



Atlanta
Land
Group



FOR SALE

5570 Cave Springs Rd

Douglasville, GA 30149

Mike Cahalan

678.429.1990

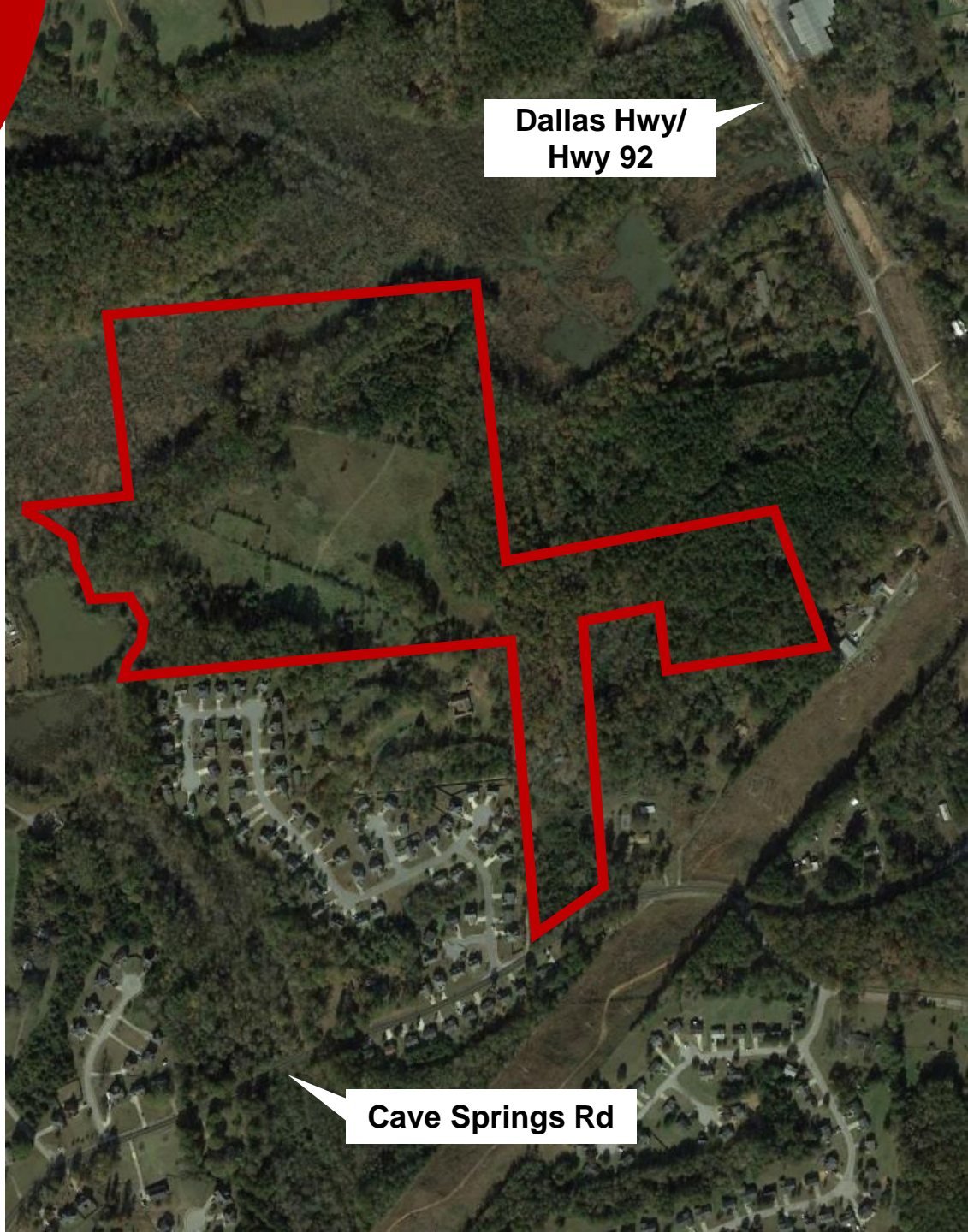
mcahan@AtlantaLandGroup.com

PROPERTY OVERVIEW

For Sale – Potential Residential Development

- + / - 60 Acres
- Zoned – Residential-Agricultural
- 304 Feet Frontage on Cave Springs Road for development entrance
- Located less than ¼ mile from the intersection of Cave Springs Road & Hwy 92
- Hwy 92 currently being widened to 4 lanes
- Less than 2 miles to downtown Douglasville
- Water and sewer available to site
- Perfect rolling terrain for a new development

Price: \$35,000 per acre



Dallas Hwy/
Hwy 92

Cave Springs Rd

PROPERTY PHOTOS



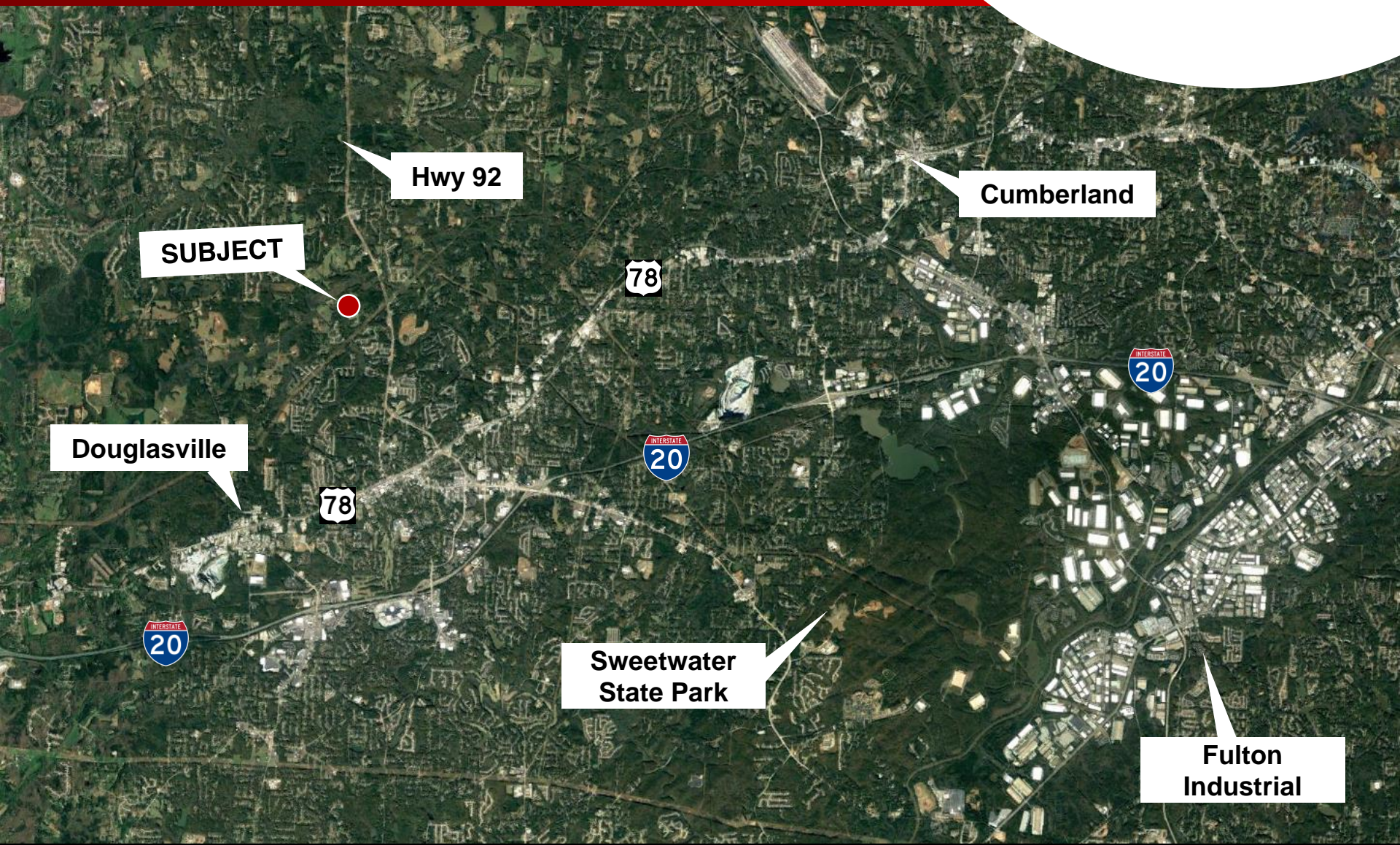
PROPERTY PHOTOS



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PROXIMITY MAP



SUBJECT

Hwy 92

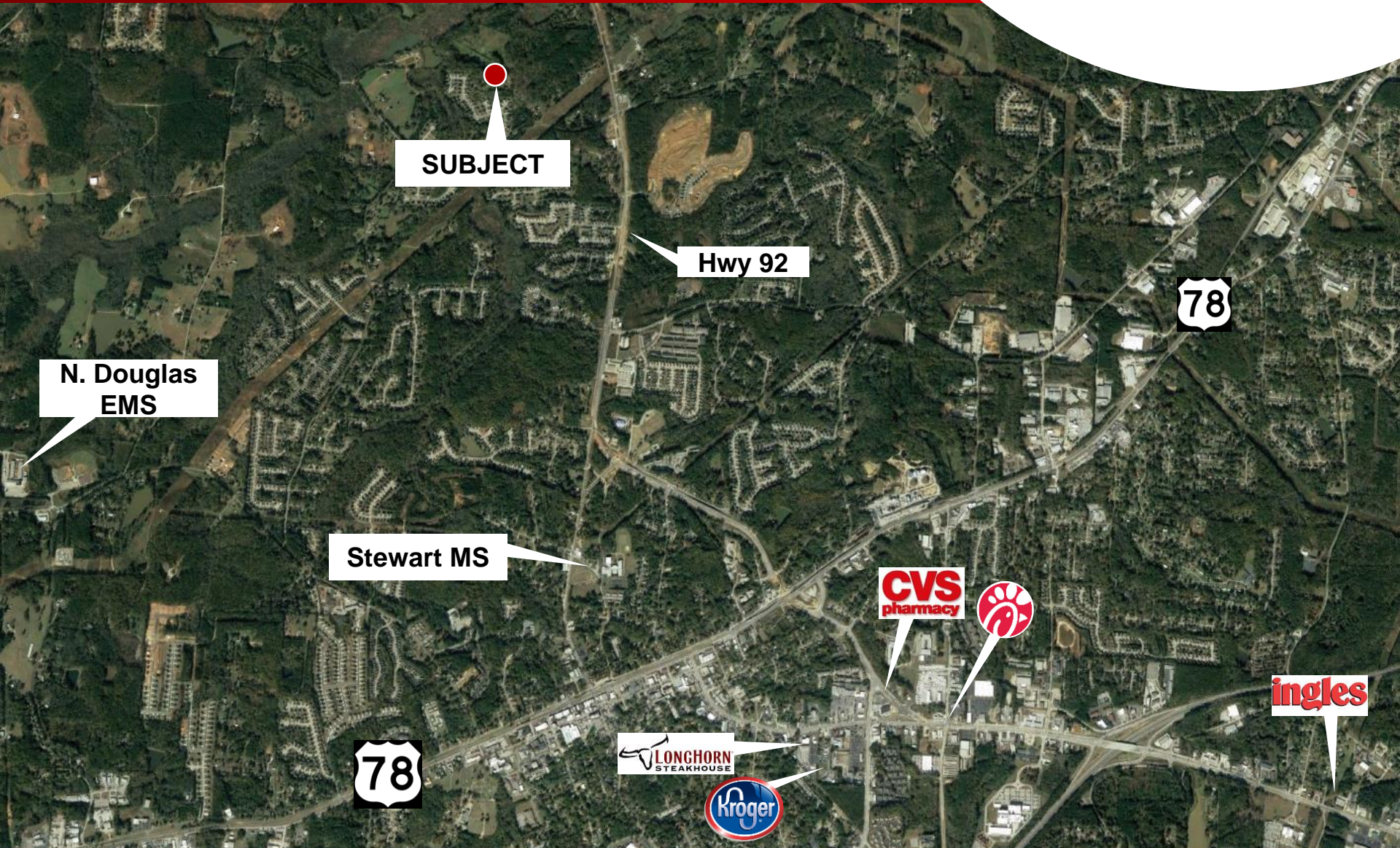
Cumberland

Douglasville

**Sweetwater
State Park**

**Fulton
Industrial**

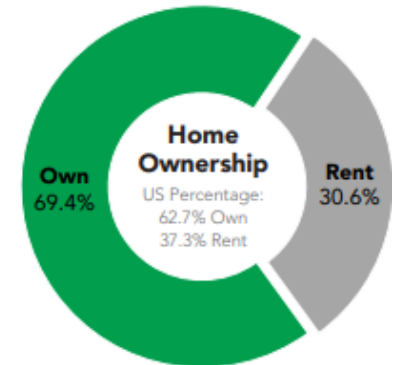
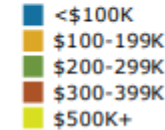
SUBMARKET AERIAL



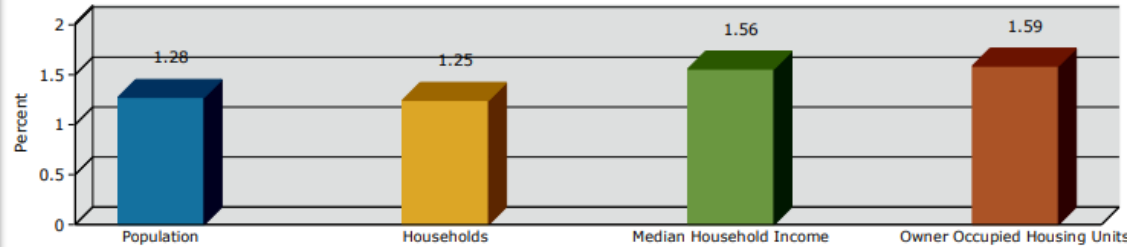
Demographics Esri 2019

	Population	# of Households	Avg Household Income	Median Age
1 Mile	2,947	954	\$57,825	33
1-3 Miles	31,089	10,334	\$63,826	34
3-5 Miles	83,479	28,403	\$72,182	36

2019 Home Value



2019-2024 Annual Growth Rate



Trends 2019-2024

