

BRIGHT STAR ROAD

DOUGLAS COUNTY, GA

136+/- ACRES INVESTMENT OPPORTUNITY



MACALLAN
REAL ESTATE

HEATH MILLIGAN
PRINCIPAL

404.647.4999

heath@macallanre.com

1642 Powers Ferry Road SE, Suite 250

Marietta, Georgia 30067

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INTRODUCTION

Macallan Real Estate is pleased to present for sale this 136-acre investment opportunity in central Douglas County. One of the largest contiguous tracts in the immediate area, this property offers great potential for future development.

The property lies just outside of Douglasville city limits within 2 miles of I-20. It is in the Alexander High School District which is the highest rated public high school in the county. New home sales within the Alexander High School District averaged nearly \$520,000 in 2023.



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PROPERTY FEATURES

- 136 Acres
- 3367 Bright Star Road, Douglasville, GA
- Zoned R-LD Low Density Residential in Douglas County
- New construction home sales in the area over \$500,000 on average
- Close proximity to I-20 and downtown Douglasville
- 25 minutes west of Atlanta
- Good demographics
- Highly rated Alexander High School District
- Potential for a conservation easement

ASKING PRICE: \$2,200,000 (\$16,176/ACRE)



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ZONING

The property is Currently zoned R-LD Low Density Residential in Douglas County and lies within the Dog River Basin.

- **Single Family (Septic)**
 - Min Lot Size: 3 Acres
 - Min Lot Width: 100'
 - Max Density: 1.63u/ac
 - Setbacks: 35' front, 15' side, 30' rear
 - Max. Height: 35'
 - Min. Floor Area: 1,800sf



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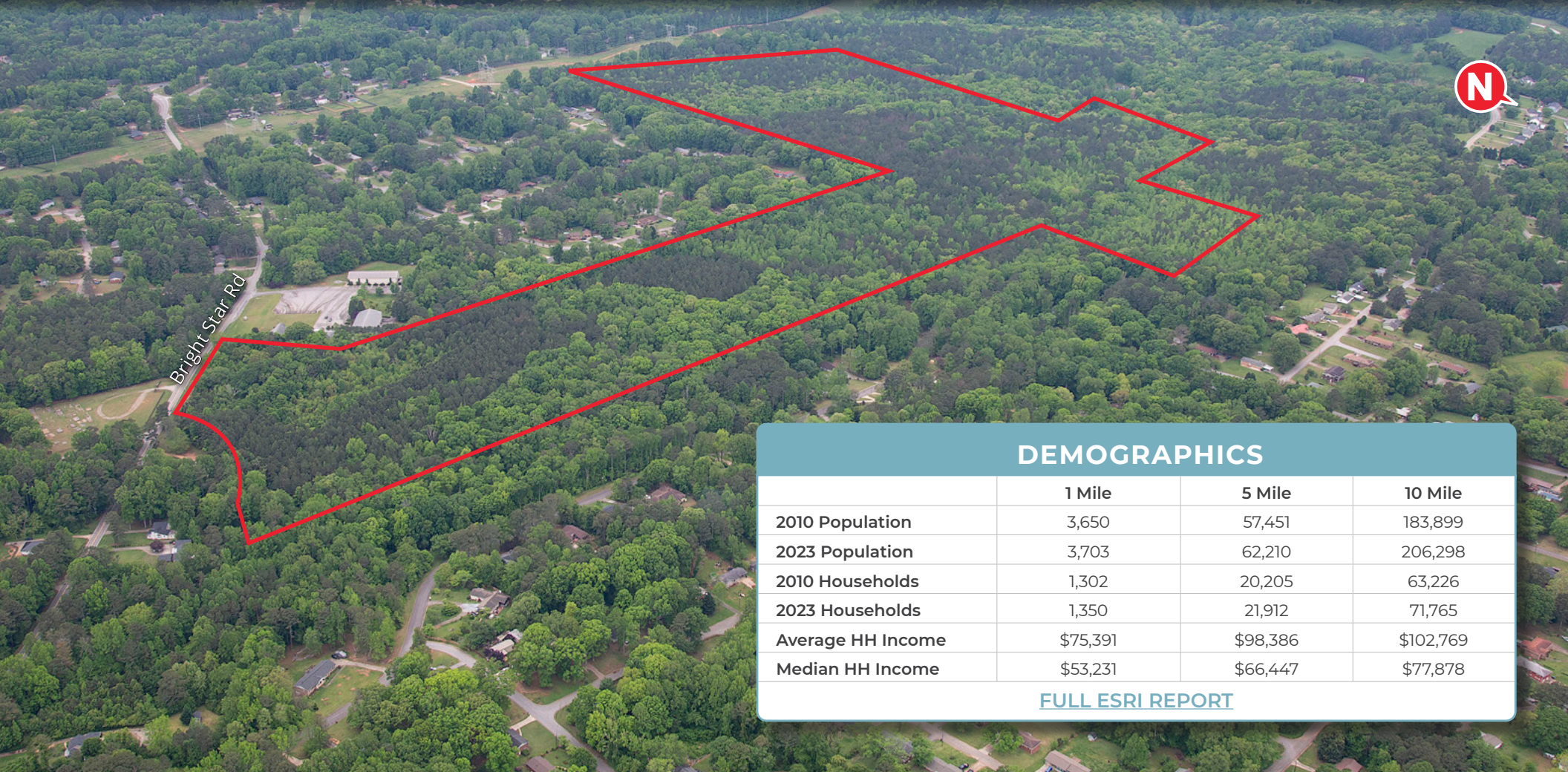
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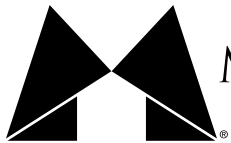
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DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
2010 Population	3,650	57,451	183,899
2023 Population	3,703	62,210	206,298
2010 Households	1,302	20,205	63,226
2023 Households	1,350	21,912	71,765
Average HH Income	\$75,391	\$98,386	\$102,769
Median HH Income	\$53,231	\$66,447	\$77,878

[FULL ESRI REPORT](#)



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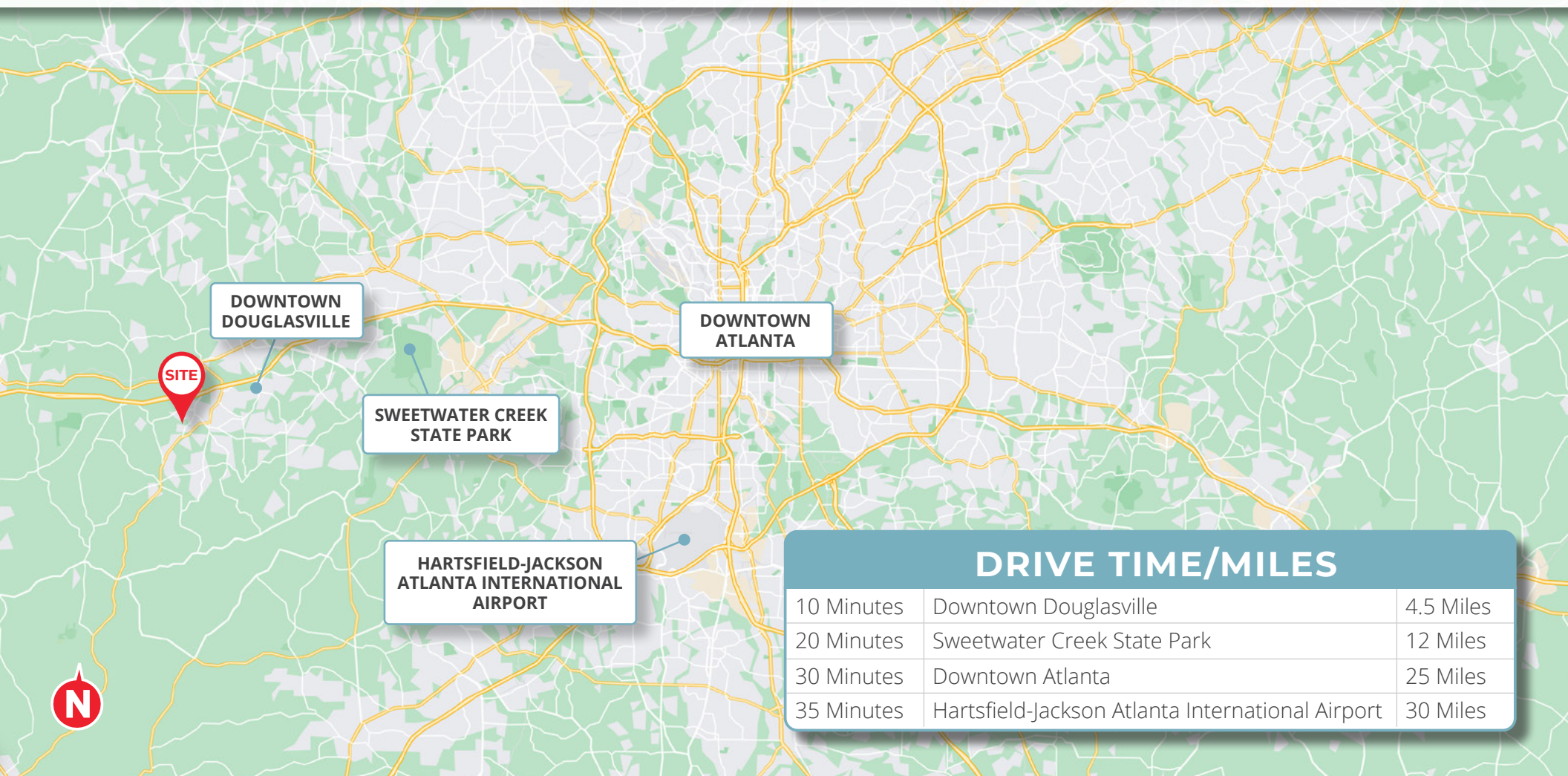
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DRIVE TIME/MILES

10 Minutes	Downtown Douglasville	4.5 Miles
20 Minutes	Sweetwater Creek State Park	12 Miles
30 Minutes	Downtown Atlanta	25 Miles
35 Minutes	Hartsfield-Jackson Atlanta International Airport	30 Miles



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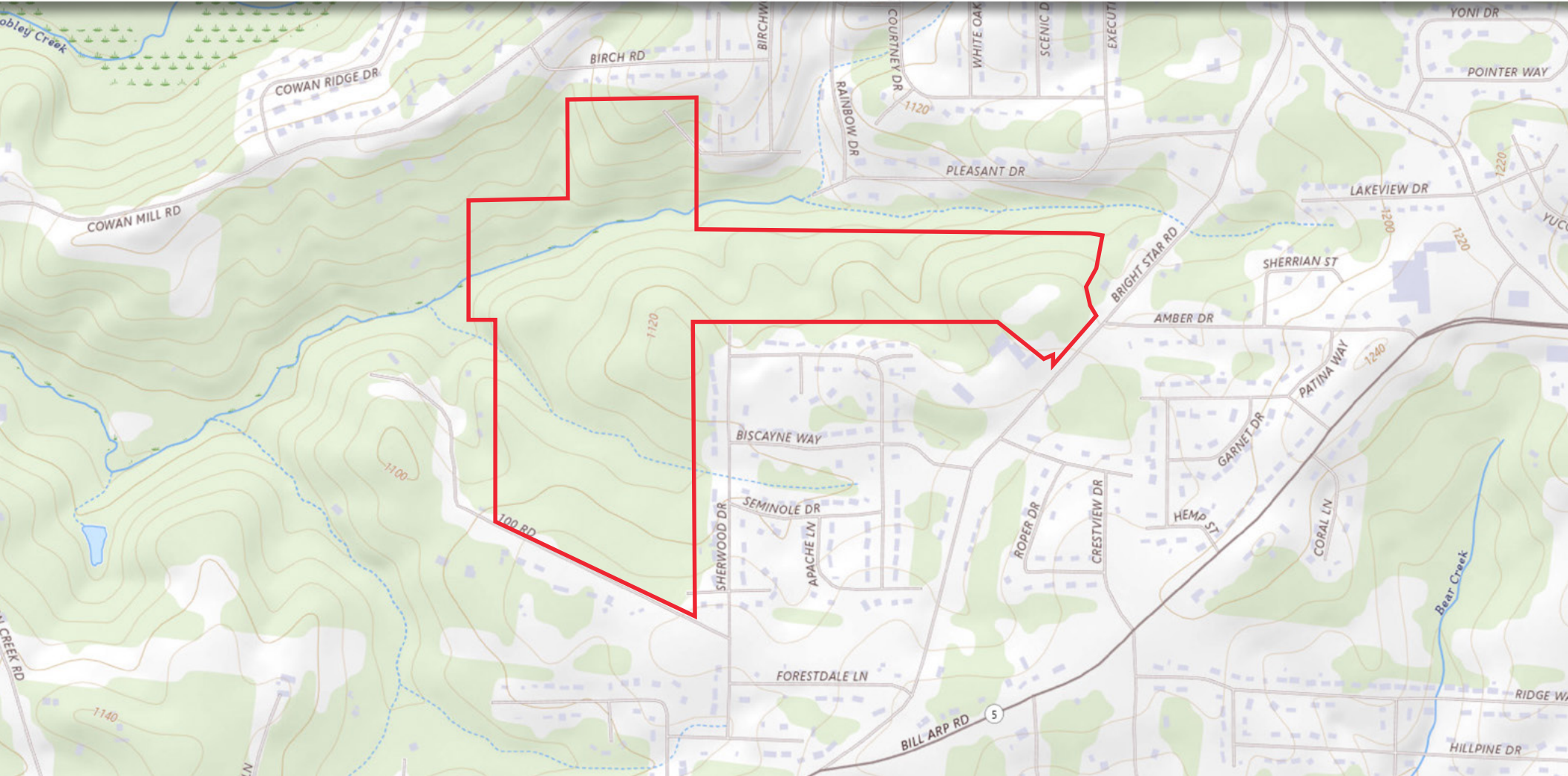
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AREA OVERVIEW | DOUGLAS COUNTY

Douglas County is positioned 10 miles west of downtown Atlanta, bisected by I-20 and bordered on its South side by the Chattahoochee River. Due to its proximity to Atlanta and ease of access to I-20, the county has experienced an explosion of development in recent years including warehousing and distribution, manufacturing, and data center facilities, accounting for billions of dollars in economic development. The county's business friendly environment has bolstered its jobs base by attracting some of the nation's largest and most recognizable brands in the nation including Google and Amazon.

The city of Douglasville is the county seat of Douglas County and is the largest city in the county. The central business district is listed on the National Register of Historic Places as a historic district and features a walkable town center lined with Victorian-era brick designed commercial spaces that are home to shops, dining options, and government operations. The city recently constructed a "Town Green" to serve as the cultural, civic and entertainment center of Douglas County. The park features a large amphitheater which has hosted some of the top names in music entertainment.



CLICK HERE
FOR MORE ON
DOUGLAS
COUNTY



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AREA OVERVIEW | SWEETWATER CREEK STATE PARK

Sweetwater Creek State is a 2,549-acre state managed wilderness tract in east Douglas County. The park was designated as a state park in 1972 and features an award-winning visitor's center, a 215-acre lake, multiple campsites, 15 miles of wooded walking and hiking trails, and more. Previously, the site was home to the New Manchester Manufacturing Company textile mill which was burned down during the civil war. Ruins of the hydro-powered mill remain on the banks of Sweetwater Creek and serve as a historical attraction within the park.



[CLICK HERE FOR MORE ON SWEETWATER CREEK STATE PARK](#)

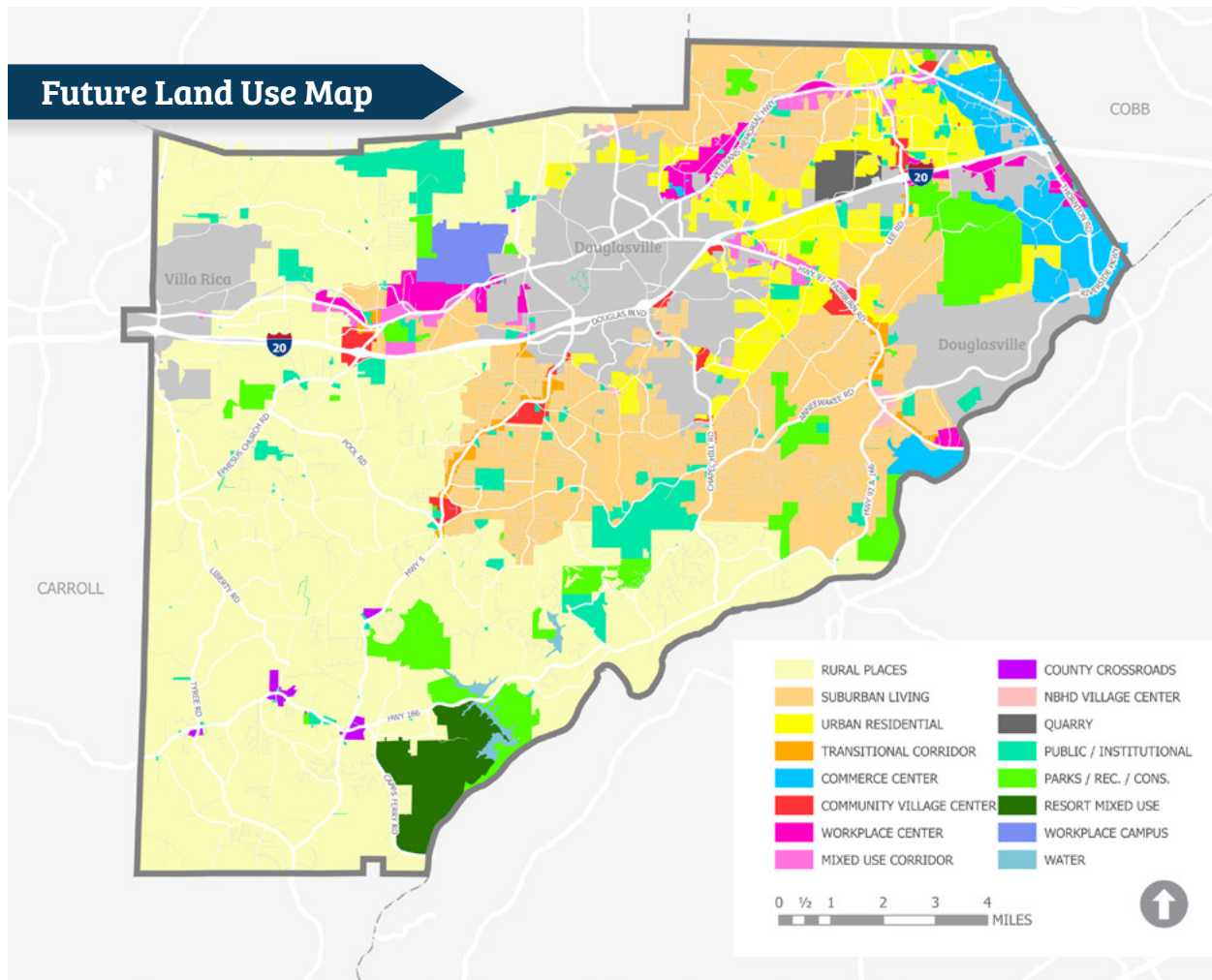


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DEVELOPMENT POTENTIAL

The “Suburban Living” character area is intended to promote traditional subdivision and commercial growth while channeling growth pressures to areas suitable in terms of land use patterns and infrastructure investment.

Development Patterns

- Established, traditional single-family residential neighborhoods
- Commercial uses to serve nearby residents

Implementation Strategies

- Promote residential development that fosters a sense of community and provides essential mobility, recreation and open space
- Stabilize and protect the essential characteristics of residential environments, including natural features
- Accommodate upscale executive housing to meet the market demand



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CONSERVATION EASEMENT

Due to the presence of multiple water sources and the development potential the property presents, the future owner may want to consider a conservation easement on the property. An easement would serve to protect the land in perpetuity and potentially offset future federal and state income taxes.



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