

**+/- 1.6 AC at Hwy 92 and Gatesville Pkwy
Douglasville, GA 30134
Douglas County**

**EXCLUSIVELY OFFERED BY
WILSON HUTCHISON REALTY, LLC**

- For Sale at \$350,000.00 per AC
- Zoning - Gateway Village PUD Zone which allows for
- GC (General Commercial with a wide range of allowable uses) Retail, Restaurants, Automotive, Fast Food, Car Wash, Hotel/Motel, Medical, Dental, Ect.
- PUD- 8 to 10 units per Acre (rezoning available)
- R-2 - 2 units per acre
- R-4 - 4 units per acre
- All utilities available at site
- Hwy 92 is open to traffic and 4-lane road widening project is in progress
- Adjoining tracts available (up to +/-20AC)



**Mike Weber
770-560-9942 – Cell
Mike@wilsonhutch.com**



The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com

**+/- 1.6 AC at Hwy 92 and Gatesville Pkwy
Douglasville, GA 30134
Douglas County**

**EXCLUSIVELY OFFERED BY
WILSON HUTCHISON REALTY, LLC**



**Property highlighted in Red
Proposed sewer lines in Yellow**

**Mike Weber
770-560-9942 – Cell
Mike@wilsonhutch.com**

	2 mile	5 mile	10 mile
2021 Avg Household Income	\$60,886	\$76,994	\$81,164
2021 Households	5,646	30,171	110,953
2021 Population	16,888	87,622	318,135

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com

**+/- 1.6 AC at Hwy 92 and Gatesville Pkwy
Douglasville, GA 30134
Douglas County**

**EXCLUSIVELY OFFERED BY
WILSON HUTCHISON REALTY, LLC**



The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com

**+/- 1.6 AC at Hwy 92 and Gatesville Pkwy
Douglasville, GA 30134
Douglas County**

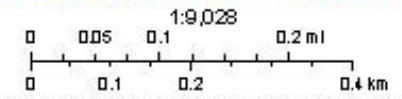
**EXCLUSIVELY OFFERED BY
WILSON HUTCHISON REALTY, LLC**

Water & Sewer Map



8/25/2022, 4:15:30 PM

- TOPO
- Water Mains
- Sewer Gravity Mains
- WSA
- Sewer Pressurized Mains
- PS Lift Station



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community.

These maps are for information purposes only. DDQVISA does not guarantee the accuracy of these maps.

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

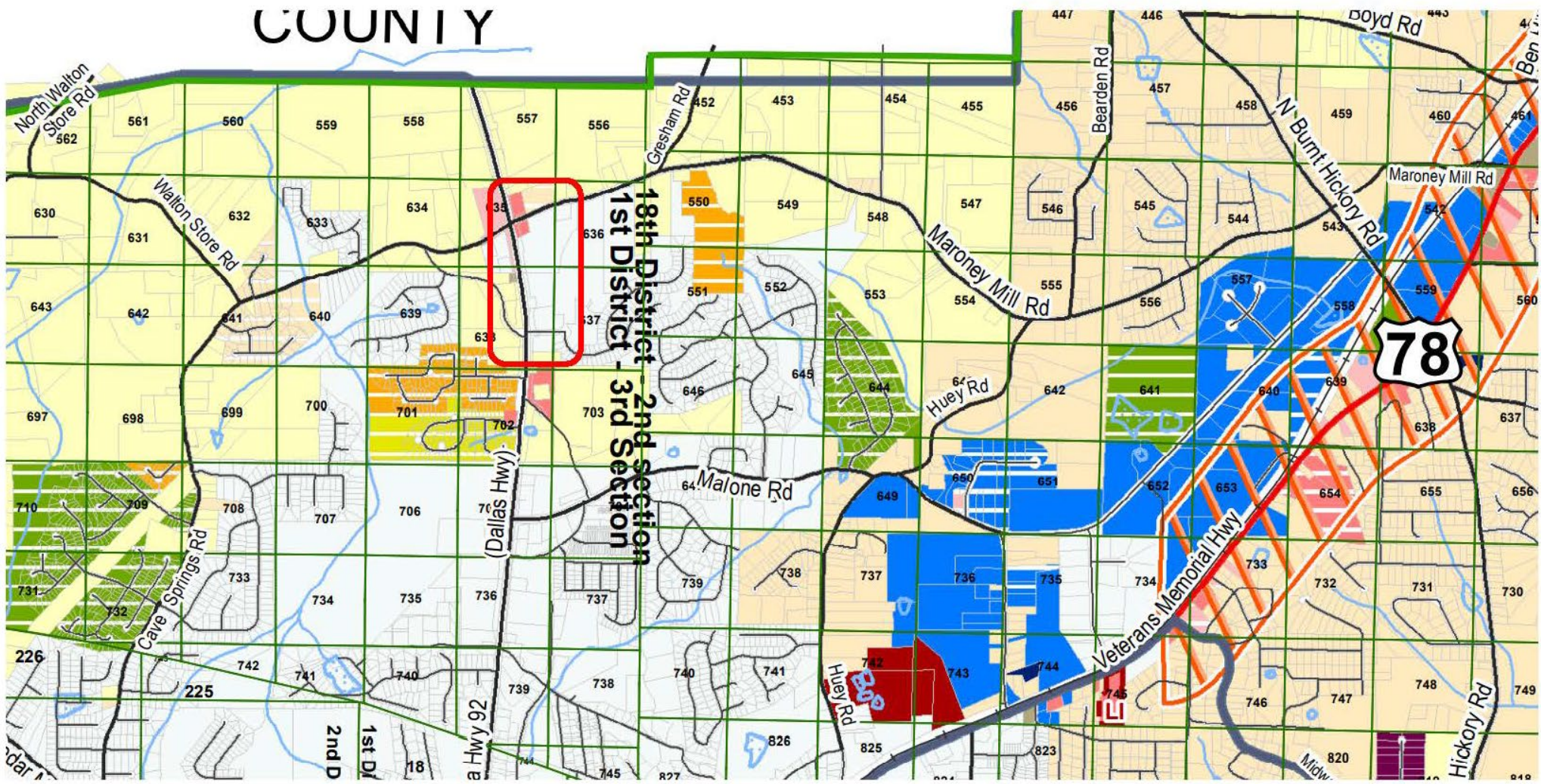
5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com

**+/- 1.6 AC at Hwy 92 and Gatesville Pkwy
Douglasville, GA 30134
Douglas County**

**EXCLUSIVELY OFFERED BY
WILSON HUTCHISON REALTY, LLC**

Douglas Co Zoning Map August 2022
North Central Hwys 92 & 78 at Maroney Mill Rd

COUNTY



The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com