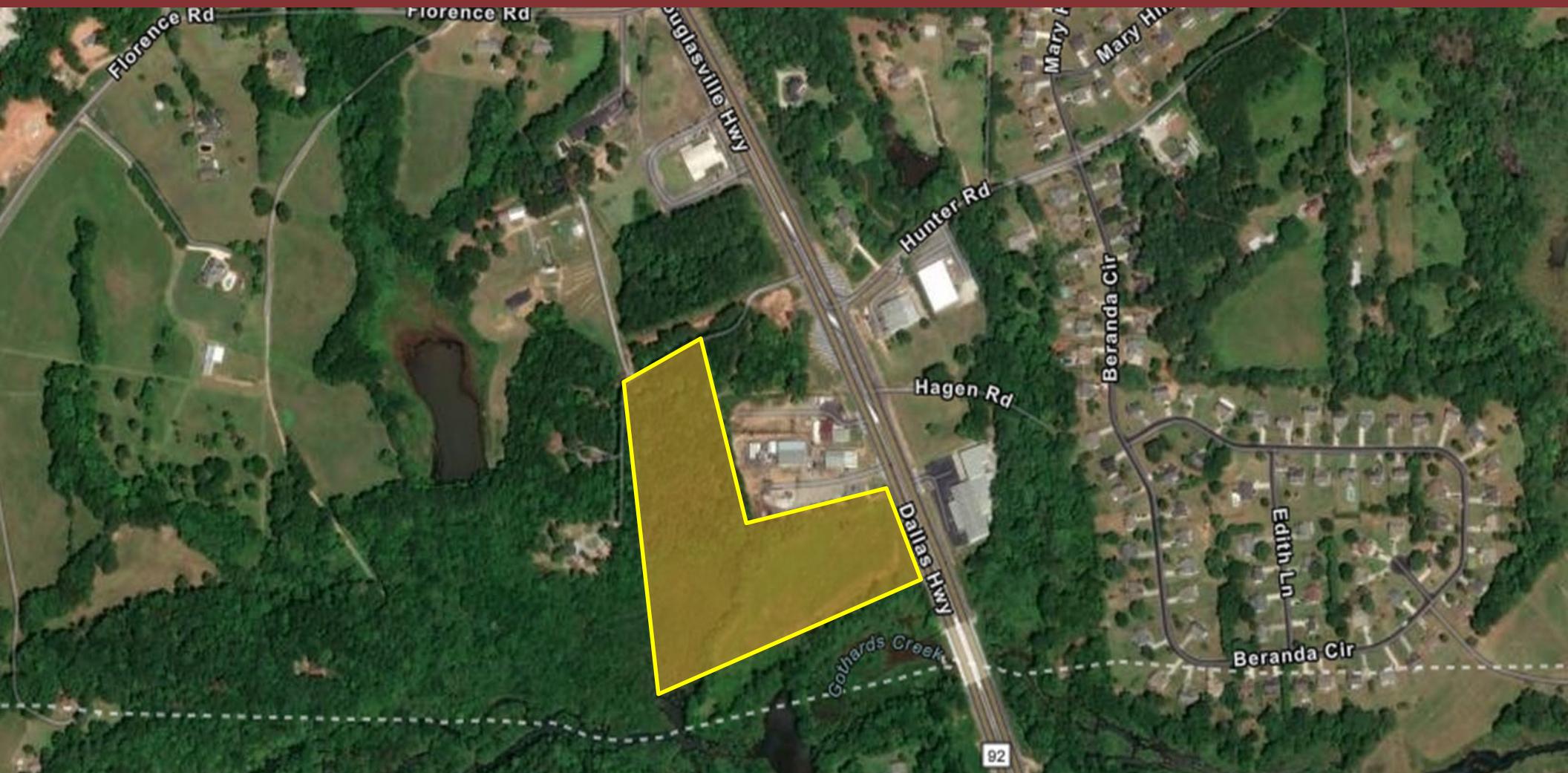


# FOR SALE

## 21 acres (11+/- Useable) Paulding County/Douglasville Land

7248 Hiram Douglasville Hwy  
Paulding County, Douglasville, GA 30134

New Four-Lane Highway within 4 Miles of I-20



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**ALAN JOEL PARTNERS**  
Commercial Real Estate Brokerage & Investment

**SK**  
COMMERCIAL  
REALTY

**PROPERTY SUMMARY**

PROPERTY ADDRESS	7248 Hiram Douglasville Hwy Douglasville, GA 30134
ZONING	Back Portion: Suburban Residential District (R-2) Front Portion: General Business District (B-1)
SUBMARKET	Alpharetta / North Fulton
SIZE	21 Acres (11+/- Usable)
PARCEL NUMBER	272.1.1.004.000
FRONTAGE	600 +/- feet on Hiram Douglasville Hwy
TRAFFIC COUNTS	14,911 Vehicles Per Day
2025 TAXES	\$7,659.52
SALES PRICE	Inquire

**EXECUTIVE SUMMARY**

Alan Joel Partners and SK Commercial Realty are pleased to present for sale this 21-acre (11+/- usable) undeveloped property located on Hiram Douglasville Hwy / Hwy 92. This site is located in Paulding County right on the Douglasville county border in Douglasville GA. The property is 4 miles from I-20 and 17 miles to I-285. Nearby retail includes Food Depot, Dollar General, Subway and more.

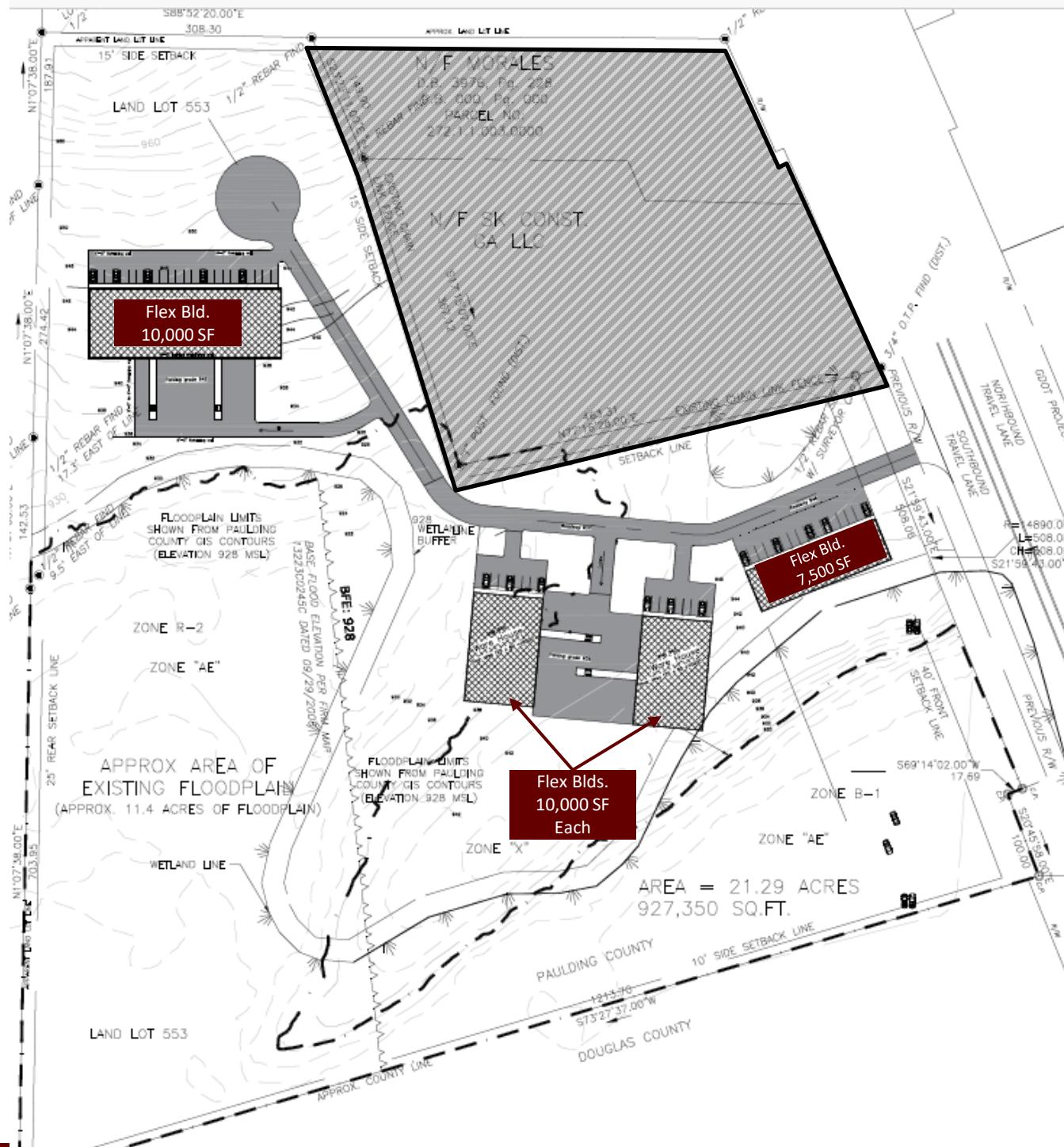
The property's back portion is currently zoned Suburban Residential District (R-2) and the front portion is currently General Business District (B-1). One of the best suited proposed use is to rezone the entire property to Highway Business District (B-2) and build warehouses and retail buildings as no residential uses are permitted.



**7248 Hiram Douglasville Hwy, Douglasville, GA 30134**



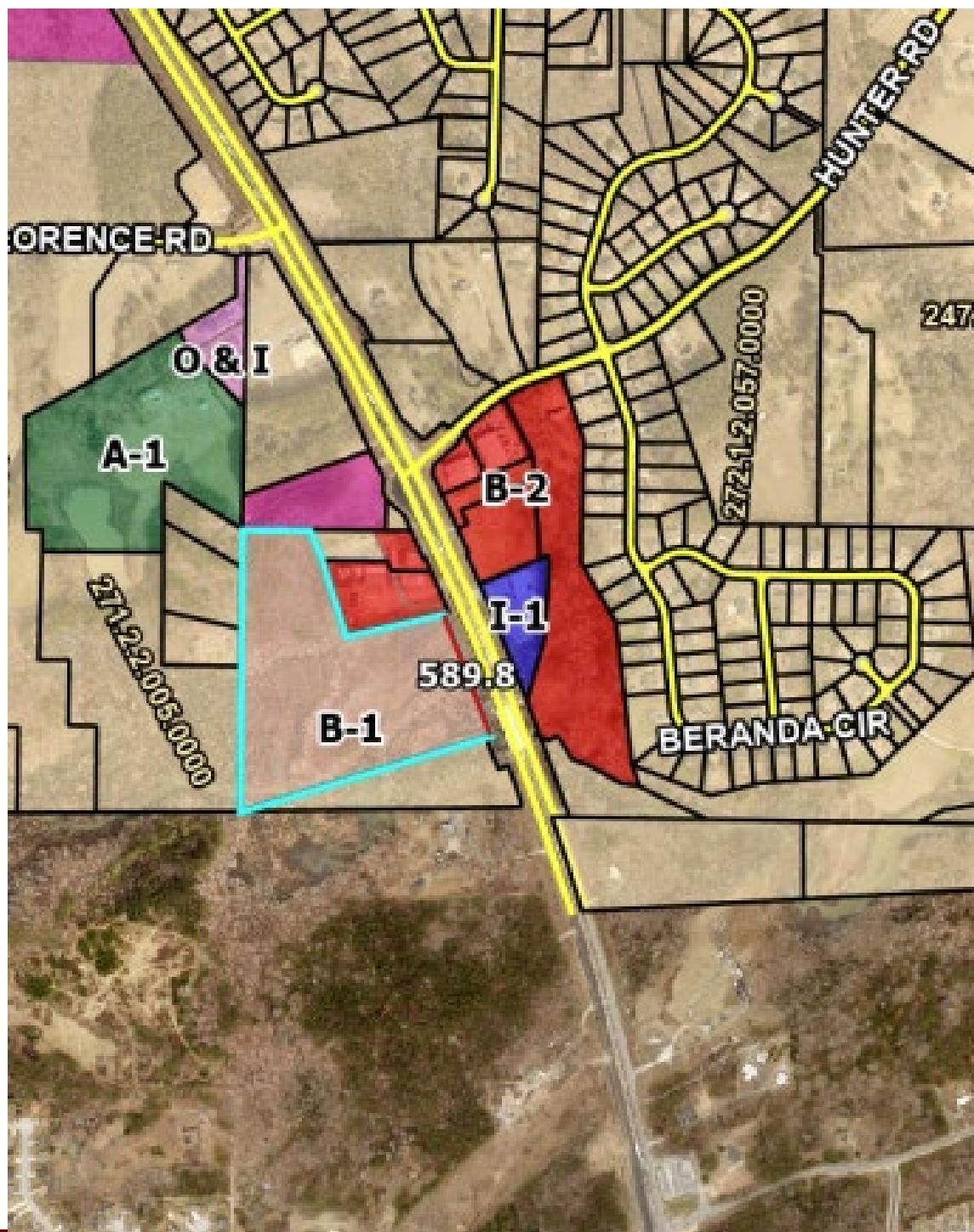
7248 Hiram Douglasville Hwy, Douglasville, GA 30134



Description:	Date	Quantity	Unit	Unit Price	Total Cost
<b>Clearing / Grubbing</b>					
Clearing		1.00	LS	\$ 40,000.00	\$ 40,000.00
<b>Sub Total 40,000.00</b>					
<b>Grading</b>					
43,666 CY of cut/fill		43,667.00	CY	\$ 5.00	\$ 218,335.00
<b>Fine grading</b>					
Asphalt		33,309.00	SF	\$ 0.22	\$ 7,327.98
Slabs		44,000.00	SF	\$ 0.22	\$ 9,680.00
Backfill curb		4,175.00	LF	\$ 2.85	\$ 11,898.75
<b>Sub Total 247,241.73</b>					
<b>Erosion</b>					
Silt fence, tree save, CO pad, concrete washout, Temp sond, diversion ditches		1.00	LS	\$ 60,000.00	\$ 60,000.00
<b>Sub Total 60,000</b>					
<b>Paving</b>					
8" GAB, 8" 19mm, 2" 12.5mm, Tack		3,701.00	SY	\$ 82.60	\$ 305,702.60
<b>Sub Total 305,702.60</b>					
<b>Curb</b>					
Curb (machine curb)		4,375.00	LF	\$ 20.00	\$ 87,500.00
<b>Sub Total 87,500.00</b>					
<b>Water</b>					
Tie to existing		1.00	EA	\$ 7,000.00	\$ 7,000.00
Fire Hydrants		2.00	EA	\$ 7,000.00	\$ 14,000.00
Water Vaults		1.00	EA	\$ 65,000.00	\$ 65,000.00
8" Water main		860.00	LF	\$ 70.00	\$ 60,200.00
Water services to buildings		4.00	EA	\$ 3,000.00	\$ 12,000.00
Fire Service to buildings (Sprinklers)		4.00	EA	\$ 10,500.00	\$ 42,000.00
<b>Sub Total 92,570.00</b>					

Description:	Date	Quantity	Unit	Unit Price	Total Cost
<b>Curb</b>					
Curb (machine curb)		4,375.00	LF	\$ 20.00	\$ 87,500.00
<b>Sub Total 87,500.00</b>					
<b>Storm Water</b>					
Allowance for Storm system (just a rough estimate)		1.00	LS	\$ 50,000.00	\$ 50,000.00
<b>Sub Total 50,000.00</b>					
<b>Walls</b>					
SF of modular wall		3,822.00	LS	\$ 29.85	\$ 114,086.70
<b>Sub Total 114,086.70</b>					
<b>TOTAL COST FOR WORK PERFORMED: <u>\$ 1,192,231.03</u></b>					
<b>Final Cost for Work Performed: <u>\$ 1,192,231.03</u></b>					





### Section 210-170. B-1 General Business District.210-170.01

*Purpose and Intent.* The B-1 District is composed of certain lands in appropriate locations along major streets, thoroughfares and intersections to provide for appropriate retail trade, personal services and professional offices for a community area of several neighborhoods. Regulations within this district are intended to permit and encourage full development of necessary commercial uses and at the same time protect nearby residential properties from possible adverse effects of such commercial activity. B-1 is appropriate in the Rural, Community Residential, Corridors and Crossroad Communities Character areas of the Future Development Map of the Paulding County, Georgia 2017 Comprehensive Plan as may be amended.

[\*\*Click Here for Permitted Uses\*\*](#)

### Proposed B-2 Highway Business District.210-190.01 Purpose and Intent.

The B-2 District is composed of certain lands and structures located along state and federal roads which require high visibility, locations accessible to major highways and arterials, and serve significant portions of the community. It is also the intent of this district to provide areas for a wide variety of retail trade, personal services and professional offices which, because of their intensity, outside storage area or hours of operation may have a significant impact on adjoining properties. Because of the nature of the businesses permitted in the B-2 district, the zoning district should be limited to property fronting on major thoroughfares and/or in large commercial nodes. B-2 is appropriate in the Community Residential, Corridors and Crossroad Communities Character areas of the Future Development Map of the Paulding County, Georgia 2017 Comprehensive Plan as may be amended.

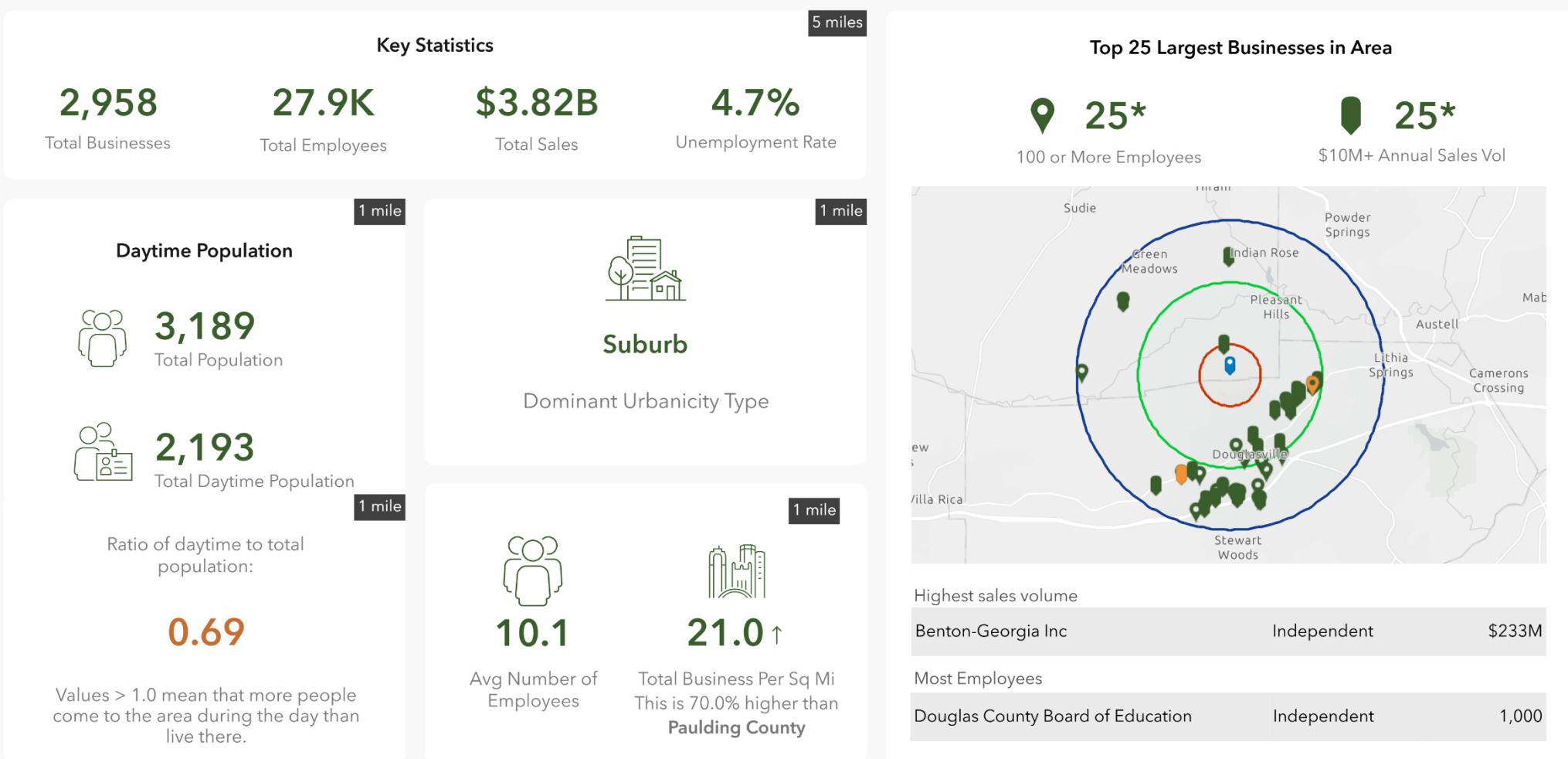
[\*\*Click Here for Permitted Uses\*\*](#)

# Business Key Facts

7248 Hiram Douglasville Hwy, Douglasville, Georgia, 30134 | Rings: 1, 3, 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.



Business Key Facts | 7248 Hiram Douglasville Hwy, Douglasville, Georgia, 30134 | Rings: 1, 3, 5 mile radii



## About the Workforce

1 mile



14.6%



24.5%

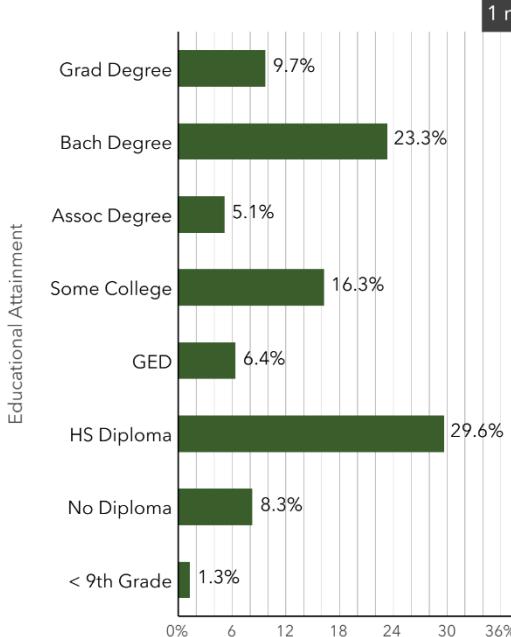


60.8%

Services

Trades/Skilled Labor

Office Based



## Tapestry

1 mile

Top 3 segments by household count



G2 Up and Coming Families &gt; 446 | 43.7%

K4 Classic Comfort &gt; 356 | 34.9%

H1 Flourishing Families &gt; 219 | 21.4%

Other 0 | 0.0%

[View comparison table](#)

## About the Community

1 mile



0.7% ↑

Pop Growth Rate is 41.7% higher than United States



72

Wealth Index Below 100 = low Above 100 = high



0.8% ↓

Housing Units Growth Rate is 1% lower than United States.

## Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 30134 (Douglasville)	States Georgia	United States of America United States
Restaurants	0.63	0.96	2.03	1.40	2.26	2.45
Health Care & Social Assistance	1.25	2.39	5.47	6.85	3.51	3.76
Retail	2.51	2.67	4.82	3.90	4.38	4.59
Manufacturing	0.94	1.05	0.89	1.06	1.06	1.32
Finance & Insurance	0.31	1.37	1.62	1.76	1.63	1.79
Professional & Tech Services	1.25	2.61	2.68	2.95	3.24	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. \* Indicates the number of locations has reached the maximum.

7248 Hiram Douglasville Hwy, Douglasville, GA 30134