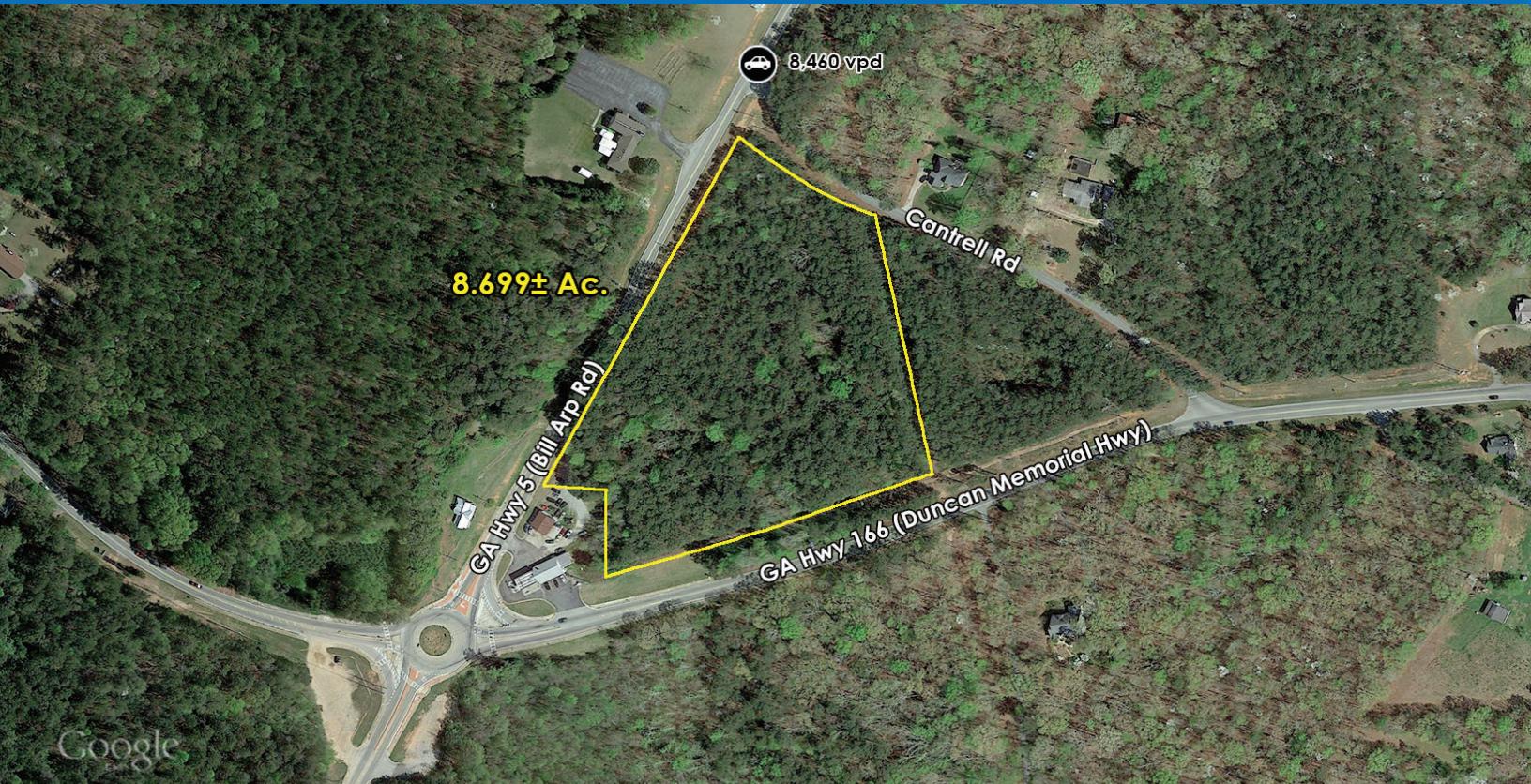


## LAND FOR SALE

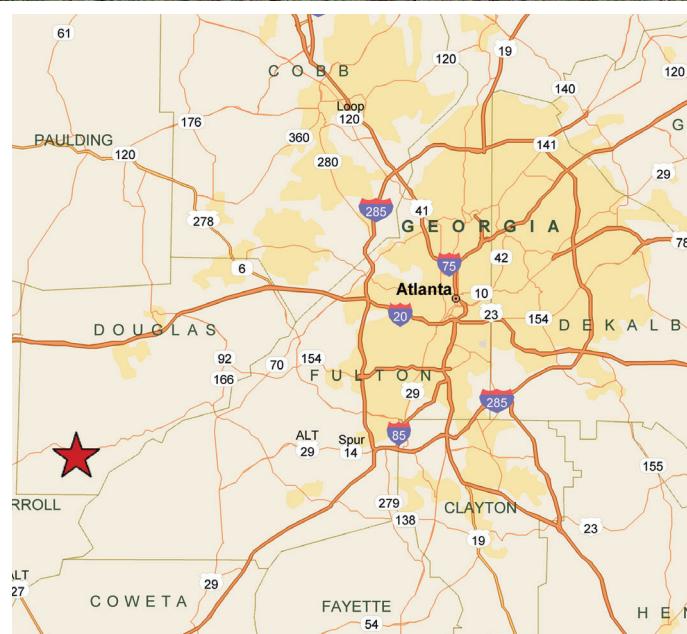
# 8.699± ACRES DEVELOPMENT OPPORTUNITY - S DOUGLAS CO

7016 HIGHWAY 5, DOUGLASVILLE, GA 30135



## Property Details

- 8.699± acres total
- Property has frontage on GA Hwy 5, GA Hwy 166, and Cantrell Rd
- Currently zoned C-H (Commercial - Heavy District), but designated CVC (Community Village Center) on the County's Future Land Use map
- Located at the Northeast corner of GA Highway 5 and GA Highway 166
- List price: \$435,000 (\$50,000/ac)



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

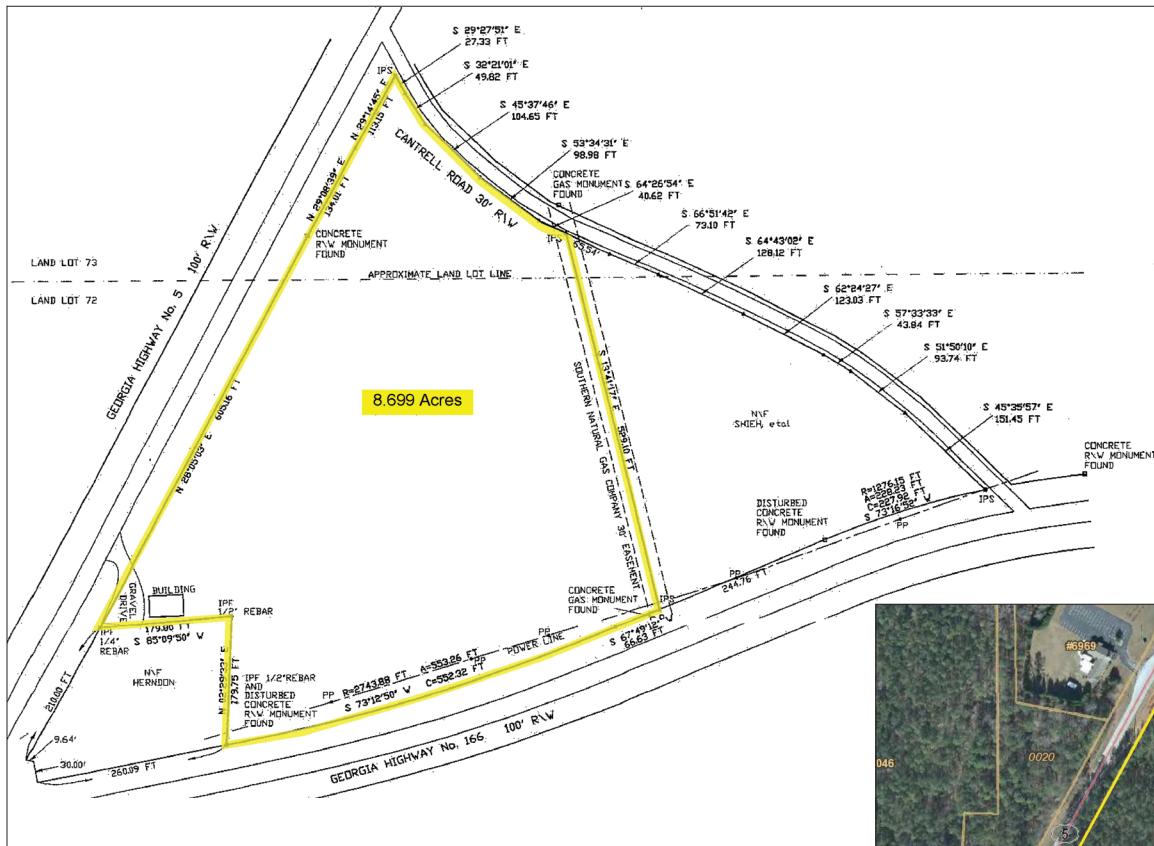
**McWhirter Realty Partners, LLC**  
300 Galleria Parkway, Suite 300  
Atlanta, GA 30339  
770.955.2000 O | 770.933.2797 F  
[www.mcwrealty.com](http://www.mcwrealty.com)



## LAND FOR SALE

# 8.7± ACRES DEVELOPMENT OPPORTUNITY - S DOUGLAS CO

7016 HIGHWAY 5, DOUGLASSVILLE, GA 30135



## Demographics

	1 mile	3 miles	5 miles
<u>Population</u>			
2024 Projection	808	7,346	16,951
2019 Estimate	748	6,794	15,817
2010 Census	592	5,312	13,223
Growth 2019-2024	8.02%	8.12%	7.17%
Growth 2010-2019	26.35%	27.90%	19.62%
<u>Income</u>			
2019 Avg Household Income	\$101,193	\$100,456	\$95,541
2019 Med Household Income	\$88,043	\$87,181	\$81,426

## Dan Buyers

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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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