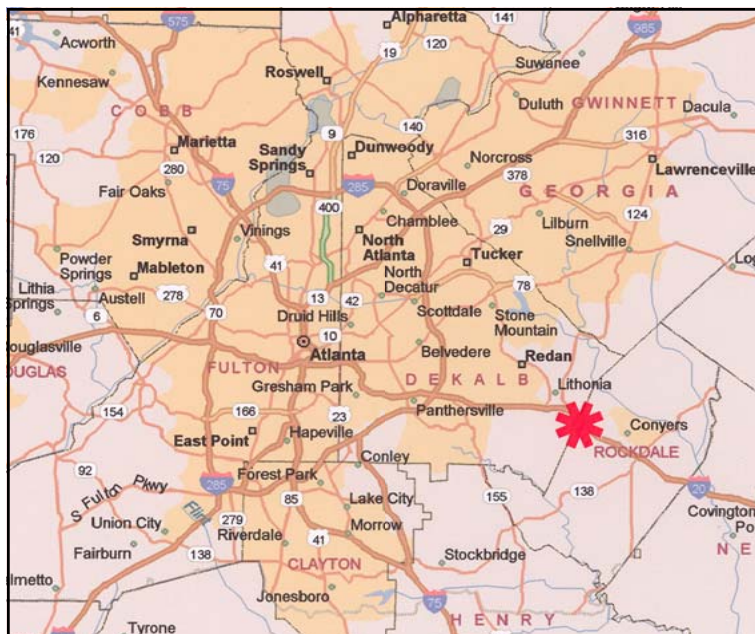


Sigman Road & I-20 Rockdale County, Georgia



Five tracts of land at I-20 & Sigman Road on both sides of I-20. This is the first interchange entering Rockdale County, which serves the Mall at Stonecrest.

Tract 1: **65± Acres** bounded by Iris Drive and Sigman Road on the south side of I-20. Direct Interstate visibility. Priced at \$200,000.00 per Acre for entire tract. Inquire for pricing if sub-divided.

Tract 2: **3.97 Acres** bounded by I-20, Sigman Road and Iris Drive. Priced at \$300,000 per Acre.

Tract 3: **1.36 Acres** bounded by I-20, Sigman Road and Iris Drive. Priced at \$392,000 per Acre.

Tract 4: **4± Acres** bounded by Old Covington Highway and I-20, East of Sigman Road. Priced at \$275,000 per Acre.

- Corner 1.8 Acre tract sold to a Convenience Store.
- Eastern Old Covington Hwy acreage sold to Sigman-Mills Furniture Outlet Store (2.07 acres).

Tract 5: **10± Acres** bounded by Old Covington Highway, Sigman Road, and I-20. Inquire for pricing for whole tract. If subdivided:

- Corner 1.0 Acres: Priced at \$650,000.
- 1.3 Acres fronting Old Covington Hwy. (4a) priced at \$300,000.
- 1.0 Acre fronting Old Covington Hwy. (4b) priced at \$300,000.
- 7± Acres fronting I-20, Sigman Road and Old Covington Hwy. Priced at \$250,000 Acre.

Traffic Count 2004:

I-20 East of Sigman Rd. - 115,013 vpd
I-20 West of Sigman Rd. - 128,936 vpd

2005 Est. Demographics

	3-Mile	5-Mile	10-Mile
Population:	20,043	61,685	319,852
Avg. H.H. Income:	\$58,027	\$60,079	\$72,094

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For Further Information, Please Request
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