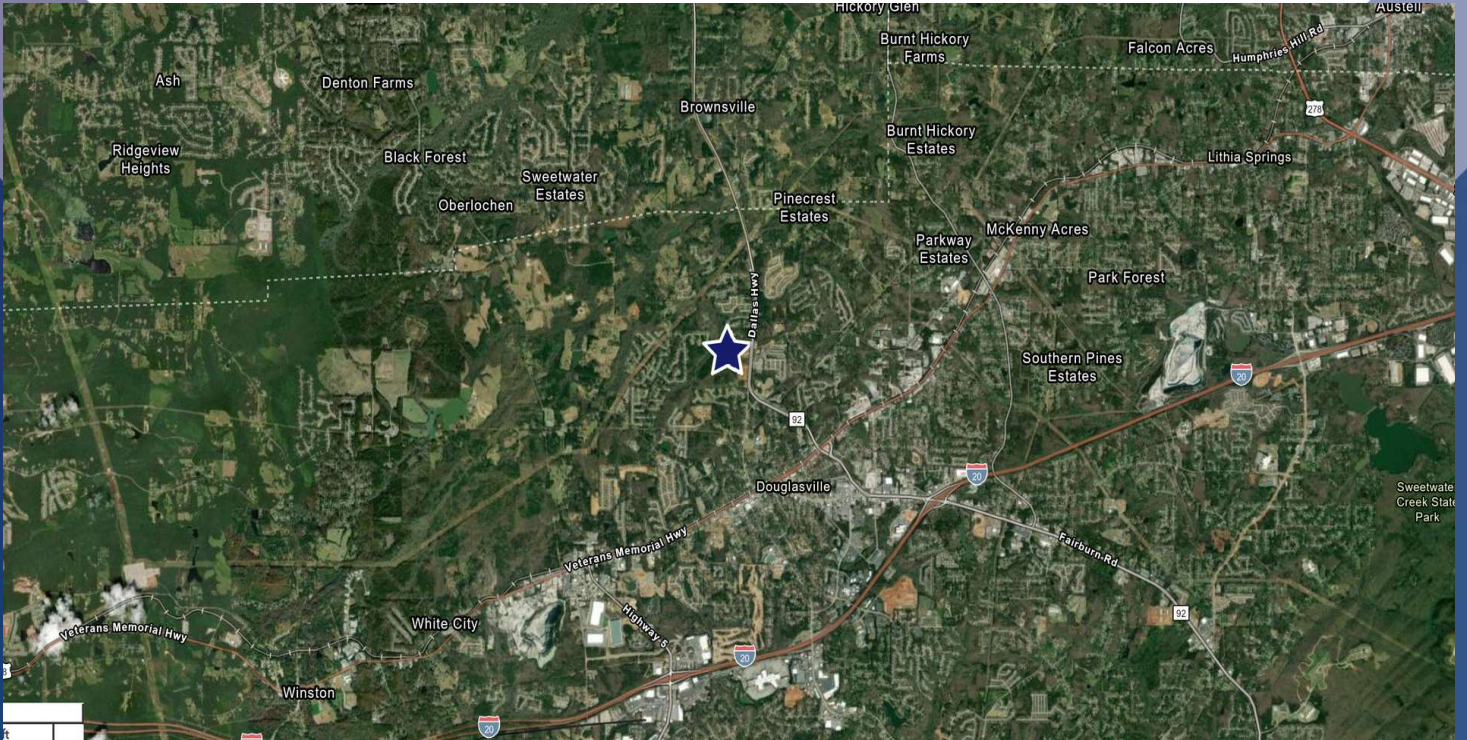


LAND FOR SALE

4.13 ACRES - DOUGLASVILLE DEVELOPMENT OPPORTUNITY

0 Hwy 92 Douglasville, GA 30134



Kris Holt
(678) 320-4800

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LAND FOR SALE

4.13 ACRES - DOUGLASVILLE DEVELOPMENT OPPORTUNITY

0 Hwy 92 Douglasville, GA 30134



PROPERTY DESCRIPTION

An excellent opportunity to acquire a +/-4.13-acre property situated along the expanded 6-lane section of Hwy 92 in Douglasville (Douglas County), GA within the Atlanta Metropolitan Statistical Area (MSA). This prime location offers +/-330' of prominent frontage on Highway 92 with an estimated traffic count of over 15,000 vehicles per day (VPD), with traffic volume expected to rise as the region continues to grow. Positioned on the southbound side of the highway, the site serves as a key access point from the bustling Paulding County to the heavily trafficked I-20, capturing logistical and commuter flow into the city and central Douglas County employment. It also benefits from a strategic location adjacent to new multifamily developments to the north and south, and a new community center across the roadway. The square/rectangular shape of the parcel is ideal for comprehensive development or subdivision. Presently zoned as R-2, its Future Land Use Plan suggests a favorable transition to Commercial use within the CAC Character Area which includes the potential for PRD, NC, GC, O-I, and PUD zoning classifications.

OFFERING SUMMARY

Sale Price:	\$1,099,000
Lot Size:	4.13 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,306	14,389	34,725
Total Population	6,348	40,853	98,680
Average HH Income	\$66,219	\$89,268	\$94,091

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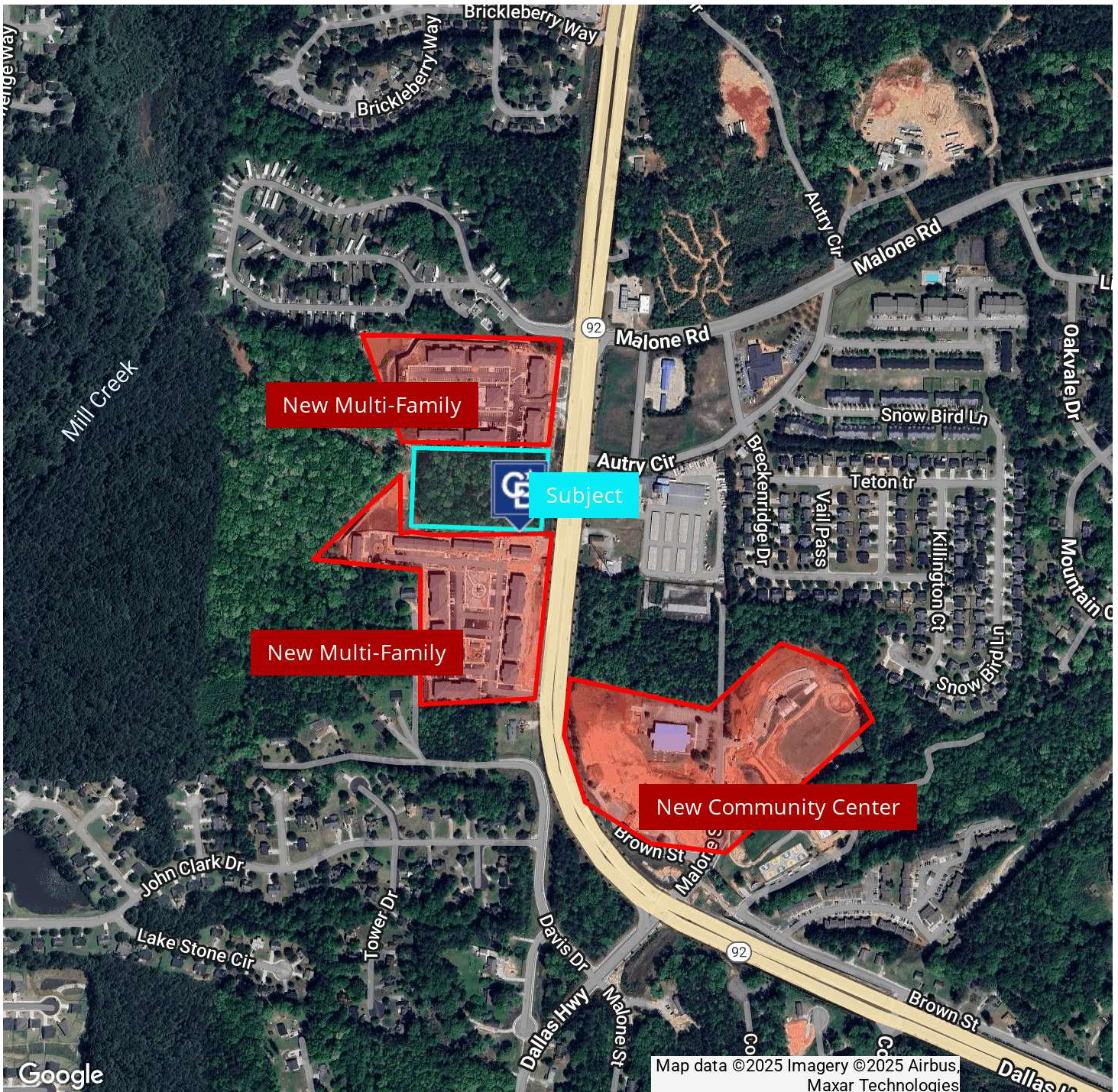


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PROPERTY AERIAL OVERVIEW

0 Hwy 92 Douglasville, GA 30134



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COMMUNITY VISION: CHARACTER AREAS

Community Activity Center

Vision

The areas designated as Community Activity Center, in contrast to the Regional Activity Center areas, are characterized by mid-size areas, with significant density, located along roadways or transit routes. These areas provide access to goods, services, entertainment, etc., but on a neighborhood scale, with heavy access to pedestrians or other non-motorized users, in addition to vehicular traffic.

Recommended Action Items + Goals

This subsection includes the top three recommended implementation items for Community Activity Center Character Areas in Douglasville. Following these items, there is a list of overall goals and actions that are most relevant for the Community Activity Centers. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals, Objectives + Actions section and the Community Work Program of this plan.

Land Uses + Zoning

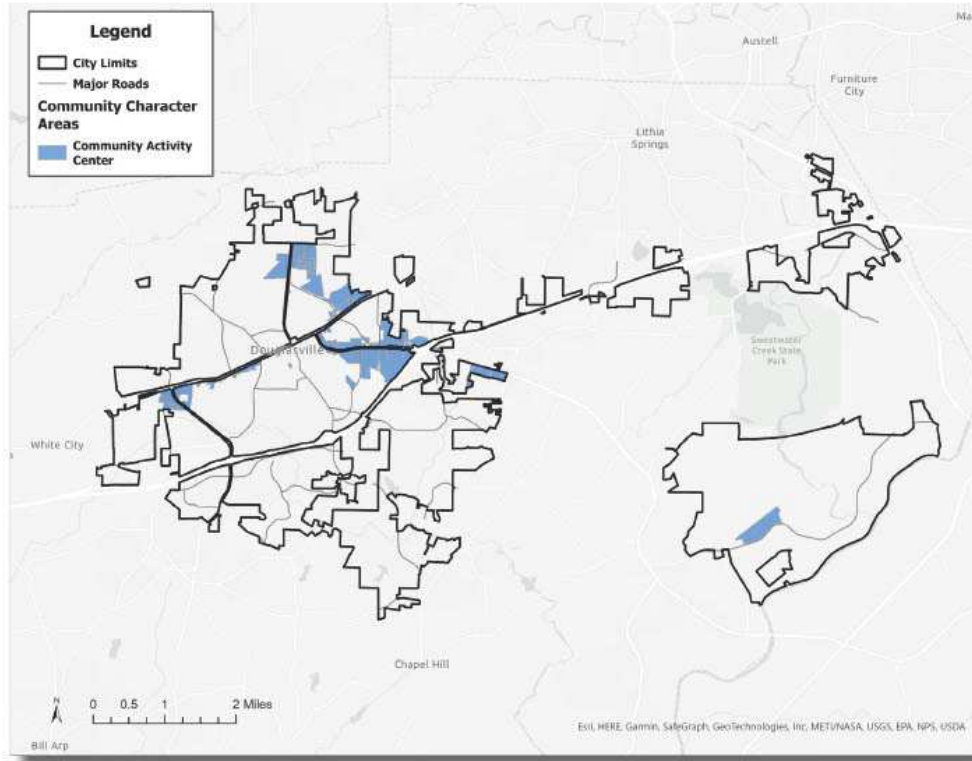
Recommended Land Uses	Appropriate Zoning Designations	Maximum Density Allowed
Community Activity Center	Planned Residential Development (PRD)	(PRD): 2 Acre Minimum Lot Area
Neighborhood Activity Center	Neighborhood Commercial	(NC): 20,000 sq ft Minimum Lot Area
Mixed-Use Design	General Commercial (GC)	(GC): 500,000 sq ft maximum floor area
	Office-Institutional (O-I)	(O-I): 20,000 sq ft Minimum Lot Area
	Planned Unit Development (PUD)	(PUD): 10 acre minimum lot area for new development, 2 acre minimum lot area for infill development, As established by approved design concept plan

COMMUNITY ACTIVITY CENTER EXISTING CONDITIONS - Fairburn Rd.



Source: GMC Planning Team

COMMUNITY ACTIVITY CENTER CHARACTER AREAS



Action Items

- **ED Action 1.2(2):** Conduct a formal retail and housing market analysis to determine the best economic development strategy for the city which enhances quality of life.
- **ED Action 3.1(2):** Identify key locations to serve as activity centers to provide commercial and community development opportunities
- **T Action 2.1(3):** Improve and maintain a transportation system that will implement a "Complete Streets" policy

Goals

Economic Development Goal #1: Attract more diverse businesses and mixed-use developments to prevent an overabundance of industrial development.

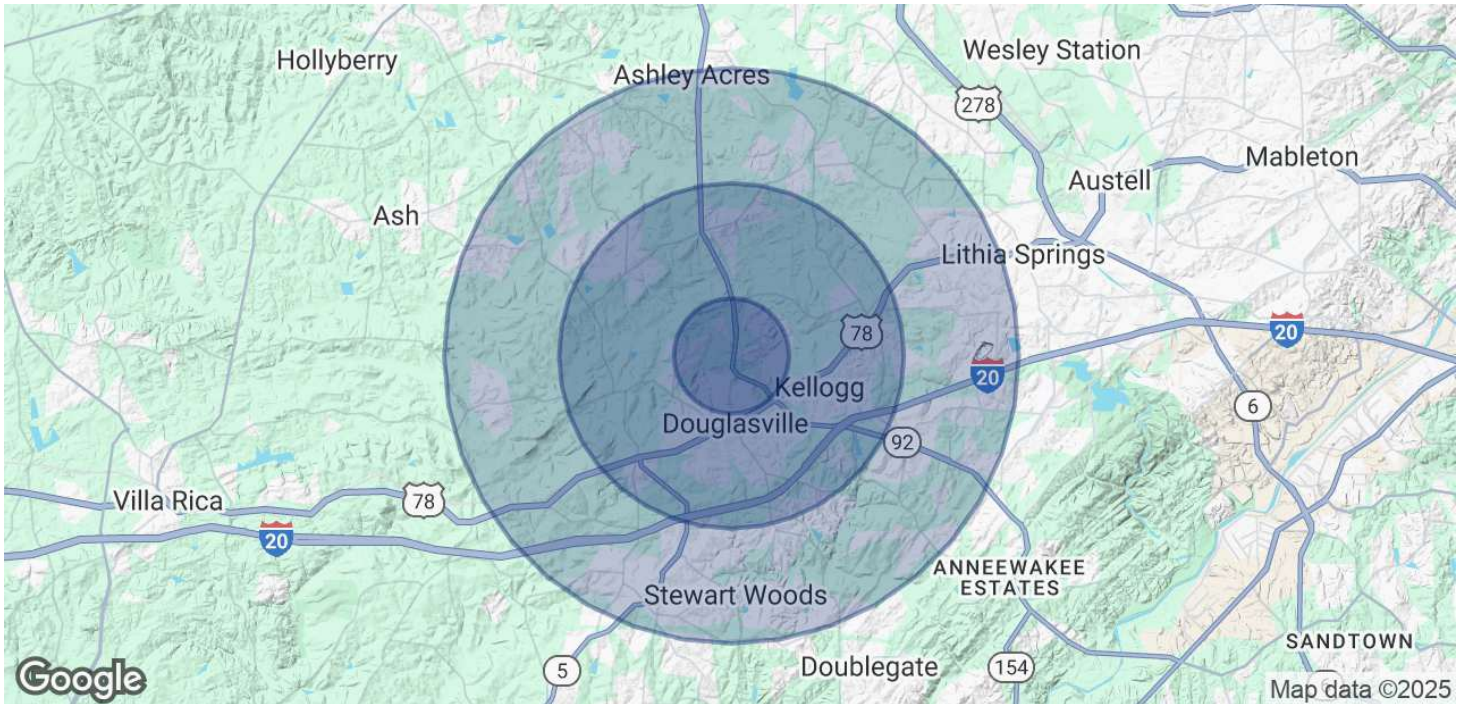
Economic Development Goal #2: Increase the number of high wage employers with more employment options to the city that will benefit residents.

Economic Development Goal #3: Provide more quality attractions and features as a strategy for Economic development.

SALE

PROPERTY DEMOGRAPHICS SUMMARY

0 Hwy 92 Douglasville, GA 30134



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,348	40,853	98,680
Average Age	38	39	39
Average Age (Male)	36	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,306	14,389	34,725
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$66,219	\$89,268	\$94,091
Average House Value	\$241,740	\$257,718	\$266,567

Demographics data derived from AlphaMap

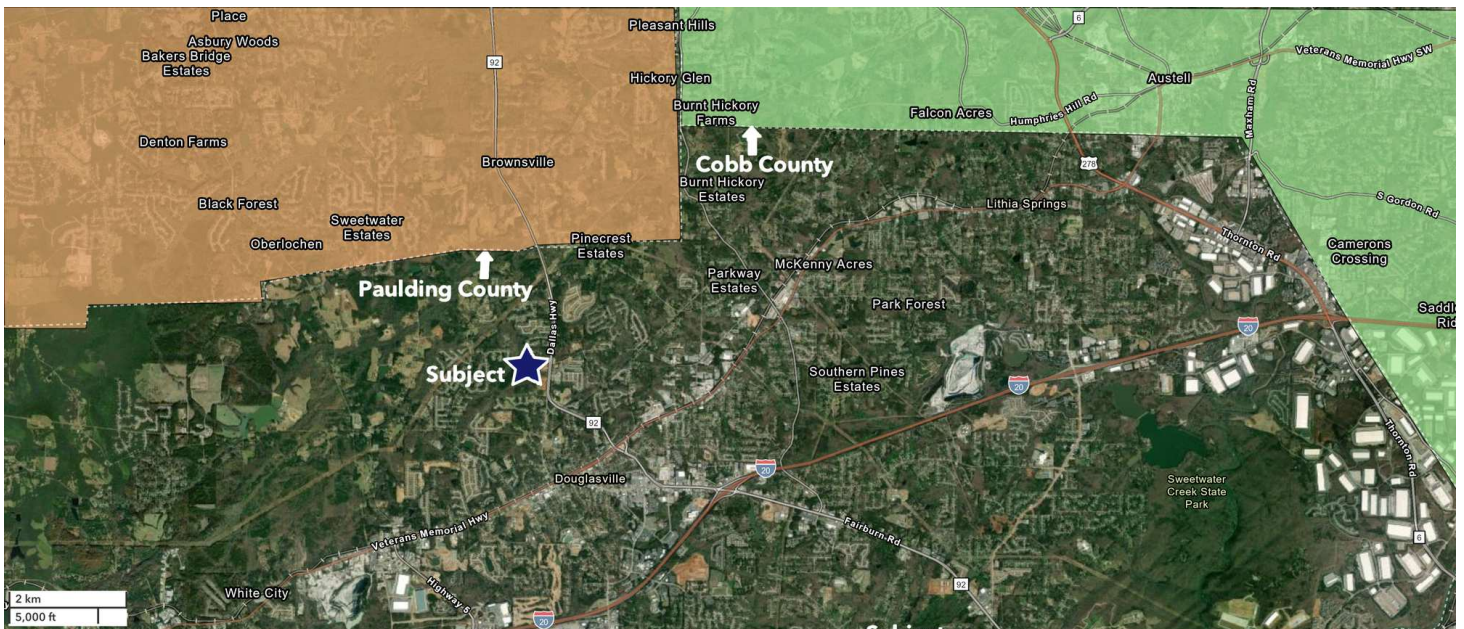
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SITE MAP & PHOTOS
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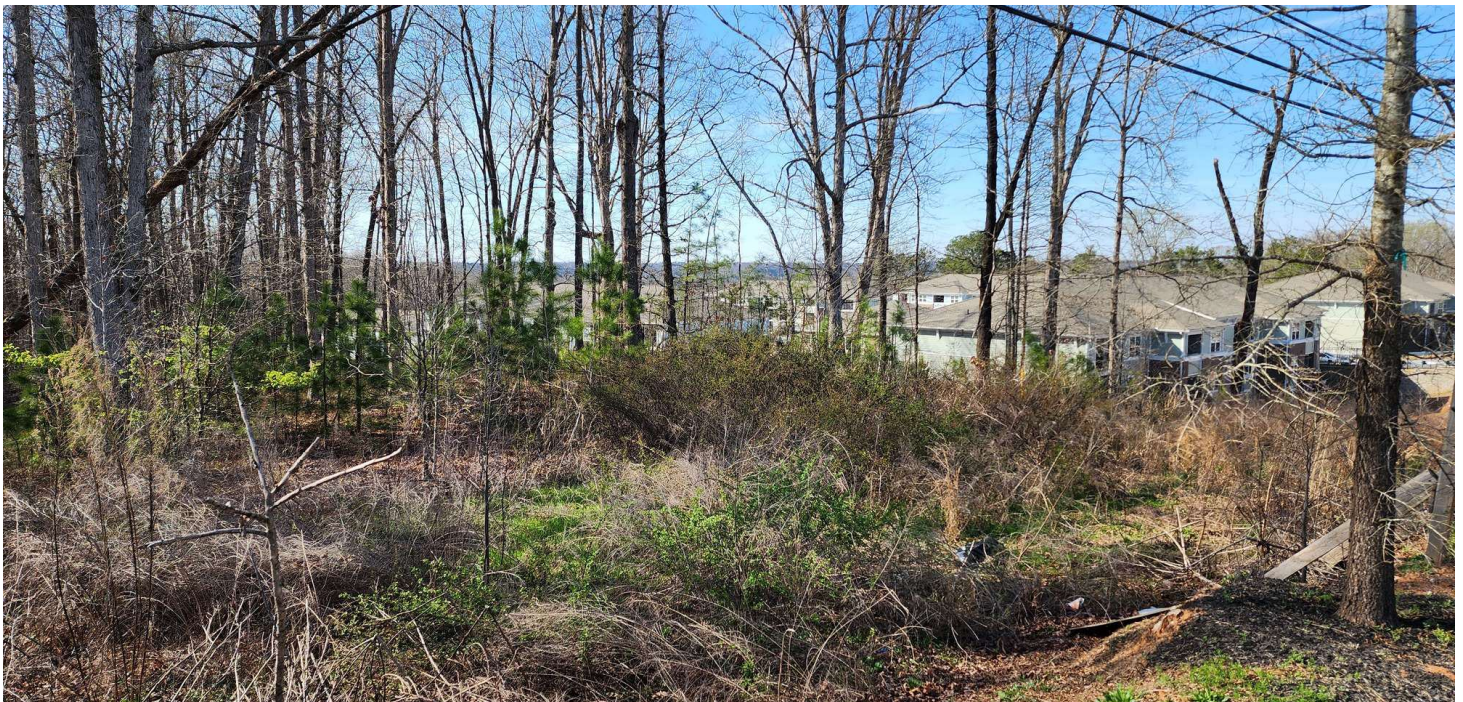
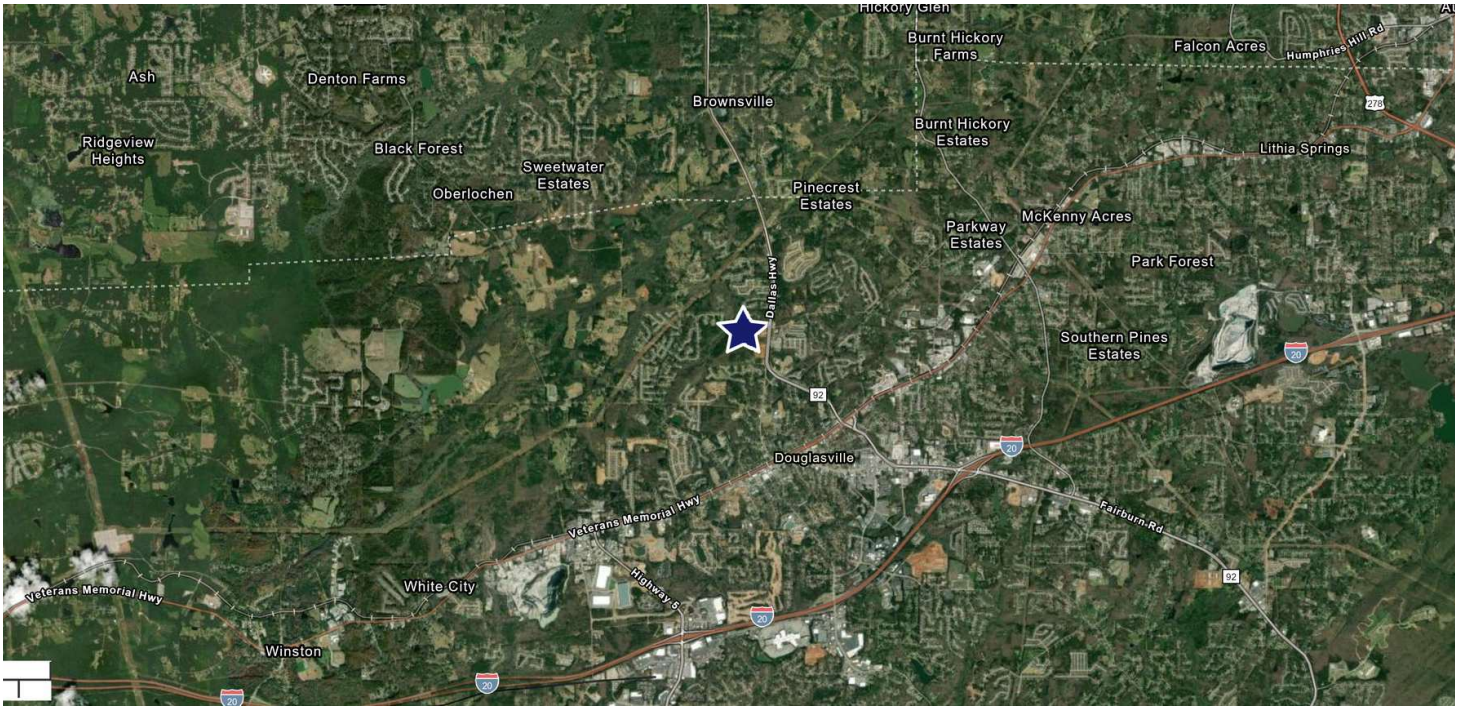


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SITE PHOTOS

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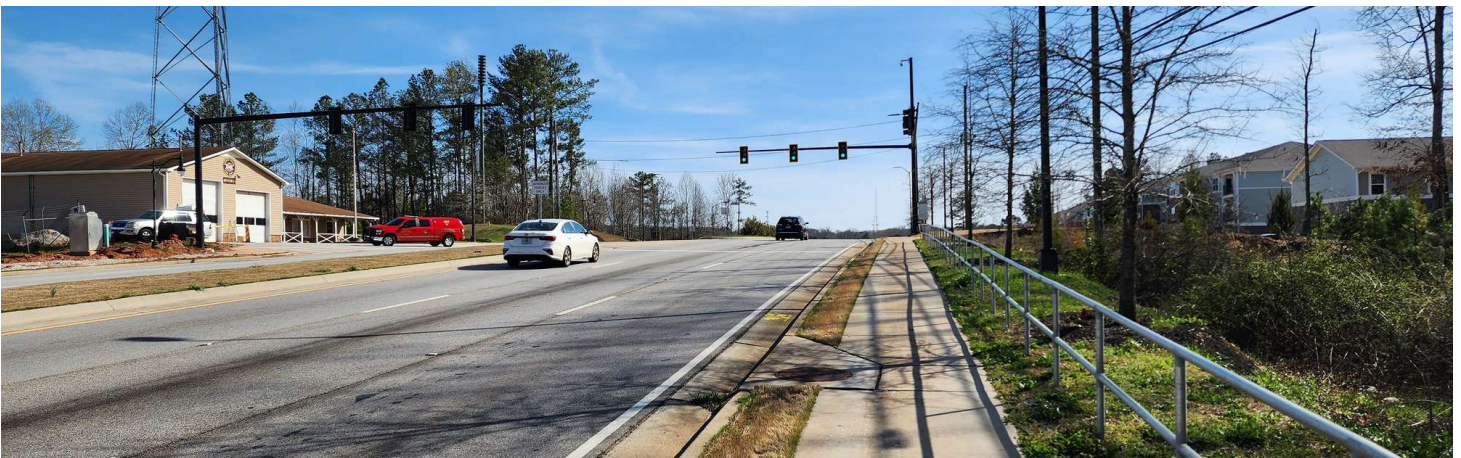
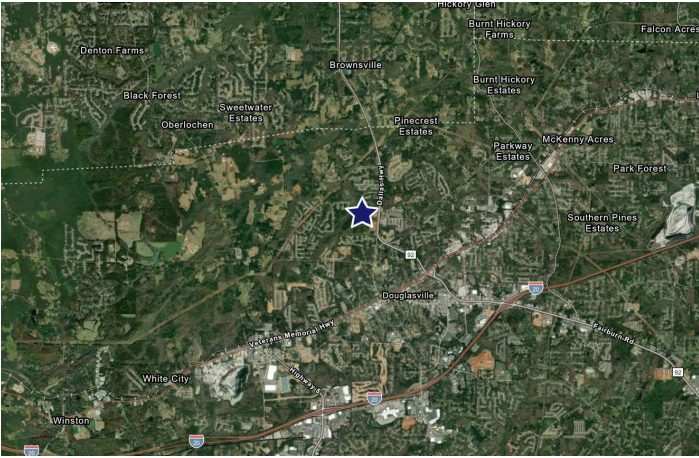


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KRIS HOLT

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GA #293205

PROFESSIONAL BACKGROUND

Kris Holt has worked in real estate sales and marketing since 2004, specializing in assisting clients with investment property acquisitions and dispositions in metro Atlanta and throughout the southeast. His in-depth real estate background extends throughout Residential and Commercial Investments including Land, Retail, Single-Tenant Net Lease, and Industrial property types. Kris is a native to Georgia and Atlanta, and an active member of the Atlanta Commercial Board of Realtors.

MEMBERSHIPS

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