

MAJOR & ARROLL, LLC
COMMERCIAL REAL ESTATE



54.5 +/- ACRES FOR SALE

OLD SALEM ROAD

ROCKDALE COUNTY, GEORGIA



PROPERTY HIGHLIGHTS

LOCATION: The property is located on the east side of Old Salem Road in unincorporated Rockdale County.

SIZE: 54.05 acres

HOME: A 4500 sq. ft. home is located on the front portion of the property. The Seller will keep the home and carve out 1 to 2 acres of the property. The home is all brick and was built in 1968.

ZONING: R-1 which allows for 30,000 sq. ft. lots. The owner will sell the property contingent upon successful rezoning of the property (see attached zoning ordinance). A total lot yield of 100 - 110 lots is assumed.

PRICE: \$1,750,000 for all, or \$1,350,000 to purchase only the land.

UTILITIES: All available. Sanitary sewer is located approximately 150 feet north of the Property on Brentmoore Court.

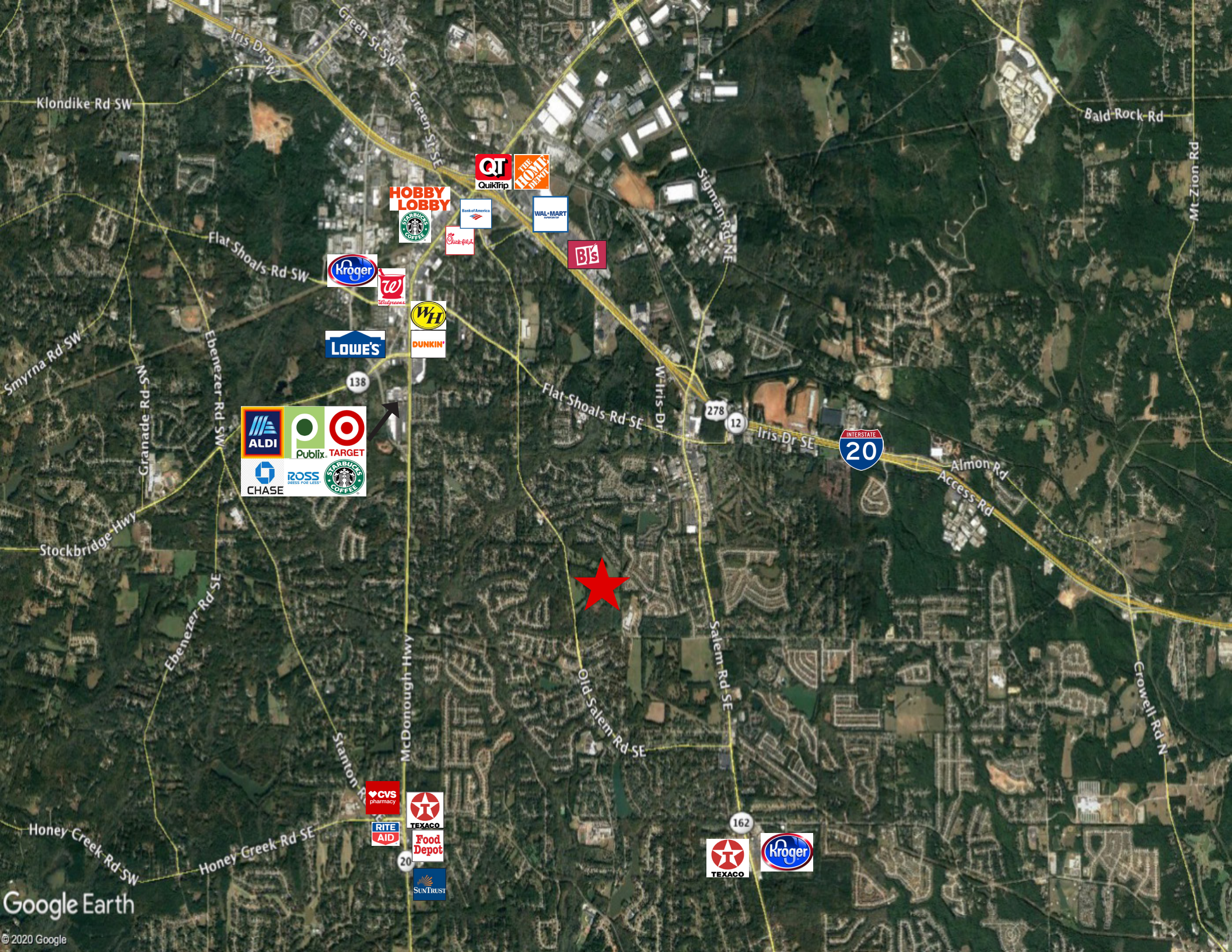
Additional Information:

- [Zoning Ordinance](#)
- [Rockdale Comprehensive Plan](#)
- [Demographics](#)
- [Rockdale County Overview](#)

MAJOR & ARROLL, LLC

Andy Been
404.255.6694
abeen@majorandarroll.com

91 W. Wieuca Rd
Building B, Suite 100
Atlanta, GA 30342



Klondike Rd SW

Iris Dr SW

Green St SW

Green St SE

Bald Rock Rd

Mt Zion Rd

QT
QuikTrip

THE HOME DEPOT

HOBBY LOBBY

Bank of America

WAL-MART

Starbucks

Chick-fil-A

Bj's

Flat Shoals Rd SW

Kroger

Walgreens

W7

LOWE'S

DUNKIN'

Smyrna Rd SW

Ebenezer Rd SW

Granade Rd SW

138

ALDI

Publix

TARGET

CHASE

ROSS
STORES FOR LESS

Starbucks COFFEE

Flat Shoals Rd SE

278

12

Iris Dr SE

INTERSTATE
20

Almon Rd
Access Rd

Stockbridge Hwy

Ebenezer Rd SE



Salem Rd SE

Old Salem Rd SE

Stanton Rd

McDonough Hwy

CVS
pharmacy

TEXACO

RITE
AID

Food
Depot

162

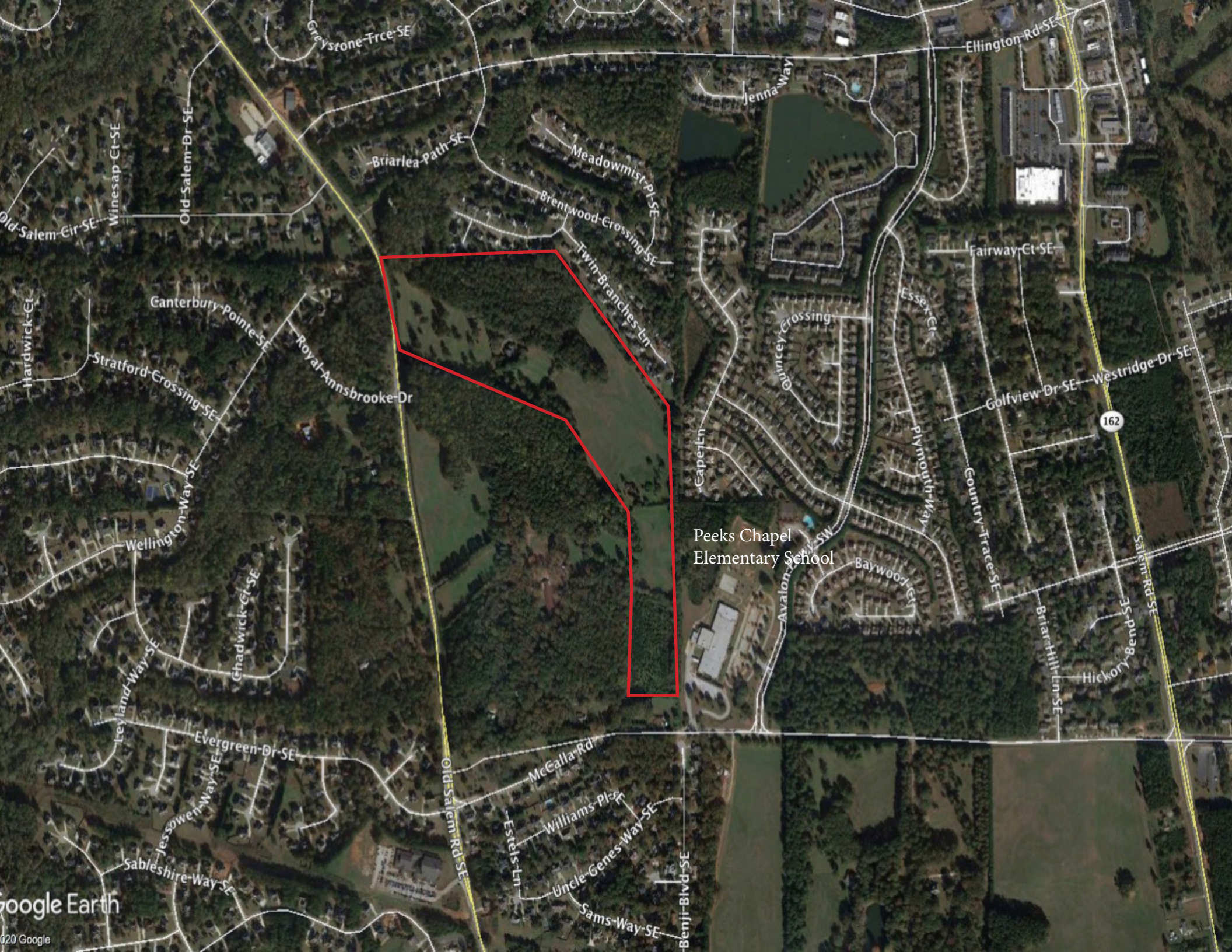
TEXACO

Kroger

Honey Creek Rd SW

Honey Creek Rd SE

SUNTRUST



Peeks Chapel
Elementary School

162

Greystone Trce SE

Ellington Rd SE

Old Salem Cir SE
Winesap Ct SE
Old Salem Dr SE

Briarlea Path SE

Meadowmist Pl SE

Brentwood Crossing SE

Twin Branches Ln

Canterbury Pointe SE

Royal Annsbrooke Dr

Stratford Crossing SE

Hardwick Ct

Wellington Way SE

Ghadwick Ct SE

Weyland Way SE

Evergreen Dr SE

Sablesire Way SE

Jessowen Way SE

McCalla Rd

Williams Pl SE

Uncle Genes Way SE

Sams Way SE

Old Salem Rd SE

Estels Ln

Benji Blvd SE

Jenna Way

Quincey Crossing

Cape Ln

Avalon Pkwy SW

Baywood Cir

Plymouth Way

Essex Ct

Fairway Ct SE

Country Terrace SE

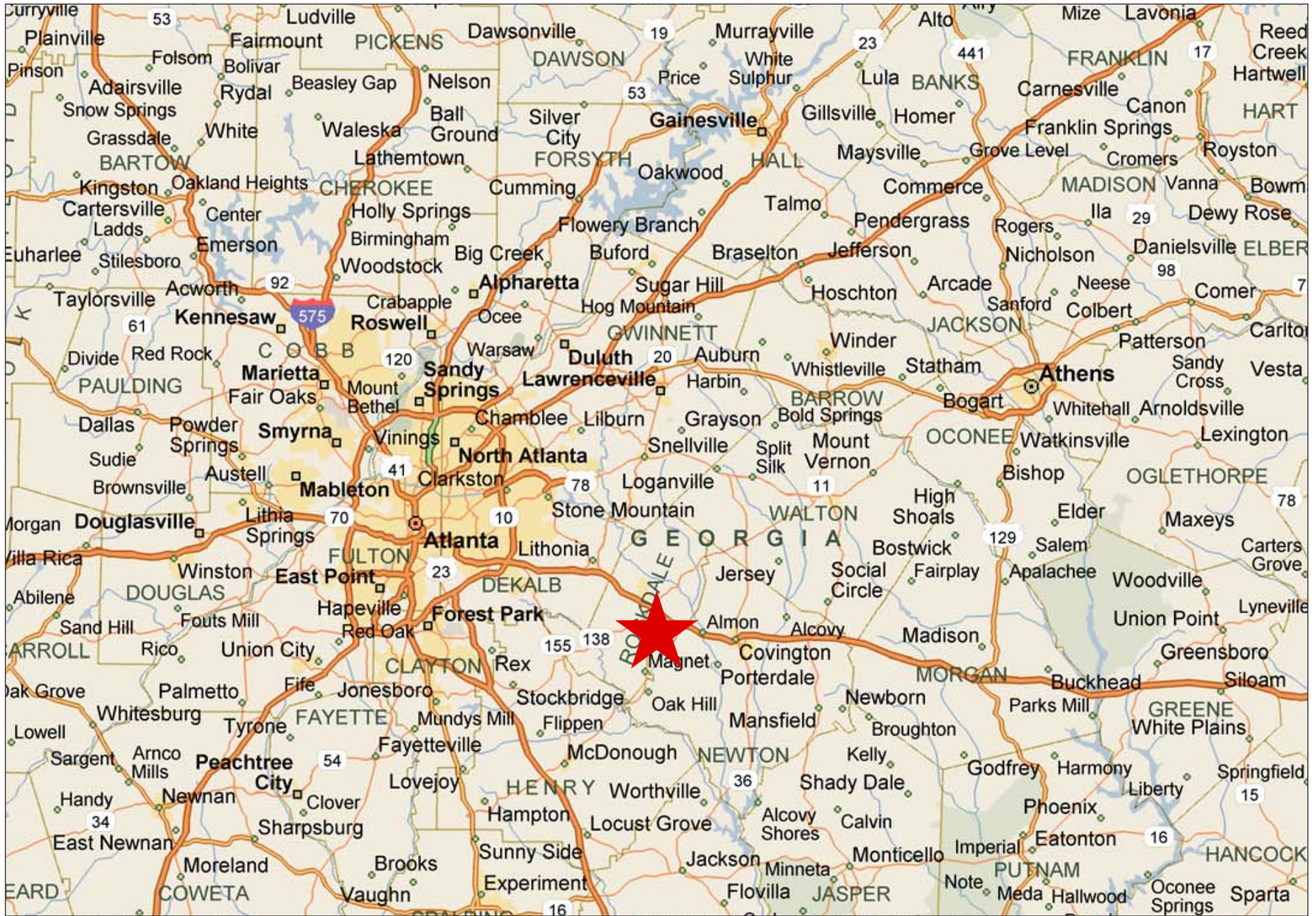
Golfview Dr SE

Westridge Dr SE

Briar Hill Ln SE

Hickory Bend SE

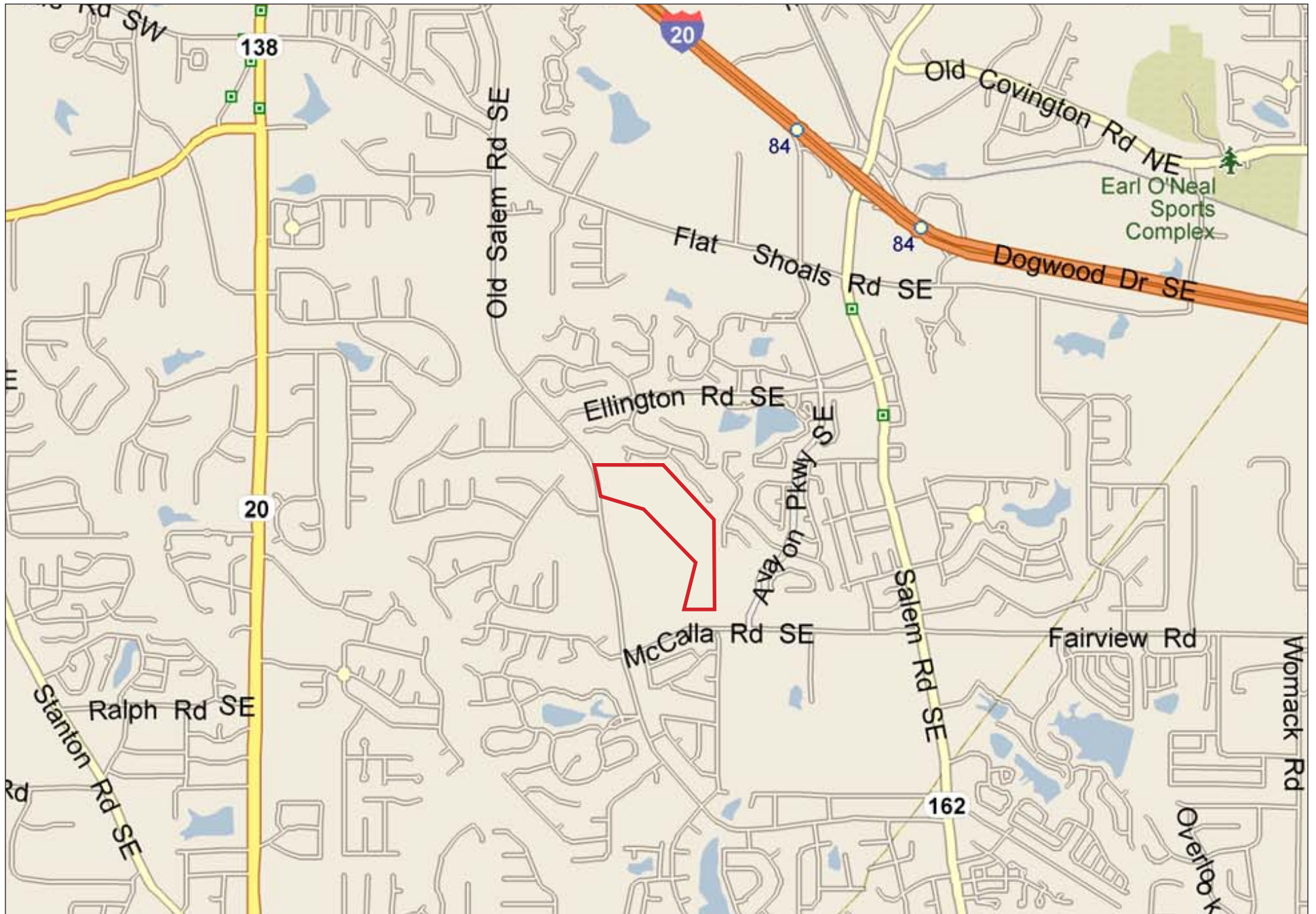
Salem Rd SE



MAJOR & ARROLL, LLC

Andy Been
404.255.6694
abeen@majorandarroll.com

91 W. Wieuca Rd
Building B, Suite 100
Atlanta, GA 30342

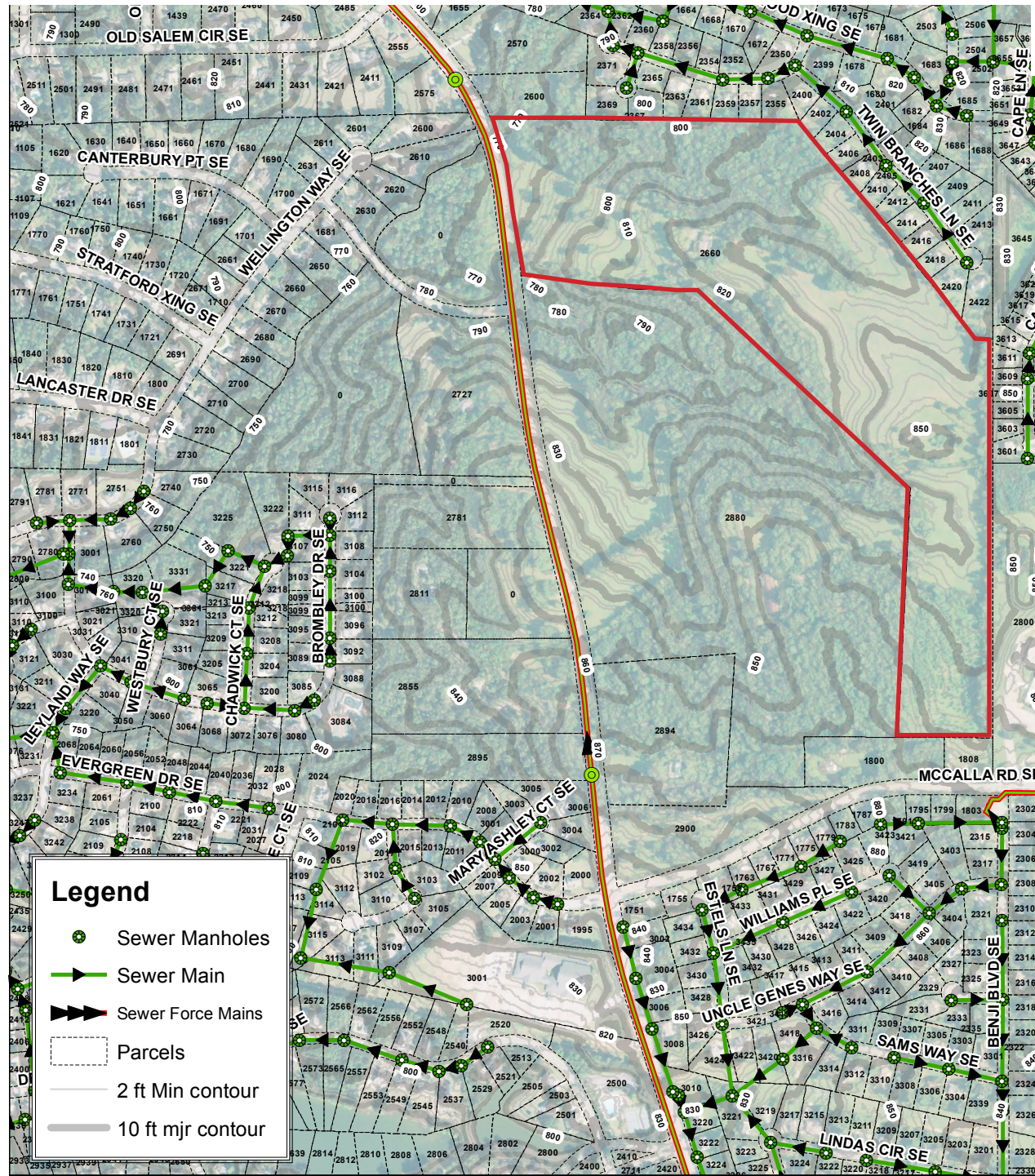


MAJOR & ARROLL, LLC

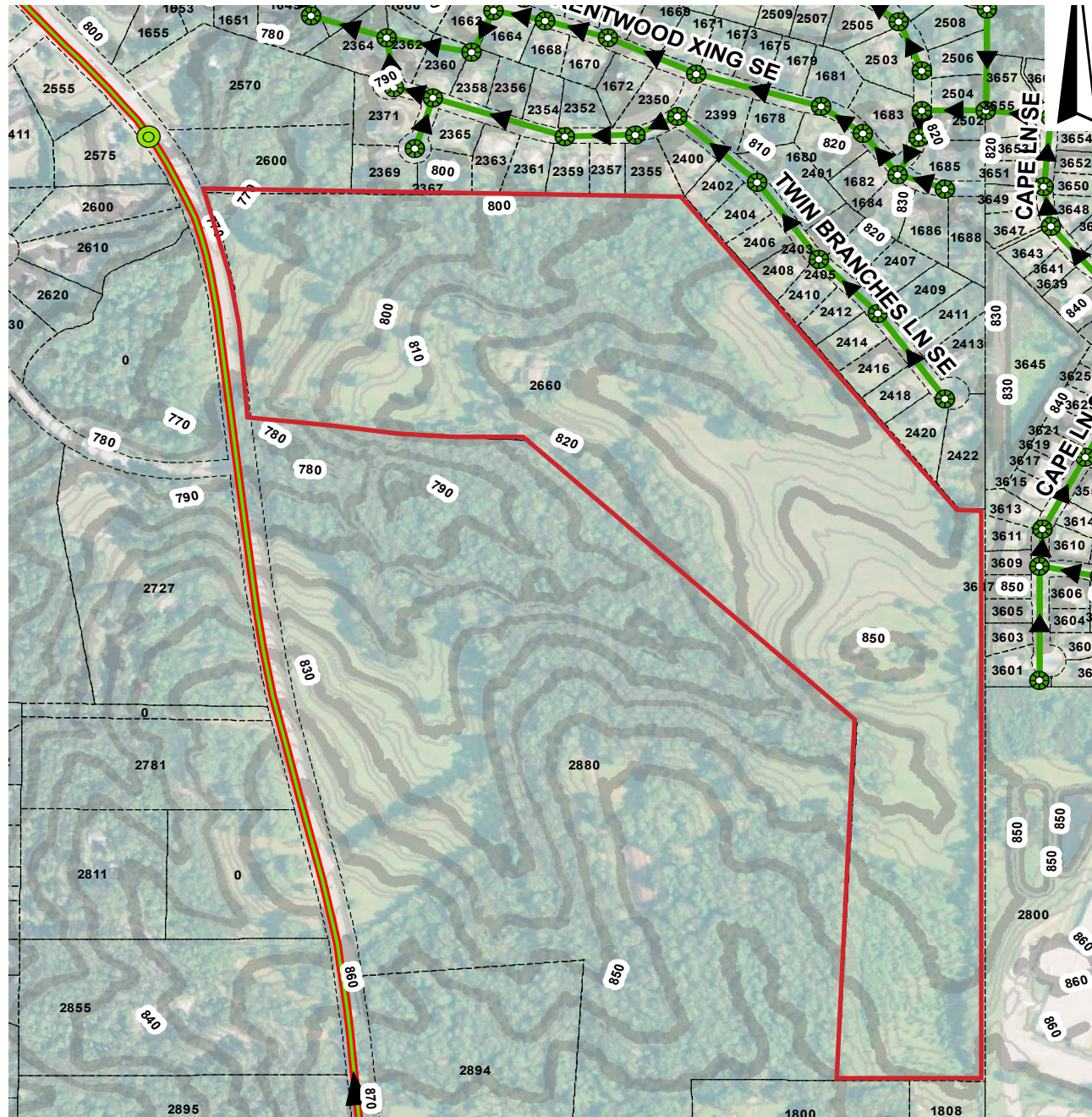
Andy Been
404.255.6694
abeen@majorandarroll.com

91 W. Wieuca Rd
Building B, Suite 100
Atlanta, GA 30342

SEWER



TOPO




MAJOR & ARROLL, LLC

Andy Been
404.255.6694
abeen@majorandarroll.com

91 W. Wieuca Rd
Building B, Suite 100
Atlanta, GA 30342

ROCKDALE COUNTY FUTURE LAND USE MAP

Future Land Use

-  Parks and Natural Resources
-  Low Density Residential/Agriculture
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial
-  Commercial
-  Mixed Use/Employment Center
-  Historic Village
-  Office/Institutional
-  Light Industrial
-  Technology Park
-  Water
-  Watershed Protection
-  City of Conyers

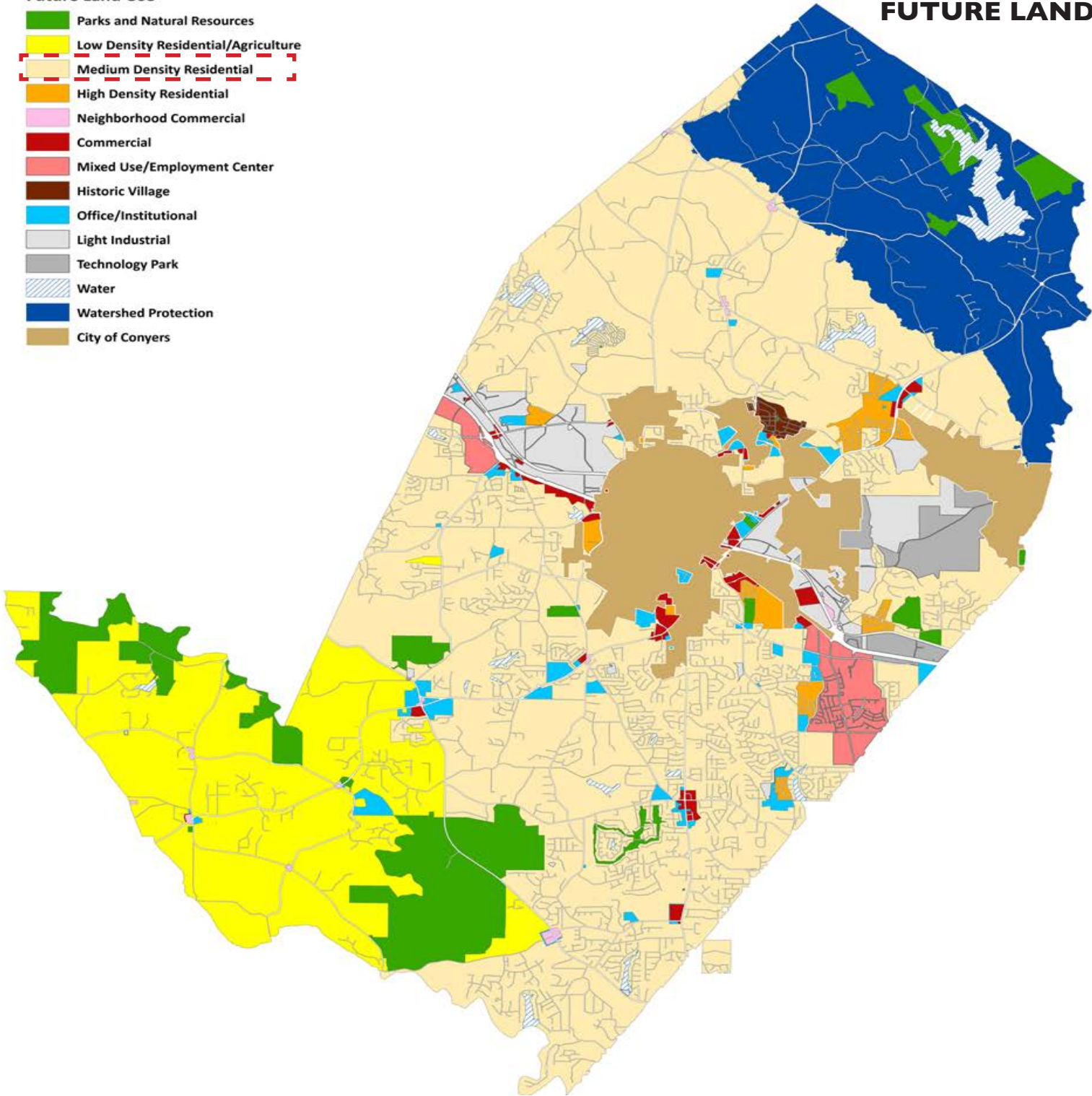


TABLE I

STANDARDS APPLYING TO ALL DISTRICTS

Zoning District	Minimum Lot Size	Maximum Gross Density	Min. Lot Width	Min. Front Setback	Min. Side Setback _{1,2}	Min. Rear Setback	Min. Floor Area	Max. % Imperv.	Min. % Open Space	Max. Bldg. Height	Min. Lot Depth
		Units/Acre									
W-P	2 ₁₁ Acres	0.3	150 ft.	35 ft.	30 ft.	60 ft.	1,600 sq. ft.	10	0	35 ft.	400 ft.
A-R	1 Acre ⁸	1.0	120 ft.	40 ft.	10/30 ft.	50 ft.	1,600 sq. ft.	15	0	35 ft.	250 ft.
R-1	30,000 sq. ft.	1.45	100 ft.	25 ft.	10/30 ft.	40 ft.	1,600 sq. ft.	20	0	35 ft.	150 ft.
R-2	14,000 sq. ft. ⁷	5.8	80 ft.	35 ft.	10/25 ft.	35 ft.	1,600 sq. ft.	30	20	45 ft.	120 ft.
CRS	10,000 sq. ft.	3.14	70 ft.	20 ft.	7.5 ft.	25 ft.	1,800 sq. ft.	25	30	35 ft.	
CSD ^{3,5}	6,000 sq. ft.	2.43	60 ft.	Max. 25 ft.	10 ft.	40 ft.	1,800 sq. ft.	25	30	35 ft.	
MUR ⁵	2,500 sq. ft.	8	25 ft.	25 ft.	10/15 ft.	25 ft.	Table 3	50	15	45 ft. ⁹	
RM	2 acres	12	60 ₁₀ ft.	15 ft.	10/15 ft.	25 ft.	Table 3	60	400 sq. ft./unit ₆	35 ft.	

Notes for Table 1:

1. Minimum required setbacks do not include buffers, if required by chapter 328, article I of the UDO.
2. Larger side yards dimension is for corner lots.
3. Density subject to increase through bonuses. See subsection 206-6(e)(10) and subsection 210-2(j)(2).
4. Application of density to tract land area excludes Primary Conservation Area.
5. Zoning district is only applicable within the Salem Road Corridor Overlay District.
6. 400 square feet of open space or outdoor recreation per dwelling unit is required for multi-family residential developments with more than 50 dwelling units. See subsection 218-13(s).
7. 7,500 square feet required per unit, 14,000 square feet per duplex.
8. Minimum lot size for residences with private stables: three acres; minimum lot size for agriculture and forestry uses: five acres.
9. Building height may be increased to 50 feet if a permitted supportive commercial use is provided on ground floor. Buildings over 35 feet in height shall be a minimum of 75 feet from property lines of adjacent single-family residential property.
10. Duplex lot shall have a minimum lot width of 100 feet.
11. W-P district restricts residential property development to one lot per three acres, with a minimum lot size of two acres.

TABLE 2

STANDARDS (CONT.)

Zoning District	Minimum Lot Size	Maximum Gross Density Sq. Ft./Acre	Max. Height	Min. Lot Width	Min.; Front Setback ¹	Min. Side Setback _{1,2}	Min. Back Setback ¹	Max. % Imperv.	Min. % Open Space
CID ³	.75 Acres	15,000	60 ft ⁴	100 ft.	40 ft.	10/15 ft.	40 ft.	75	10
O-I	10,000 sq. ft.	25,000	50 ft.	50 ft.	25 ft.	10/25 ft.	35 ft.	75	0
NC ³	1 Acre	12,000	50 ft ⁴	100 ft.	40 ft.	10/15 ft.	40 ft.	75	0
C-1	10,000 sq. ft.	10,000	50 ft.	75 ft.	15 ft.	0/15 ft.	35 ft.	75	0
C-2	15,000 sq. ft.	15,000	50 ft.	100 ft.	25 ft.	10/25 ft.	35 ft.	75	0
MxD ³	1 Acre	20,000	75 ft. ⁴	100 ft.	See 206-14			75	15
OBP	5 Acres	15,000	50 ft.	100 ft.	25 ft.	15/25 ft.	40 ft.	75	0
M-1	1 Acre	15,000	50 ft.	100 ft.	40 ft.	25/50 ft.	50ft.	75	0
M-2	10 Acres	20,000	60 ft.	200 ft.	50 ft.	25/50 ft.	50 ft.	75	0

TABLE 2**STANDARDS (CONT.)**

Notes for Table 2:

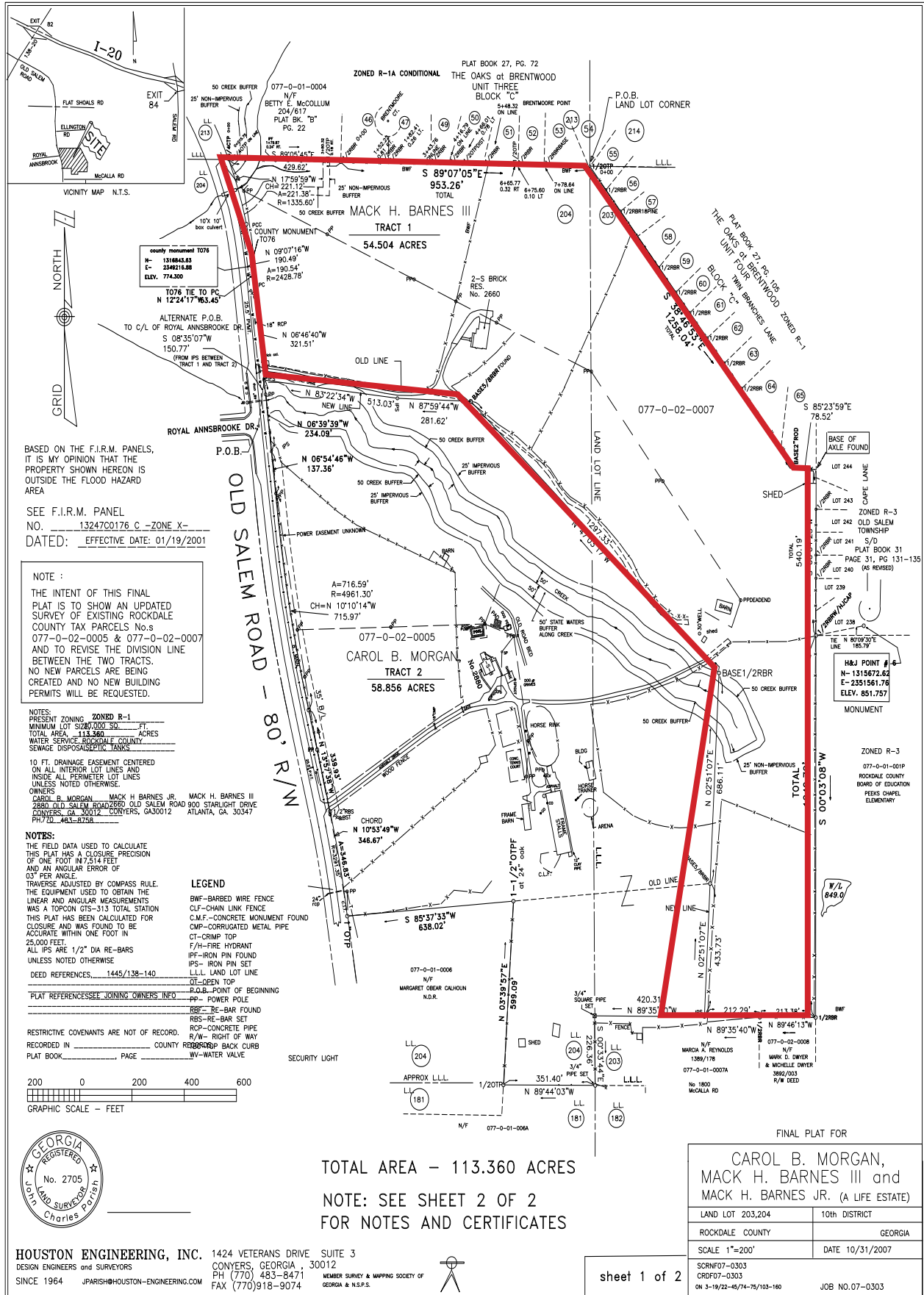
1. Minimum required setbacks do not include buffers, if required by chapter 328, article I of the UDO.
2. Larger side yards dimension is for corner lots.
3. Zoning district is only applicable within the Salem Road Corridor Overlay District.
4. Buildings over 35 feet in height shall be a minimum of 75 feet from property lines of adjacent single-family residential property.

TABLE 3

STANDARDS (CONT.)

RM - Multi-Family	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
700 sq. ft.	850 sq. ft.	1,000 sq. ft.	1,150 sq. ft.	1,200 sq. ft.	Single-Family Detached or Single-Family Zero Lot Line dwelling
MUR- Mixed-use Residential, and MxD - Mixed-use Development	Efficiency	Two-family dwellings and townhouses 1 Bedroom	Two-family dwellings and townhouses 2 Bedroom	Two-family dwellings and townhouses 3 Bedroom	
	Not Allowed	900 sq. ft.	1,200 sq. ft.	1,400 sq. ft.	1,800 sq. ft.

SURVEY



BASED ON THE F.I.R.M. PANELS,
IT IS MY OPINION THAT THE
PROPERTY SHOWN HEREON IS
OUTSIDE THE FLOOD HAZARD
AREA

SEE F.I.R.M. PANEL
NO. 1324700176 C - ZONE X -
DATED: EFFECTIVE DATE: 01/19/2001

NOTE :

THE INTENT OF THIS FINAL
PLAT IS TO SHOW AN UPDATED
SURVEY OF EXISTING ROCKDALE
COUNTY TAX PARCELS No.S
077-0-02-0005 & 077-0-02-0007
AND TO REVISE THE DIVISION LINE
BETWEEN THE TWO TRACTS.
NO NEW PARCELS ARE BEING
CREATED AND NO NEW BUILDING
PERMITS WILL BE REQUESTED.

NOTES:

PRESENT ZONING ZONED R-1
MINIMUM LOT SIZE 20,000 SQ. FT.
TOTAL AREA 113.360 ACRES
WATER SERVICE ROCKDALE COUNTY
SEWAGE DISPOSAL SEPTIC TANKS

10 FT. DRAINAGE EASEMENT CENTERED
ON ALL INTERIOR LOT LINES AND
INSIDE ALL PERIMETER LOT LINES
UNLESS NOTED OTHERWISE.

OWNERS
CAROL B. MORGAN MACK H. BARNES JR. MACK H. BARNES III
2880 OLD SALEM ROAD 2880 OLD SALEM ROAD 900 STARLIGHT DRIVE
CONYERS, GA. 30012 CONYERS, GA30012 ATLANTA, GA. 30347
PH: 770 483-8758

NOTES:

THE FIELD DATA USED TO CALCULATE
THIS PLAT HAS A CLOSURE PRECISION
OF ONE FOOT IN 7514 FEET
AND AN ANGULAR ERROR OF
03\"/>

LEGEND

BWF--BARBED WIRE FENCE
CLF--CHAIN LINK FENCE
C.M.F.--CONCRETE MONUMENT FOUND
CMP--CORRUGATED METAL PIPE
CT--CRIMP TOP
F/H--FIRE HYDRANT
IFF--IRON PIN FOUND
IPS--IRON PIN SET
L.L.L. LAND LOT LINE
OT--OPEN TOP
P.O.B.--POINT OF BEGINNING
PP--POWER POLE
RBS--RE-BAR FOUND
RBS--RE-BAR SET
ROP--CONCRETE PIPE
R/W--RIGHT OF WAY
RBS--CONCRETE BACK CURB
WV--WATER VALVE



TOTAL AREA - 113.360 ACRES
NOTE: SEE SHEET 2 OF 2
FOR NOTES AND CERTIFICATES

FINAL PLAT FOR	
CAROL B. MORGAN, MACK H. BARNES III and MACK H. BARNES JR. (A LIFE ESTATE)	
LAND LOT 203,204	10th DISTRICT
ROCKDALE COUNTY	GEORGIA
SCALE 1"=200'	DATE 10/31/2007
SCRN07-0303 CRDF07-0303	
ON 3-19-22-45/74-75/103-160	JOB NO.07-0303

HOUSTON ENGINEERING, INC. 1424 VETERANS DRIVE SUITE 3
DESIGN ENGINEERS AND SURVEYORS CONYERS, GEORGIA 30012
SINCE 1964 JPARISH@HOUSTON-ENGINEERING.COM PH (770) 483-8471
MEMBER SURVEY & MAPPING SOCIETY OF GEORGIA & N.S.P.S. FAX (770) 918-9074

NON - ENDORSEMENT AND DISCLAIMER NOTICE

Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Major & Arroll Commercial Real Estate and should not be made available to any other person or entity without the written consent of Major & Arroll. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Major & Arroll has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Major & Arroll has not verified, and will not verify, any of the information contained herein, nor has Major & Arroll conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT ANDY BEEN FOR MORE DETAILS.**