

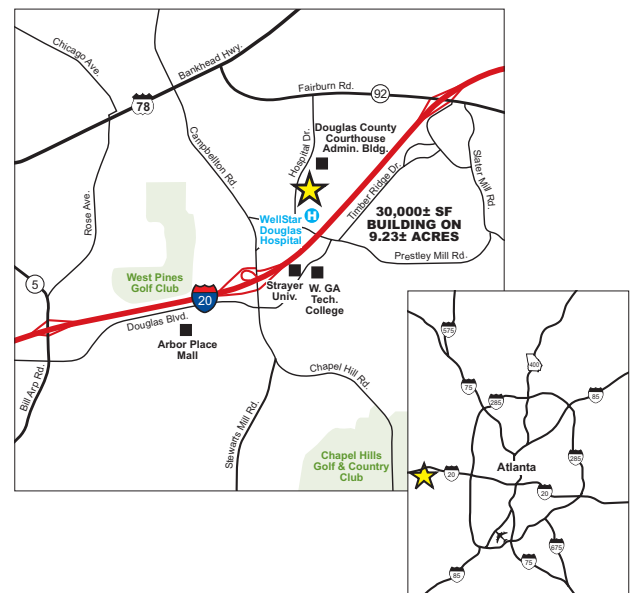
# LAND FOR SALE

## 2.814± AC TRACT ADJACENT TO WELLSTAR DOUGLAS HOSPITAL PROFESSIONAL PARKWAY @ HOSPITAL DRIVE, DOUGLASVILLE, GA 30134



### Property Details

- Excellent location for development of medical office or ancillary medical uses, as well as professional office, retail or senior housing.
- Adjacent to WellStar Douglas Hospital
- Located at the northeast corner of Professional Parkway and Hospital Drive across Professional Parkway from WellStar Douglas Hospital
- 2.814± acres, comprised of 2 adjacent tracts of 1.103± ac & 1.711± ac (see survey on reverse)
- Zoned PSP, Public-Semi-Public and designated as RAC, Regional Activity Center on City of Douglasville (2024) Future Land Use Plan
- Priced at \$560,000 (\$200,000/ac)



**Dan Buyers**  
770.596.2629  
tdb@mcwrealty.com

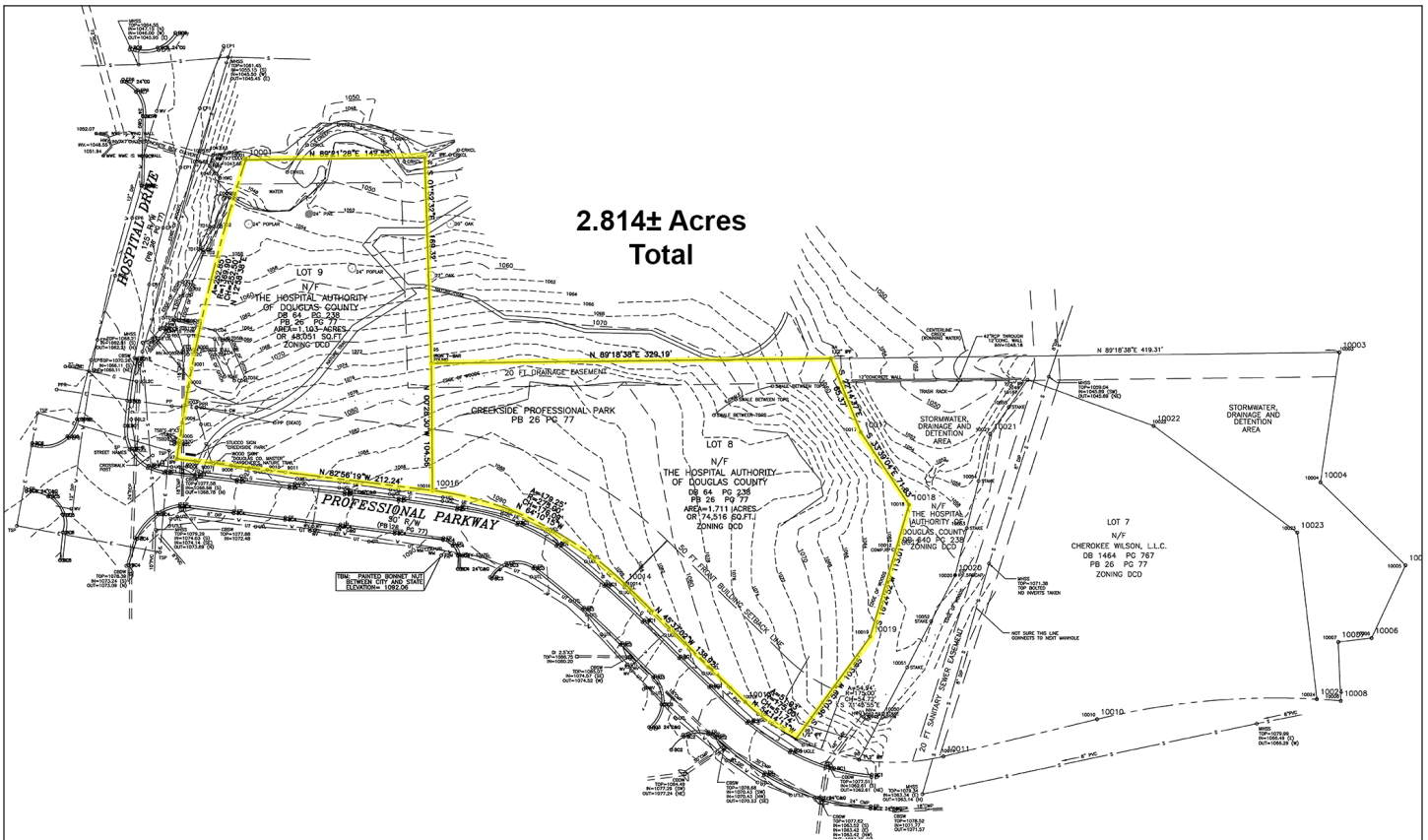
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### Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<u>Population</u>			
2027 Projection	4,730	51,621	105,040
2022 Estimate	4,442	48,326	97,913
2010 Census	3,990	42,436	87,505
Growth 2022-2027	1.3%	1.4%	1.5%
Growth 2010-2022	0.9%	1.2%	1.0%
<u>Income</u>			
Average HH Income	\$61,691	\$72,140	\$75,795
Median HH Income	\$40,722	\$55,958	\$61,064

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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