



CONCEPTUAL RENDERING — PROPOSED RETAIL DEVELOPMENT

OFFER MEMORANDUM

4500 & 4480 Brookmont Parkway

Douglasville, GA 30135

\$399,999

1.68 Acres | Commercial Land | Zoned C-G | GAMLS# 10800049



GREATHOMESATL

Presented by Curtis Russell | (678) 642-8400 | curt@greathomesatl.com

Executive Summary

GreatHomesATL LLC is pleased to exclusively present **4500 & 4480 Brookmont Parkway** — two contiguous commercial parcels totaling **±1.68 acres** at the high-visibility corner of Chapel Hill Road and Brookmont Parkway in Douglasville, Georgia. Level, graded, and development-ready, the site sits in one of Douglas County's most established retail corridors, just west of Atlanta, with more than **36,000 vehicles per day** passing the property.

Zoned **C-G (Commercial-General)**, the property supports a wide range of uses including retail, office, medical, bank, drugstore, and casual dining. Offered at **\$399,999** (\$238,095 per acre), the site is well suited to owner-users, developers, and investors — including 1031 exchange buyers and build-to-suit projects.

\$399,999

ASKING PRICE

±1.68 AC

TOTAL LAND AREA

36,000+

VEHICLES PER DAY

C-G

COMMERCIAL ZONING

Investment Highlights

- Hard-corner visibility at Chapel Hill Road & Brookmont Parkway with ±267 ft of frontage on Chapel Hill Road and ±280 ft on Brookmont Parkway.
- Level, graded, development-ready site — clear of improvements and priced on land value alone.
- Public water, sewer, and electric available to the site (buyer to verify capacity and connection).
- Flexible C-G zoning accommodating retail, office, mixed-use, bank, pharmacy, healthcare/medical, and casual dining concepts.
- Surrounded by established national retail, restaurants, Fowler Field Park, and Chapel Hills Golf Club.
- Offered for investment or owner-use; seller will consider 1031 exchange, build-to-suit, and redevelopment structures.

**SITE AS-IS — LEVEL, GRADED & DEVELOPMENT-READY**

Property Facts

ADDRESS	4500 & 4480 Brookmont Parkway, Douglasville, GA 30135
PRICE	\$399,999 (\$238,095 per acre)
LAND AREA	±1.68 acres (two contiguous parcels)
PROPERTY TYPE	Commercial Land
ZONING	C-G — Commercial-General, Douglas County
TAX PARCEL	7015-00-5-0-065
LAND ASSESSMENT	\$112,240 (improvements: \$0)
FRONTAGE	±267 ft on Chapel Hill Rd ±280 ft on Brookmont Pkwy
TRAFFIC COUNT	36,000+ VPD (±20,000 NB / ±16,000 SB)
TOPOGRAPHY	Level, graded, development-ready
UTILITIES	Public water, sewer & electric available (buyer to verify)
SALE TYPE	Investment or Owner-User
SALE CONDITIONS	1031 Exchange Build to Suit Redevelopment Project
LISTING ID	GAMLS# 10800049 On market 7/7/2026



Actual site photo



Conceptual office rendering

Location & Traffic

The property occupies a signalized, high-traffic corner in Douglasville's Chapel Hill retail corridor, approximately 20 miles west of downtown Atlanta with convenient access to I-20. Chapel Hill Road is the area's primary north-south commercial artery, carrying more than **36,000 vehicles per day** past the site ($\pm 20,000$ northbound / $\pm 16,000$ southbound).



Aerial view — Chapel Hill Rd & Brookmont Pkwy

Area Highlights

- Established retail corridor with national anchors and restaurants
- Fowler Field Park and Chapel Hills Golf Club nearby
- Dense, growing residential base in the Chapel Hill submarket
- Drivability score of 90/100
- Quick access to I-20 and metro Atlanta

36,000+

TOTAL VPD — CHAPEL HILL RD

$\pm 20,000$

NORTHBOUND VPD

$\pm 16,000$

SOUTHBOUND VPD

Frontage & Access

- ± 267 feet of frontage on Chapel Hill Road
- ± 280 feet of frontage on Brookmont Parkway
- Corner positioning allows multiple access and layout configurations

Zoning & Permitted Uses

The site is zoned **C-G (Commercial-General)**, Douglas County's broadest commercial classification, designed for retail and service businesses serving the surrounding community. The zoning supports a wide range of proposed uses:

✓ Retail

✓ Office

✓ Mixed Use

✓ Bank / Financial

✓ Drugstore / Pharmacy

✓ Healthcare / Medical

✓ Casual Dining Restaurant

✓ Hold for Development

PLEASE NOTE: Gas stations are NOT a permitted use on this site.

Buyers should confirm their intended use with Douglas County planning & zoning during due diligence.



CONCEPTUAL RENDERING — PROPOSED OFFICE DEVELOPMENT

Contact & Next Steps

For additional information, due-diligence materials, or to schedule a site visit, please contact the exclusive listing agent:



Curtis Russell

GreatHomesATL LLC

(678) 642-8400

curt@greathomesatl.com

Offering Process

- All inquiries and offers should be directed to the listing agent above.
- Due-diligence materials, survey, and county records available upon request.
- Seller will consider 1031 exchange, build-to-suit, and redevelopment structures.

DISCLAIMERS

Renderings: Building images identified as conceptual renderings are AI-generated illustrations of potential development and do not represent existing improvements, approved plans, or entitlements. The property is offered as vacant land. **Information:** The information contained in this Offer Memorandum has been obtained from sources believed reliable, including public records and listing data; however, GreatHomesATL LLC makes no representation or warranty, express or implied, as to its accuracy or completeness. Acreage, frontage, traffic counts, utility availability, zoning, and permitted uses are approximate and/or subject to change and must be independently verified by the buyer and buyer's advisors during due diligence with Douglas County and all applicable authorities. This memorandum does not constitute an offer or contract. Price and availability are subject to change or withdrawal without notice. Equal Housing Opportunity.