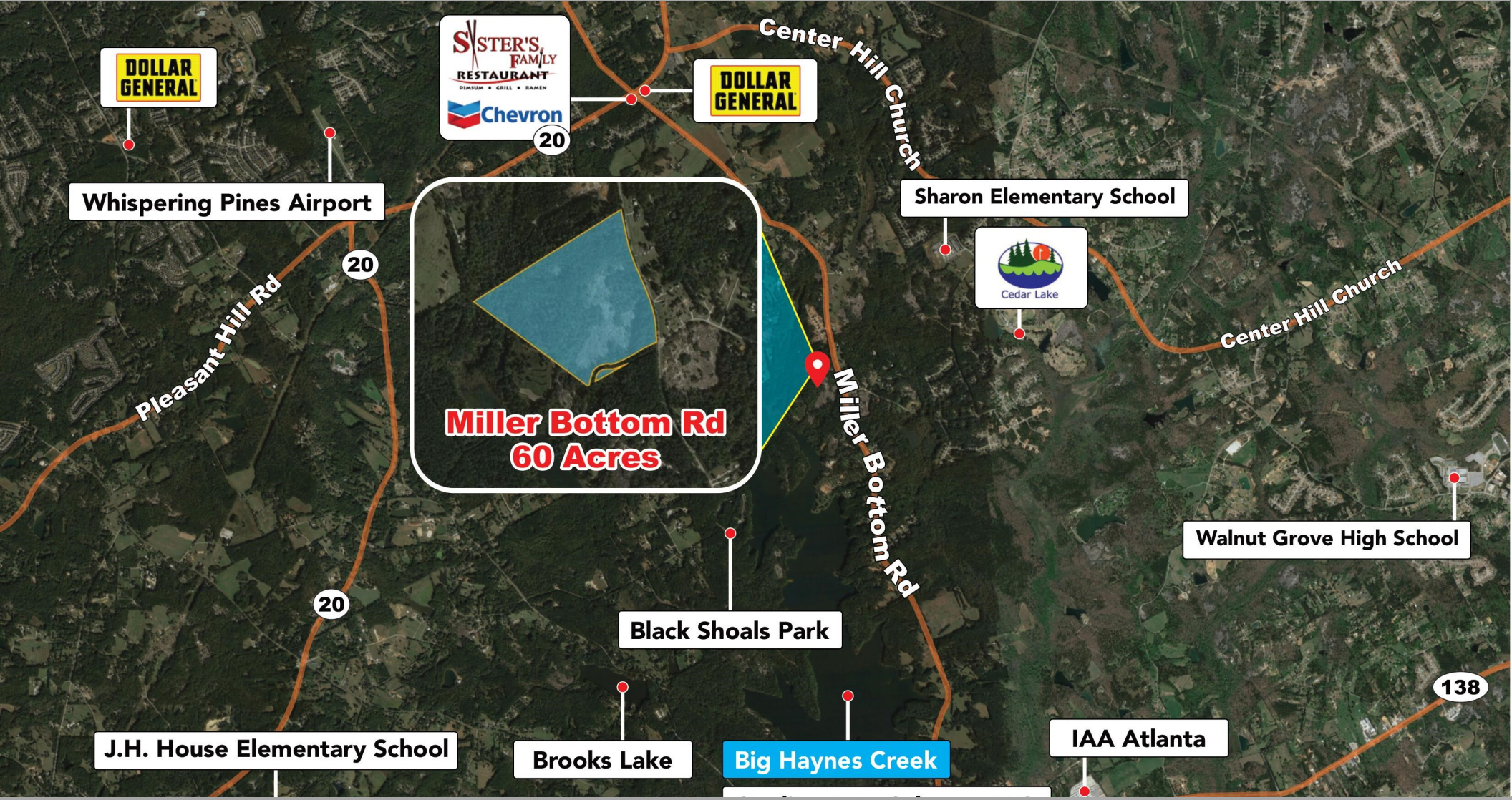


± 93.55 ACRES | 0 MILLER BOTTOM ROAD, LOGANVILLE, GEORGIA 30052



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± 93.55 ACRES | 0 MILLER BOTTOM ROAD, LOGANVILLE GEORGIA 30052

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- ◆ [± 61.46 - Acres on Miller Bottom Road](#) (Walton County)
- ◆ [± 19.00 - Acres on Jim Scaffa Road NE](#) (Rockdale County)
- ◆ [± 8.34 - Acres on Jim Black Shoals Road NE](#) (Rockdale County)
- ◆ [± 4.75 Acres](#) - (Rockdale County)



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Conyers Georgia 30094
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Office: 678 889-8938
Email: scbcre@gmail.com

AVAILABLE:

- ◆ ± **61.46 Acres** on Miller Bottom Road (Walton County)

Parcel ID/ Tax ID: **C0120-013**

- ◆ ± **19.00 Acres** on Jim Scaffa Road NE (Rockdale County)

Parcel ID/ Tax ID: **081001008A**

- ◆ ± **8.34 Acres** on Jim Black Shoals Road NE (Rockdale County)

Parcel ID/ Tax ID: **081001008B**

- ◆ ± **4.75 Acres** - (Rockdale County)

Parcel ID/ Tax ID: **081001008C**

SUMMARY:

Situated at the intersection of **Miller Bottom Road and S Sharon Church Road**, this expansive **93.55-acre** property offers unparalleled visibility in **Rockdale and Walton County**.

Divided into **four distinct parcels – 61.46 acres, 19 acres, 8.34 acres, and 4.75 acres** – this land boasts gentle topography and accessibility to water and sewer services.

Positioned a mere 10-minute drive from downtown Loganville and just 15 minutes from downtown Conyers, it presents an ideal opportunity for diverse development ventures.



AERIAL MAP

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AERIAL MAP

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PICTURES

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KEY FACTS

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Key Facts

2489-2497 Miller Bottom Rd, Conyers, Georgia, 30012 (3 miles)
 2489-2497 Miller Bottom Rd, Conyers, Georgia, 30012
 Ring of 3 miles

Southern Capital Brokers
 Latitude: 33.76086
 Longitude: -83.93599

Key Facts

2489-2497 Miller Bottom Rd, Conyers, Georgia, 30012
 Ring of 3 miles

KEY FACTS

6,992

Population



2.9

Average Household Size

41.9

Median Age

\$102,521

Median Household Income

EDUCATION

7.8%

No High School Diploma



34.5%
High School Graduate



27.5%
Associate's Degree



30.2%
Bachelor's/Grad
Prof Degree

BUSINESS



130

Total Businesses



723

Total Employees

EMPLOYMENT



White Collar

58.0%



Blue Collar

23.0%



Services

19.0%



2.9%

Unemployment Rate

INCOME



\$102,521

Median Household Income



\$41,879

Per Capita Income



\$330,035

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (27.9%)

The smallest group: \$25,000 - \$34,999 (3.1%)

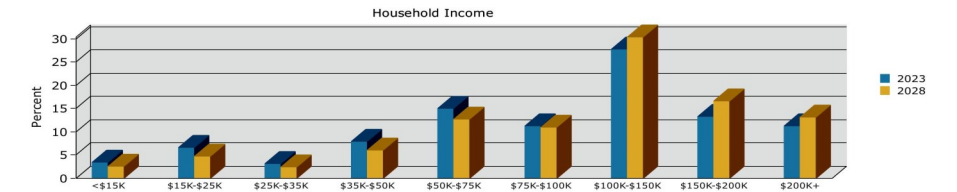
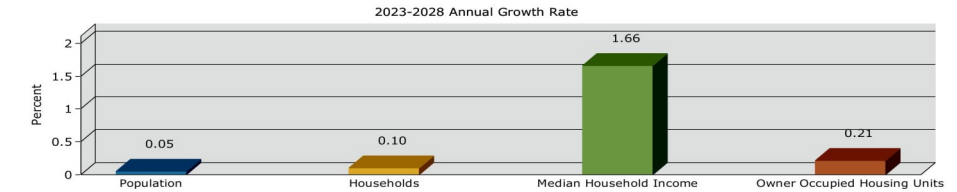
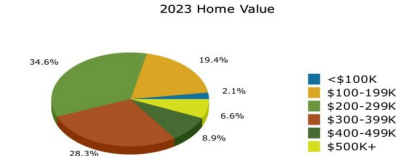
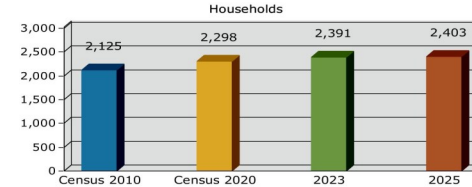
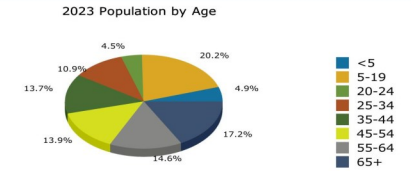
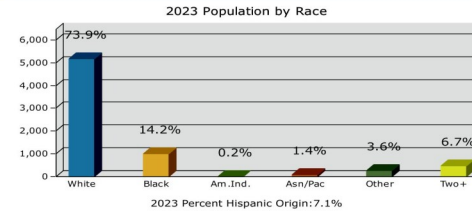
Indicator ▲	Value	Diff	
<\$15,000	3.5%	-3.0%	
\$15,000 - \$24,999	6.7%	-3.6%	
\$25,000 - \$34,999	3.1%	-1.4%	
\$35,000 - \$49,999	8.0%	-1.9%	
\$50,000 - \$74,999	15.1%	-2.9%	
\$75,000 - \$99,999	11.3%	-2.4%	
\$100,000 - \$149,999	27.9%	+7.8%	
\$150,000 - \$199,999	13.3%	+3.1%	
\$200,000+	11.3%	+4.4%	

Bars show deviation from 13297 (Walton County)

Graphic Profile

2489-2497 Miller Bottom Rd, Conyers, Georgia, 30012
 Ring: 3 mile radius

Southern Capital Brokers
 Latitude: 33.76086
 Longitude: -83.93599



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

December 24, 2023

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DEMOGRAPHICS

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Demographic and Income Profile

2489-2497 Miller Bottom Rd, Conyers, Georgia, 30012
Ring: 3 mile radius

Southern Capital Brokers
Latitude: 33.76086
Longitude: -83.93599

Summary	Census 2010	Census 2020	2023	2028
Population	6,208	6,750	6,992	7,009
Households	2,125	2,298	2,391	2,403
Families	1,783	1,870	1,971	1,977
Average Household Size	2.92	2.94	2.92	2.92
Owner Occupied Housing Units	1,909	2,059	2,155	2,178
Renter Occupied Housing Units	216	239	236	225
Median Age	39.7	43.2	41.9	42.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.05%	0.51%	0.30%
Households	0.10%	0.65%	0.49%
Families	0.06%	0.59%	0.44%
Owner HHs	0.21%	0.82%	0.66%
Median Household Income	1.66%	3.01%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	83	3.5%	63	2.6%
\$15,000 - \$24,999	160	6.7%	116	4.8%
\$25,000 - \$34,999	75	3.1%	59	2.5%
\$35,000 - \$49,999	191	8.0%	145	6.0%
\$50,000 - \$74,999	360	15.1%	307	12.8%
\$75,000 - \$99,999	270	11.3%	266	11.1%
\$100,000 - \$149,999	666	27.9%	731	30.4%
\$150,000 - \$199,999	318	13.3%	401	16.7%
\$200,000+	269	11.3%	316	13.2%

	2023	2028
Median Household Income	\$102,521	\$111,339
Average Household Income	\$123,407	\$141,144
Per Capita Income	\$41,879	\$48,029

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	353	5.7%	315	4.7%	345	4.9%	346	4.9%
5 - 9	467	7.5%	411	6.1%	441	6.3%	431	6.1%
10 - 14	532	8.6%	498	7.4%	509	7.3%	501	7.1%
15 - 19	446	7.2%	519	7.7%	466	6.7%	431	6.1%
20 - 24	266	4.3%	387	5.7%	314	4.5%	284	4.1%
25 - 34	611	9.8%	622	9.2%	763	10.9%	745	10.6%
35 - 44	953	15.4%	773	11.5%	957	13.7%	1,015	14.5%
45 - 54	1,050	16.9%	1,039	15.4%	971	13.9%	922	13.2%
55 - 64	840	13.5%	1,040	15.4%	1,024	14.6%	969	13.8%
65 - 74	432	7.0%	719	10.7%	825	11.8%	865	12.3%
75 - 84	201	3.2%	345	5.1%	306	4.4%	413	5.9%
85+	56	0.9%	83	1.2%	72	1.0%	87	1.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,360	86.3%	5,076	75.2%	5,167	73.9%	5,002	71.4%
Black Alone	592	9.5%	913	13.5%	994	14.2%	1,078	15.4%
American Indian Alone	15	0.2%	12	0.2%	12	0.2%	12	0.2%
Asian Alone	65	1.0%	82	1.2%	89	1.3%	102	1.5%
Pacific Islander Alone	3	0.0%	5	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	113	1.8%	226	3.3%	253	3.6%	282	4.0%
Two or More Races	60	1.0%	436	6.5%	472	6.7%	527	7.5%
Hispanic Origin (Any Race)	259	4.2%	453	6.7%	500	7.2%	558	8.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 24, 2023

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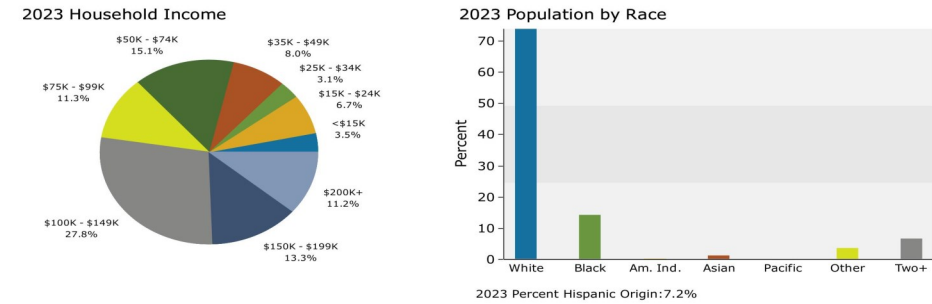
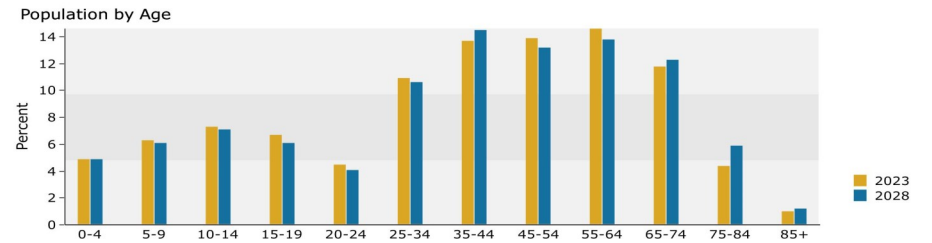
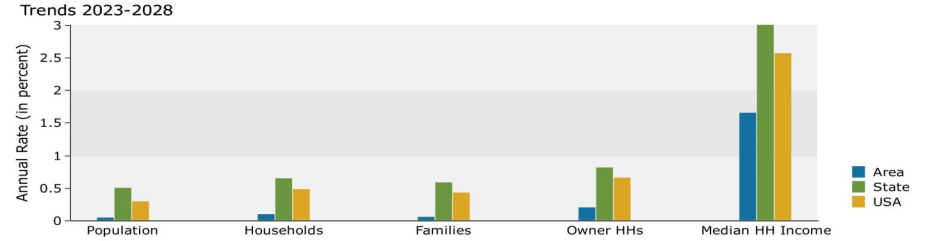
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Demographic and Income Profile

2489-2497 Miller Bottom Rd, Conyers, Georgia, 30012
Ring: 3 mile radius

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CONYERS, GA

This family-friendly community is the only city in Rockdale County, Georgia. The County lies approximately 25 miles east of Atlanta along Interstate 20 with its major exit interchange at Georgia Highway 20/Georgia Highway 138. Rockdale County was formed in 1870 and gets its name from the granite bedrock that is found not far below the surface. Rockdale's only incorporated town, Conyers, was chosen as the county seat. Formed in 1854, the citizens of Conyers created the city for the purposes of enhanced services and a better quality of life. Since then, those governing and serving the citizens of Conyers have long held these philosophy and mission statements to be utmost priority. The county started as a stop for travelers between Atlanta and Augusta. Today, the economy of Rockdale County is supported by many industrial facilities besides a vibrant suburban area. Industries such as AT&T, Golden State Foods, Lithonia Lighting, and Pratt Industries provide many of the jobs in the county. Retail chains such as Home Depot, Kohl's, Lowe's, Target and Walmart are also major employers within the county. In addition, Rockdale County boasts a many Small, local businesses. The Conyers Rockdale Chamber of Commerce is well known across Georgia for its continued development in economic growth. More recently, the county has attracted many film companies and has been dubbed "the biggest little filming



ABOUT THE AREA

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WALTON COUNTY, GA

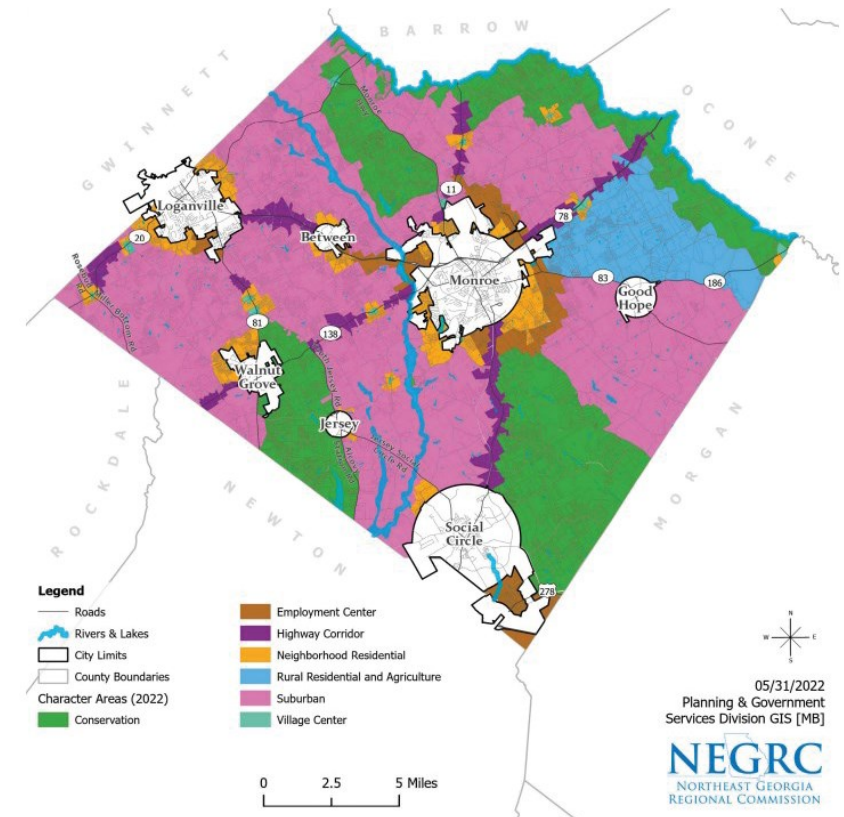
Walton County was created from land originally part of the Creek Nation. The area attracted early European settlers in the late 18th century, drawn by fertile land and the promise of opportunity. The county was named in honor of George Walton, one of the signers of the Declaration of Independence.

In the early 19th century, Walton County's real estate landscape was shaped by land grants and acquisitions. Many settlers were drawn to the area's fertile land, establishing farms and plantations. Land ownership played a crucial role in defining social and economic status during this period.

The 20th century saw increased urban and suburban development in Walton County. The county's proximity to Atlanta and improved transportation infrastructure contributed to a growing real estate market. Residential communities, commercial centers, and industrial zones emerged, reflecting the changing needs and preferences of the population.

In recent decades, Walton County has witnessed significant residential expansion. Subdivisions, planned communities, and residential developments have become prominent features of the real estate landscape

Character Areas Map



Southern Capital Brokers has been retained as the exclusive broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

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