



I-20 RAMP.
~2 MILES

34.5 Acres | Hwy 78 Commercial Corridor

533 E Highway 78, Temple, GA 30179



Robert Goolsby

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34.5 Acres | Hwy 78 Commercial Corridor

\$2,400,000

34.5 Acres | Prime Commercial Opportunity | Hwy 78 Frontage – Temple, GA

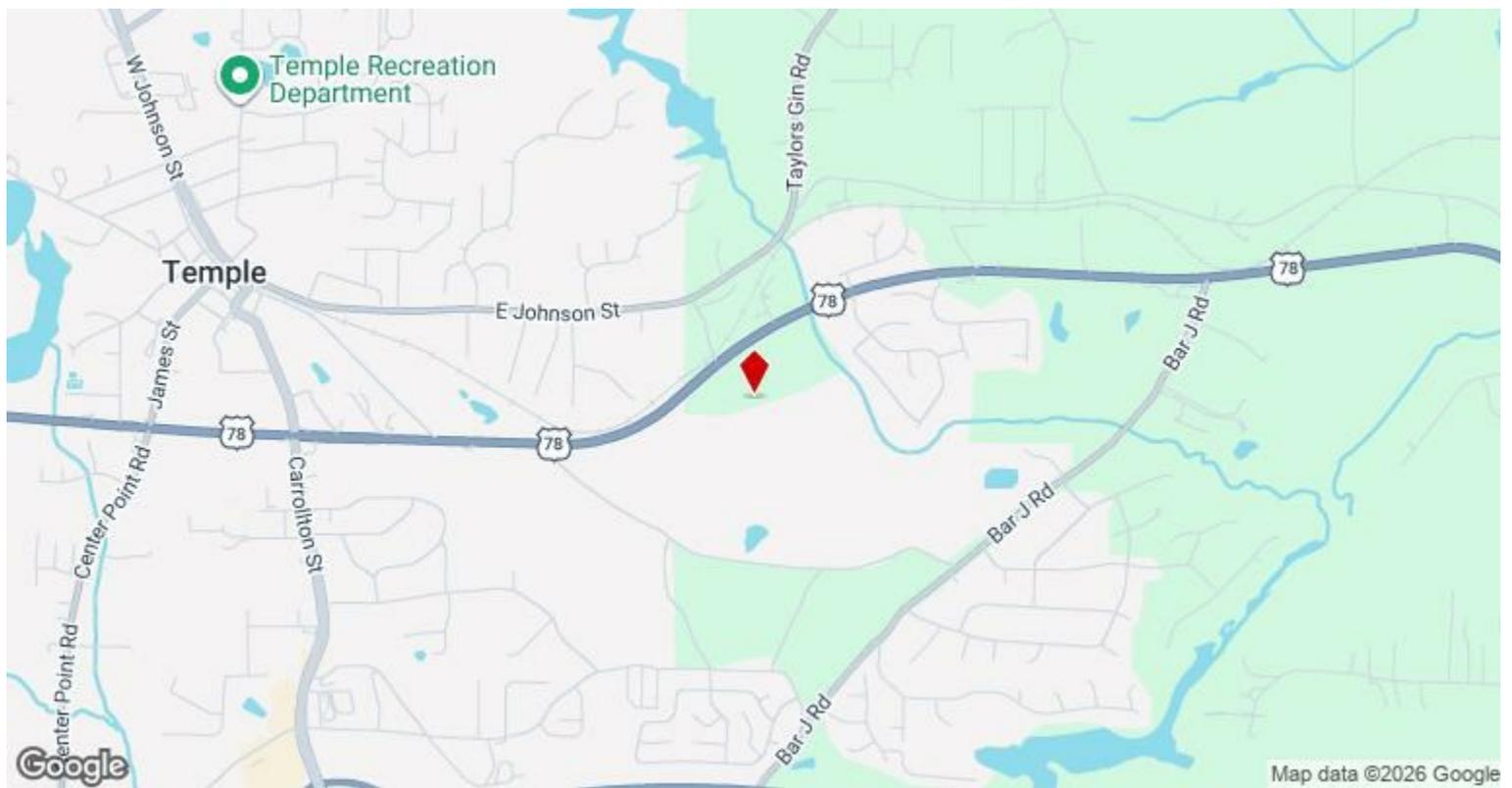
Exceptional commercial development opportunity located at 561 E Hwy 78 in Temple, Georgia. This 34.5-acre tract offers outstanding visibility and accessibility with direct frontage along Highway 78, a major corridor connecting the West Georgia region to the greater metro Atlanta area.

The property provides a versatile layout suitable for a wide range of commercial or mixed-use developments including retail, light industrial, logistics, hospitality, storage facilities, or large-scale commercial campuses. With substantial acreage and highway exposure, the site offers the flexibility developers and investors seek for both immediate and long-term growth opportunities. Situated...

- +/-34.5 Acres within the City of Temple, Georgia
- +/-323' of road frontage on Hwy 78
- Zoned C-1 & I-2
- 16,400 vehicles per day per GaDOT traffic count



Price:	\$2,400,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	34.50 AC
No. Lots:	1
Zoning Description:	C
APN / Parcel ID:	123-0101



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34.5 Acres | Prime Commercial Opportunity | Hwy 78 Frontage – Temple, GA

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Situated in Carroll County, the property benefits from a growing population base and increasing commercial activity in the Temple, Villa Rica, and West Georgia corridor. Its strategic location allows convenient access to I-20, making travel to Atlanta, Douglasville, and Birmingham efficient for businesses, customers, and logistics operations.

Key Highlights:

- 34.5 acres of commercial land
- High visibility along Highway 78
- Strong development potential
- Convenient access to I-20
- Growing West Georgia commercial corridor
- Ideal for retail, industrial, or mixed-use development

Opportunities of this size and location are increasingly rare in this rapidly expanding market. Whether you are an investor, developer, or business owner seeking a highly visible commercial site, this property offers the scale and positioning to bring your vision to life.

For additional information or to schedule a site visit, contact Robert Goolsby – Robert Goolsby Real Estate Group, Inc.

Property Photos



0 E Highway 78 Temple GA (3)



0 E Highway 78 Temple GA (4)

Property Photos



0 E Highway 78 Temple GA (5)



0 E Highway 78 Temple GA (6)

Property Photos



Property Photos



0 E Highway 78 Temple GA (9)



0 E Highway 78 Temple GA (10)

Property Photos



Property Photos



0 E Highway 78 Temple GA (13)



TEMPLE, GA
~1.2 MILES NE

VILLA RICA, GA
~7.8 MILES E

0 E Highway 78 Temple GA (14)-Edit

Property Photos



Property Photos



0 E Highway 78 Temple GA (16)



0 E Highway 78 Temple GA (17)

Property Photos

