

# FOR SALE

11560 Veterans Memorial Hwy  
Douglasville, GA 30134

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## Property Description

Prime parcel on Highway 78 ripe for strategic commercial development.

## Property Highlights

- Frontage: 899 ft
- Utilities available on site
- Detention Pond
- 200' Water Well
- Adjacent to Southern Railroad
- Rustic car wash facility
- Unincorporated Douglas County
- Ideal for PUD, Medical, Retail, Offices, Services businesses, Construction, Hospitality, Lodging, Rail, Transportation and much more...
- Short drive to Atlanta, Douglasville, and Sweetwater Creek State Park

## Offering Summary

Offer Price:	\$1,200,000
Acre:	± 7.46 AC
Land SF	324,958 SF
Zoning:	GC - Gen. Comm.

## Key Demographics

	1 Mile	3 Miles	5 Miles
Total Households	992	12,212	34,525
Total Populations	2,710	34,869	97,040
Average HH Income	\$79,850	\$75,050	\$89,157

## Average Daily Traffic Volume (GDOT 2024)

Vet. Memorial Hwy at Courtland St	13,300
Vet. Memorial Hwy at Burns Dr	12,500
Fairburn Rd at Springs St	22,700

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