

EXCLUSIVE OFFERING



1.98 Acres Hwy 92
DOUGLAS COUNTY | GEORGIA



Property Highlights

- Traffic signal at Lee Road and Highway 92
- Daily traffic count is 24,000 ±
- Interchange improvements at Lee Road and I-20
- Lee Road widening project started
- Zoned RLD, Douglas County. Owner will sale contingent on rezoning.
- Property is located in Highway 92 Village Overlay District
- Adjacent to Tractor Supply, Walgreens and RaceTrac.
There may be possible easement with the Tractor Supply to use their existing curb-cut.



DEMOGRAPHICS	1- MILE	3- MILE	5- MILE
Population	5,104	28,948	84,702
Average Household Income	\$58,059	\$68,805	\$67,535
Number of Households	1,713	10,018	29,747

Offering Price:

\$425,000 (\$215,646 per acre)

