

AVAILABLE

The  
**TEMPLES**  
Company

(912) 538-7000

## 3.52 Acre Lot - Douglas, GA

833 Bowens Mill Rd SE  
Douglas, GA 31533

(Latitude, Longitude)  
(31.49713, -82.82875)

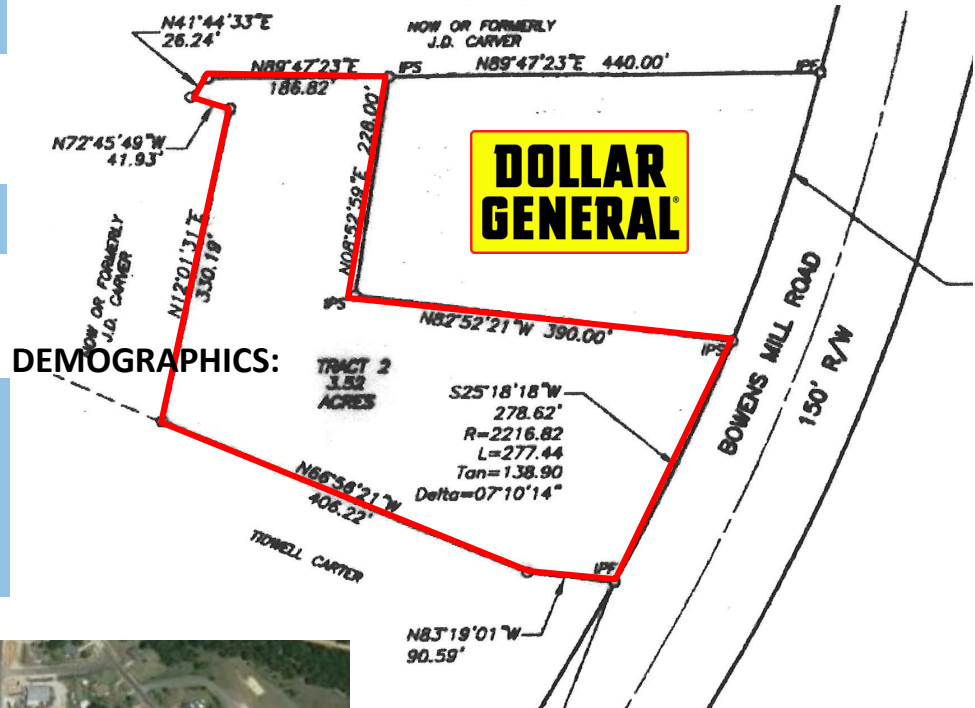
### AVAILABLE:

3.52 acres

### PRICE:

\$295,000.00

- Shared curb cut with Dollar General
- Utilities available
- Good visibility



### DEMOCRAPHICS:

	5 miles	10 miles	20 miles
2025 Population:	21,706	36,472	55,935
2025 Households:	8,255	13,743	20,538
2025 Median HH Inc:	\$47,699	\$50,962	\$50,432

### TRAFFIC COUNTS:

Street:	Daily Count
Bowens Mill Rd:	14,000

*Please contact our office for  
additional information.*

The Temples Company  
PO Box 405  
301 Mosley Street (30474)  
Vidalia, GA 30475  
(912) 538-7000  
[www.thetemplescompany.com](http://www.thetemplescompany.com)

\* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 2317AP