

FOR SALE

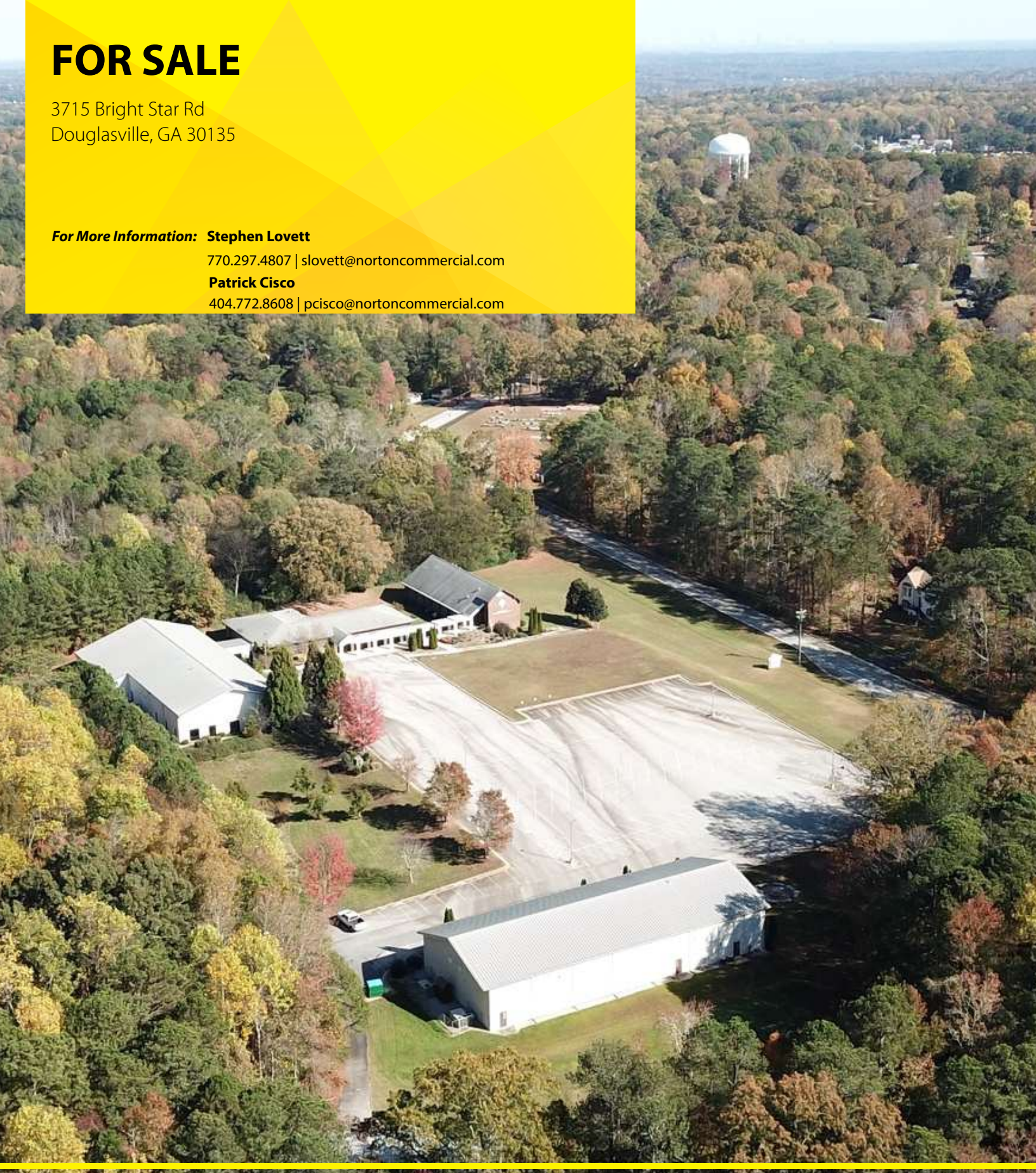
3715 Bright Star Rd
Douglasville, GA 30135

For More Information: Stephen Lovett

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Norton Commercial
434 Green Street
Gainesville, GA 30501
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NORTON

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DOUGLASVILLE, GA 30135



OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	11.05 Acres
Building Size:	35,397 SF
Zoning:	R-A

PROPERTY OVERVIEW

Exceptional Church Property on over 11 Acres, ideal for worship, education, and/or community engagement. Discover this rare opportunity to own a versatile and expansive church campus. With five distinct buildings, and over 175 parking space, this property offers endless possibilities. The main church building is welcoming space for worship and special events. It contains a 3,300 sq. ft. sanctuary that seats approximately 250 people, with a lower level having 7 classrooms and 2 restrooms -- perfect for Sunday school or community programs. Next to that building is the church office. It contains a dining hall of over 2,000 sq. ft. with a fully equipped commercial kitchen and pantry. There are also 5 private offices and 2 restrooms, ideal for administrative use. Connected to that building is the "family life center". It contains 10 classrooms, including 4 interconnected rooms for children's activities, 2 large bathrooms and a small child's bathroom for added convenience. There is also a contemporary worship space of over 4,600 sq. ft., featuring a full-size stage and backstage dressing room with an attached full bathroom. Across the large parking lot from those three buildings is the "activity center". It contains a full-size gymnasium (5,600+ sq. ft.) for sports, recreation, or large gatherings. 2 bathrooms with showers, 2 classrooms, and a fellowship hall/café lounge room for casual meetings or events. Finally, there is a 2,250 sq. ft. storage building with a built-in loft and additional storage lockers, offering ample space for equipment, supplies, and more. Across the property, you will find beautifully maintained grounds with plenty of room for outdoor activities or future expansion. This property is perfectly designed to meet the needs of a growing congregation, community organization, or educational institution. Whether you're hosting worship services, educational programs, or large-scale events, this campus provides the flexibility and functionality you need. Schedule your private tour today and envision the possibilities this incredible property has to offer!

Located in southwest Douglasville, just over two miles from I-20's Exit 34 (GA-5/Douglasville)

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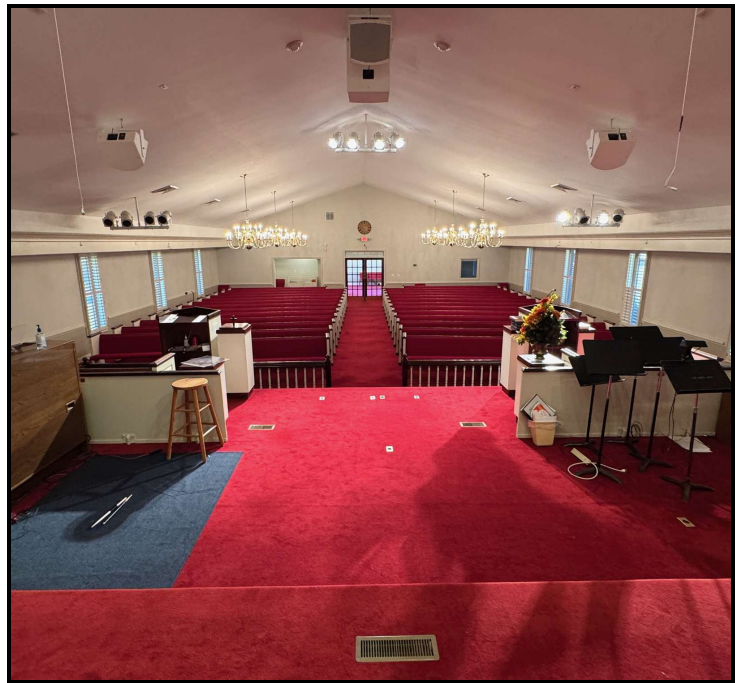
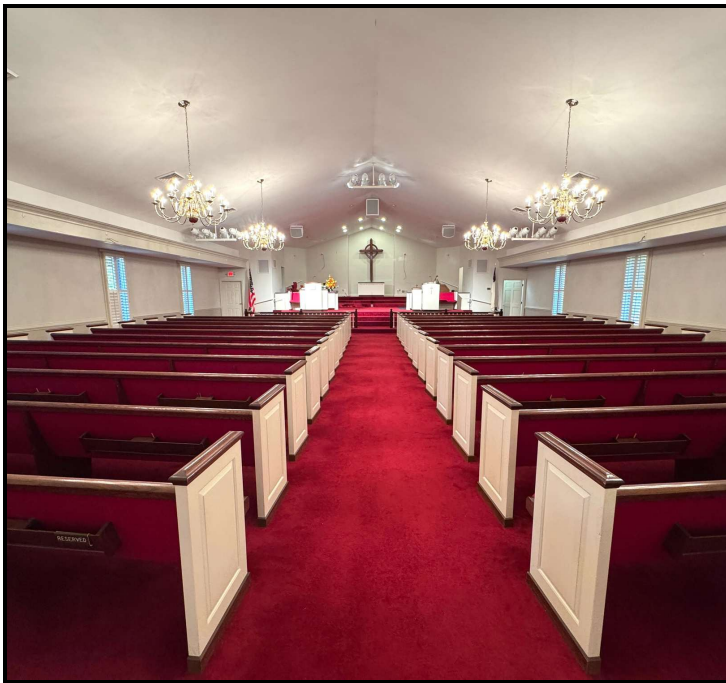
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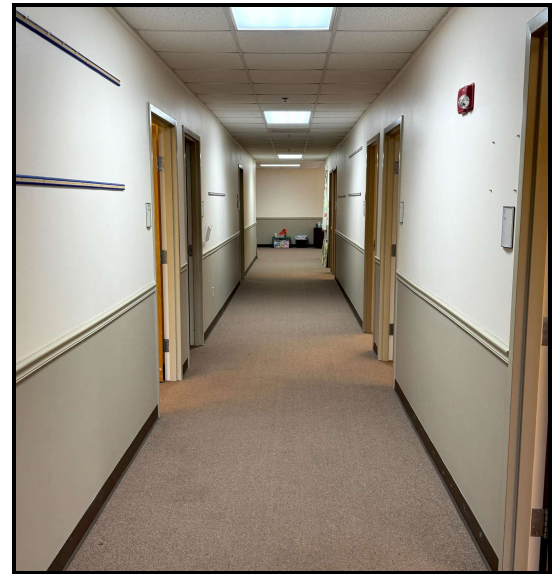
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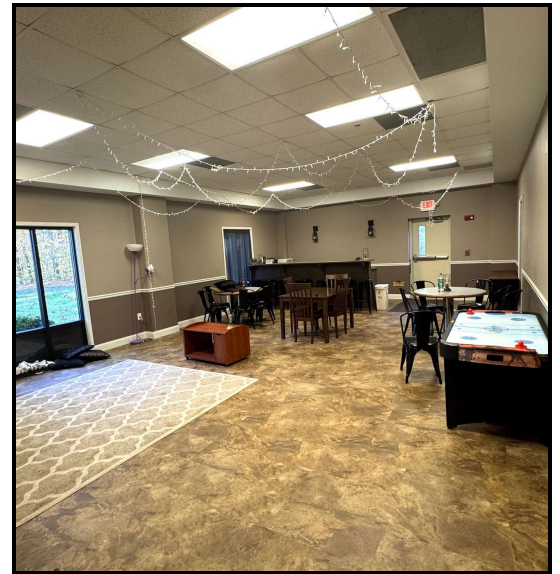
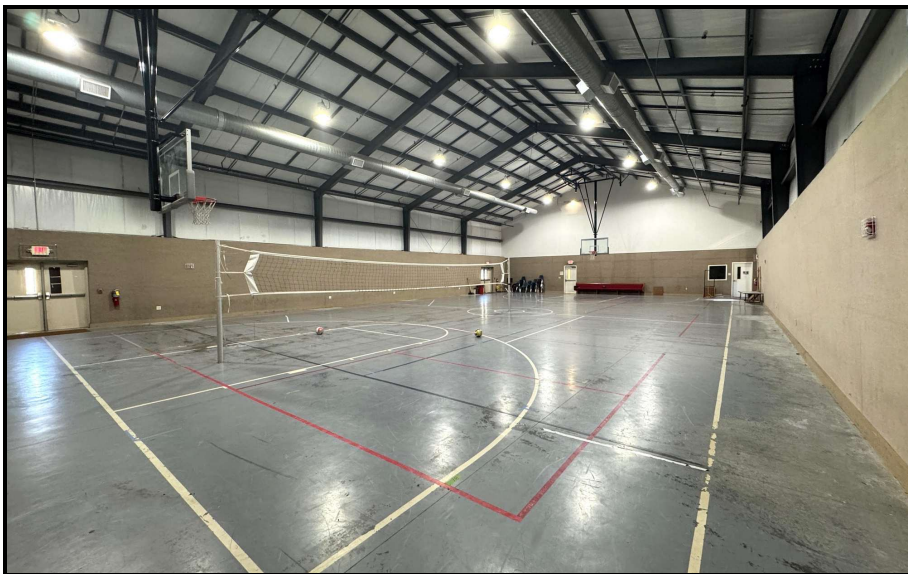
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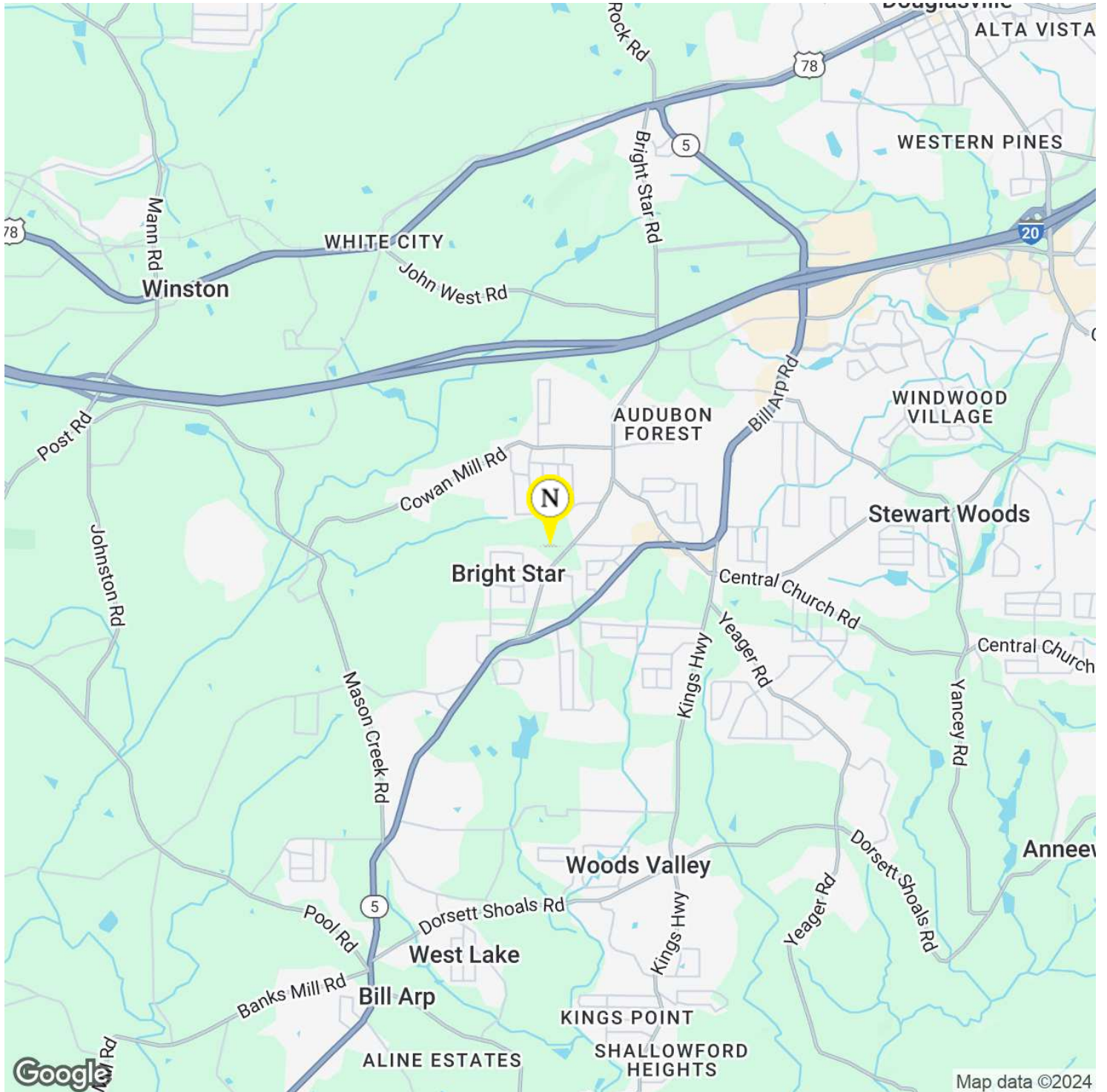
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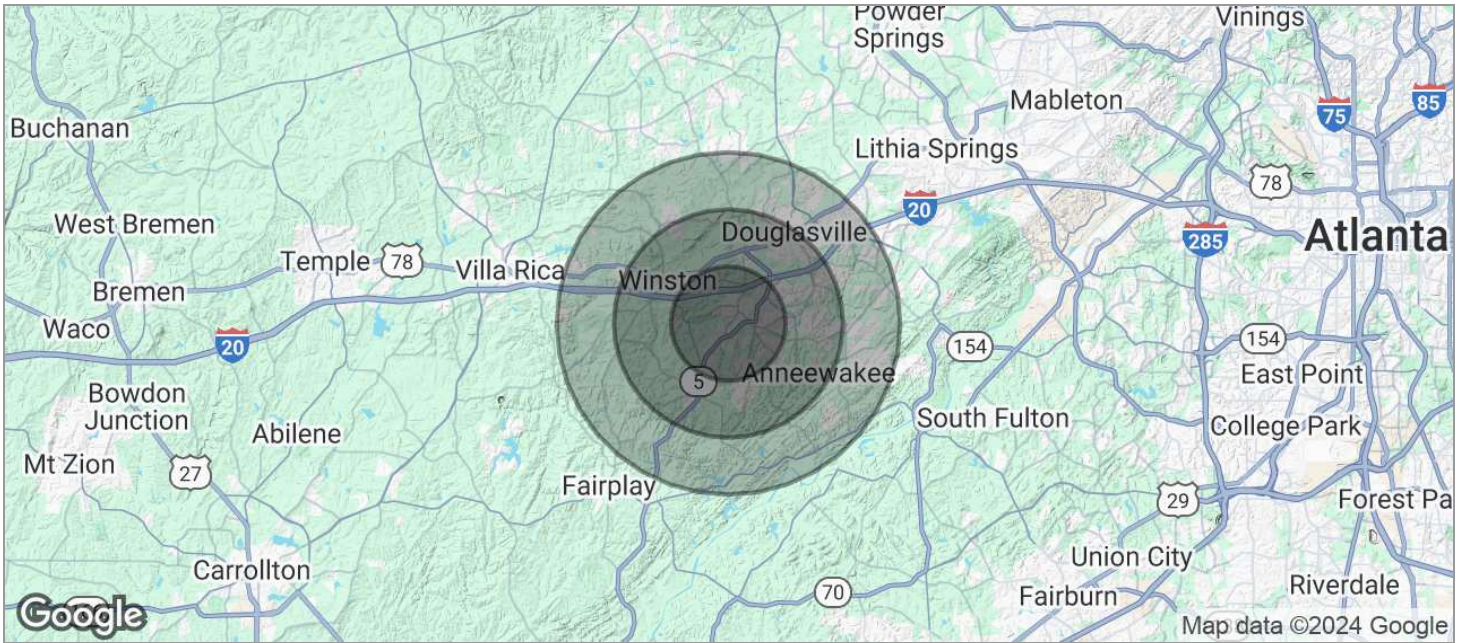
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	2 MILES	4 MILES	6 MILES
POPULATION			
TOTAL POPULATION	13,858	45,159	91,235
MEDIAN AGE	41	40	39
MEDIAN AGE (MALE)	40	38	38
MEDIAN AGE (FEMALE)	42	41	40
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	5,035	16,063	31,320
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$79,034	\$93,226	\$99,448
AVERAGE HOUSE VALUE	\$247,781	\$279,652	\$281,455

* Demographic data derived from 2020 ACS - US Census

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