



±11.94 ACRES FOR SALE

SIGMAN ROAD & IRWIN BRIDGE ROAD

CONYERS, GA

NAI Brannen Goddard

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No entry onto the property without prior notice and a seller representative present.
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PREMIER DEVELOPMENT OPPORTUNITY

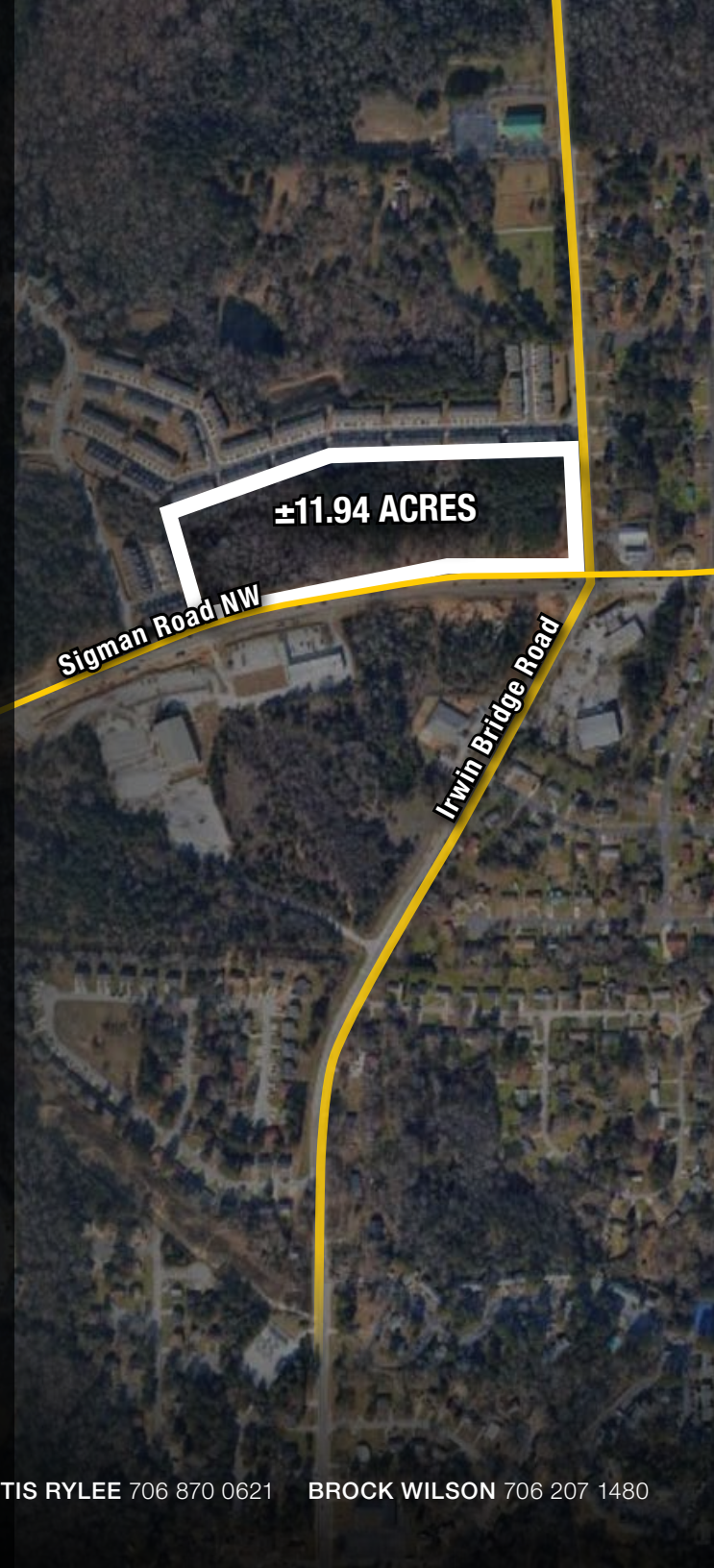
Positioned at the northwest corner of Sigman Road and Irwin Bridge Road, this ±11.94-acre tract presents a premier development opportunity at a highly visible, signalized intersection in one of Conyers' most active commercial corridors. The site benefits from excellent frontage, strong traffic counts, and immediate access to major thoroughfares, offering outstanding exposure for a wide range of commercial, mixed-use, or institutional uses.

The property's strategic location provides convenient connectivity to I-20, GA-138, and Old Town Conyers, placing it within minutes of established retail centers, medical facilities, and dense residential neighborhoods. Surrounding development includes national retailers, service-oriented businesses, and expanding residential growth, creating a built-in customer base and strong long-term demand drivers.

With ±11.94 acres of contiguous land, the tract offers exceptional flexibility for site planning and development scale. The signalized corner location allows for efficient ingress and egress and strong corner presence, making it well-suited for retail, medical, multifamily, mixed-use, or institutional users seeking visibility and accessibility in a growing East Metro Atlanta submarket. The parcel's size and configuration support multiple access points, pad development, or phased construction strategies.

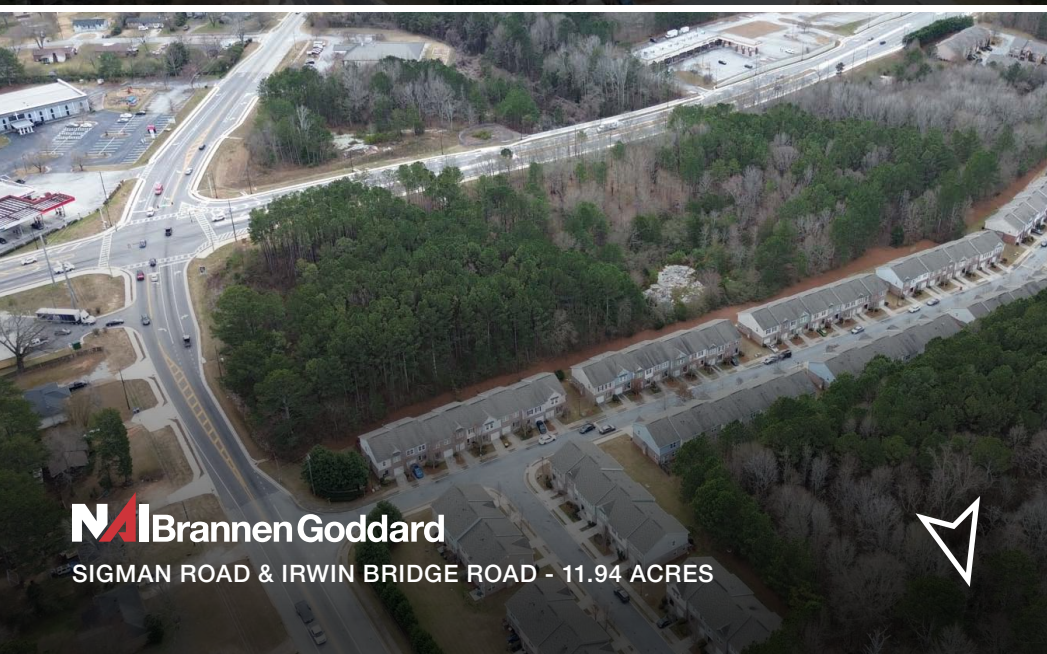
PROPERTY HIGHLIGHTS

- ±11.94 Acres at the NWC of Sigman Rd & Irwin Bridge Rd
- Lighted, Signalized Intersection with Excellent Visibility
- Strong Frontage and Exposure Along Sigman Road
- Prime Corner Position in a Growing Commercial Corridor
- Easy Access to I-20, GA-138, and Old Town Conyers
- Surrounded by Retail, Medical, and Residential Development
- Flexible Development Potential (Retail, Medical, Multifamily, Residential, Townhome, Mixed-Use, or Institutional)
- Water, Electric, and Sewer available
- Large Contiguous Tract Suitable for Phased or Master-Planned Development
- High-Traffic Location with Strong Daytime and Residential Population
- Located in the Expanding East Metro Atlanta Submarket
- Rare Opportunity for a Large Corner Land Holding in Conyers
- 1,330' of frontage along Sigman Road; 420' of frontage along Irwin Bridge Road
- Gentle Topography
- Asking \$2,210,000 – open to offers



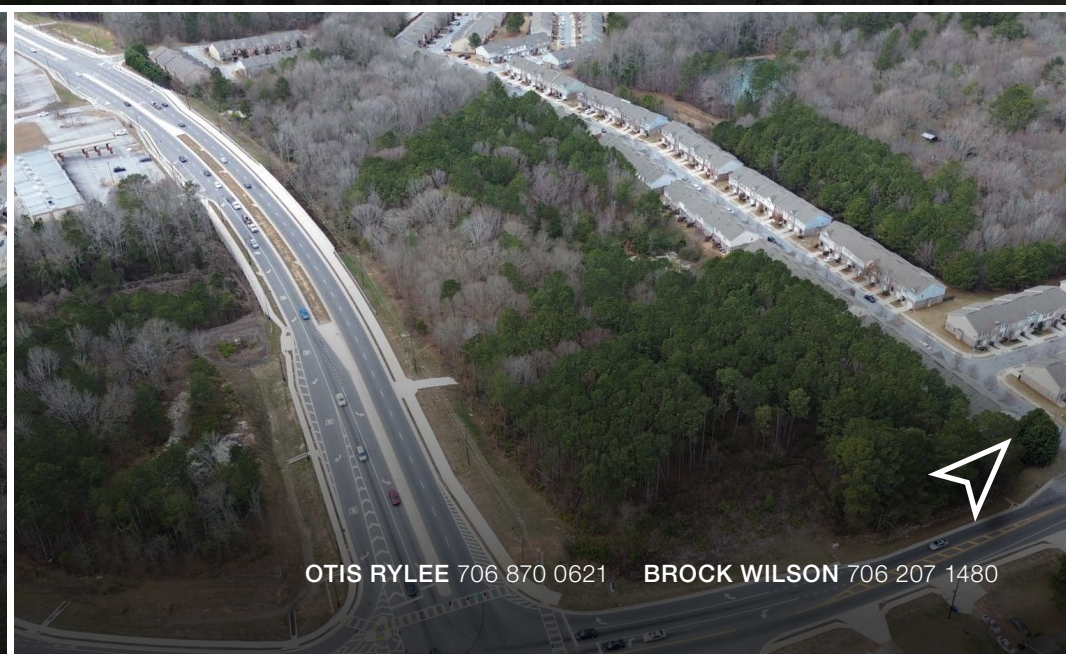


PRIME
LOCATION



NAI BrannenGoddard

SIGMAN ROAD & IRWIN BRIDGE ROAD - 11.94 ACRES



OTIS RYLEE 706 870 0621 BROCK WILSON 706 207 1480

THE MALL AT
STONECREST

Walmart

SIGMAN ROAD & IRWIN
BRIDGE ROAD ACREAGE

DOLLAR GENERAL

PINE STREET
ELEMENTARY SCHOOL



WAFFLE
HOUSE

CONYERS MIDDLE SCHOOL

Mammy's
KITCHEN



Piedmont
ROCKDALE

138

20

LONGHORN
STEAKHOUSE

DQ Domino's

CONYERS

Walmart

20

BJ's

138

LOWE'S

TARGET

162



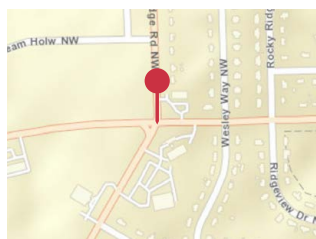
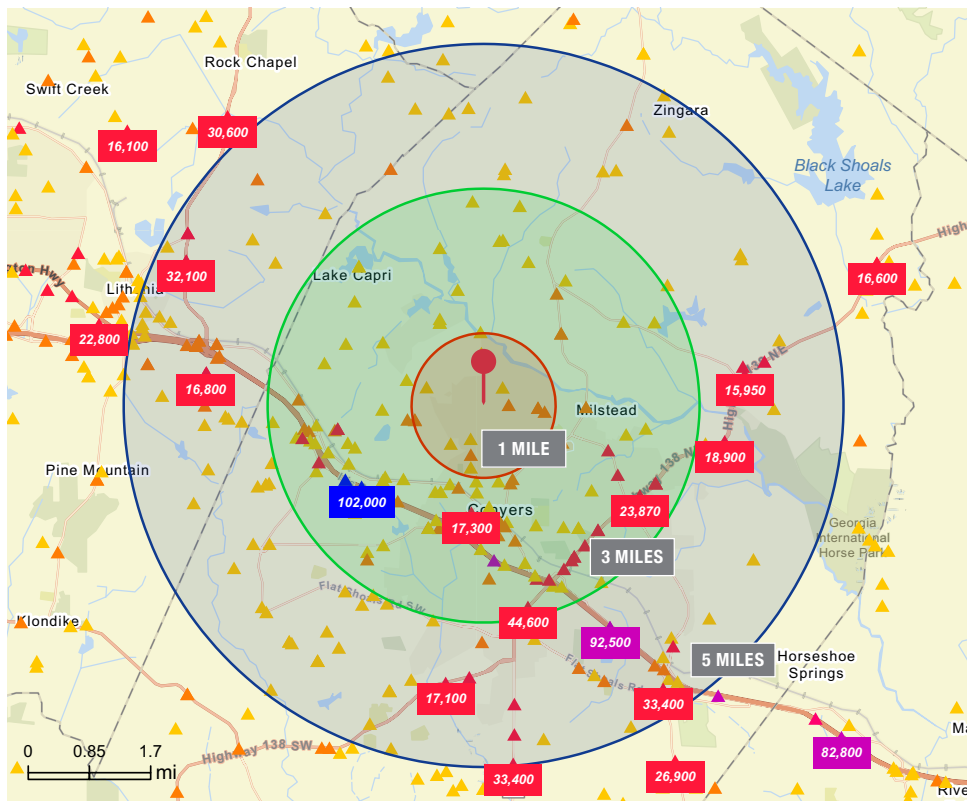
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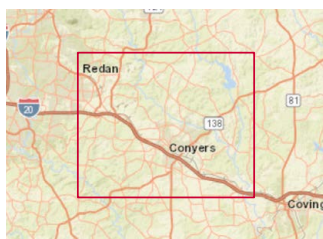
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AREA DEMOGRAPHICS



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Census 2020 Summary	1 mile	3 miles	5 miles
Population	5,671	28,213	68,400
Households	2,003	10,046	24,901
Average Household Size	2.82	2.73	2.71

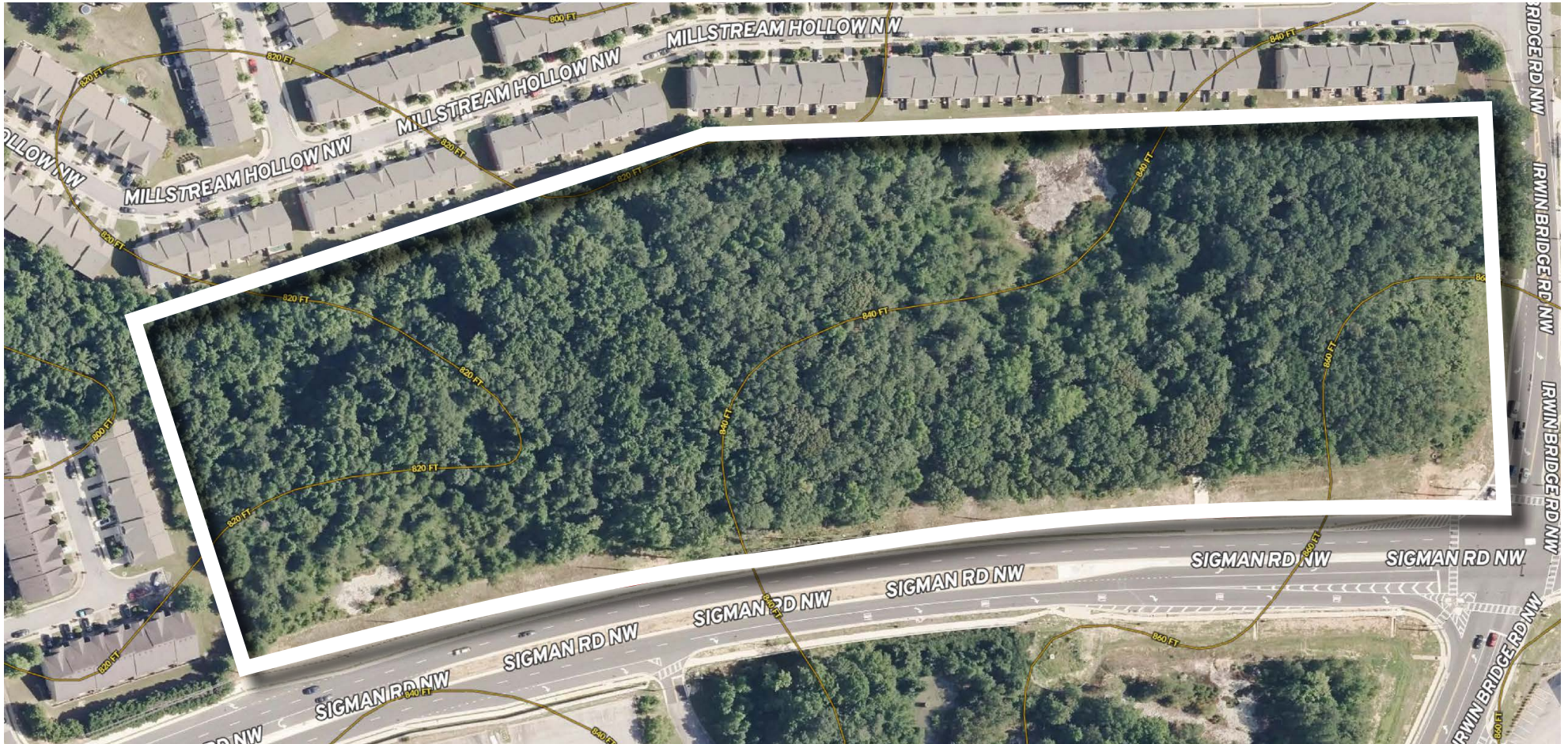
2025 Summary			
Population	5,623	29,463	73,478
Households	2,026	10,584	27,000
Families	1,385	6,896	17,940
Average Household Size	2.76	2.71	2.69
Owner Occupied Housing Units	1,090	5,834	16,564
Renter Occupied Housing Units	936	4,750	10,436
Median Age	33.6	36.8	38.0
Median Household Income	\$64,713	\$62,940	\$73,080
Average Household Income	\$80,573	\$84,887	\$94,039

2030 Summary			
Population	5,622	30,945	77,494
Households	2,046	11,170	28,679
Families	1,387	7,227	18,838
Average Household Size	2.73	2.70	2.67
Owner Occupied Housing Units	1,151	6,590	18,098
Renter Occupied Housing Units	896	4,580	10,581
Median Age	35.1	38.1	38.9
Median Household Income	\$70,853	\$70,828	\$82,694
Average Household Income	\$87,755	\$94,421	\$104,249

Trends: 2025-2030 Annual Rate			
Population	0.00%	0.99%	1.07%
Households	0.20%	1.08%	1.21%
Families	0.03%	0.94%	0.98%
Owner Households	1.10%	2.47%	1.79%
Median Household Income	1.83%	2.39%	2.50%

Source: ESRI 2026

AREA TOPOGRAPHY



Source: MapRight 2026

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