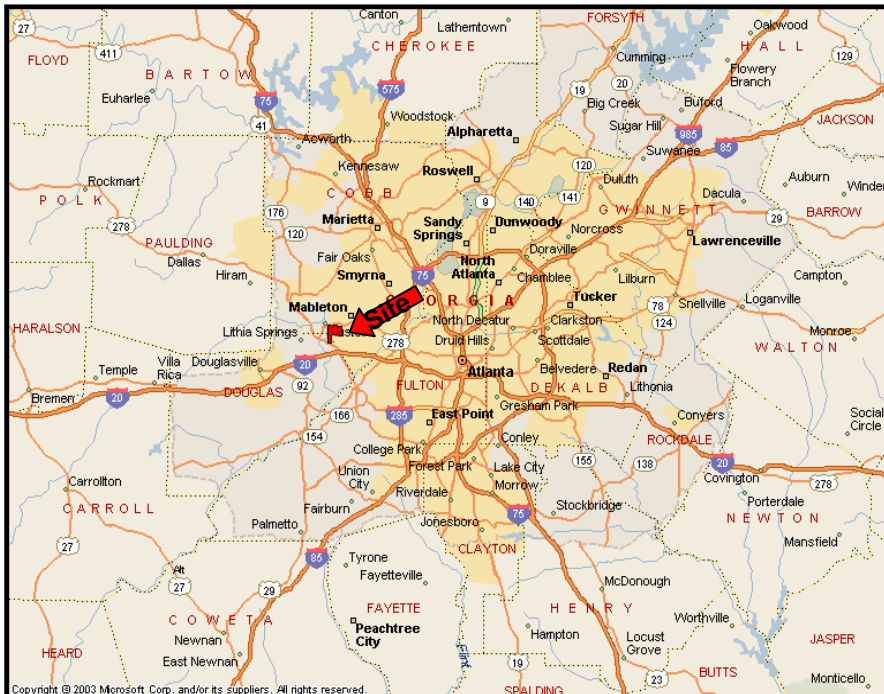


FOR SALE

A 1.792 Acre Commercial Site



Marketed by:

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Richard Bowers & Co.
Real Estate



A 1.792 Acre Commercial Site Douglas County, Georgia PROPERTY HIGHLIGHTS

Asking Price: **\$800,000**

Asking Price Per Acre: **\$446,428**

Asking Price Per Square Foot: **\$10.25**

Location: This site is located inside the Thornton at Maxham Business Park one quarter mile North of the intersection of Thornton Road and Maxham Road. It has frontage on Misty Lane, the bypass road for those wanting to avoid the intersection of Thornton Road and Maxham Road.

Zoning: The property is currently zoned CG-Commercial allowing for community retail, office development and a wide array of potential uses. CG zoning is a result of a new zoning ordinance in Douglas County. The original zoning for the property was C-2

Size: +/- 1.792 acres (can be expanded to 3.702 acres)

Topography: The property gently slopes eastward towards a retention area.

Traffic Counts: Approximately 45,470 cars per day at the corner of Thornton Road and Maxham Road.

Frontage: The site has approximately 313 feet of direct frontage on the Eastern side of Misty Lane, as well as 213 feet of frontage on the Northern side of Misty Lane.

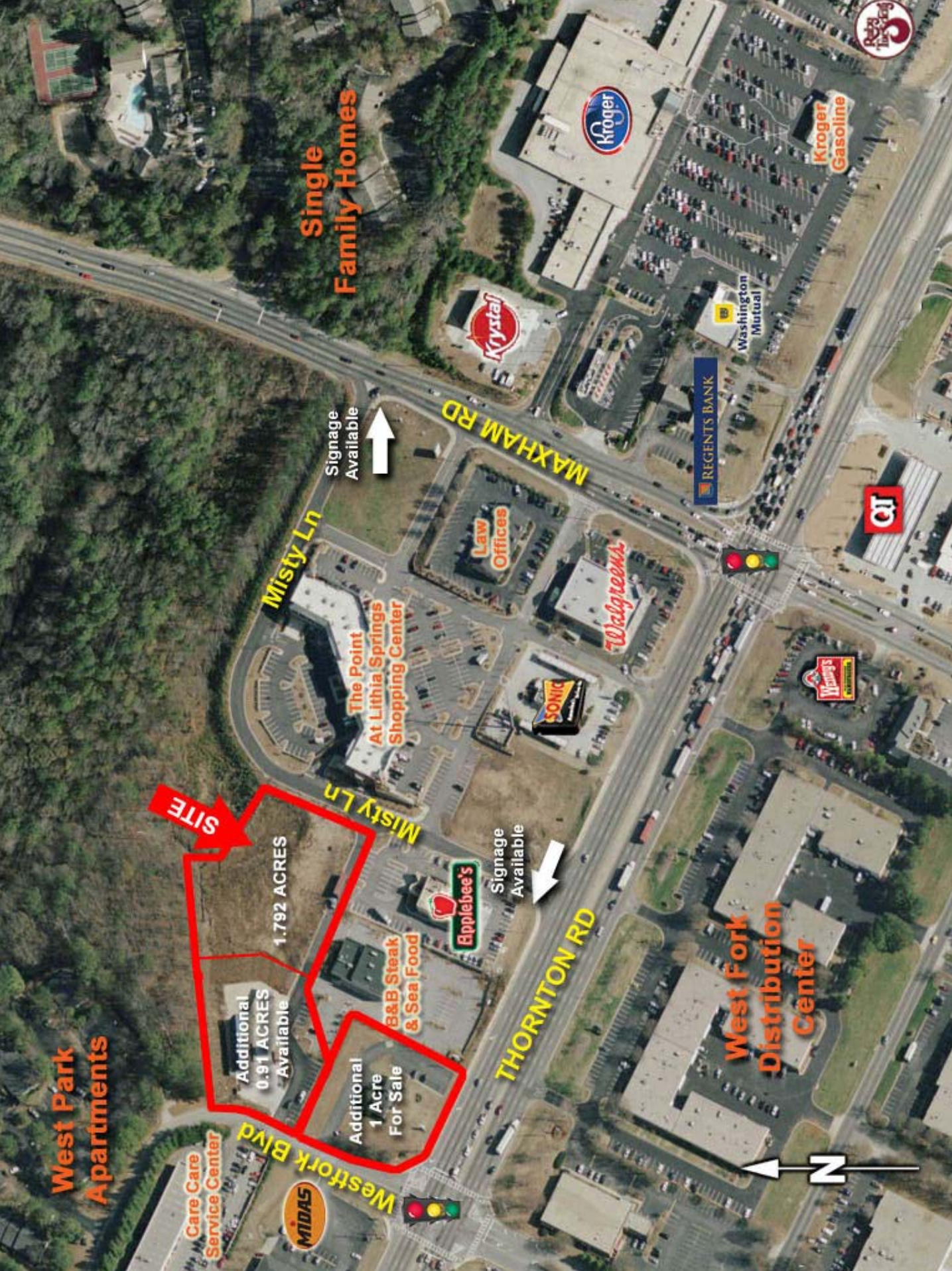
Utilities: All utilities are available.

Signage: Signage is available at the intersection of Thornton Road and Misty Lane and at the intersection of Maxham Road and Misty Lane.



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Single Family Homes

West Park Apartments

SITE

Additional 0.91 ACRES Available

1.792 ACRES

Additional 1 Acre For Sale

B&B Steak & Sea Food

Applebee's

Signage Available

Signage Available

Misty Ln

The Point At Lithia Springs Shopping Center

MAXHAM RD

Law Offices

Walgreens

SONIC

THORNTON RD

Kroger

Kroger Gasoline

Washington Mutual

REGENTS BANK

QT

Wendy's

West Fork Distribution Center

Care Care Service Center

MIDAS

Westork Blvd

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