



OFFERING MEMORANDUM

+/- 18.71 ACRES

**779 W BANKHEAD HIGHWAY,
VILLA RICA, GA 30180**

LIST PRICE: \$2,100,000

Presented By:

LUKE SAULS

P | 770-841-4591

E | saulsluke@gmail.com

JANE H. SAULS, CCIM

P | 770-328-2379

E | janehsauls@gmail.com

Commercial Realty Services of West Georgia

323 College Street | Carrollton, GA 30117

www.westgeorgiacommercial.com



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COMMERCIAL/INDUSTRIAL LAND, VILLA RICA, GA



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FOR FURTHER INFORMATION, PLEASE CONTACT:

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saulsluke@gmail.com
770.841-4591

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PROPERTY HIGHLIGHTS

- +/-18.71 Acres within the City of Villa Rica, Georgia
- +/-433' of road frontage on Hwy 78
- Zoned C-1 & I-2
- Designated Commercial Corridor on Future Development Map
- Approx .7 miles north of I-20
- Approx. 34 miles west of Atlanta
- 16,400 vehicles per day per GaDOT traffic count
- Situated between 2 multi-family developments currently under construction

About Villa Rica, Georgia

Located just 35 miles west of downtown Atlanta, Villa Rica is conveniently located just off Interstate 20. Villa Rica can boast the first Gold Strike in the United States, as well as being home to Coca-Cola legend Asa Candler and Gospel Music founder Thomas A. Dorsey. Experience the feel of an old mercantile or stroll along our raised sidewalks dotted with crepe myrtles, and choose from a variety of shops and restaurants. Enjoy our historic downtown with its authentic architecture, and be sure to stop by and view the architecture of Wick's Tavern, the oldest commercial structure in West Georgia. No matter what you're looking for, you can still discover gold in Villa Rica, Georgia! Source: exploregeorgia.org/city/villa-rica

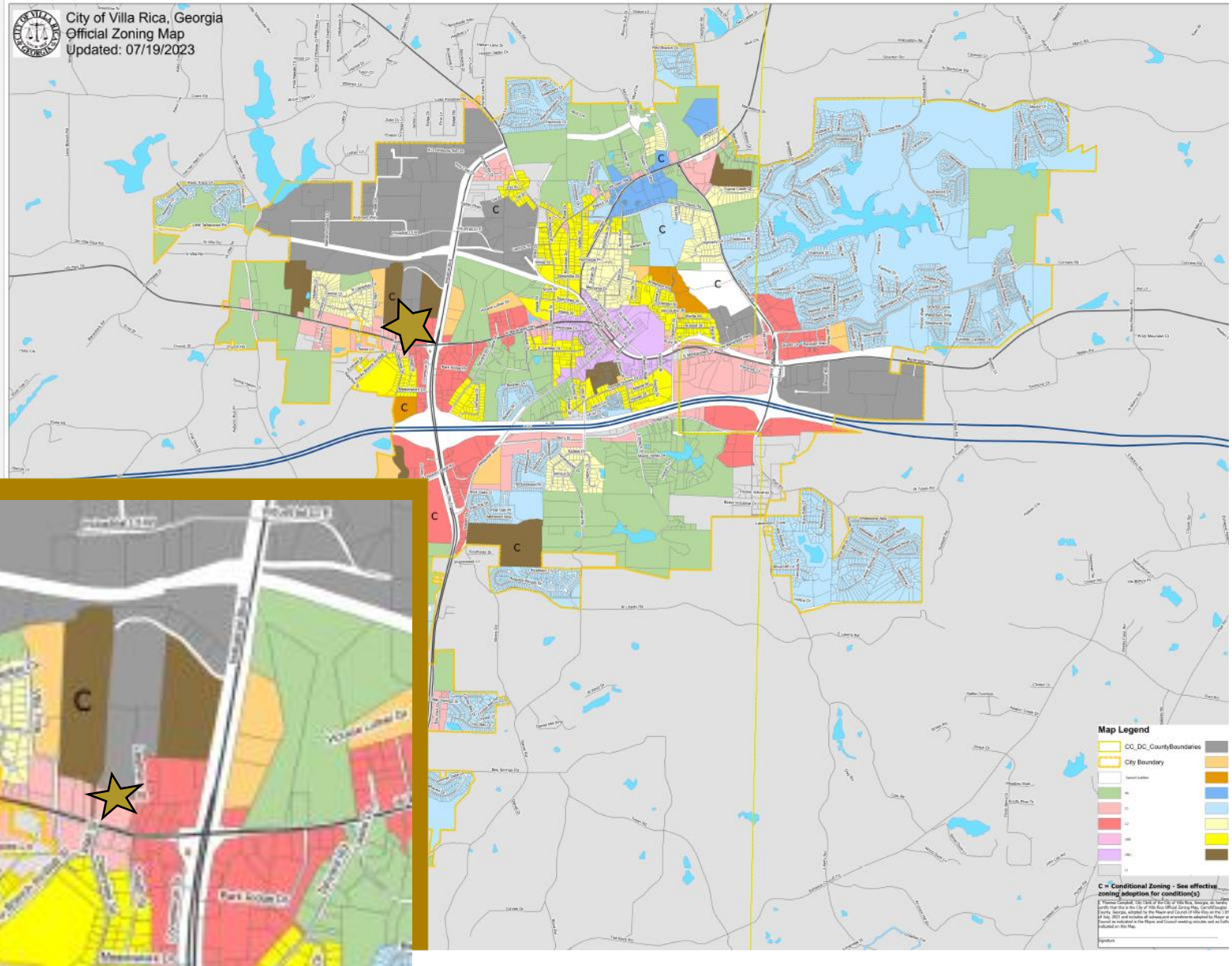
TAX PARCEL MAP

Carroll County, Georgia



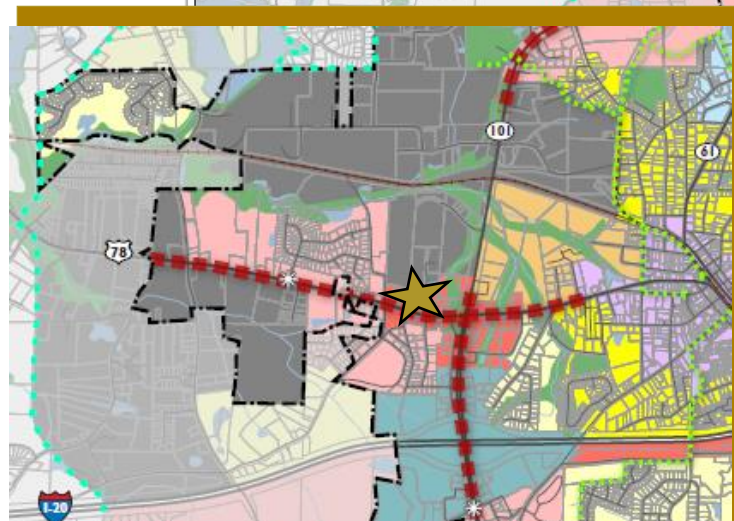
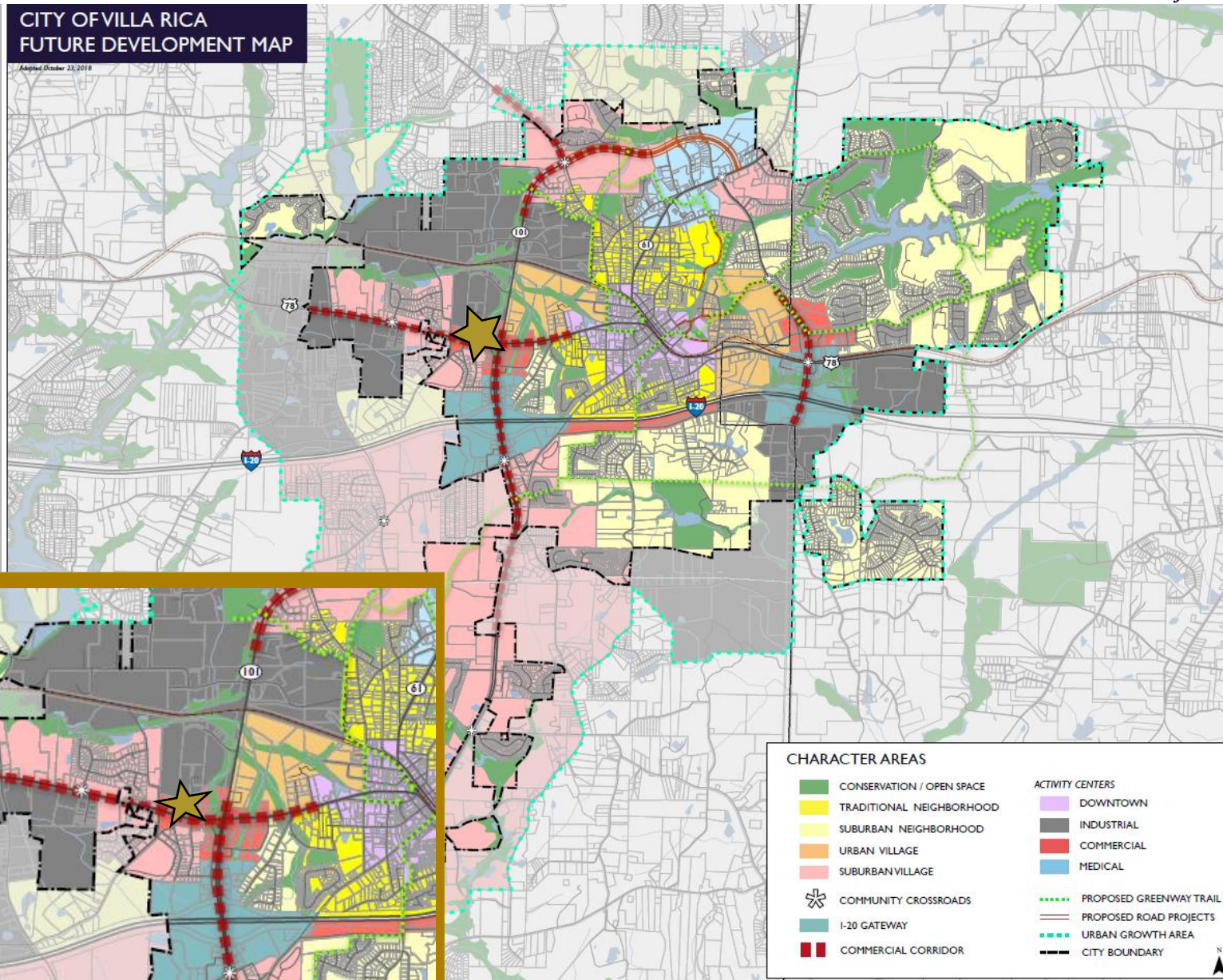
OFFICIAL ZONING MAP

City of Villa Rica, Updated 7/19/2023



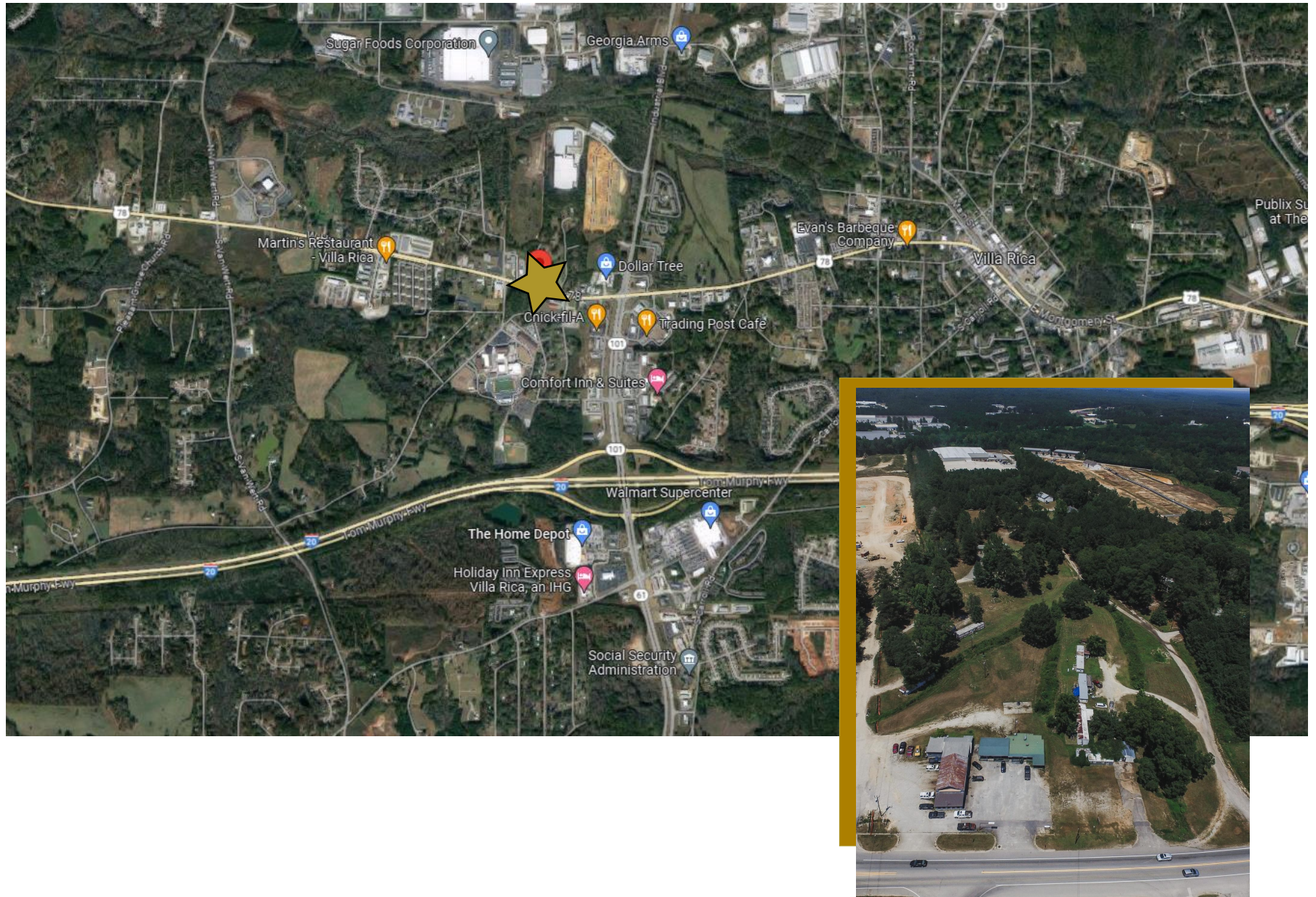
FUTURE DEVELOPMENT MAP

City of Villa Rica



MARKET ANALYSIS

AREA MAP



MARKET ANALYSIS

DEMOGRAPHICS



| | 0 - 1 mi | 0 - 3 mi | 0 - 5 mi |
|---|-----------------|------------------|------------------|
| Population | | | |
| 2028 Forecast | 1,831 | 20,449 | 44,033 |
| 2023 Summary | 1,845 | 19,898 | 42,138 |
| Households | | | |
| 2028 Forecast | 731 | 7,397 | 15,414 |
| 2023 Summary | 738 | 7,171 | 14,715 |
| Median Household Income 2028 Forecast | \$53,287 | \$76,339 | \$83,524 |
| Average Household Income 2028 Forecast | \$79,939 | \$100,486 | \$108,123 |

Source: Esri

MARKET ANALYSIS

1,3,5 Mile Radius Map

