



Subject Property | ± 1.6 Acres

## PROPERTY OVERVIEW

This ± 1.6-acre tract is currently zoned R-A (Residential-Agriculture - Douglas County), but its future land use is "Neighborhood Village Center", whose primary land uses are small scale retail and personal and professional services such as lawyers and physicians. Nearby traffic counts on Highway-92 are 12,800 VPD. There is a ± 1,653 SF single-family residence with detached garage on the property.

This property will benefit from the new bypass that is scheduled to open later this year as part of the Georgia DOT SR 92 Relocations & Widening project in the city of Douglasville. It is currently zoned GC by the city of Douglasville.

The adjoining ± 3.13-acre property to the north at 913 Hwy-92 is also available for sale.

## PROPERTY HIGHLIGHTS



**PRICE \$388,800**



**SIZE ± 1.6 ACRES**

CONTACT



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## LOCATION OVERVIEW

The property is located 2 miles north of Downtown Douglasville, less than 4 miles north of I-20 and 24 miles west of Downtown Atlanta. Just a few miles west of Downtown Atlanta, Douglasville is a welcoming city with a friendly, small-town atmosphere and entertainment that emulates big-town fun. While the city continues to grow, Douglasville uniquely preserves its signature hometown feel.

This property is located just over 4 miles away from Arbor Place mall which is flanked by a major retail area. Downtown Douglasville is located just 2.1 miles from the property.



## RETAILER MAP





