

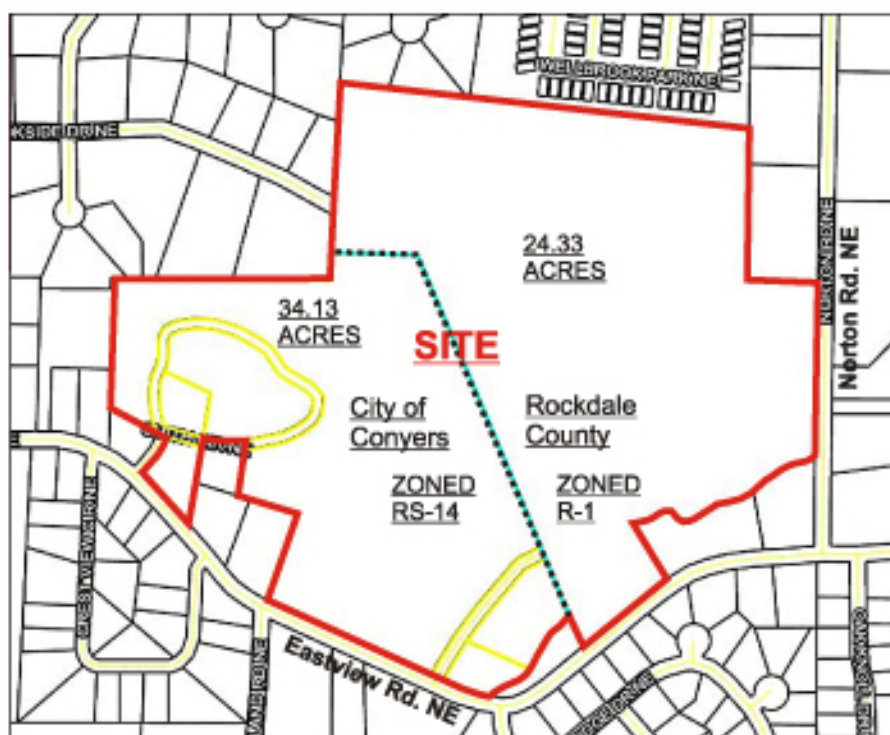
FOR SALE +58 Acres

Fig 1.

4 Parcels:

- NE East View Rd. •
- 1088 Smith Lake Rd. NE •
- 1115 Smith Lake Rd. SW •
- 1125 Smith Cir. NE •

Conyers, GA 30012



Land Area 58.46 acres (per 2004 survey. Includes 0.63 acre acquired in 2007)

Zoning R-1: 24.33 acres (residential, single-family: Rockdale County)
RS-14: 34.13 acres (residential, single-family: City of Conyers)

Utilities See attached water/sewer map. Public water: on Eastview Rd. NE and Norton Rd. NE. Public sewer: 2 lines run through property, and lines at Smith Cir., Eastview Rd. NE.

2025 Taxes \$10,043 (total - all 4 parcels)

Parcel ID 0670020001: 28.48 acres (per tax record)
C330030003: 27.19 acres (per tax record)
C33003003B: 0.63 acre (per tax record)
C33003003A: 0.52 acre (per tax record)

Prime, 58.46 acre residential development site, and possible potential for retirement community or assisted living. Very close to Piedmont Rockdale Hospital (approx. 1/2 mile), and the numerous medical facilities, specialists, rehab centers, and doctors' offices that surround the hospital and this property. 34.13 acres zoned RS-14 (in City of Conyers) and 24.33 acres zoned R-1 (in Rockdale County).

- * 25 miles from downtown Atlanta
- * Approx. 1/2 mile to Piedmont Rockdale Hospital
- * 27 miles from Hartsfield-Jackson International Airport
- * 5.7 miles to Georgia International Horse Atlanta Park (built for 1996 Olympics in Atlanta)
- * 1 mile to downtown Conyers
- * 2.7 miles to Conyers Plaza and Conyers Crossroads Shopping Centers
- * Easy access to I-20
- * 3 blocks to Rockdale County High School and CJ Hicks Elementary School

