

NEW LISTING: PRIME COMMERCIAL VACANT LAND

Ideally Located Just Off the I-20 Exit on Salem Rd, Conyers

A Premier Drive-Thru & Retail Ready Site—Now Available with TBRE

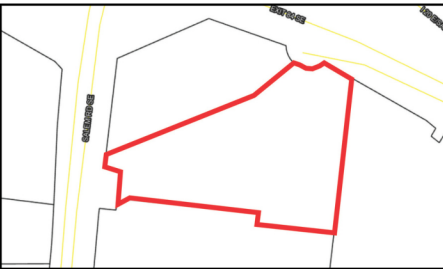
This premium commercial asset offers ±1.76 acres of shovel-ready, cleared vacant land strategically positioned just off the heavy-traffic I-20 exit on SE Salem Road. Zoned highly flexible MXD(Mixed-Use Development), the parcel provides a turnkey development site fully equipped with utility access, capitalizing on an outstanding exposure of more than 37,000 vehicles passing daily.

The centerpiece of this listing is its Versatile Construction Readiness, delivering an unmatched canvas for high-volume drive-thru concepts, multi-tenant retail centers, or automotive services. Establish your presence in a bustling commercial ecosystem alongside major national brands like Chipotle, McDonald's, and Taco Bell, ensuring immediate consumer draw and long-term asset appreciation.



PROPERTY SNAPSHOT

- Prime location just off the I-20 exit / Excellent high-traffic location with more than 37,000 vehicles per day
- Approximately 1.76 Acres MXD (Mixed-Use Development) Commercial Zoning
- Ready-to-build land with cleared site and available utility access
- Great development opportunity for drive-thru concepts, retail center, or automotive-related businesses
- Strong demographics with a 5-mile average household income of \$98,323 and population exceeding 104,548
- Strong retail corridor along Salem Rd with many national tenants nearby such as Burger King, Chipotle, Taco Bell, Ingles, QT, Cricket Wireless, Dollar Tree, and McDonald's.



WHY TBRE

We don't just list – we close.

We don't just market – we position.

We don't just transact – we maximize value.

**Whether You're
Investing, Expanding,
or Developing.
–TBRE Delivers.**

**This
Lot
is
Proof**

Strategic Connectivity

Flexible MXD Zoned

High Accessibility

Ready to Develop

From drive-thru concepts to retail assets right off the I-20, TBRE delivers absolute clarity and success in every transaction.

**Let's talk about what's next –
for your property, your portfolio,
or your vision.**



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