



# 0 HIGHWAY 92 & OLD LEE ROAD

Lithia Springs, GA 30122

---

**CHRIS RENTZ**

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

**KYLE GABLE**

Broker  
kgable@pioneerlandga.com  
770.225.0718



# TABLE OF CONTENTS

... 0 Highway 92 & Old Lee Road Lithia Springs, GA 30122

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Pioneer Land Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Pioneer Land Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Pioneer Land Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Pioneer Land Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Pioneer Land Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Pioneer Land Group in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY	4
COMPLETE HIGHLIGHTS	5
LOCATION MAP	7
AERIAL MAP	8
CUSTOM PAGE	9
DEMOGRAPHICS MAP & REPORT	11
PROPOSAL REQUIREMENTS	13
ADVISOR BIO 1	15
ADVISOR BIO 2	16

## CHRIS RENTZ

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

## KYLE GABLE

Broker  
kgable@pioneerlandga.com  
770.225.0718





# PROPERTY INFORMATION

Section 1



# PROPERTY INFORMATION

... 0 Highway 92 & Old Lee Road Lithia Springs, GA 30122



## PROPERTY DESCRIPTION

Introducing an exceptional opportunity for land and retail investors! This prime property, zoned RLD, is ideally situated in the highly sought-after West Metropolitan area. With a strategic location at 0 Highway 92 & Old Lee Road, Lithia Springs, GA, 30122, this expansive parcel offers immense potential for development. Boasting favorable zoning and a coveted location, this property presents an unparalleled opportunity for a wide range of retail and land investment ventures. Don't miss the chance to seize this highly desirable and versatile asset in the thriving West Metropolitan area.

## OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	1.725 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	434	1,665	3,606
Total Population	1,413	5,374	11,214
Average HH Income	\$71,664	\$70,949	\$71,810

### CHRIS RENTZ

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

### KYLE GABLE

Broker  
kgable@pioneerlandga.com  
770.225.0718



# PROPERTY INFORMATION

... 0 Highway 92 & Old Lee Road Lithia Springs, GA 30122



## LOCATION INFORMATION

Street Address	0 Highway 92 & Old Lee Road
City, State, Zip	Lithia Springs, GA 30122
County	Douglas
Market	West Metropolitan
Sub-market	Lithia Springs
Cross-Streets	Highway 92 & Old Lee Road
Signal Intersection	No
Nearest Highway	Interstate 20
Nearest Airport	Hartsfield-Jackson Atlanta International Airport

## PROPERTY HIGHLIGHTS

- Zoned RLD, offering versatile development opportunities
- Strategic location in the highly sought-after West Metropolitan area
- Ideal for retail and land investment ventures
- Ample space for a variety of development projects
- Proximity to major transportation routes for accessibility
- Favorable zoning regulations for streamlined development processes due to the Future Land use Code

### CHRIS RENTZ

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

### KYLE GABLE

Broker  
kgable@pioneerlandga.com  
770.225.0718





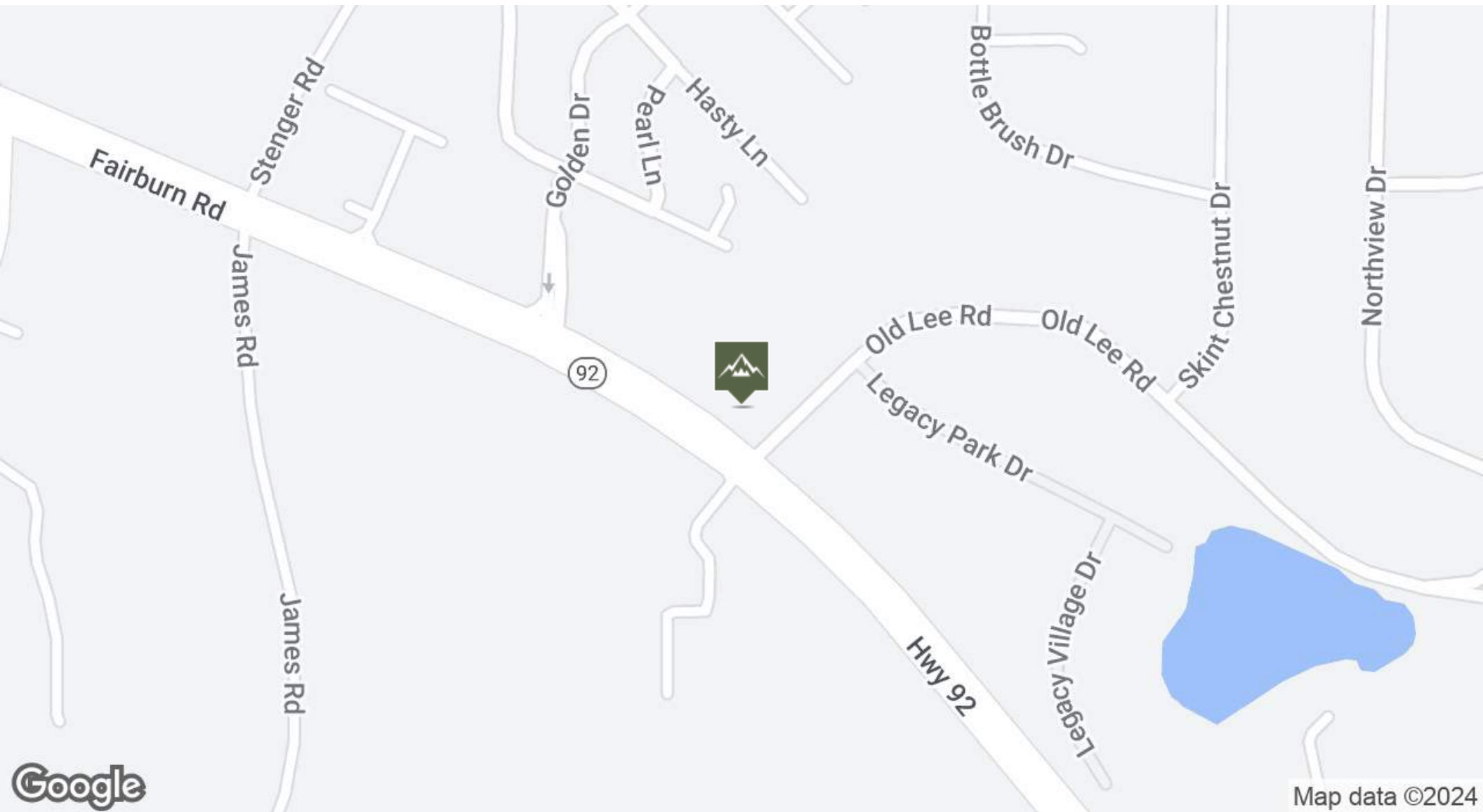
# LOCATION INFORMATION

Section 2



# LOCATION INFORMATION

... 0 Highway 92 & Old Lee Road Lithia Springs, GA 30122



## CHRIS RENTZ

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

## KYLE GABLE

Broker  
kgable@pioneerlandga.com  
770.225.0718



# LOCATION INFORMATION

... 0 Highway 92 & Old Lee Road Lithia Springs, GA 30122



## CHRIS RENTZ

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

## KYLE GABLE

Broker  
kgable@pioneerlandga.com  
770.225.0718



# LOCATION INFORMATION

... 0 Highway 92 & Old Lee Road Lithia Springs, GA 30122



## THE TRAILS

The Trails mixed-use development located on Hwy 92, is a 150+ acre mixed use development home to Great Point Studio, that will be anchored by Lionsgate. The overall development will include 140,000 SF of Class-A office space, one extended-stay hotel, and a residential complex including 365 apartments and 80 for rent townhomes.here...

## RIVERSIDE BUSINESS CORRIDOR

The Riverside Business Corridor is located on Riverside Parkway and is home to major employers including the American Red Cross, Google, McMaster-Carr, Gordon Foods, and many more large employers...

## SWEETWATER STATE PARK

The Park is a 2,549-acre state park located in the New Manchester area of Douglas County. The park hosts an estimated 800,000 visitors annually and features walking and hiking trails, a lake, a visitor center, and the ruins of the New Manchester Manufacturing Company. ...

### CHRIS RENTZ

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

### KYLE GABLE

Broker  
kgable@pioneerlandga.com  
770.225.0718





# DEMOGRAPHICS

Section 3



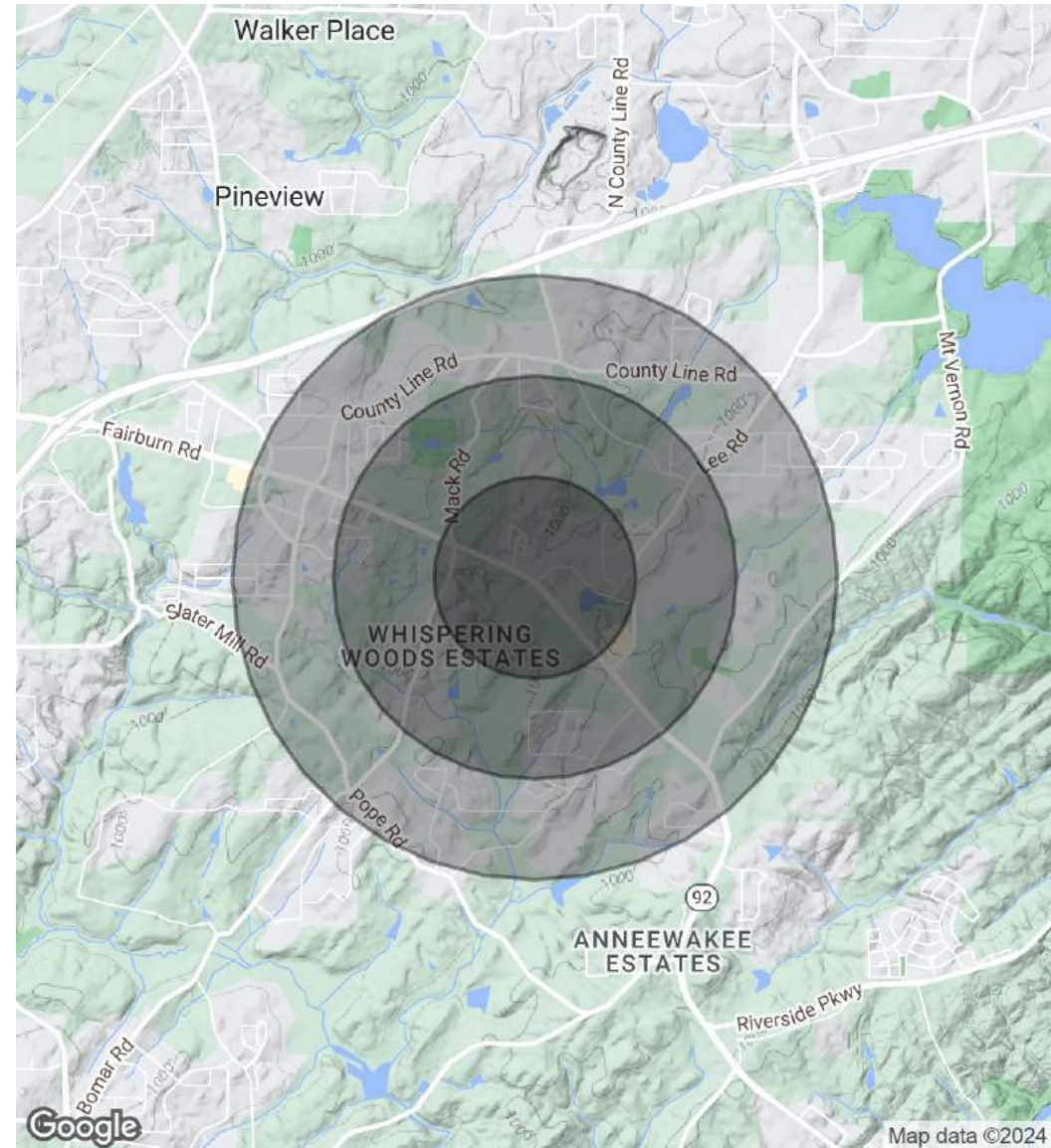
# DEMOGRAPHICS

... 0 Highway 92 & Old Lee Road Lithia Springs, GA 30122

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,413	5,374	11,214
Average Age	31.6	31.8	34.1
Average Age (Male)	26.2	27.5	31.3
Average Age (Female)	37.9	38.6	39.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	434	1,665	3,606
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$71,664	\$70,949	\$71,810

2020 American Community Survey (ACS)



## CHRIS RENTZ

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

## KYLE GABLE

Broker  
kgable@pioneerlandga.com  
770.225.0718





# PROPOSAL REQUIREMENTS

Section 4



# PROPOSAL REQUIREMENTS

... 0 Highway 92 & Old Lee Road Lithia Springs, GA 30122

## PROPOSAL REQUIREMENTS

- Price
- Earnest Money
- Due Diligence Period
- Additional Contingencies
- Closing Period
- Overview of Purchaser | Bank letter or Proof of Funds



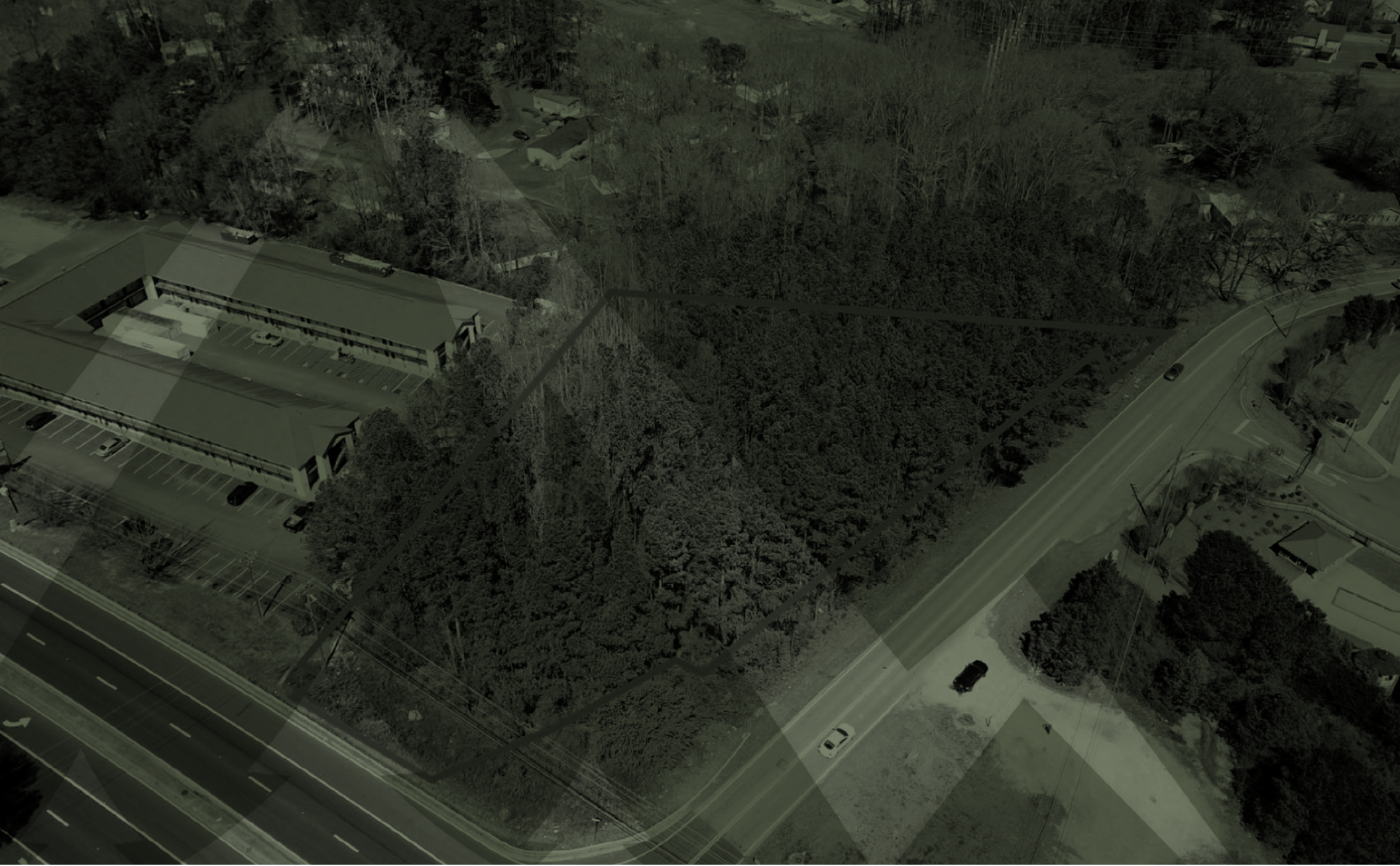
### CHRIS RENTZ

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

### KYLE GABLE

Broker  
kgable@pioneerlandga.com  
770.225.0718





# LISTING OFFICE

Section 5





## CHRIS RENTZ

Associate Broker

crentz@pioneerlandga.com

Direct: 404.702.7193

## PROFESSIONAL BACKGROUND

A University of West Georgia grad and vested educator, Chris acquired his real estate sales license in June of 2012. In 2014 he became a member of the National Association of Realtors and is an active member in various industry groups. Chris has successfully completed over 140 transactions, working with clients from diverse industries and backgrounds. His expertise spans a wide range of property types, including office/ retail centers, industrial warehouses, acreage/ farm, and residential.

Chris's commitment to his clients is unwavering. He prioritizes their needs and goals, working closely with them to develop customized strategies that align with their objectives. Chris understands that every real estate transaction is unique, and is dedicated to providing exceptional service and personalized solutions.

Chris is an active member in local chambers and zoning boards and enjoys serving the communities of service through partnerships in education, leadership growth, and foundation boards. Chris and his family reside in the West Metro area. He enjoys spending time with his family, outdoor recreational activities, and is an active member of his church.

## EDUCATION

Bachelor of Science

## MEMBERSHIPS

Atlanta Board of Realtors | Atlanta Commercial Board | Birmingham Association of Realtors

Pioneer Land Group  
9250 Cedar Grove Road  
Fairburn, GA 30213  
770.225.0718

## CHRIS RENTZ

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

## KYLE GABLE

Broker  
kgable@pioneerlandga.com  
770.225.0718





## KYLE GABLE

Broker

kgable@pioneerlandga.com

Direct: 770.225.0718 | Cell: 404.867.3332

## PROFESSIONAL BACKGROUND

The Pioneer Team is led by Kyle Gable. With over 15 years' of experience in land brokerage, Kyle specializes in evaluating and selling undeveloped and developed land for commercial and residential uses in the Metropolitan Atlanta Area. Kyle has represented both buyers and sellers, has assisted clients in assembling land parcels to optimize the value of the overall parcels, and advised clients on how to maximize the value of their properties. Based on an appraisal background, Mr. Gable has unique research capabilities that help solve the many issues that affect every real estate property. During the recession, he exclusively represented numerous banks including Synouvs Bank, SunTrust Bank, Bank of America, Regions Bank, GMAC Rescap, and others in the disposition of bank-owned assets in the Metro Atlanta market. As the market has recovered, Kyle has helped owners with land in all categories, including commercial, timber, residential, multifamily, and redevelopment, to evaluate and successfully sell their property.

In 2011, Kyle was selected by the National Association of Realtors as a "30 Under 30" member. Also, in 2020, he was selected by Professional Builder Magazine in their 40 Under 40 Class.

Since 2010, Kyle has sold over 6,000 developed lots and over 17,000 acres of land in value of over \$300,000,000 in the South East United States.

## MEMBERSHIPS

Atlanta Commercial Board of Realtors, Realtors Land Institute, Georgia Forestry Association, Quail Forever

Pioneer Land Group  
9250 Cedar Grove Road  
Fairburn, GA 30213  
770.225.0718

## CHRIS RENTZ

Associate Broker  
crentz@pioneerlandga.com  
404.702.7193

## KYLE GABLE

Broker  
kgable@pioneerlandga.com  
770.225.0718

