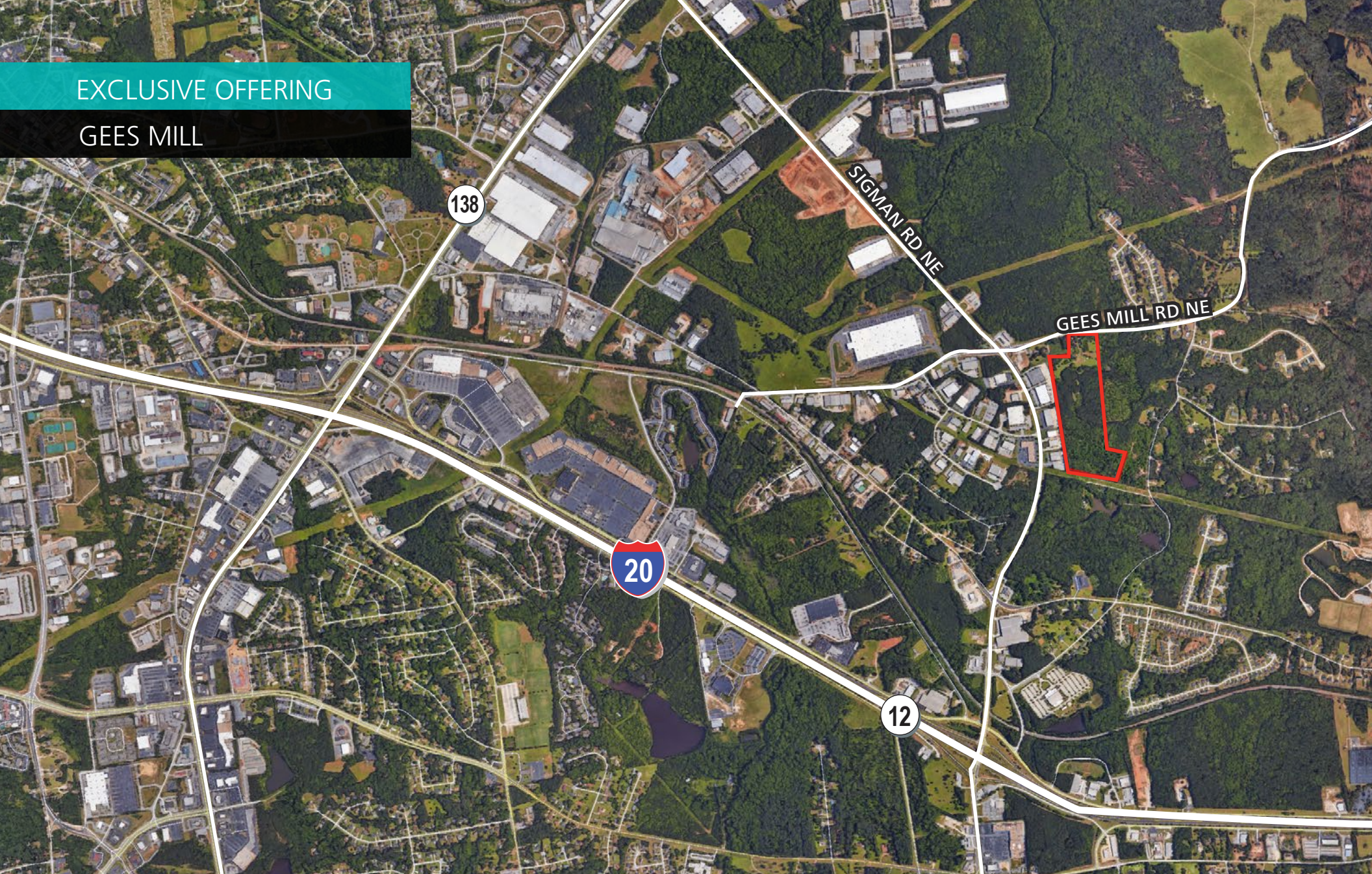


EXCLUSIVE OFFERING
GEES MILL



32.26 ACRES ON GEES MILL ROAD
ROCKDALE COUNTY | GEORGIA

32.26 Acres | Gees Mill Road | Rockdale County, Georgia



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 32.26 Acres on Gees Mill Road in Rockdale County, Georgia ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. and Pioneer Land Group. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman and Co. and Pioneer Land Group represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:

JOHN SPEROS

Senior Vice President
Ackerman & Co.
Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net

KYLE GABLE

Broker
Pioneer Land Group
Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@pioneerlandga.com

WILL GOFF

Associate, Brokerage
Ackerman & Co.
Direct: 770.913.3957
Mobile: 404.723.3379
Email: wgoff@ackermanco.net

J.T. SPEROS

Associate, Brokerage
Ackerman & Co.
Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net

Gees Mill Road
Rockdale County, Georgia



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the opportunity

Ackerman & Co. and Pioneer Land Group are pleased to exclusively present 32.26 acres of land on Gees Mill Road in Rockdale County, Georgia (the "Property"). From a strategic perspective, the Property offers a unique opportunity to meet the demand for smaller industrial users in a corridor that currently has a vacancy rate of 2.2%.

The property offers the following attributes:

- Ideal opportunity to develop and subdivide into multiple industrial sites for 10,000 sf to 50,000 sf buildings.
- Excellent access to Interstate 20 via a full diamond interchange at Salem Road less than 1 mile from the Property. Interstate 20 is a major east west corridor that runs over 1,700 miles from Interstate 95 near Columbia, South Carolina to Albuquerque, New Mexico.
- The Property will be sold subject rezoning for an agreed upon industrial classification.
- Excellent market conditions for industrial development. The Snapfinger/I-20 submarket contains 44.1 million sf of industrial space in 526 buildings and has a 2.2% vacancy rate. The Rockdale County submarket has a limited amount of well-located sites for smaller industrial users.
- All utilities are available in the area.
- Nearby retail support amenities including Publix, Wal-Mart, Kroger, Academy Sports and others.



Nearby Industrial

The balance of this Offering Memorandum provides additional information on the Property and the market.

the property

Location

The Property is located at 2325 Gees Mill Rd in Conyers, GA, just northwest of the Interstate 20/Salem Road interchange. This location is ideally located to serve Metro Atlanta as well as the entire Southeast Region.

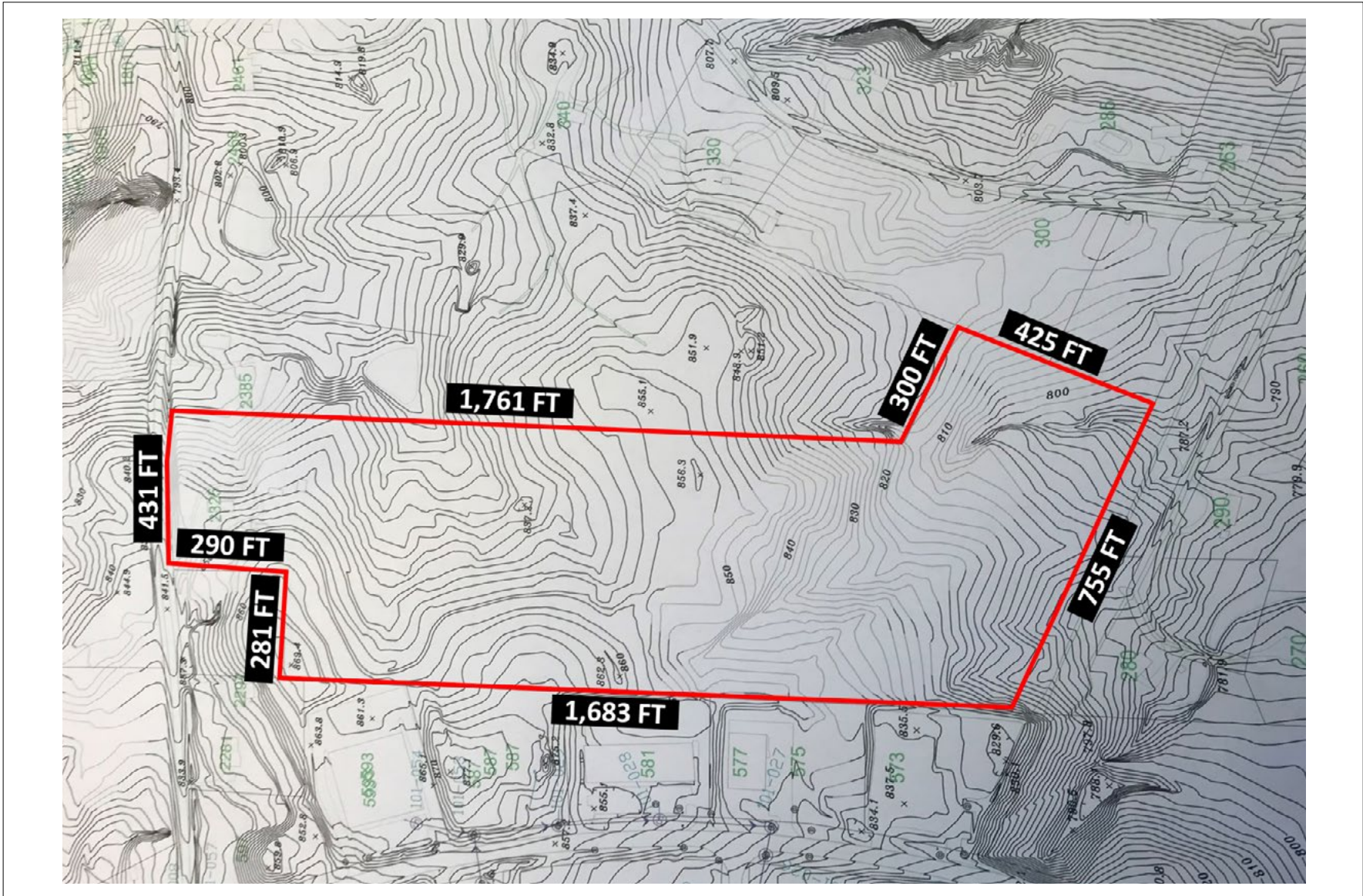


Low Altitude Aerial



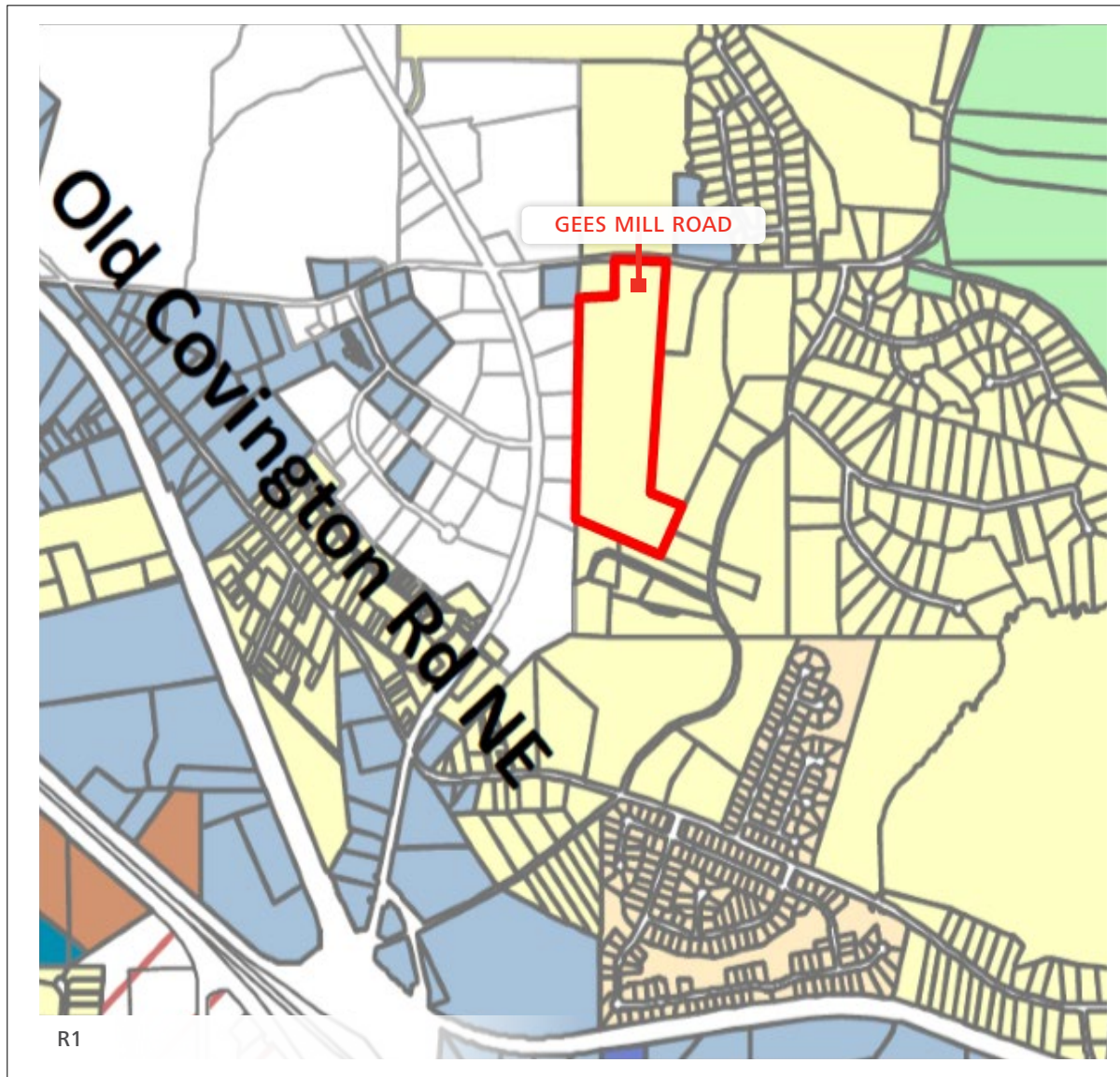
Site Dimensions

Below is a plat of the Property with the dimensions of each boundary. Note that these are approximate distances derived from LandVision.



Zoning/Requirements

The property is currently zoned R1, (Residential) in Rockdale County as shown below. The land use plan designates this property as industrial, and the Property will be sold contingent on an agreed to industrial rezoning.



R1

Utilities

Domestic Water:

There is a domestic water line that services the Property via the right of way on **Gees Mill Road**.

Sanitary Sewer:

There is a sanitary sewer manhole located at the corner of Sigman Road and Gees Mill Road. In order to get sanitary sewer service, the Property will require installation of a private pump station and force main from the pump station to a point on Gees Mill where it will gravity flow from a new manhole to the existing manhole as shown to the right. Interested purchasers should independently verify access to sewer and the design of the sewer system.



the market

The State of Georgia

The state of Georgia currently has 1,249 miles of interstate, 5,000 miles of rail lines and a major sea port located in Savannah. Because of these transportation benefits, Georgia is home to dozens of Fortune 500 companies specializing in the distribution and manufacturing of various kinds of products and goods.

Metro Atlanta

The Atlanta Metro area consists of 28 counties and is home to 53 million people and more than 150,000 businesses. Hartsfield-Jackson International Airport is one of the world's leading airports in the number of flights both nationally and internationally. Both rail companies with CSX and Norfolk Southern railroad have intermodal terminals in the area. With Atlanta's location and interstate system, a one-day drive time can reach 35.6 million people but a two-day drive can reach 228.6 million people.

Atlanta is widely considered one of the top five industrial markets in the United States. There are approximately 683 million square feet of industrial properties in the city and surrounding area.



Metro Atlanta Skyline

Baxter International

The Conyers Rockdale County area is home to corporations specializing in healthcare, manufacturing and the movie television industry. Baxter International recently built a one million square-foot complex in the area. Other companies in the area include 21st Century Fox, Pratt Industries and Solo Cup Company.



Recently, Facebook acquired \$26 million in land in Newton County, Georgia, right next to Conyers. This is for the 416-acre data center the company plans to build. In turn, they expect to invest up to \$42 billion and create several hundred jobs at the campus.



the process and support information

The owner has set an offering price for the Property at \$50,000 per acre (\$1,618,000)

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

- Price
- Earnest Money
- Due Diligence Period
- Closing Period
- Contingencies

We are available to discuss the project and address any questions at your convenience.

Below are files that are related to **Gees Mill Road** and may be downloaded. Some of the files may not be compatible on a mobile device and will need to be downloaded on a desktop. Click the links to open the files.

- [Google KMZ](#)
- [Topography](#)

To view all downloadable documents in one folder [click HERE.](#)



FOR MORE INFORMATION, PLEASE CONTACT:

JOHN SPEROS

Senior Vice President
Ackerman & Co.
Direct: 770.913.3910
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Direct: 770.913.3949
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