

Development Opportunity on I - 20 Corridor



FOR SALE
69 ACRES—ROCKDALE COUNTY



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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500



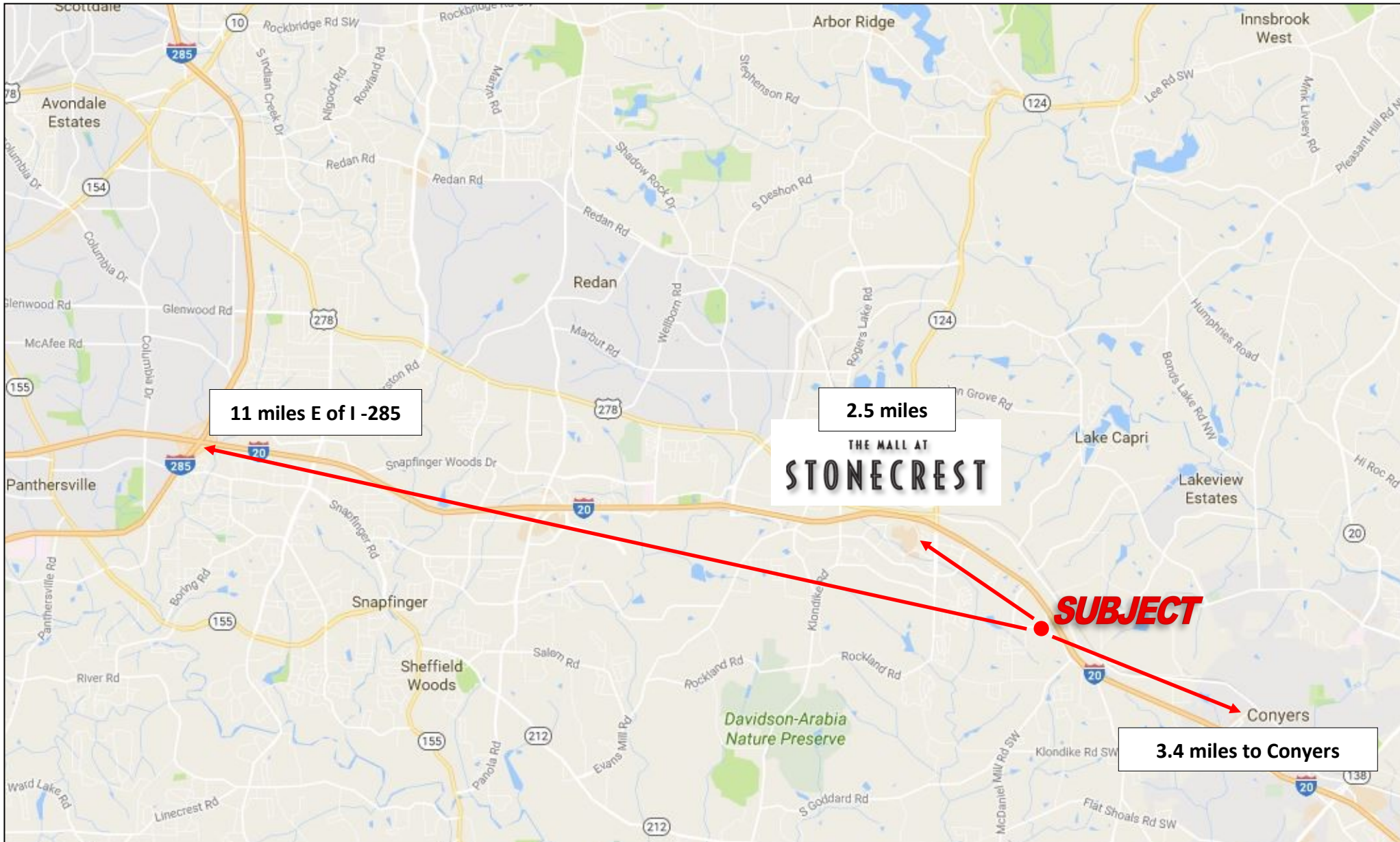
PROPERTY OVERVIEW

- +/- 69.86 acres Zoned C2—Rockdale County
- 2 Signalized intersections
- Rolling topography
- 1,389 ft of frontage on Sigman Road SW
- 1,373 ft of frontage on Iris Drive SW
- 885 ft of frontage on I-20
- 128,000 ADT (17) on I-20
- 1,550 ADT (17) on Sigman Road SW at Iris Drive SW
- 13,600 ADT (17) on Iris Drive SW
- Excellent frontage and visibility
- Future Land Use Plan—Special Mixed Use Activity Center Overlay District
- **Asking \$162,000 per Acre**



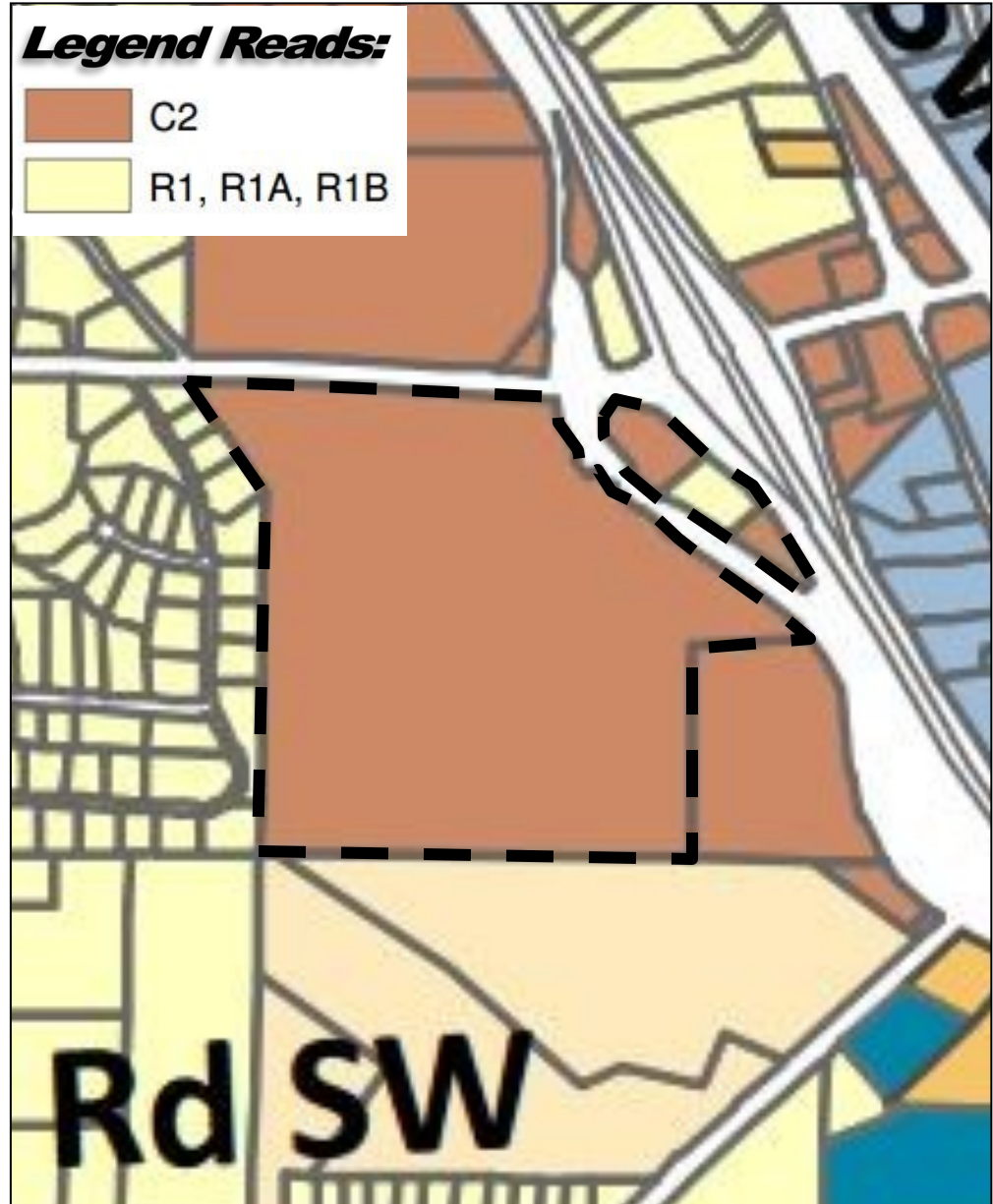
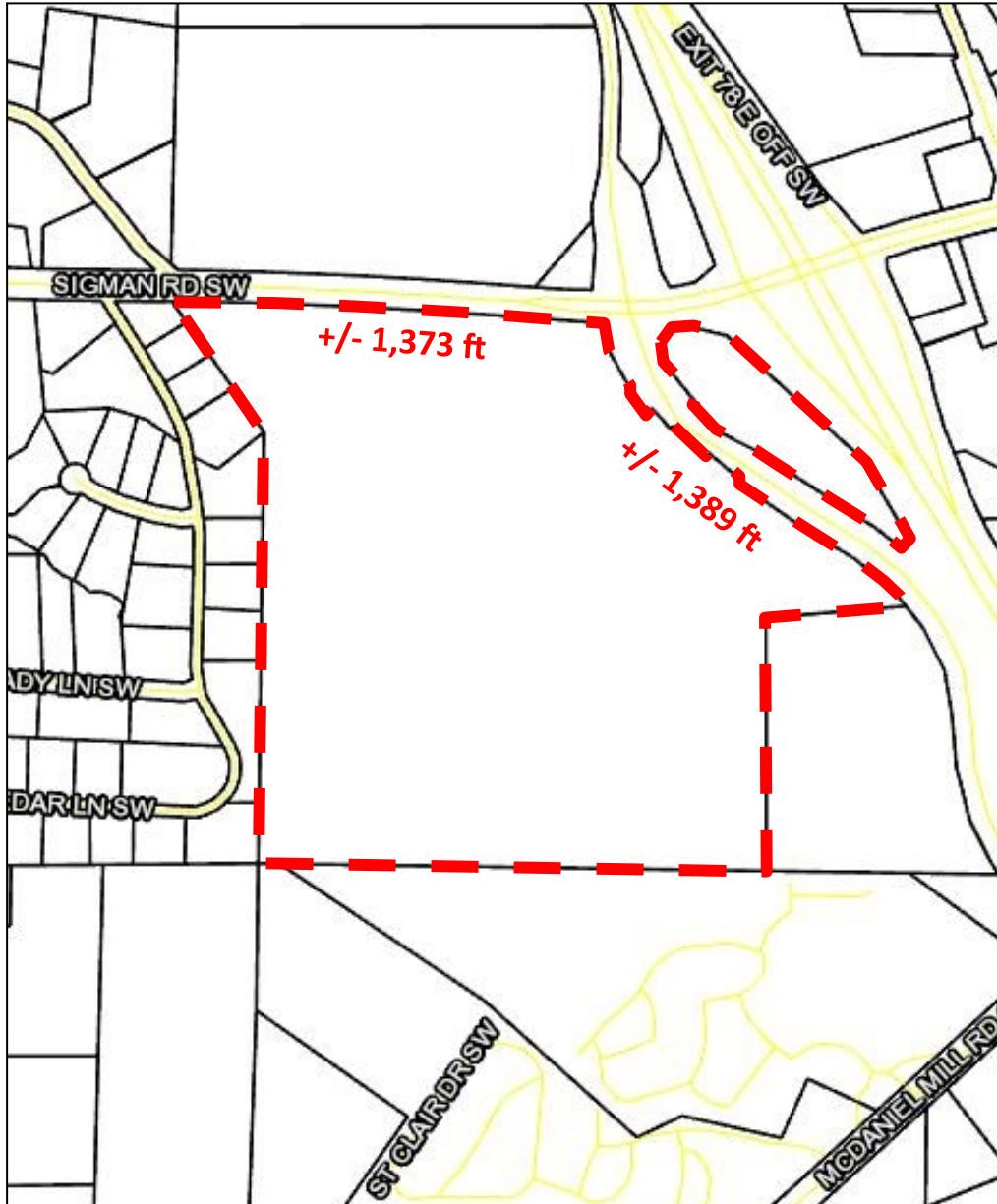


LOCATION MAP





TAX PLAT AND ZONING



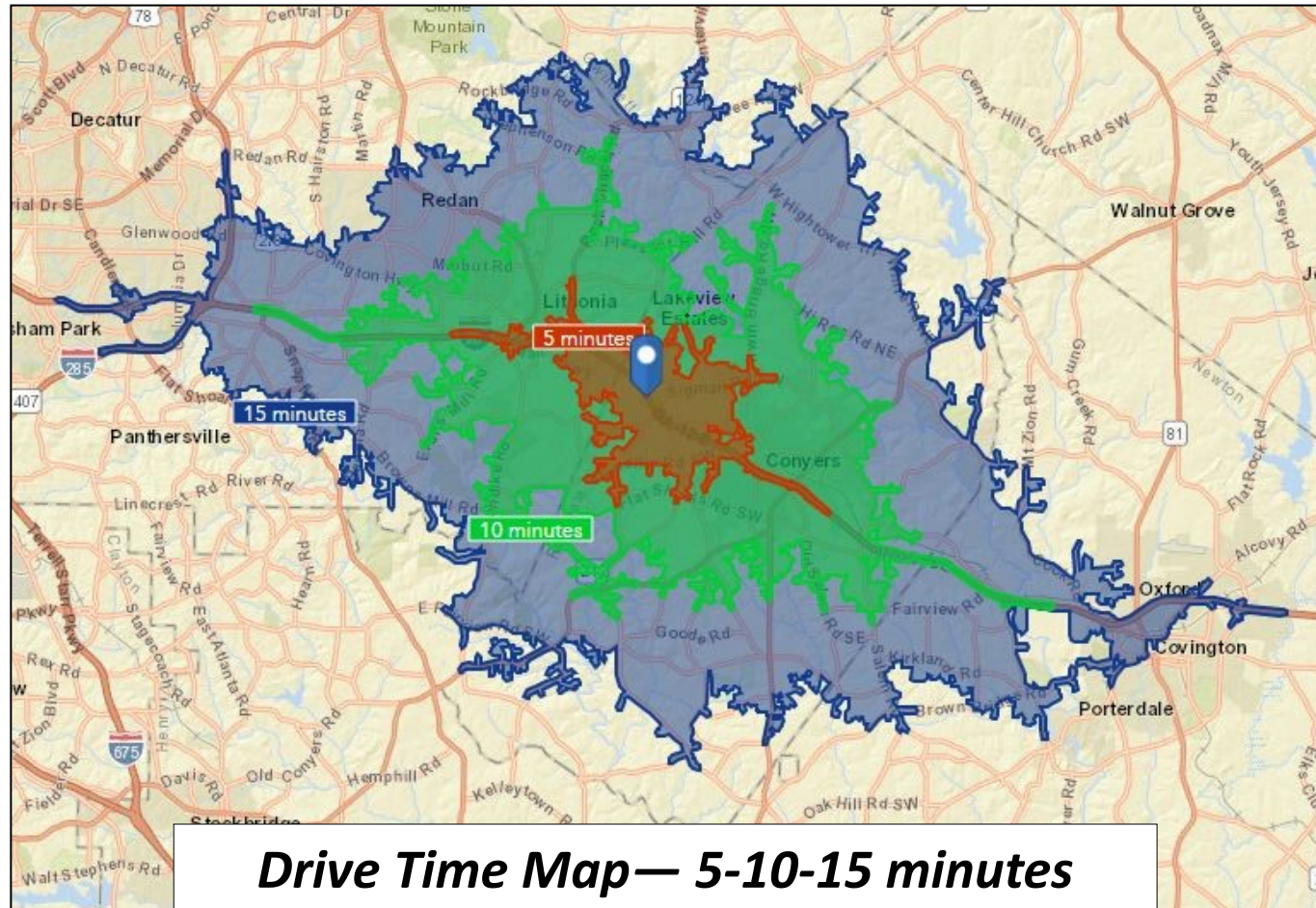


ROCKDALE COUNTY

Twenty-five miles away from Downtown Atlanta, Rockdale offers commercial diversity for business and a variety of opportunities for families. Rockdale's myriad of recreational spaces are enjoyed by residents and visitors alike.

Over the years, Rockdale County has attracted several major employers, including Pratt Industries, Acuity Lighting Group, Hill-Phoenix and Bio-Lab. The presence of these industries provides the basis for the area's prominence as a medical and manufacturing center, and new businesses can take comfort in the progressive approach the county takes towards its growth.

- The City of Conyers has grown significantly and now has more than 15,000 residents
- Combination of small town and big city, rural scenes and urban shopping
- Population reflects various nationalities, races, and religions
- The community reflects a legacy of progress, involvement, and society



Drive Time Map— 5-10-15 minutes



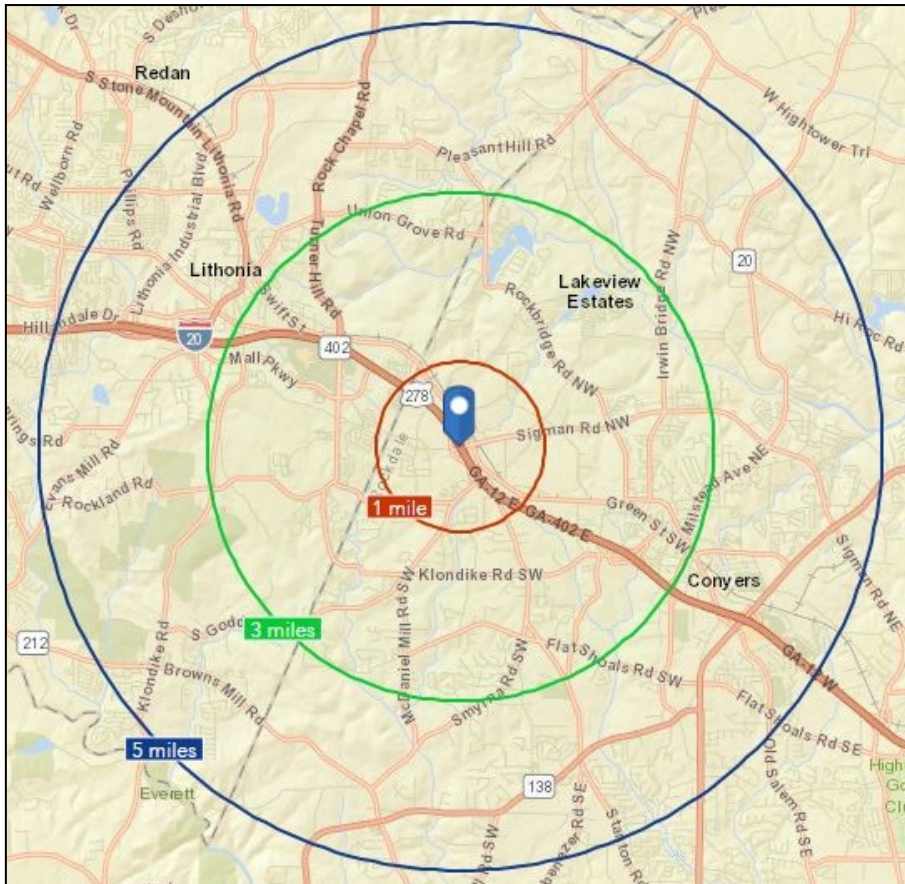
SUBMARKET AERIAL



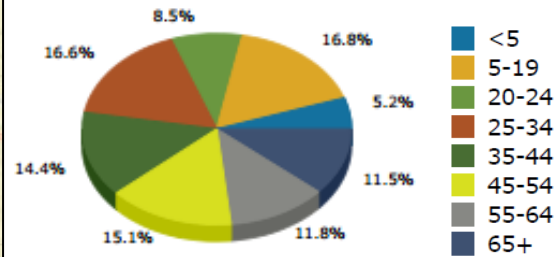


AREA DEMOGRAPHICS

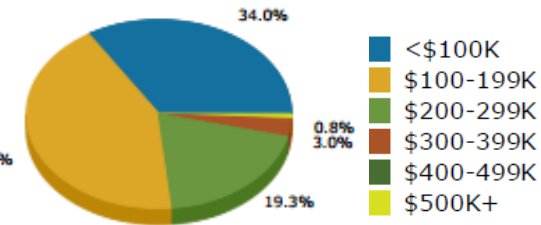
	Population	# of Households	Avg Household Income	Median Age
1 Mile	2,320	855	\$55,140	36
3 Miles	26,553	9,951	\$52,724	33
5 Miles	75,585	27,968	\$56,673	33



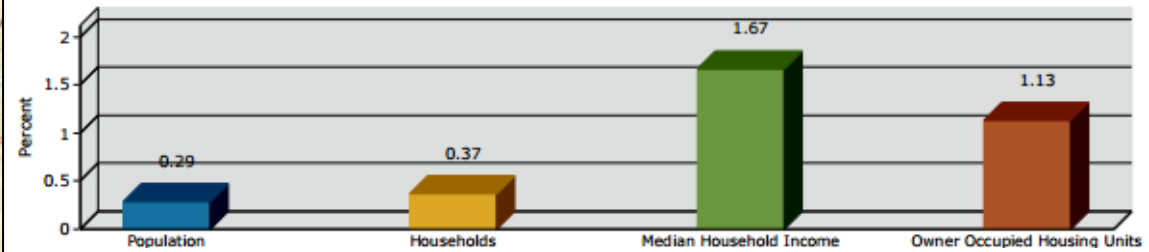
2016 Population by Age



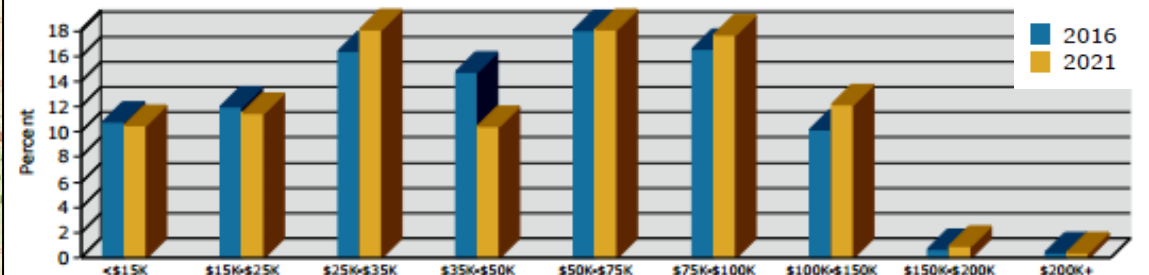
2016 Home Value



2016-2021 Annual Growth Rate



Household Income





FAMILY HISTORY BEHIND THIS TRACT

There is an honorable and hallowed connection between certain people and the land and landscapes that bridges a span of generations in families. This is certainly true of William Thomas Sigman, his family, and their deep rooted passion for the land they have devotedly protected and tended to over time.

“Mr. Tom,” as he was affectionately called by members of his beloved Church and community, had a vision for the family property; he maintained his goal that was in the forefront of his heart and soul to witness a development on the heritage site that would positively impact not only the immediate area and his community, but the region as well. Tom’s priority for the family property was for the development to highlight the natural features of the land site in a peaceful setting and to affect lives in a long lasting and positive manner.



The Sigman Family property was once owned by Benjamin Columbus Granade, son of Timothy Granade. The Granade family originally sailed from England in 1710, and they are known throughout the Conyers community as pioneers of the area. Their estate and farm was an expansive area which covered a vast territory from Smyrna, Klondike, and Flat Shoals Road. As one of the direct descendants of the Granade family, William Thomas Sigman and his wife, Miriam, began Sigman Furniture in October of 1951, a well-known customer-oriented furniture business where “putting the customer first” has always been the driving force in the development of each stage of their business. Today, that mission is preserved in the family business by Carol and Randy Mills, daughter and son-in-law of Tom and Miriam Sigman.

The goal the family shares is for the development on the property to be a lasting legacy to commemorate Tom and Miriam Sigman’s lives by completing a project that will reflect and honor both Mr. Tom and his wife, Miriam, and their legacy, showcasing the Sigman family heritage property and highlighting their beloved community, Conyers and Rockdale County.

Mr. Tom and his wife, Miriam, circa 1940s