

# Development Opportunity

**34.5 Acres | Hwy 78 Commercial Corridor**

**561 Hwy 78 E • Temple, Georgia**

**Offering Price: \$2,400,000**



## **Executive Summary**

This 34.5 acre commercial land tract is positioned along the highly visible Hwy 78 corridor within the City of Temple, Georgia. The site offers significant development potential with commercial and industrial zoning flexibility. With strong traffic counts, highway frontage, and proximity to the Atlanta metro area, the property is well positioned for retail, logistics, flex industrial, or mixed commercial development.



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## Investment Highlights

- 34.5 acres within the City of Temple, Georgia
- 323 feet of frontage along Hwy 78
- Zoned C-1 (Commercial) and I-2 (Industrial)
- Designated Commercial Corridor on Future Development Map
- Approx. 34 miles west of Atlanta
- 16,400 vehicles per day traffic count (GaDOT)
- Excellent development opportunity in growing West Georgia market



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## Property Details

Property Address	561 Hwy 78 E, Temple, GA 30179
Land Area	34.5 Acres
Frontage	323 ft Hwy 78
Zoning	C-1 & I-2
Future Land Use	Commercial Corridor
Traffic Count	16,400 Vehicles Per Day
Distance to Atlanta	Approx. 34 miles

### Zoning Potential

The property's C-1 and I-2 zoning allows for a wide range of commercial and industrial uses including retail centers, distribution facilities, logistics hubs, flex warehouse space, contractor yards, and mixed commercial developments.



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## Location & Market Overview

Temple is located in Carroll County along the rapidly developing Highway 78 corridor between Atlanta and the Alabama state line. The area has experienced steady residential and commercial growth as development continues expanding west from the Atlanta metropolitan area. The property's proximity to Villa Rica, Interstate 20, and Atlanta provides strong accessibility for both regional commerce and commuter traffic.



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**Aerial Site Views**





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## Broker Contact



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