

DOUGLASVILLE

COMMUNITY CENTER
DEVELOPMENT

MULTIFAMILY DEVELOPMENT


±4.13 ACRES
AVAILABLE

GA HWY 92

MULTIFAMILY DEVELOPMENT

OFFERING MEMORANDUM

COMMERCIAL DEVELOPMENT OPPORTUNITY NEAR DOUGLASVILLE, GA
±4.13 ACRES



±4.13 ACRES

CONTACT INFORMATION

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EXECUTIVE SUMMARY

This ±4.13-acre property is situated along the expanded 6-lane section of Hwy 92 in Douglasville, Douglas County, GA, within the Atlanta Metropolitan Statistical Area (MSA). It benefits from a strategic location adjacent to new multifamily developments to the north and south, and a community center currently under construction across the street. The square shape of the parcel is ideal for comprehensive development or subdivision. Presently zoned as R-2, its Future Land Use Plan suggests a favorable transition to Commercial use within the CAC Character Area. It currently enjoys a traffic count of ±15,000 vehicles per day (VPD), which is expected to significantly increase in line with local growth projections.

- ±4.13 acres in fast growing suburb of Atlanta MSA
- Square parcel ideal for development
- Commercial or PRD Future Land Use (Currently Zoned R-2)
- Located on south traveling side of road for AM traffic
- In close proximity to heavily traveled I-20 intersection of Bomar Rd and Chapel Hill Rd



SALE PRICE: \$1,278,000



PROPERTY INFORMATION



0 HWY 92-DALLAS HWY
DOUGLASVILLE, GA

ADDRESS



±4.13 ACRES

SITE SIZE



R-2

ZONING



07360130003

PARCEL ID



ELECTRICITY, GAS,
WATER, PHONE, CABLE

UTILITIES



MULTIFAMILY DEVELOPMENT

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COMMUNITY CENTER
DEVELOPMENT

GA HWY 92

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PARCEL OUTLINE



PROPERTY PHOTOS



ABOUT THE AREA

DOUGLASVILLE, GEORGIA

The City of Douglasville is 20 miles from Downtown Atlanta and just 10 minutes west of Six Flags Over Georgia. There are numerous restaurants, hotels and shopping for the convenience of local residents. The core area of Downtown Douglasville is listed on the National Register of Historic Places as a historic district; an outstanding example of a turn-of-the-century southern railroad town. Downtown Douglasville is also undergoing a revitalization with plans to enhance land use, transportation, arts & culture and economic development.

*Source:

<https://www.douglasvillega.gov/government/office-of-the-mayor/city-plans-and-projects>

NOTABLE AREA EMPLOYERS (Douglas County)

Walmart



American
Red Cross



COMMUNITY ACTIVITY CENTER

VISION

The areas designated as Community Activity Center, in contrast to the Regional Activity Center areas, are characterized by mid-size areas, with significant density, located along roadways or transit routes. These areas provide access to goods, services, entertainment, etc., but on a neighborhood scale, with heavy access to pedestrians or other non-motorized users, in addition to vehicular traffic.

| Recommended Land Uses | Appropriate Zoning Designations | Maximum Density Allowed |
|------------------------------|---------------------------------------|--|
| Community Activity Center | Planned Residential Development (PRD) | (PRD): 2 Acre Minimum Lot Area |
| Neighborhood Activity Center | Neighborhood Commercial | (NC): 20,000 sq ft Minimum Lot Area |
| Mixed-Use Design | General Commercial (GC) | (GC): 500,000 sq ft maximum floor area |
| | Office-Institutional (O-I) | (O-I): 20,000 sq ft Minimum Lot Area |
| | Planned Unit Development (PUD) | (PUD): 10 acre minimum lot area for new development, 2 acre minimum lot area for infill development, As established by approved design concept plan |



ECONOMIC DEVELOPMENT GOALS

Economic Development Goal #1: Attract more diverse businesses and mixed-use developments to prevent an overabundance of industrial development.

Economic Development Goal #2: Increase the number of high wage employers with more employment options to the city that will benefit residents.

Economic Development Goal #3: Provide more quality attractions and features as a strategy for Economic development.

IN THE AREA

Arbor Place Mall

DILLARD'S
BED BATH & BEYOND
BELK
ULTA BEAUTY
SEARS
MACY'S

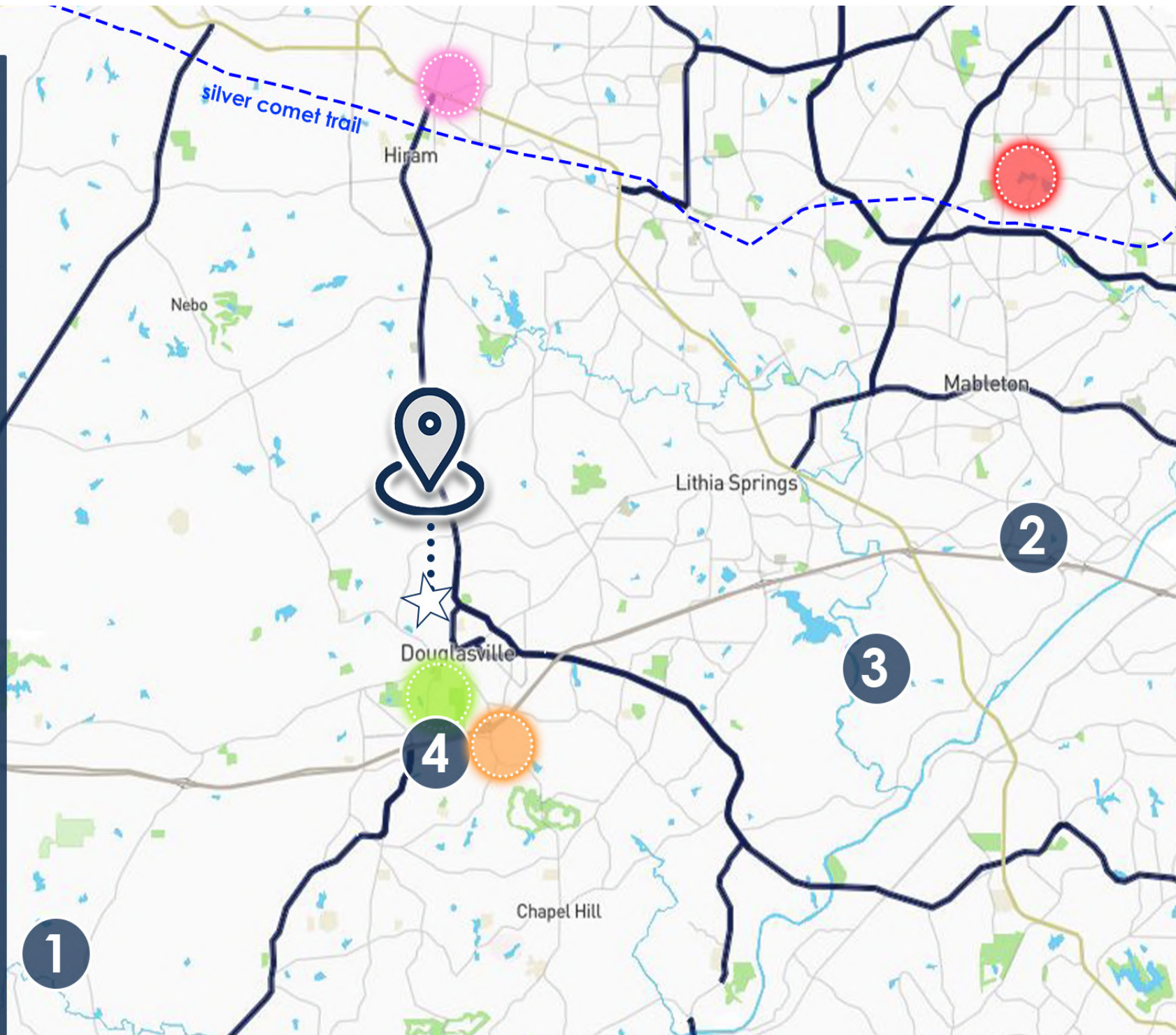
ROOMS TO GO
DOLLAR TREE
OFFICEMAX
TARGET
MICHAELS
STARBUCKS
TEXAS ROADHOUSE

ACADEMY SPORTS
PLANET FITNESS
TEXAS ROADHOUSE
HOME DEPOT
ALDI
HUEY LUEY'S
TARGET
JIM 'N NICK'S BBQ
SAM'S CLUB

KROGER
PUBLIX
ZAXBY'S
ALDI
PLANET FITNESS
BURGER KING
JIFFY LUBE
DOLLAR TREE

SAM'S CLUB
CRACKER BARREL
GOLDEN CRORRAL
TACO MAC
HOME DEPOT

MOE'S
WALGREENS
LOWE'S
BEST BUY
KROGER



IN THE AREA

1

DOG RIVER PARK

The Dog River Park is located in the southern part of the County off Georgia Highways 166 and 5. Douglas County recently acquired approximately 900 acres of land to protect the quality of its drinking water source (the Dog River) and to provide active and passive recreation for residents. A two-mile stretch of the Dog River will be protected by low-impact use. This land, the future site of the Dog River Park, is very pristine and plays host to many large sculpted rocks. The Dog River, a feeder into the Chattahoochee River, flows throughout the property. The natural beauty of this land will make an excellent passive recreational area.



SIX FLAGS OVER GEORGIA

Six Flags Over Georgia is a 290-acre theme park located west of Atlanta, Georgia, in unincorporated Cobb County. Opened in 1967, it is the second park in the Six Flags chain, after the original opening in 1961 in Texas. Six Flags over Georgia is also the largest amusement park in the City of Atlanta.

2

3

SWEETWATER CREEK STATE

Sweetwater Creek State Park is a 2,549-acre Georgia state park in east Douglas County, 15 miles from Downtown Atlanta. The park features wooded walking and hiking trails, the George Sparks Reservoir, a visitor center, a bait shop, and a gift shop as well as the ruins of the New Manchester Manufacturing Company. The Visitor Center displays artifacts that belong to Native Americans, remnants from the Civil War era and mounted animals and birds. The park has rich biodiversity, geology and history.



ARBOR PLACE MALL

Arbor Place Mall is a shopping mall located in Douglasville, GA. The mall opened up in 1999 and currently has over 120 retail stores that include American Eagle, Belk, Dillard's, H&M, Olive Garden and more.

4

DEMOGRAPHIC OVERVIEW



POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 5,066 | 40,666 | 87,863 |



HOUSEHOLDS

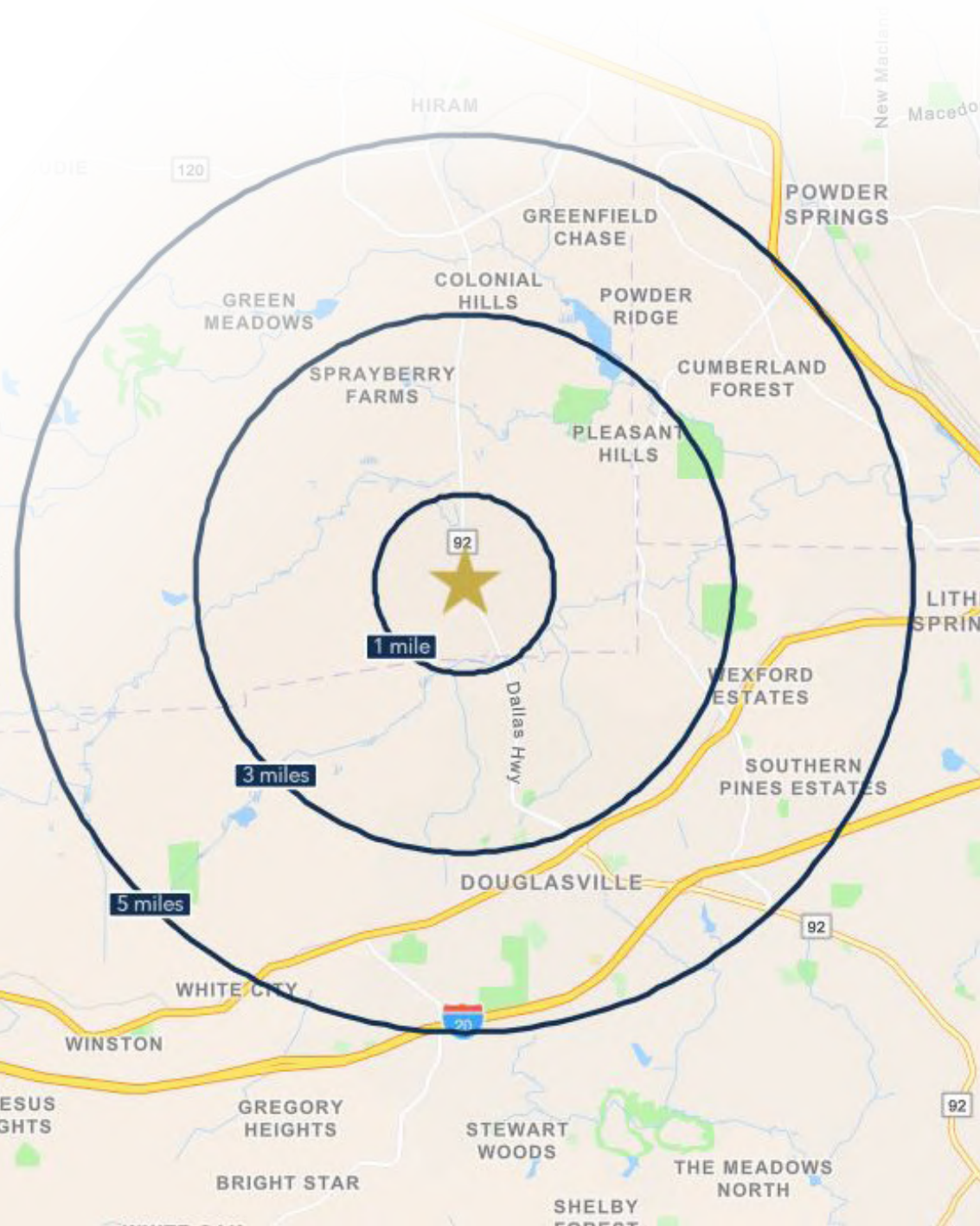
| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 1,592 | 13,472 | 30,252 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|----------|----------|
| \$106,995 | \$99,429 | \$90,374 |

ESRI 2023



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

BROKER PROFILE



KRIS HOLT

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Kris Holt has worked in real estate sales and marketing since 2004, specializing in assisting clients with investment property acquisitions and dispositions in metro Atlanta and throughout the southeast. Kris takes pride in the service and value provided to clients through in-depth market knowledge, thorough underwriting and applying Bull Realty's advanced technologies to aid in strategic acquisitions and dispositions. His client's best interests are always at the forefront.

Kris is a native to Georgia and Atlanta. He is a graduate of Georgia State University, currently a candidate for the esteemed CCIM (Certified Commercial Investment Member) designation through the National Association of Realtors, and an active member of the Atlanta Commercial Board of Realtors. He lives in the Marietta area of metro Atlanta with his wife and two children.

ABOUT BULL REALTY

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Disposition, acquisition, project leasing, tenant representation and consulting services

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25

YEARS IN
BUSINESS




ATL
HEADQUARTERED
IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

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This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.