

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES



7.46-Acres Development Opportunity

11560 Veterans Memorial Hwy, Douglasville, GA 30134

Exclusively Represented By:

Willie F. Smith, MRED

Realtor

404 941 0288

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OFFERING MEMORANDUM

FOR SALE

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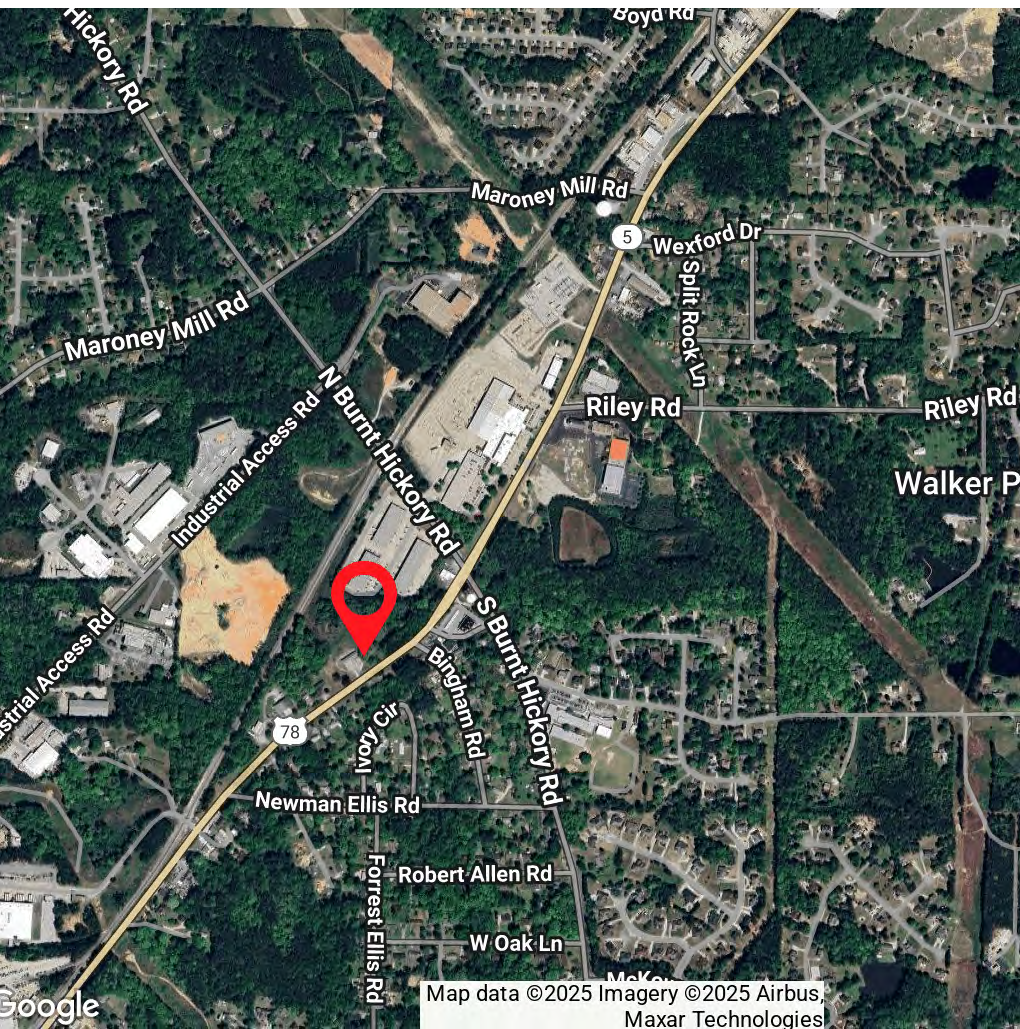


Table Of Content

Confidentiality and Disclaimer	2
Table of Content	3
Executive Summary	4
Property Summary	5
Property Details	6
Aerial Map	7
Regional Maps	8
Photos	9
Survey	10
Douglas County Zoning Districts Map	11
Douglas County Future Land Use Map	12
Parcel Map	13
Sewer Map	14
Stormwater Map	15
Topography Map	16
Demographics	17
About Broker	18

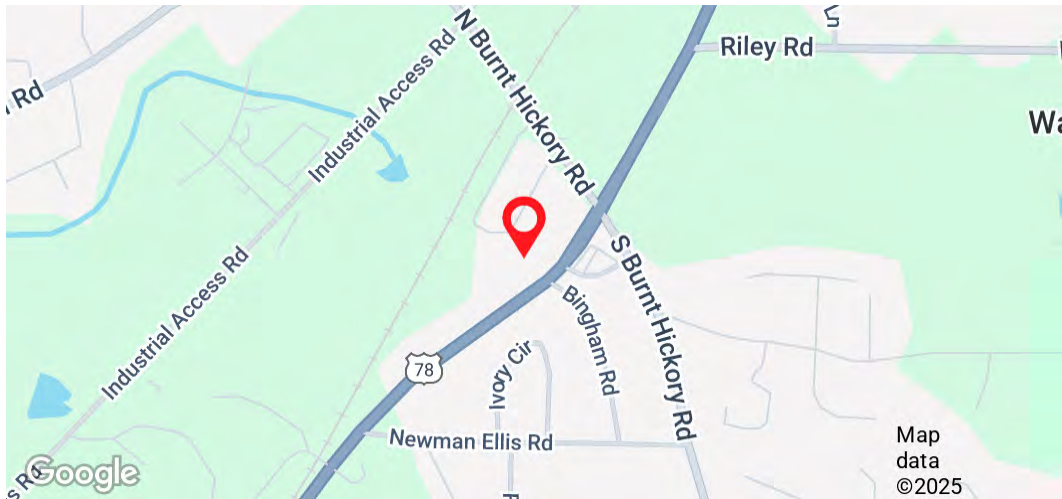
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Executive Summary

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Offering Summary

Price	\$1,200,000
Price / Acre	\$160,858
Lot Size	7.46± Acres
Lot SF	324,958 SF
Zoning	General Commercial (C-G)
Best Use	PUD, MF, MU, Residential, Retail

Property Overview

Rare opportunity to acquire high-visibility 7.46± acres of development-ready land along US-78 in Douglasville, GA, one of West Atlanta's most active growth corridors. The site features approximately 899 feet of highway frontage, direct access, and traffic counts of 13,000–14,000 vehicles per day, providing strong visibility for commercial and mixed-use projects. Infrastructure advantages include utilities on site, a detention pond already in place, and an existing 200-foot water well, helping reduce development timelines and upfront costs.

The property is zoned C-G (Commercial General) within the Mixed Use Corridor Character Area, offering a flexible entitlement framework that supports mixed-use residential, multifamily, medical and healthcare facilities, retail, restaurants, hospitality, office, institutional, and service-oriented development. Local planning objectives encourage creative, walkable mixed-use design that can establish a new destination along the corridor. Ownership is ready to sell, making this an ideal opportunity for developers, acquisition teams, and investors pursuing scale, visibility, and long-term value creation in a growing Douglas County market.

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Property Summary

Development-ready 7.46-acre C-G tract features utilities, detention pond, and 200' water well in place to minimize site work and support walkable mixed-use activation along Veterans Memorial Hwy. High-visibility 899' frontage captures 13,000–14,000 VPD, while flexible zoning permits medical offices, restaurants, hotels, fitness centers, retail, services, and education—ideal for phased merchant builds, value-add strategies, or corridor-shaping investments in West Atlanta's growth path.

Location Description

Located along a high-traffic corridor with 11,000–12,500 VPD and quick access to I-20 and I-285, this site is perfectly positioned for a commercial or mixed-use project, medical campus, retail/hospitality, or rail-adjacent operation.

Access / Frontage

The undeveloped land is located along Veterans Memorial Highway in northeast Douglas County. It provides 899 feet road frontage.

Utilities

Utilities are served by Douglas County and Greystone Power. Water is available in the right of way of Veterans Memorial Highway. A 200' feet water well, septic tank and detention pond available on site.

Zoning / Future Land Use

Zoned C-G, Commercial General District (10,000 SF minimum lot are, sewer / 1-AC minimum lot are, non-sewered) with a Future Land Use Mixed Use Corridor Character Area. Mixed-use and master planned developments are highly encouraged within this district.

Price

The Asking Price is \$1,200,000



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Property Details

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Property Information

Property Type	Land
Property Subtype	Retail and Undeveloped Land
Zoning	C-G
Lot Size	7.46± Acres
APN #	06391820006
Lot Frontage	899 ft
Corner Property	No
Traffic Count	12,000
Traffic Count Street	Veterans Memorial Hwy & Ben Hill Rd
Amenities	- 200' Water Well - Detention Pond
Power	Yes
Rail Access	No
Environmental Issues	Closed Carwash
Topography	Slight Slope

Location Information

Building Name	VMH Development Opportunity
Street Address	11560 Veterans Memorial Hwy
City, State, Zip	Douglasville, GA 30134
County	Douglas
Market	Atlanta - GA
Sub-market	Douglas County
Cross-Streets	Veterans Memorial Hwy & Burnt Hickory Rd
Signal Intersection	No
Road Type	Highway
Nearest Highway	Highway 92
Nearest Airport	Hartsfield-Jackson International Airport

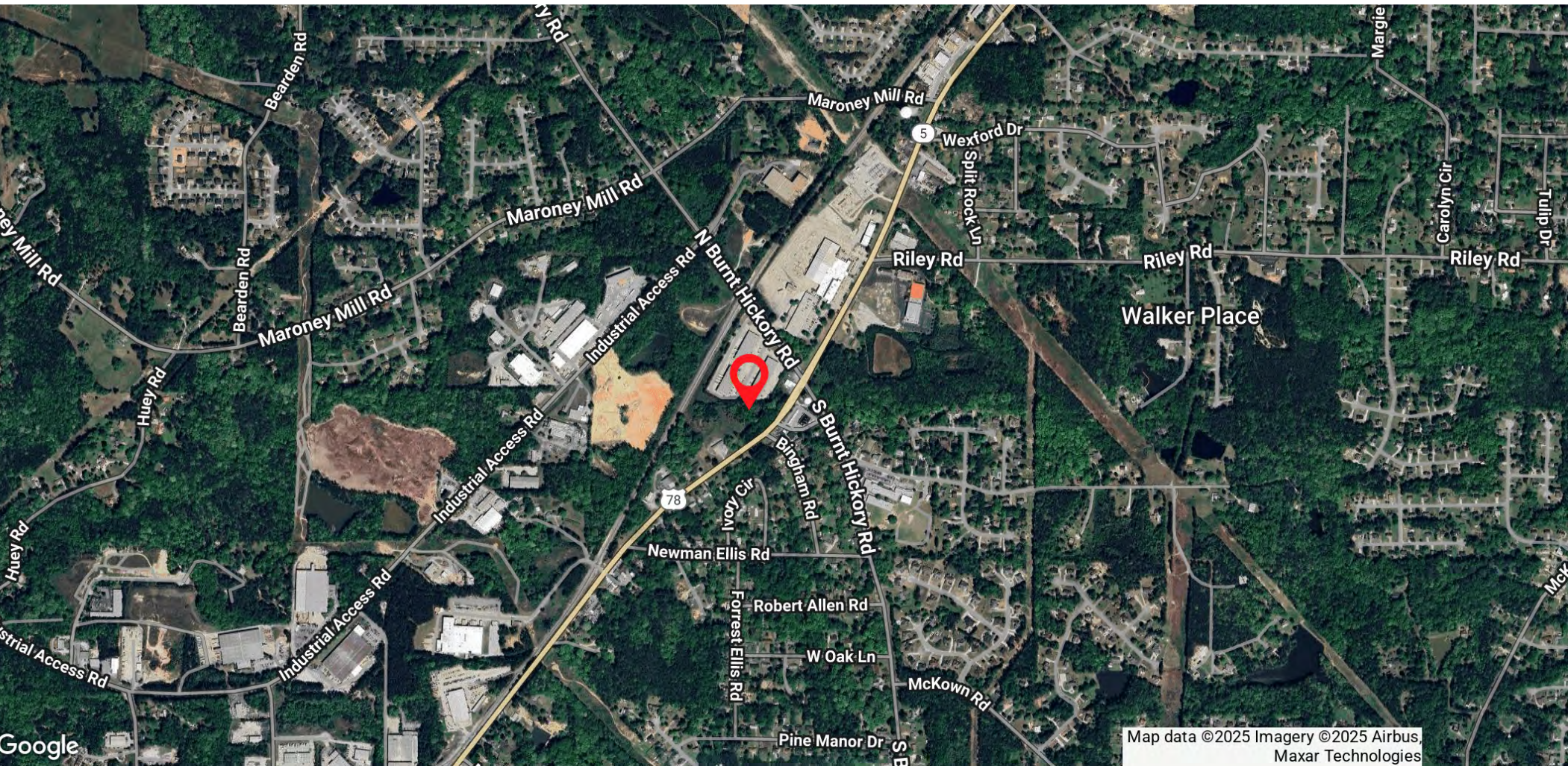
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Aerial Map

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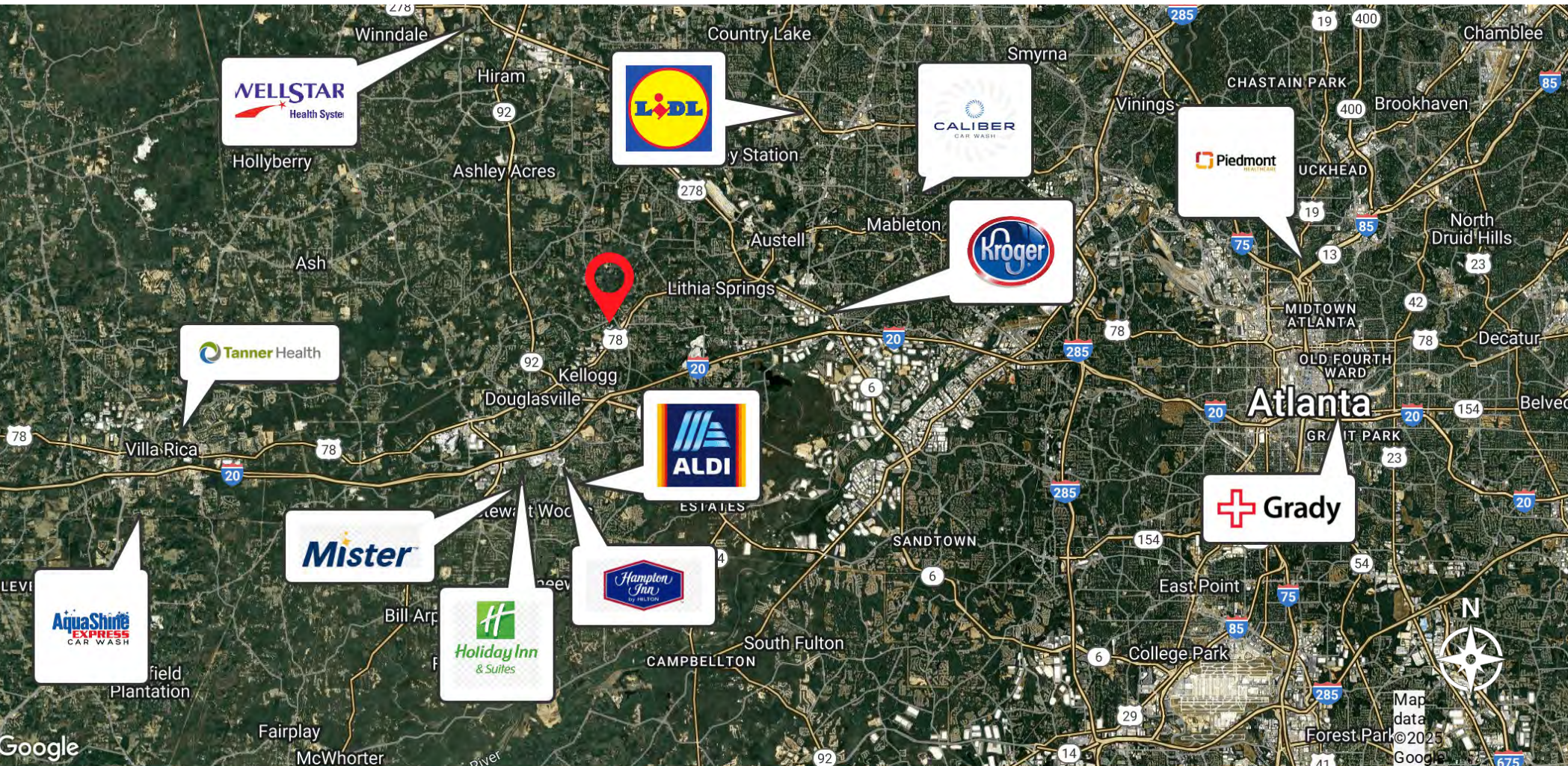
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Regional Map

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Additional Photos

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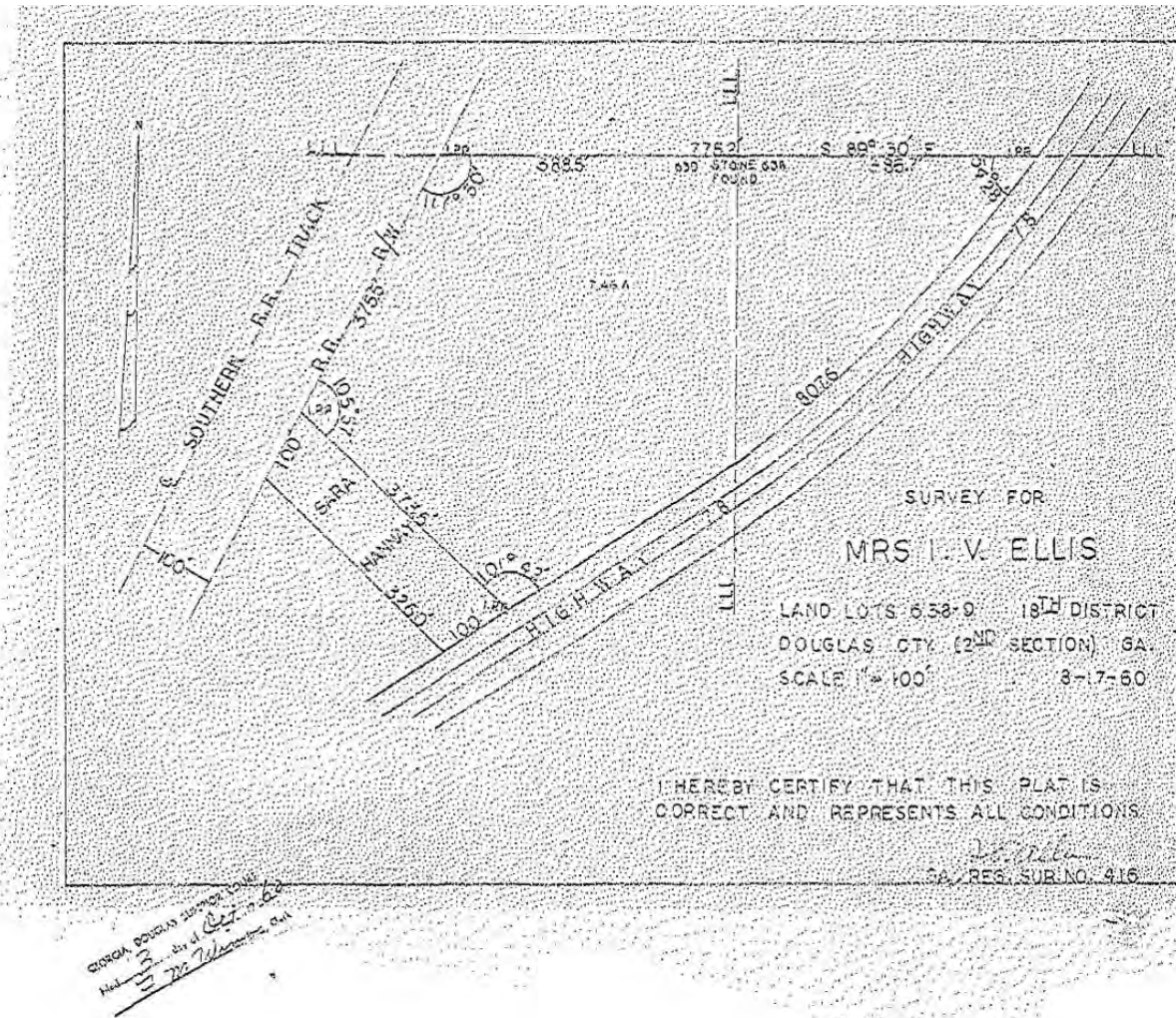


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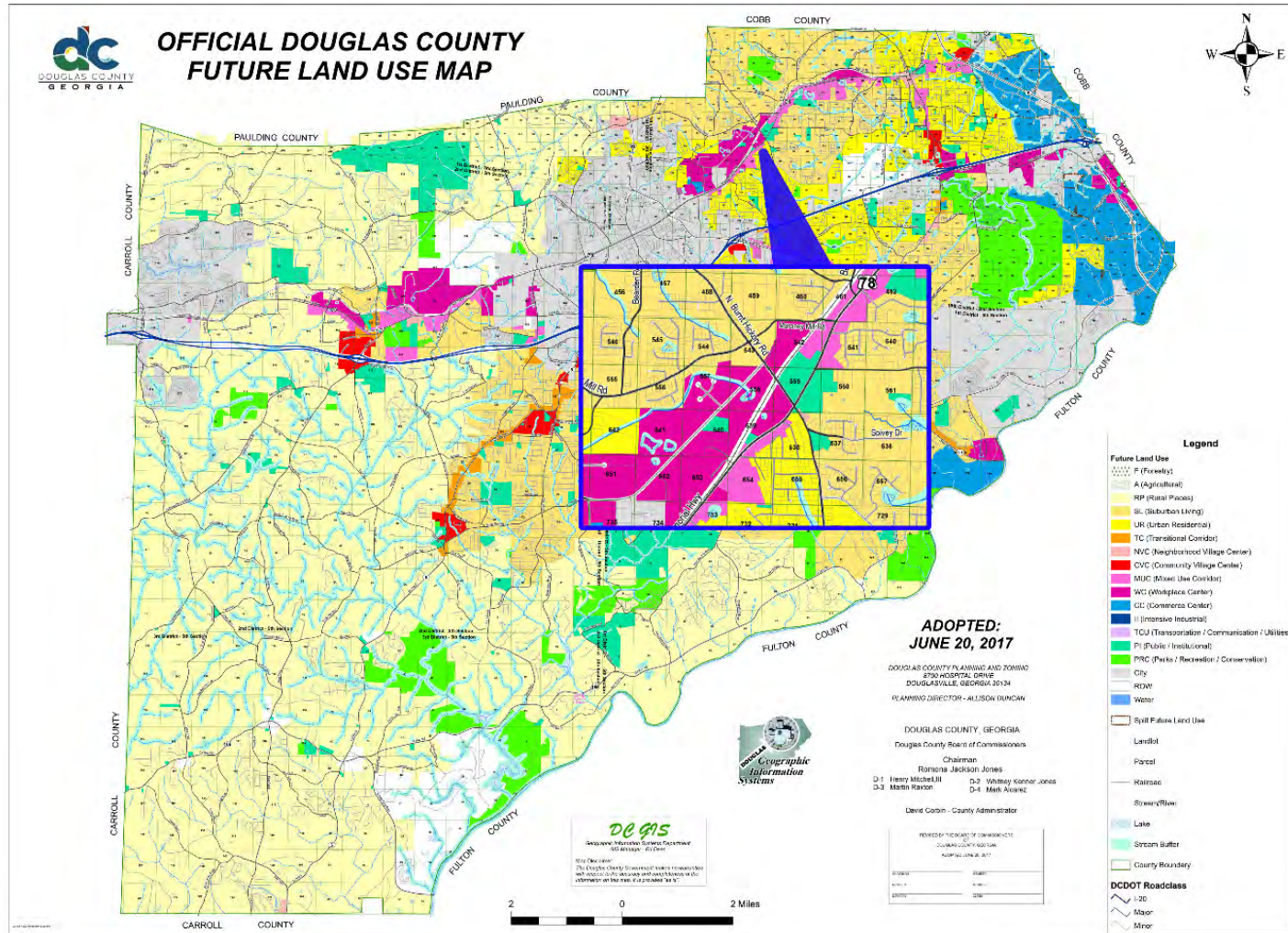
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Future Land Use Map (Excerpt)

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Parcel Map

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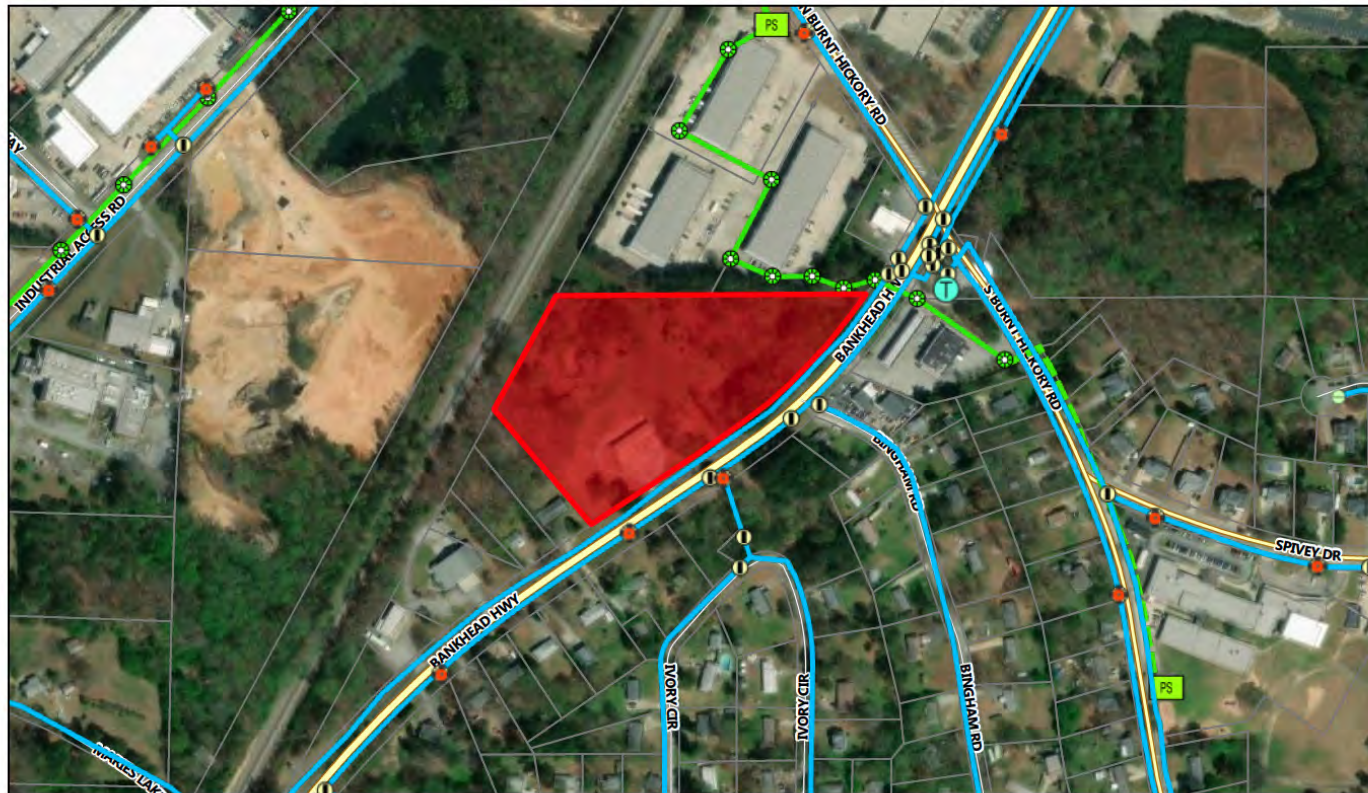
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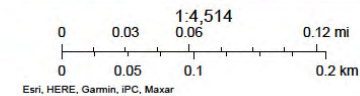
Sewer Map

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- | | | | |
|---------------------|----------------------|-------------------------|---------------------|
| Water Mains | Water Control Valves | Sewer Gravity Mains | Sewer Manholes |
| Water System Valves | Water Tank | WSA | Sewer Lift Stations |
| Gate | Water Hydrants | Sewer Pressurized Mains | Lift Station |



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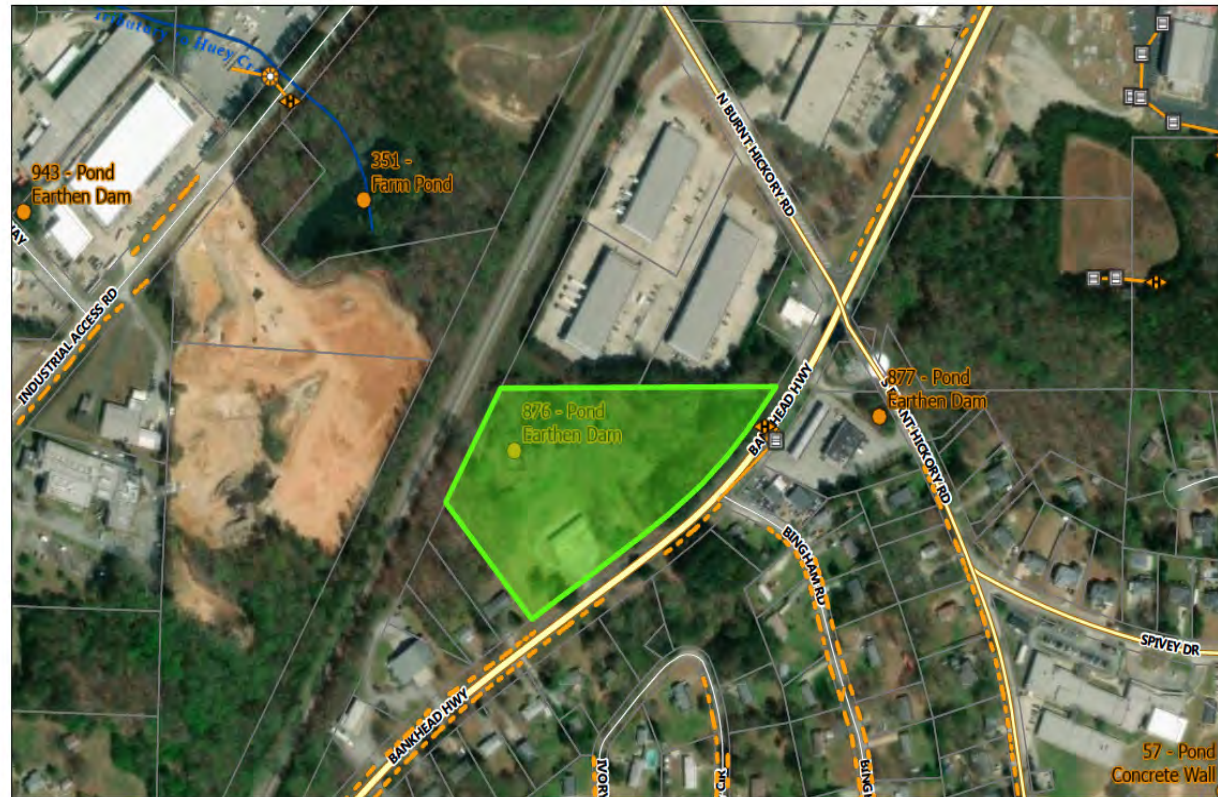
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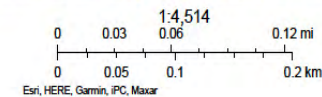
Stormwater Map

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4/8/2024, 10:43:43 AM

- Storm Open Drains
- Storm Culverts
- Storm Manholes
- Storm Headwalls
- Storm Inlets
- Storm Detention Ponds
- Parcels
- Douglas_County_Streams



These maps are for information purposes only. FIDCWSA does not warrant the accuracy of these maps.

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Topography Map

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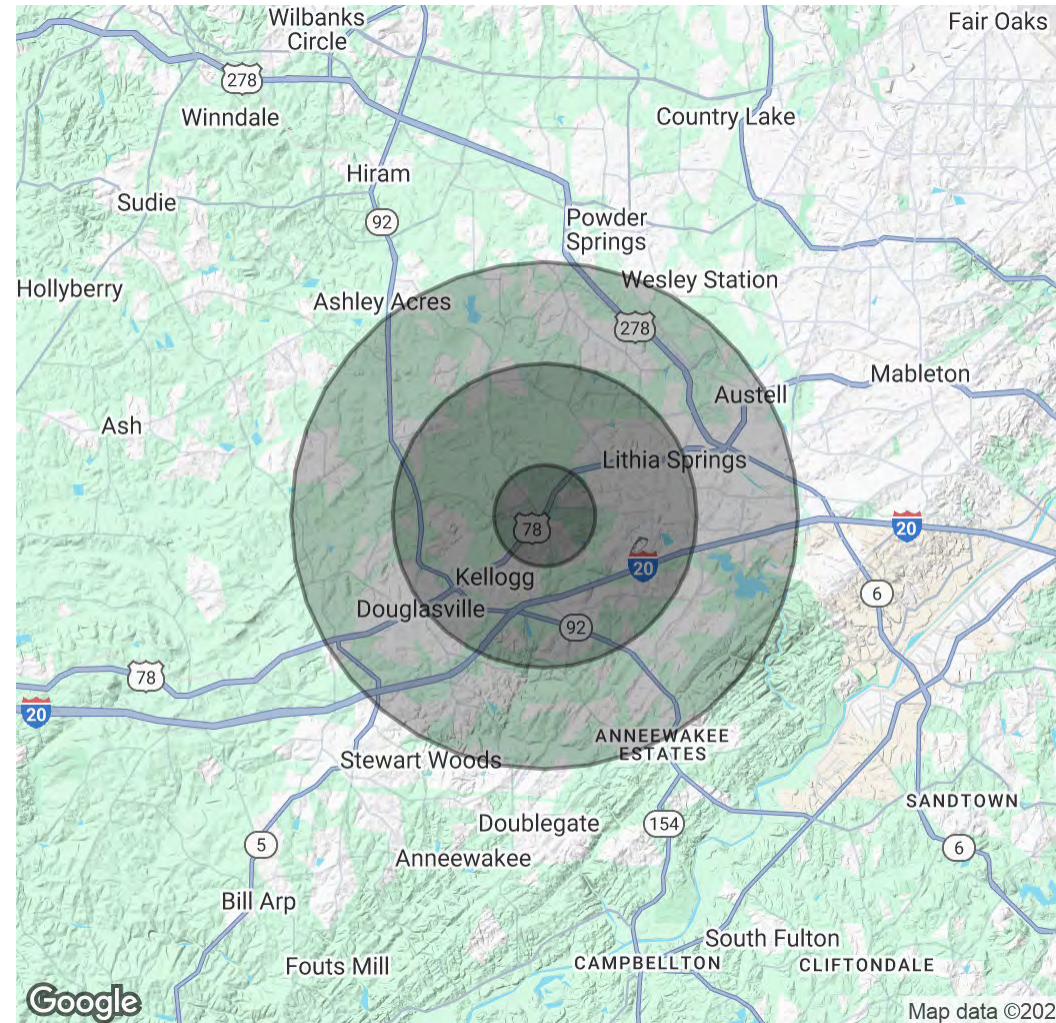
Demographics

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Population	1 Mile	3 Miles	5 Miles
Total Population	2,911	34,047	98,568

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,062	12,015	35,192
Average HH Income	\$89,688	\$78,912	\$91,465
Average House Value	\$292,889	\$245,034	\$267,651

Traffic Counts	
Veterans Memorial Hwy & McIntosh Rd	12,500/day
Veterans Memorial Hwy & Ben Hill Rd	12,000/day
Veterans Memorial Hwy & Stone Cir	11,200/day



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About Willie

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Willie F. Smith, MRED

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GA #405521

Professional Background

Willie Smith is a seasoned Commercial Realtor with over five years of experience in real estate in the greater Atlanta area. He brings a wealth of expertise in land sales, landlord and tenant representation, and investment management. Willie has a proven track record of identifying market opportunities that add value, profitability, and market share for owners and tenants. He strives to maximize the highest and best use of assets, skillfully navigating entitlements and approvals that align with his clients' goals. He is a candidate for Certified Commercial Investment Member (CCIM) designation. Willie is a retired U.S. Army veteran as a Logistician and experienced IT Technician.

Education

- Masters of Real Estate Development, Auburn University, 2022
- Bachelors of Science in Computer Information Systems, Saint Leo University, 2007
- Associates of Liberal Arts, Saint Leo University, 1995

Memberships

- * Member of Atlanta Commercial Board of Realtors
- * Member of Georgia CCIM Chapter
- * Education Committee, Georgia CCIM Chapter since 2024
- * Graduate of REAP 2023 Academy

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