

FOR SALE

Recreational Estate Tract / Potential Mini Estate Lots Rockdale County

230 Pleasant Hill Rd NW, Conyers, GA 30012

For More Information: Stephen Lovett

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Norton Commercial
434 Green Street
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OFFERING SUMMARY

Sale Price:	\$478,500
Price / Acre:	\$7,500
Lot Size:	63.8 Acres
Zoning:	WP
Road Frontage:	190' Pleasant Hill Rd
Utilities:	Power & Cable
School District:	House ES Conyers MS Rockdale County HS

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present for sale this +/- 63.8-acre property located in a predominately rural residential area of Northern Rockdale County, just 0.25 miles south of the Gwinnett County line. The site is ideal for a recreational tract, which can also be subdivided into medium-sized estates. Zoned WP (Watershed Protection) in Rockdale County, the existing zoning will allow for minimum 3-acre lots. Site has power and cable/communications infrastructure but no water or sewer service currently available in the area - the majority of existing homes are on private well water and individual septic systems. Site has rolling to sloping topography, mostly wooded and bordered to the south by Panther Creek, with a large power line bisecting subject property. Site boasts +/- 190' of road frontage on Pleasant Hill Road.

Site is in the House ES, Conyers MS and Rockdale County HS Districts.

LOCATION OVERVIEW

Only 15 minutes from Olde Towne Conyers, Snellville and the beautiful city of Loganville. 60 minutes from ATL Airport and 45 minutes to Midtown. Located roughly 20 miles east of the 285 Atlanta perimeter, Rockdale County is well-positioned for a mid-sized estate tract that feels quiet and rural but still have easy access to the city. Downtown Conyers has plenty to offer, with a number of supermarkets and drugstores and a wide array of restaurants.

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Hydrology



Caption 2



Soils

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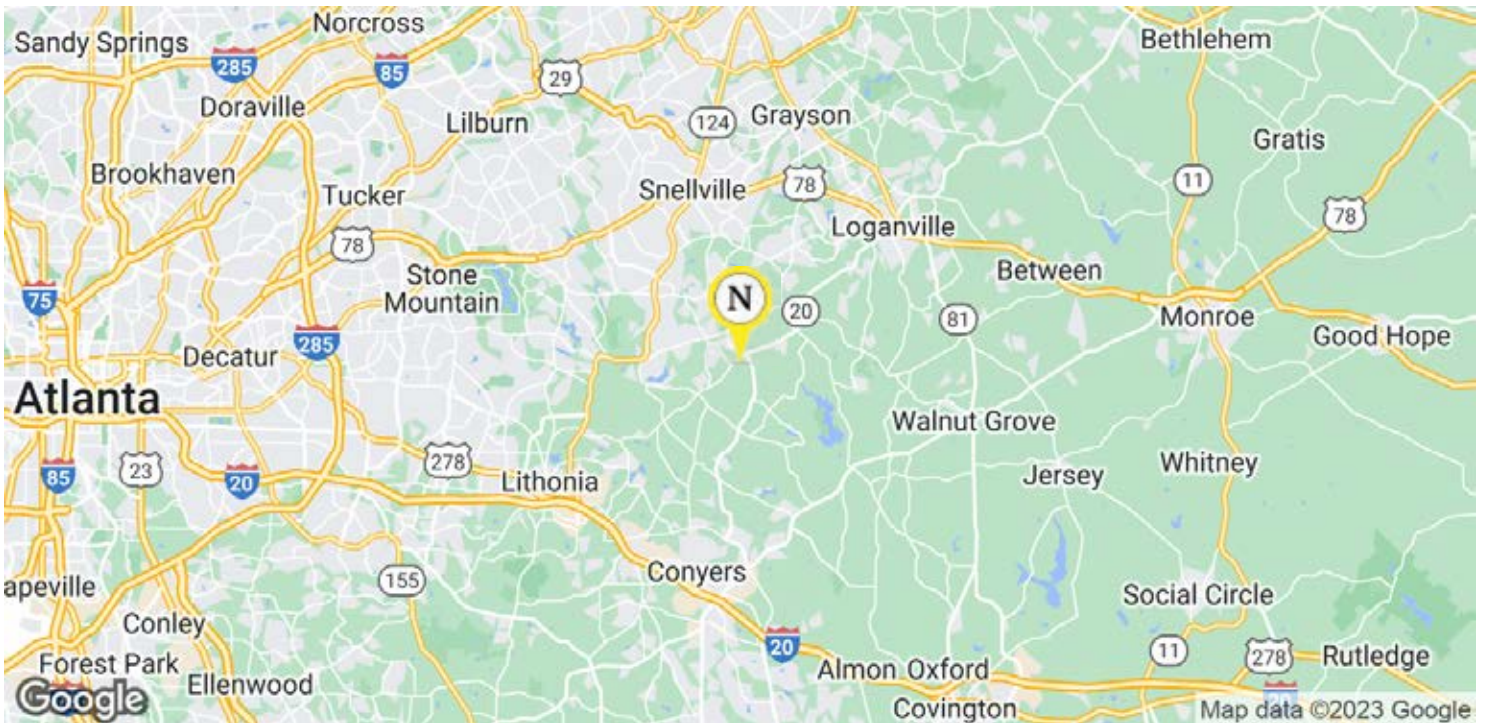
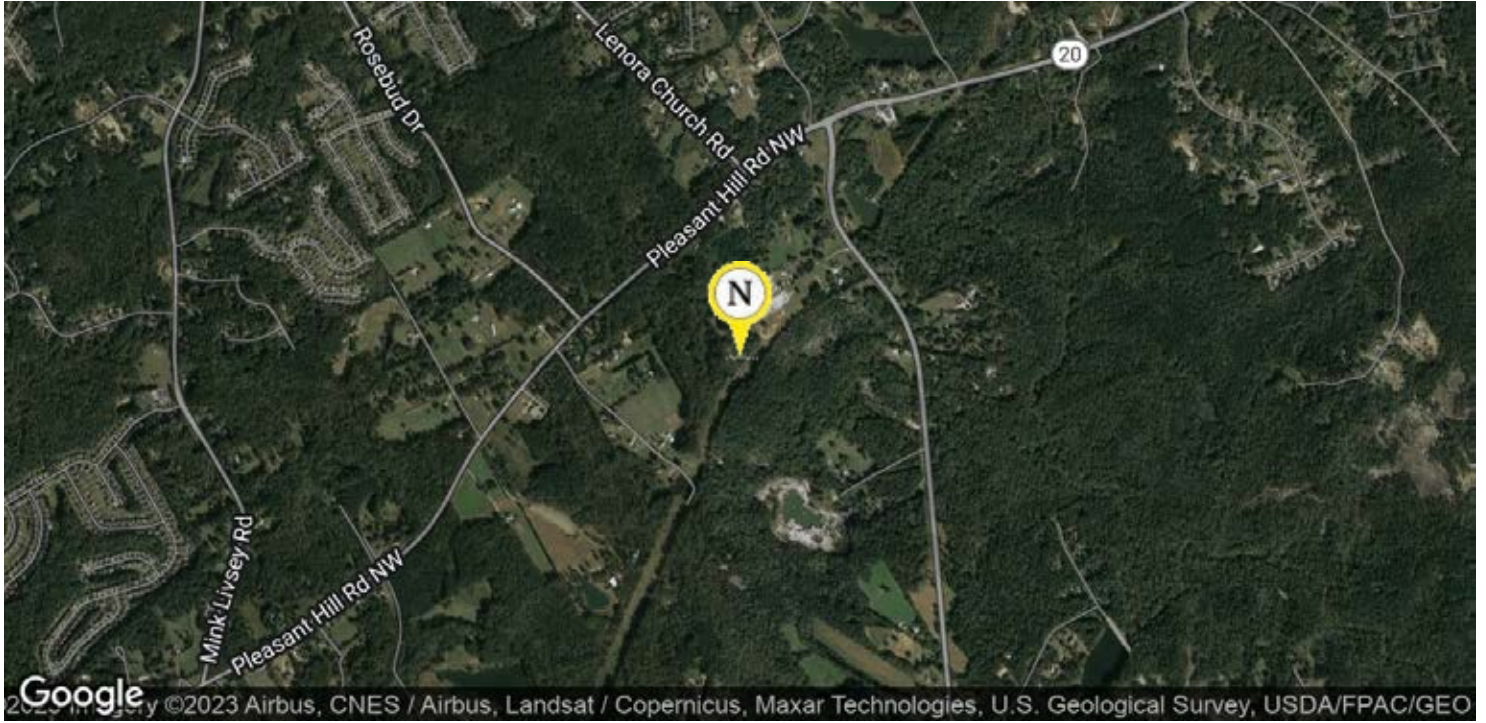
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LOCATION MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,582	65,749	369,698
MEDIAN AGE	33.2	37.9	37.8
MEDIAN AGE (MALE)	33.4	37.1	35.9
MEDIAN AGE (FEMALE)	35.0	38.2	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	484	22,081	129,325
# OF PERSONS PER HH	3.3	3.0	2.9
AVERAGE HH INCOME	\$96,403	\$86,067	\$84,387
AVERAGE HOUSE VALUE	\$203,302	\$210,214	\$200,379

* Demographic data derived from 2020 ACS - US Census

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