

Self Storage Development Opportunity



Self Storage Development Site

3530 Bomar Road
Douglasville, GA 30135

Presented by:

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LIST PRICE: \$1,200,000

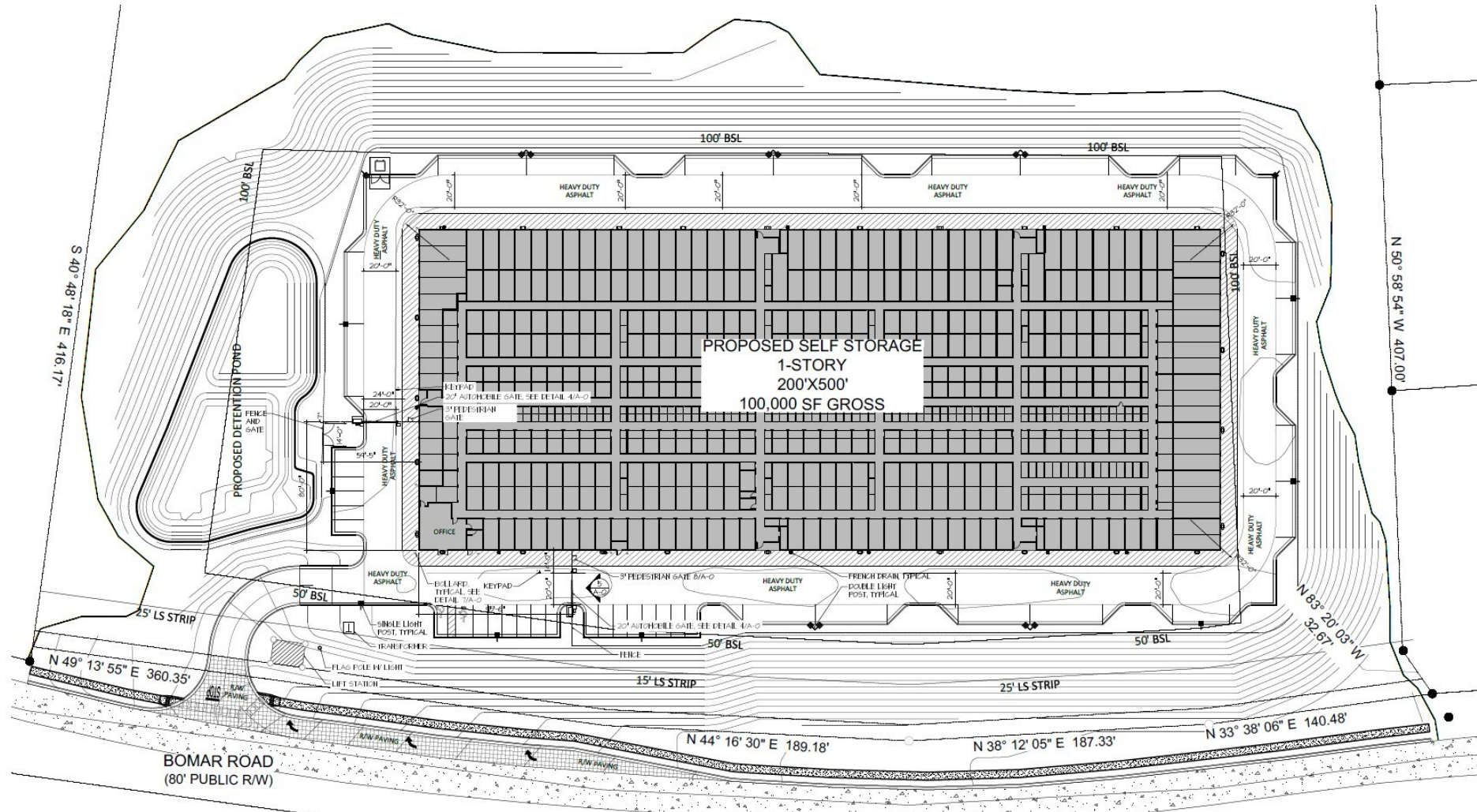
INVESTMENT HIGHLIGHTS

- Shovel-ready Self-Storage Development Opportunity on 8.75 +/- acres in Douglasville, GA
- Proposed single-story mix of interior climate and drive-up self-storage building
- 100,000 GSF | 80,475 RSF | 724 Units
- Located in the growing Douglas County which is a part of the Atlanta MSA
- Surrounded by residential housing
- Population is over 40,900 in 3 miles and 91,311 in 5 miles with an AHHI of \$105,061
- Douglasville is currently growing at 3.63% annually with an increase by 16.32% since 2020
- Low SF/capita in 3 miles
- Strong rental rates in the market
- Sale includes permits, allowing for a quick close

PROPERTY HIGHLIGHTS

County:	Douglas
GSF:	100,000
RSF:	80,475
Units:	724
Acres:	8.75+/-





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