

# 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





**PROPERTY SUMMARY**

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

**EXECUTIVE SUMMARY**

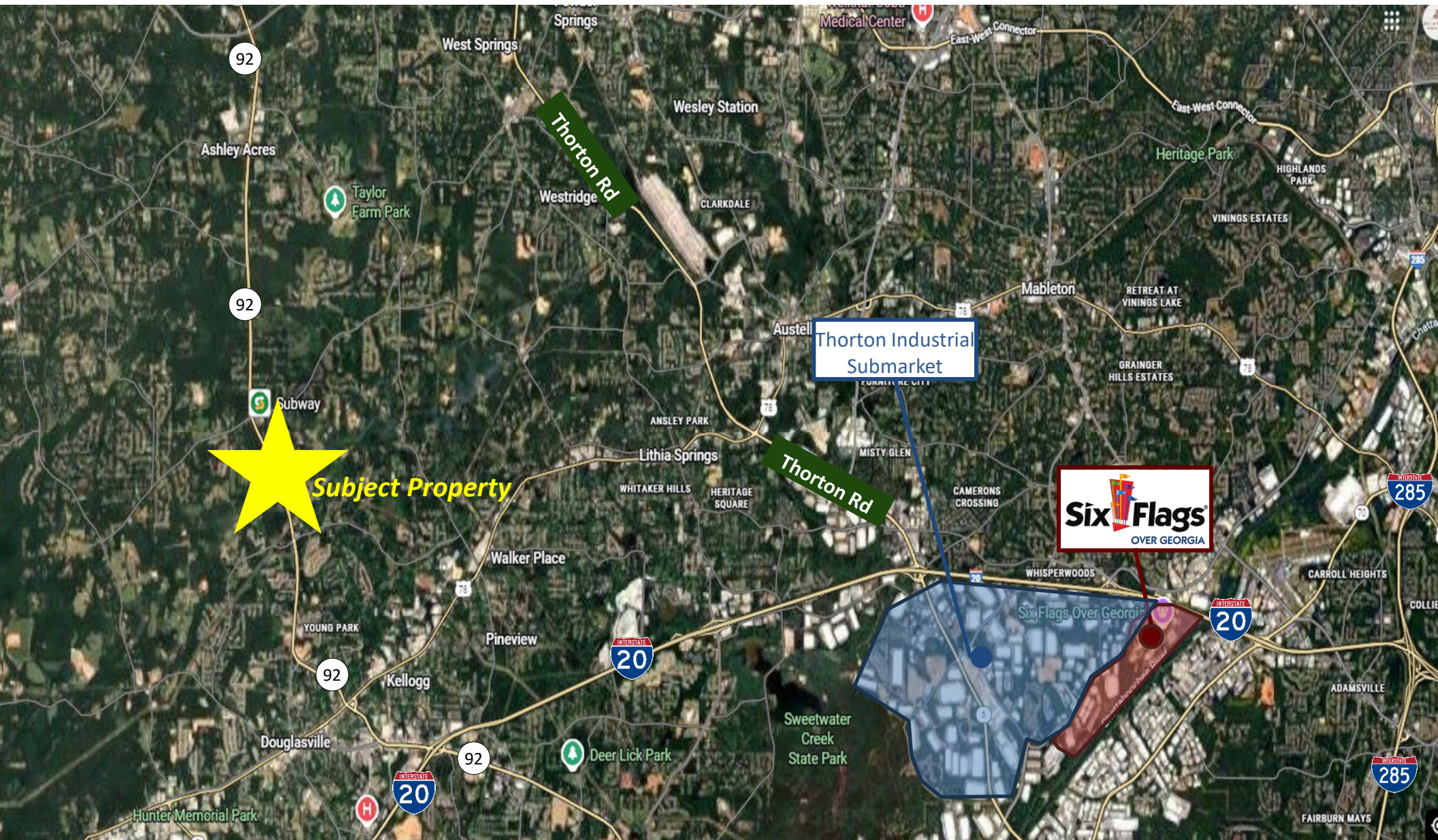
Alan Joel Partners and SK Commercial Realty are pleased to present for sale this 21-acre (11+/- usable) undeveloped property located on Hiram Douglasville Hwy / Hwy 92. This site is located in Paulding County right on the Douglasville county border in Douglasville GA. The property is 4 miles from I-20 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**









Description:	Date	Quantity	Unit	Unit Price	Total Cost
<b>Clearing / Grubbing</b>					
Clearing		1.00	LS	\$ 40,000.00	\$ 40,000.00
Sub Total 40,000.00					
					\$ -
<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
Sub Total 247,241.73					
<b>Erosion</b>					
					\$ -
Silt fence, tree save, CO pad, concrete washout, Temp sond, diversion ditches		1.00	LS	\$ 60,000.00	\$ 60,000.00
Sub Total 60,000					
<b>Paving</b>					
8" GAB, 8" 19mm, 2" 12.5mm, Tack		3,701.00	SY	\$ 82.60	\$ 305,702.60
Sub Total 305,702.60					
<b>Curb</b>					
Curb (machine curb)		4,375.00	LF	\$ 20.00	\$ 87,500.00
Sub Total 87,500.00					
<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
Sub Total 92,570.00					

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

FOR REVIEW ONLY  
DO NOT RECORD

BLACK RESERVED FOR THE CLERK OF SUPERIOR COURT

SURVEY & PLAT NOTES

1. Subject and adjacent property owners' deed and plat references were obtained through Clerk of Superior County, but are not guaranteed as to accuracy or completeness. All deed book references shown herein are recorded in the Clerk of Superior County's office of PAULDING COUNTY, GEORGIA.
2. Survey done without benefit of a current Title Search or Commitment. As such, Land Use Restrictions, Setbacks, Zoning, Easements and other Title Facts may exist that are not shown herein.
3. Utilities such as Electric Lines, Water Lines, Gas Lines, Sanitary Sewer Lines or Wells may or may not exist on site and may or may not be shown herein.
4. Structures visible on the date of survey are shown herein.
5. Locations are accurate only where dimensioned.
6. This property may contain wetlands. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Land owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
7. This property is located in a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13022300400, Effective Date: 06/25/2006.
8. The certification, as shown herein, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.
9. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-57 as amended by HB1024 (2016), in that while a conflict exists between those two sets of specifications, the requirements of law prevail.

SURVEYOR CERTIFICATION  
ROBERT S. LEWIS, GA. RLS #2789



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-57.

RS  
08/09/2023  
ROBERT S. LEWIS, GA. RLS #2789 DATE

MONUMENTATION

SYMBOLS	ABBREVIATIONS
1/2" REBAR SET IN STAMPED CAP	1/2" - IRON PIN SET
1/2" REBAR SET IN STAMPED CAP	1/2" - IRON PIN END
1/2" REBAR SET IN STAMPED CAP	1/2" - IRON PIN END
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1/2" REBAR SET IN STAMPED CAP	1/2" - IRON PIN END

ABBREVIATIONS

P.O.C. - POINT OF COMMENCEMENT	P.O.B. - POINT OF BEGINNING	N.T.S. - NOT TO SCALE
LLC - LAND LOT LINE	LLC - LAND LOT CORNER	P.B. - PLAT BOOK
D.B. - DEED BOOK	P.B. - PLAT BOOK	N/W - NORTH OF NEW N/W - NEW OR FORMALLY
EOP - EDGE OF PAVEMENT INT. - INTERSECTION	EOP - EDGE OF PAVEMENT INT. - INTERSECTION	EOP - EDGE OF PAVEMENT INT. - INTERSECTION
B - BUILDING LINE	G.U.P. - OVERHEAD POWER	E - CENTERLINE
E - CENTERLINE	E - CENTERLINE	E - CENTERLINE
APPROX. - APPROXIMATE	APPT. - APPOINTMENT	APPT. - APPOINTMENT

FLOODPLAIN LEGEND

ZONE "AE", AO, AH, NE, & AR	WITH BASE FLOOD ELEVATION (BFE)
ZONE "X", V, & A99	WITHOUT BASE FLOOD ELEVATION (BFE)
BFE 928	BASE FLOOD ELEVATION (MSL)
FLOODPLAIN LIMITS SHOWN FROM PAULDING COUNTY GIS CONTOURS (ELEVATION 928 MSL)	

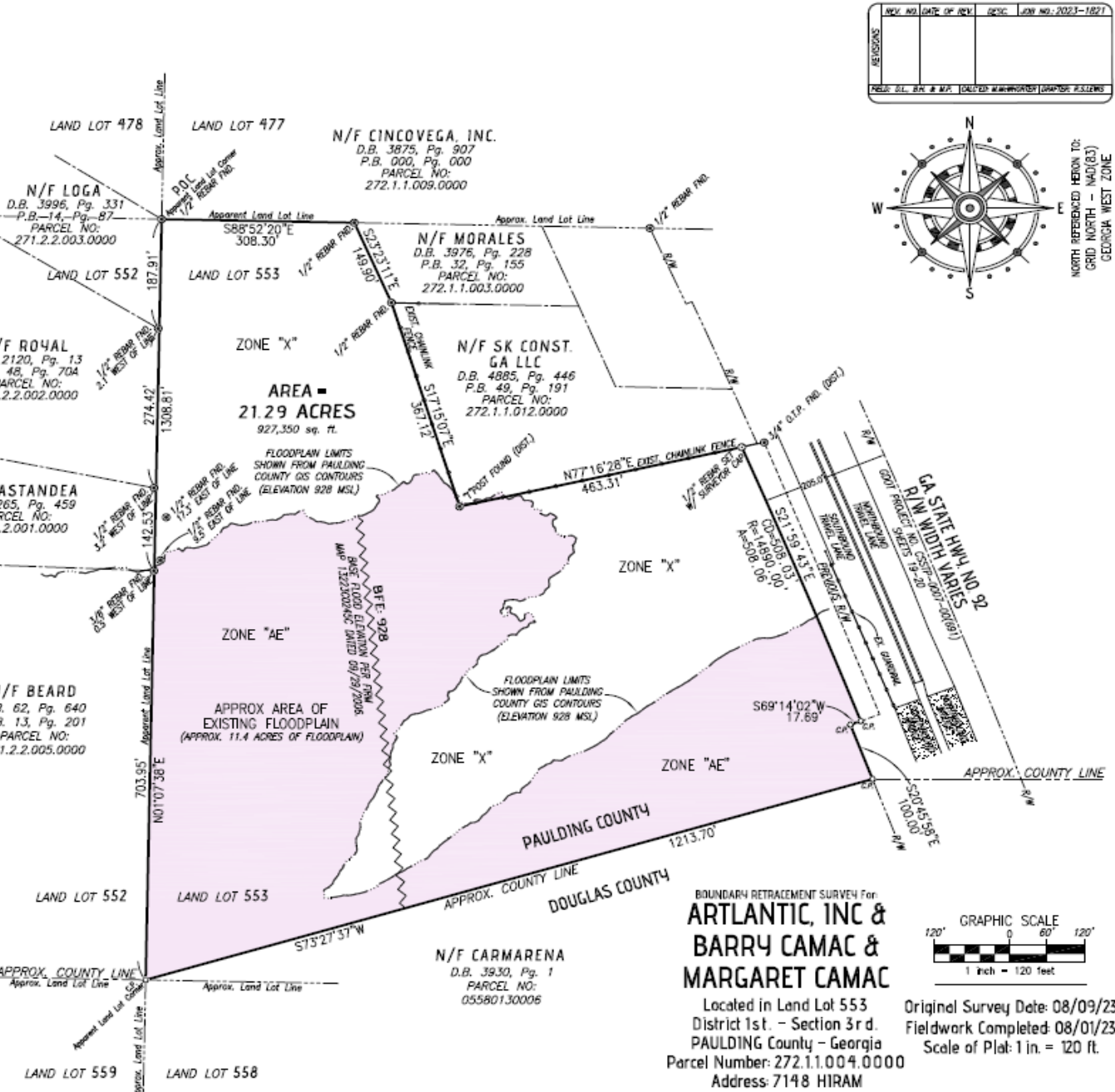
SURVEY REFERENCES

- 1.) WARRANTY DEED FROM "JAMES R. OSBORNE" TO "SHON REID" DATED 01/28/2003. RECORDED IN PAULDING COUNTY RECORDS DEED BOOK 1311, PAGE 746-748.
- 2.) WARRANTY DEED FROM "ARTLANTIC, INC." TO "GRANTEE" DATED 12/15/2015. RECORDED IN PAULDING COUNTY RECORDS DEED BOOK 3481, PAGE 364.
- 3.) PLAT TITLED "JUNE BEARD - FLORENCE ESTATE" DATED 01/20/1984. RECORDED IN PAULDING COUNTY RECORDS PLAT BOOK 13, PAGE 201. SURVEYED BY CARL A. COCHRAN, GA. RLS NO. 1379.
- 4.) PLAT TITLED "BENCHMARK LIMITED" DATED 10/14/1999. RECORDED IN PAULDING COUNTY RECORDS PLAT BOOK 32, PAGE 155. SURVEYED BY CLIFFORD HUGHES, GA. RLS NO. 2010.
- 5.) PLAT TITLED "JOHNNY PARKS DAVIS" DATED 08/21/2003. RECORDED IN PAULDING COUNTY RECORDS PLAT BOOK 41, PAGE 111. SURVEYED BY TONY M. KUYKENDALL, GA. RLS NO. 2127.
- 6.) PLAT TITLED "VERNON HAGAN" DATED 08/24/2006. RECORDED IN PAULDING COUNTY RECORDS PLAT BOOK 49, PAGE 191. SURVEYED BY CARLTON BRAKESTRAW, GA. RLS NO. 2236.

CLOSURE STATEMENT

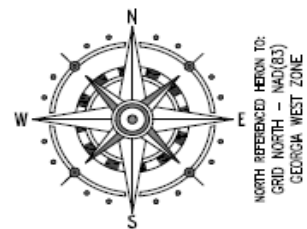
A substantial portion of the Fieldwork Data used for the computation of this survey was obtained by a CARLSON BRO7 BASE & ROVER - MULTI-FREQUENCY GNSS RECEIVER receiving real-time corrections from ERS5 SOLUTIONS Correction Service Subscription. The relative positional accuracy of the Field data collected is 0.05' HORIZONTAL at the 95% CONFIDENCE LEVEL.

This plat has been calculated for closure and found to be accurate within one foot in 286,566 feet.



REVISIONS

NO.	DATE	BY	REVISION
1	08/09/2023	RS	INITIAL DRAFT

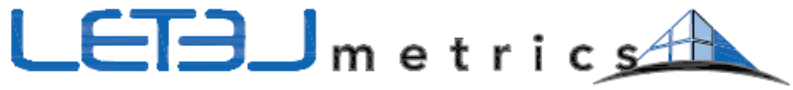


NORTH REFERENCED TO:  
GRID NORTH - NAD(83)  
GEORGIA WEST ZONE

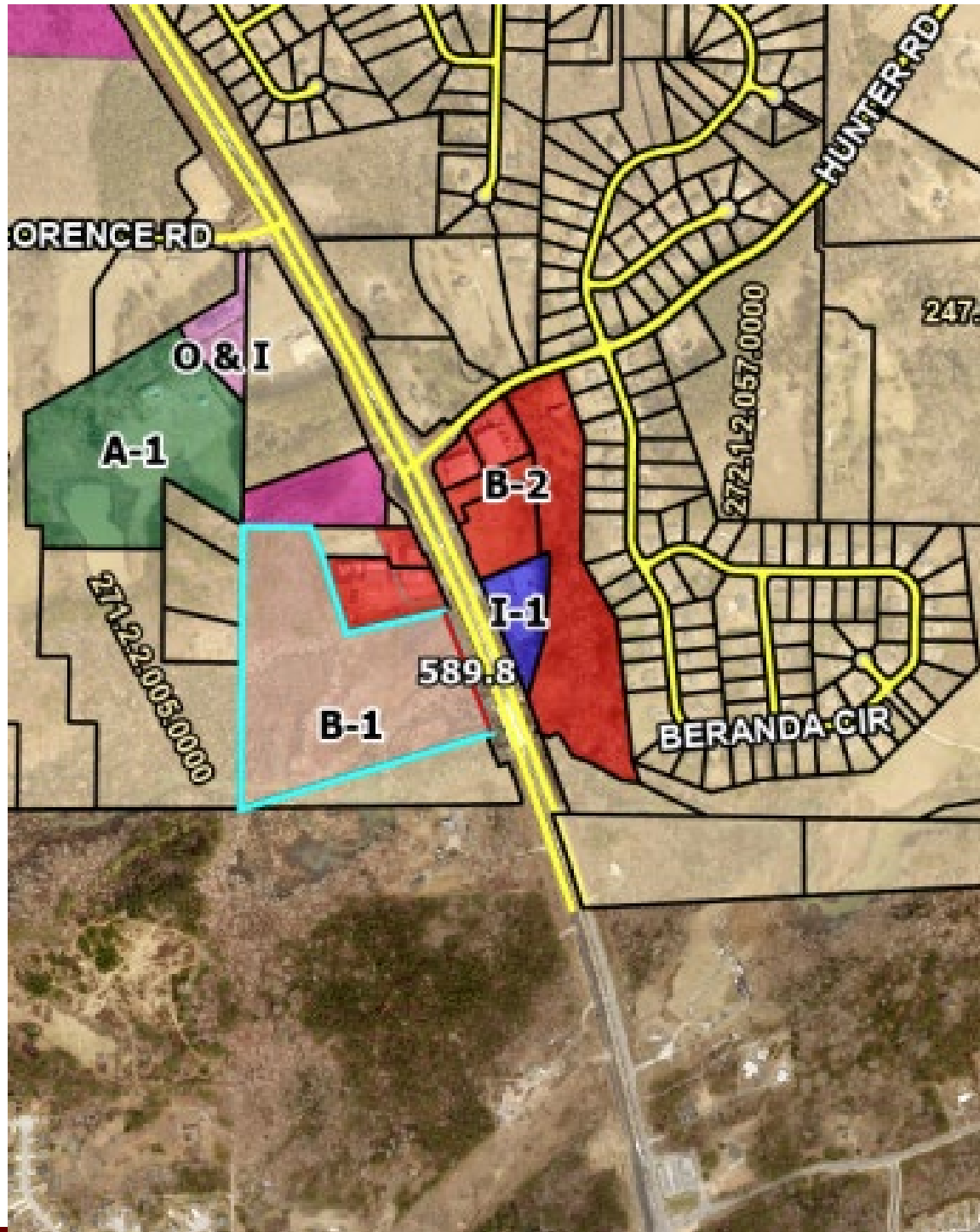


BOUNDARY RETRACEMENT SURVEY For  
**ARTLANTIC, INC &  
BARRY CAMAC &  
MARGARET CAMAC**  
Located in Land Lot 553  
District 1st. - Section 3rd.  
PAULDING County - Georgia  
Parcel Number: 272.1.1.004.0000  
Address: 7148 HIRAM  
DOUGLASVILLE HWY.

Original Survey Date: 08/09/23  
Fieldwork Completed: 08/01/23  
Scale of Plat: 1 in. = 120 ft.







**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.

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**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.

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# 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.

## Key Statistics

5 miles

2,958

Total Businesses

27.9K

Total Employees

\$3.82B

Total Sales

4.7%

Unemployment Rate

## Daytime Population

1 mile



3,189

Total Population



2,193

Total Daytime Population

Ratio of daytime to total population:

0.69

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type

1 mile



10.1

Avg Number of Employees



21.0 ↑

Total Business Per Sq Mi  
This is 70.0% higher than Paulding County

1 mile

## Top 25 Largest Businesses in Area



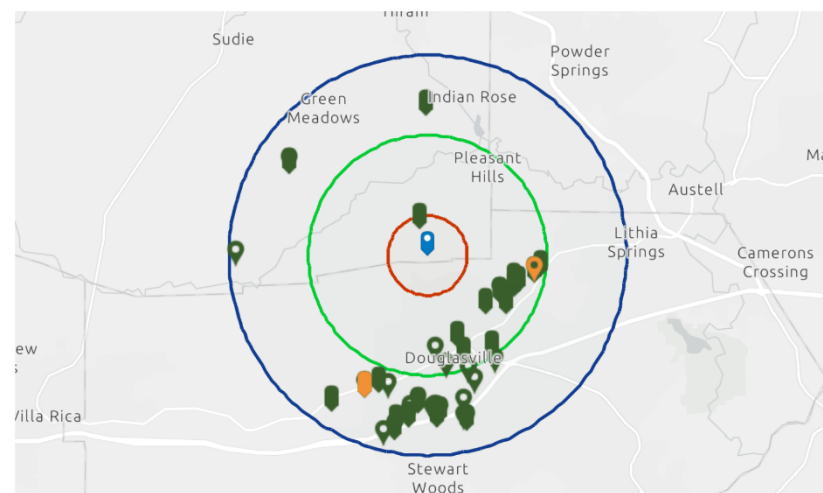
25\*

100 or More Employees



25\*

\$10M+ Annual Sales Vol



### Highest sales volume

Benton-Georgia Inc	Independent	\$233M
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### Most Employees

Douglas County Board of Education	Independent	1,000
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**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.

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



### About the Workforce

1 mile



14.6%

Services



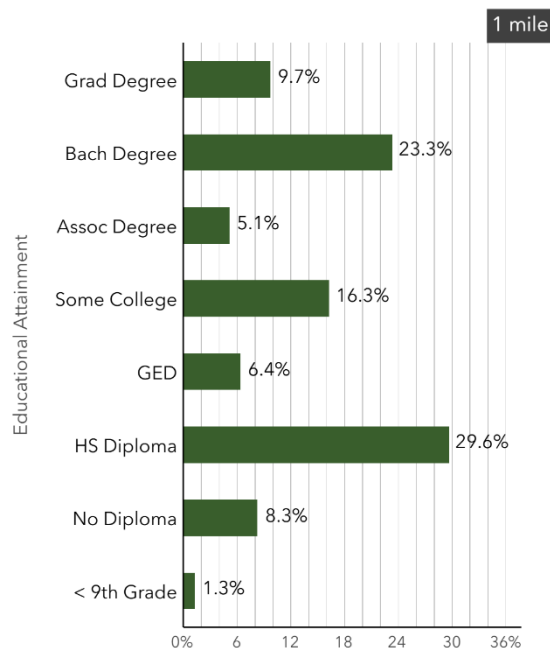
24.5%

Trades/Skilled  
Labor



60.8%

Office Based



### Tapestry

Top 3 segments by household count

1 mile



G2 Up and Coming Families > 446 | 43.7%

K4 Classic Comfort > 356 | 34.9%

H1 Flourishing Families > 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.