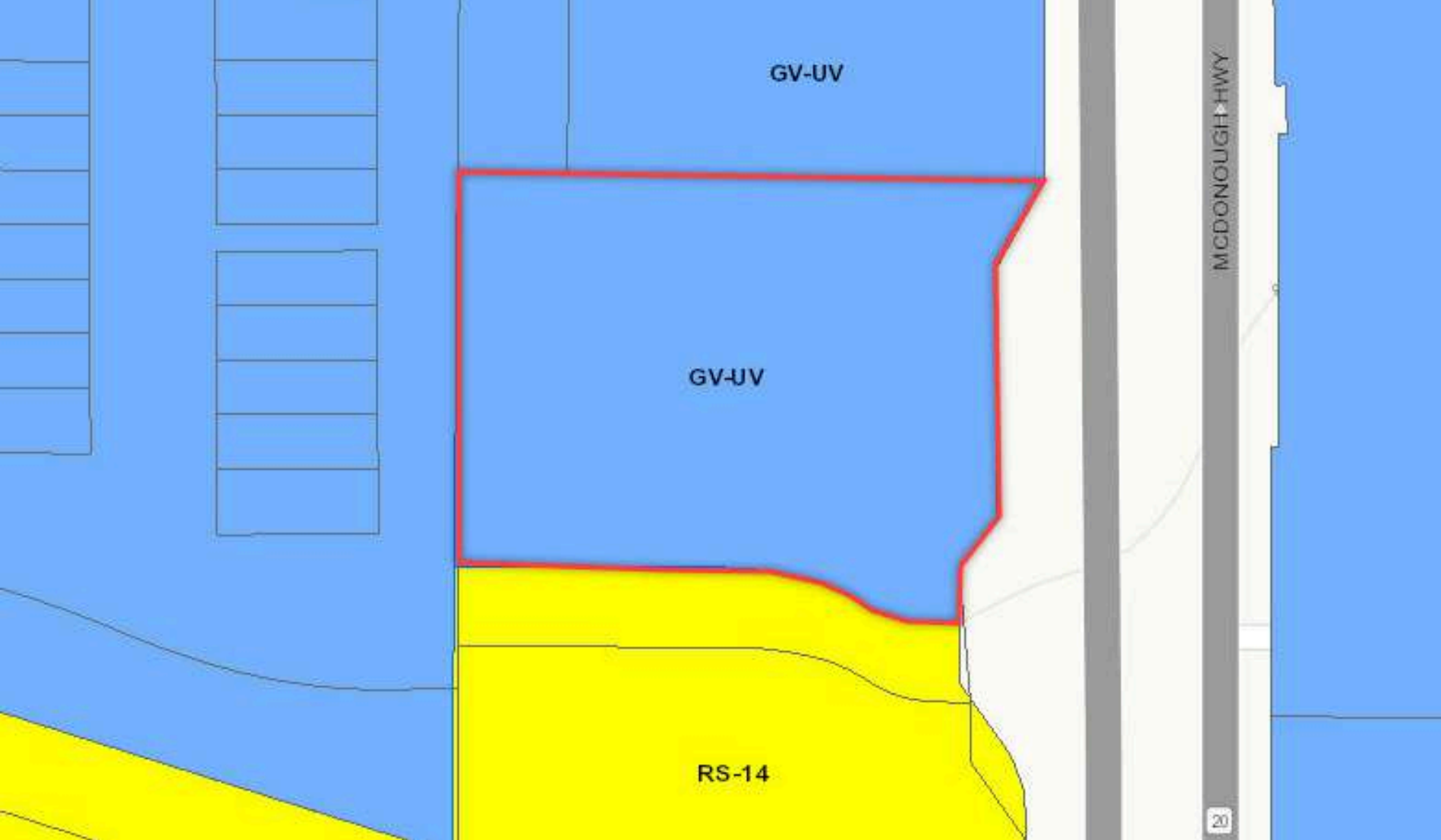
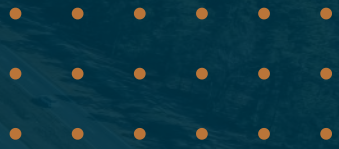
PAVEMENT DETAILS - FOR AREAS OUTSIDE OF DOT RIGHT OF WAY
1. DETAILS ARE MINIMUM REQUIREMENTS AND MAY INCREASE WITH UNUSUAL SOIL CONDITIONS, A GEOTECHNICAL INVESTIGATION WITH FUNDING SCOPED RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT.
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCAPED AND COMPACTED PRIOR TO LAYDOWN OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNDESIRABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. 4" HEAVY DUTY CONCRETE PAVEMENT AND 3" STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE



GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO THE PROJECT SITE AND SHALL PROTECT ADJACENT PROPERTIES AND PROPERTY OWNERS FROM ENCROACHMENT BY SOIL EROSION.
2. MAXIMUM CUT OR FILL SLOPES = 2H: 1V.

±1.23 ACRE OUTPARCEL ZONING MAP



±1.23 ACRE OUTPARCEL ACCESS MAP



PROPERTY PHOTOS









AREA OVERVIEW



**For Inquiries,
contact us.**



www.finemgroup.com
finem@meybohm.com
706.305.0054

HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data