



2.44+/- ACRES MONIER AVE

Lithia Springs, GA 30122

KYLE GABLE

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CHRIS RENTZ

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PROPERTY SUMMARY

... Monier Ave Lithia Springs, GA 30122



Pioneer Land Group is please to present 2.44 acres located on Monier Avenue in Douglas County, Georgia.

PROPERTY HIGHLIGHTS

- Just south of I-20 and Lee Road Interchange.
- Lee Road is in the process of being four laned from I-20 to Hwy 92.
- 2.44 acres (1.32 outside of floodplain and gas easement)
- Zoned Light Industrial in Douglas County.
- Adjacent to Sweetwater State Park with view of the Reservoir at the Park.
- Over 500 feet of road frontage on Monier Ave.



OFFERING SUMMARY

Sale Price:	\$200,000
\$/ Acre:	\$81,967

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,054	36,545	171,741
Total Population	4,938	94,572	446,408
Average HH Income	\$54,754	\$64,808	\$76,916

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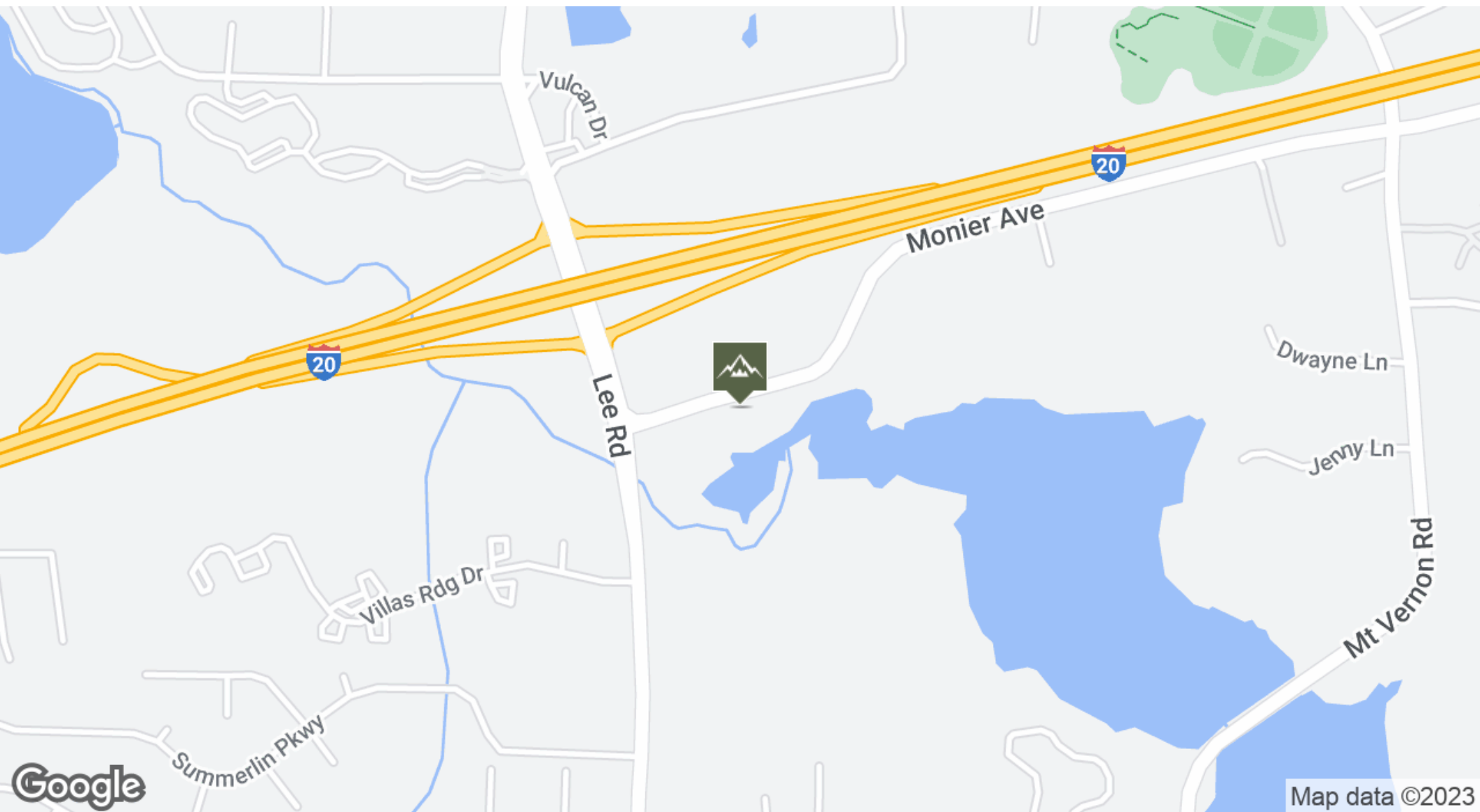
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LOCATION MAP

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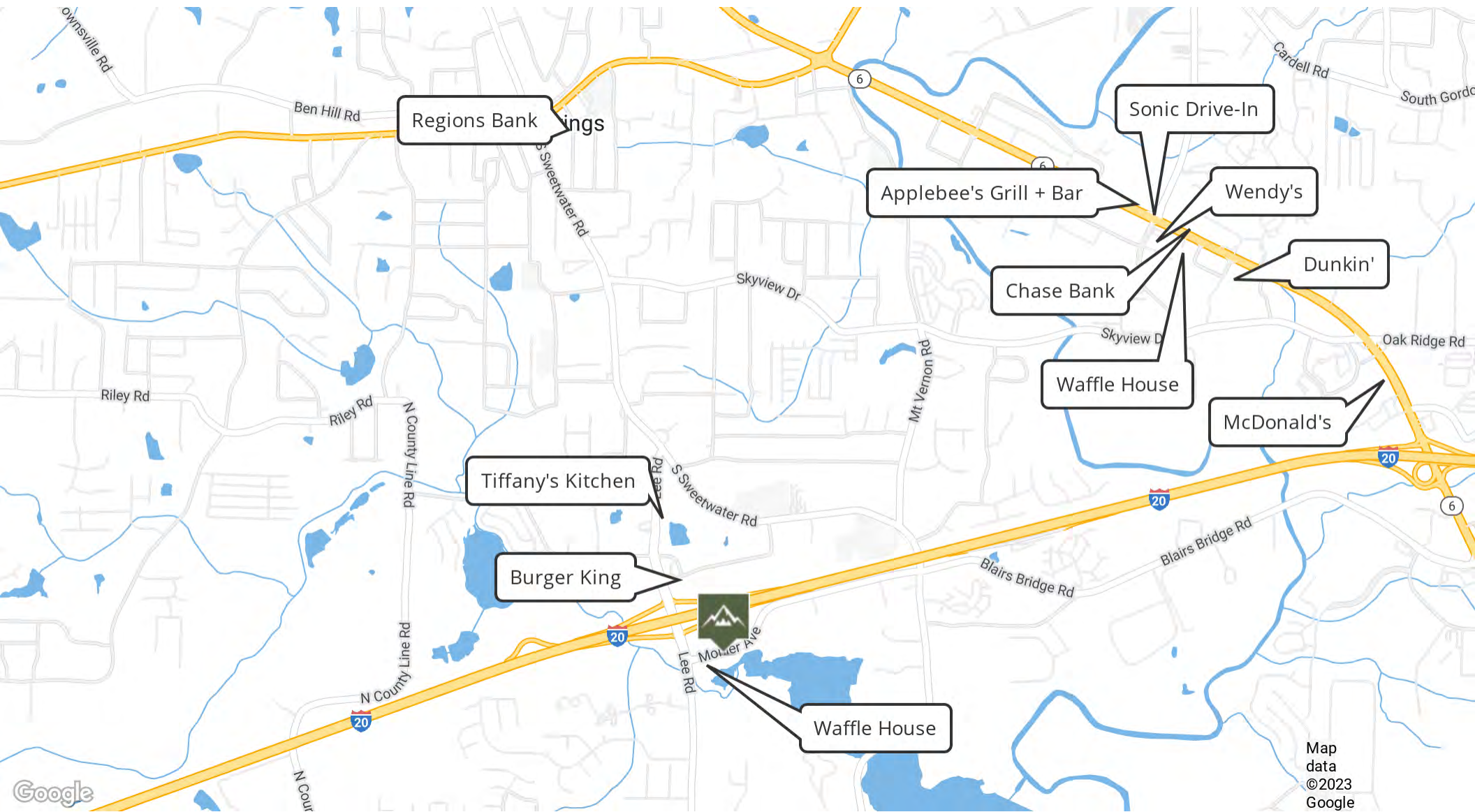
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RETAILER MAP

... Monier Ave Lithia Springs, GA 30122



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ADDITIONAL PHOTOS

... Monier Ave Lithia Springs, GA 30122



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TOPOGRAPHY AND FLOOD MAP

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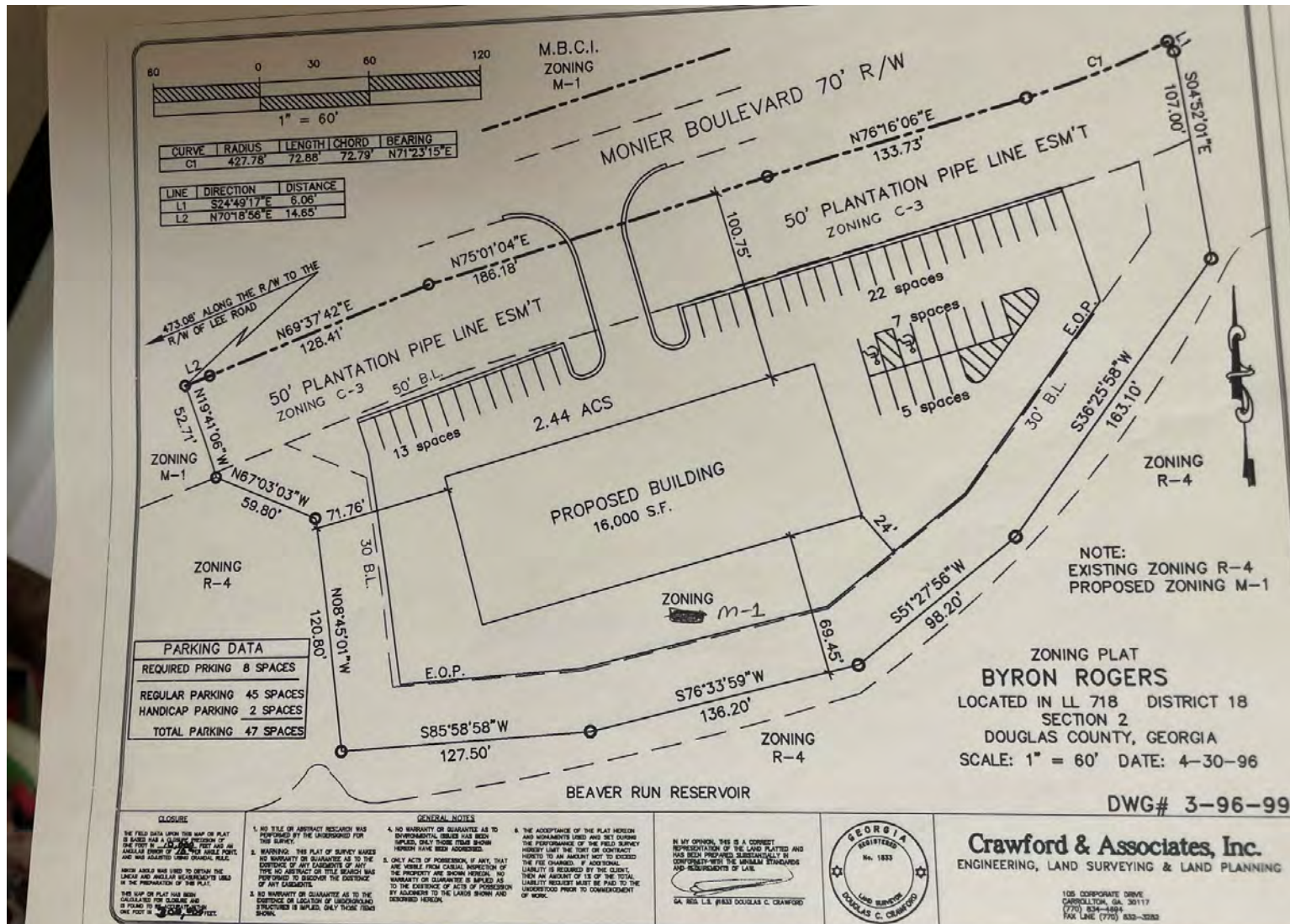
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SITE PLANS

... Monier Ave Lithia Springs, GA 30122



This was a previous site plan from 1999 and has not been approved by the County

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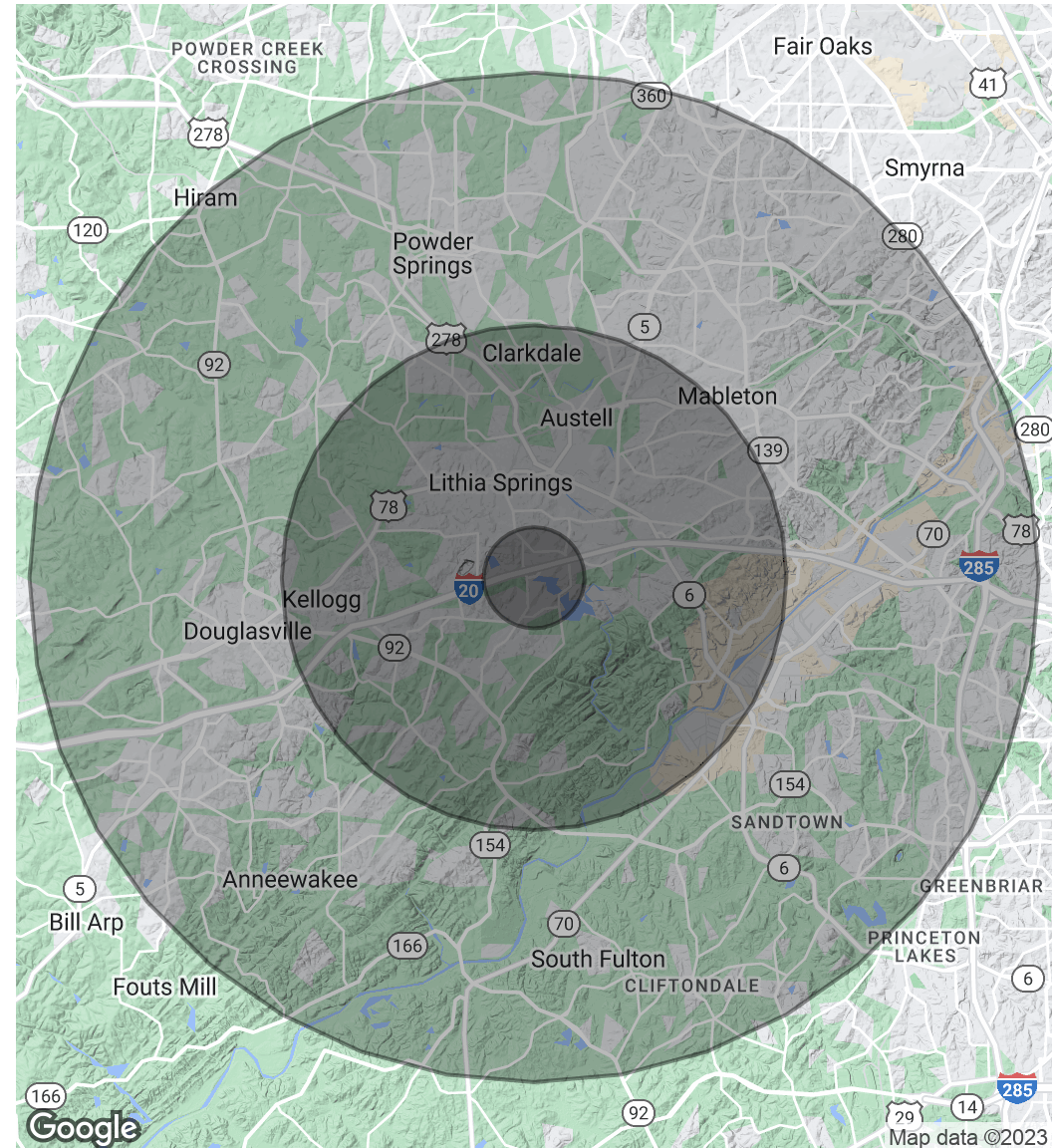
DEMOGRAPHICS MAP & REPORT

... Monier Ave Lithia Springs, GA 30122

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,938	94,572	446,408
Average Age	31.5	35.7	37.0
Average Age (Male)	29.7	34.0	35.5
Average Age (Female)	33.5	36.8	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,054	36,545	171,741
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$54,754	\$64,808	\$76,916
Average House Value	\$125,334	\$148,837	\$189,674

* Demographic data derived from 2020 ACS - US Census



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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 Southeast United States.

MEMBERSHIPS

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

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9250 Cedar Grove Road
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PROFESSIONAL BACKGROUND

A Former 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 boards. Chris leads our residential sales and property management division. The residential team has sold 127 homes in the past five (5) years and manages 30 rental units.

In addition to residential sales and property management, Chris also devotes time to our land division, Pioneer Land Group. He currently serves as a transaction agent for our Acreage and Farm listings and is a member of our research team for land lot acquisition and sales.

Chris is an active member in the local County Chamber of Commerce and serves on the Partner in Education (PIE) Board, the Leadership Douglas Planning Committee, and is on the Chamber Foundation Board. 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

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