



Offering Memorandum

# MT ZION ROAD - 4.02 TO 19.84 ACRES

Whitesburg, GA 30185

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**GABLE**  
LAND CO.

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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 Gable Land Co. in compliance with all applicable fair housing and equal opportunity laws.

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## PROPERTY DESCRIPTION

Gable Land Co. presents for sale a 34.26-acre property divided into four tracts ranging from 4.02 to 19.84 acres. The tracts are accessed by a quiet gravel road and offer a private setting suitable for residential, recreational, or long-term investment use.

## AVAILABLE TRACTS & PRICING

- Lot 1: 4.02 acres - \$120,600
- Lot 2: 4.95 acres - \$148,500
- Lot 3: 5.45 acres - \$163,500
- Lot 4: 19.84 acres - \$297,600

## OFFERING SUMMARY

Sale Price:	\$120,600 - \$297,600
Number of Lots:	4
Total Acreage:	34.26 Acres

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# PROPERTY DESCRIPTION

Mt Zion Road - 34.26 Acres • • • Mt Zion Rd Whitesburg, GA 30185



## LOCATION DESCRIPTION

The property consists of approximately 34.26 acres located on Mt. Zion Church Road, just east of Highway 5, in Whitesburg, Carroll County, Georgia (Parcel ID: 203-0007).

## SITE DESCRIPTION

34.26 acres subdivided into 4 tracts ranging from 4.02 acres to 19.84 acres. Wooded tracts accessed by a paved road, offering a private setting suitable for residential or recreational use.

## SCHOOL INFORMATION

Elementary	Whitesburg
Middle	Central MS
High	Central HS

## BULLETS HEADLINE

- Located in a low-density residential area with large surrounding acreage tracts
- Configuration allows flexibility for individual or combined tract ownership
- Private setting with natural buffers provided by existing wooded areas
- Suitable for residential, recreational, or long-term land hold strategies
- Development pattern in the area supports well and septic infrastructure
- Limited nearby subdivision density enhances privacy and long-term appeal
- Positioned within a growing region influenced by lifestyle-oriented communities
- and recreational destinations

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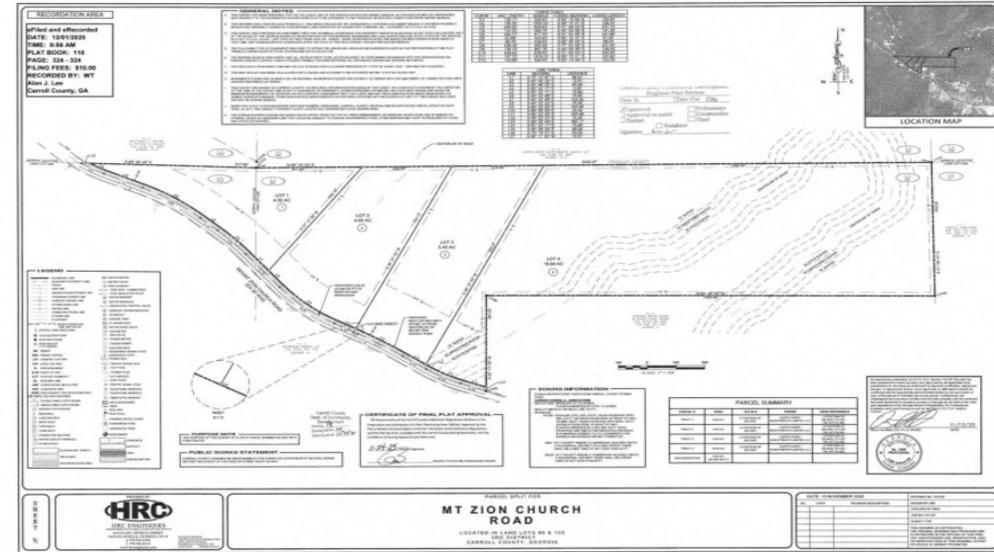
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## UTILITIES

- Electric service is available in the area.
- Utilities for the property are anticipated to be served by individual wells and on-site septic systems.

## ENTITLEMENTS (ZONING)

- Zoning: A – Agriculture (Carroll County)
- Minimum Lot Size: 4.0 acres (regular lots); 7.0 acres (flag/irregular lots)
- Minimum Lot Width: 210 feet at setback line
- Front Setback: 210 feet (or 100 feet with increased road frontage); flag/irregular lots require 60 feet of road frontage for access
- Side Setback: 15 feet (30 feet where abutting residential or side street)
- Rear Setback: 15 feet (50 feet where abutting residential)

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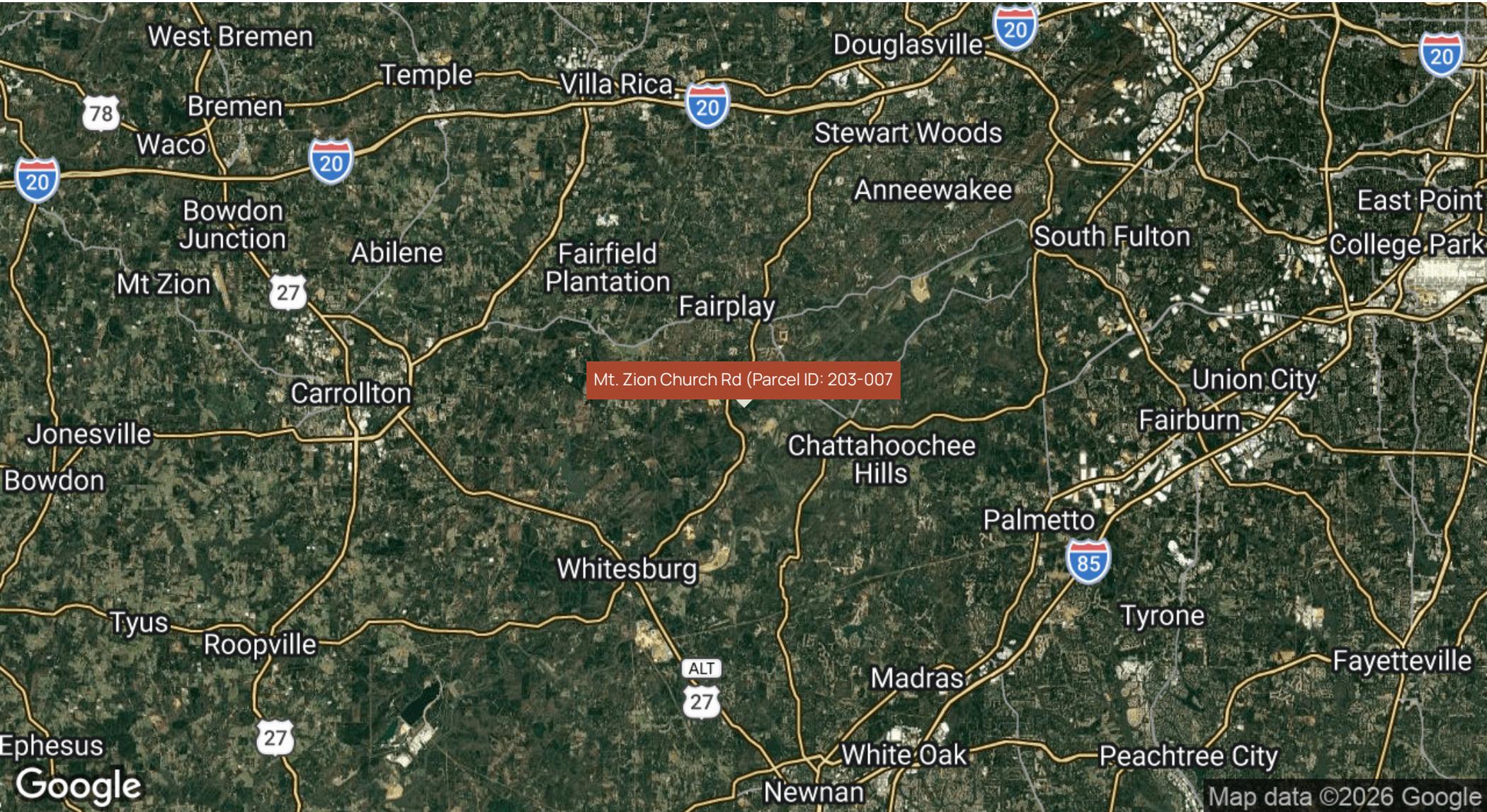
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# REGIONAL MAP

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# LOCATION MAP

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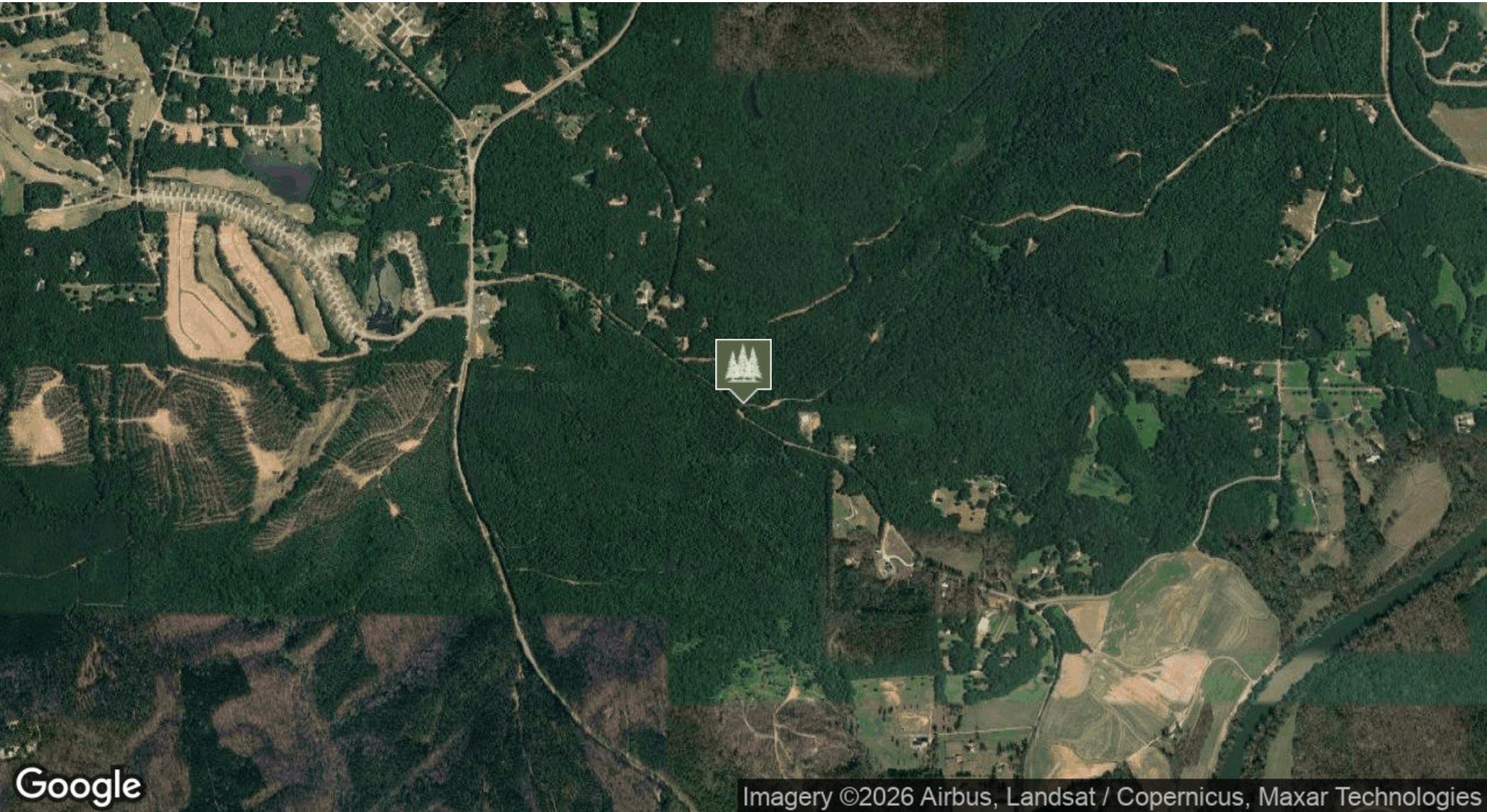
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# AERIAL MAP

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# ADDITIONAL PHOTOS

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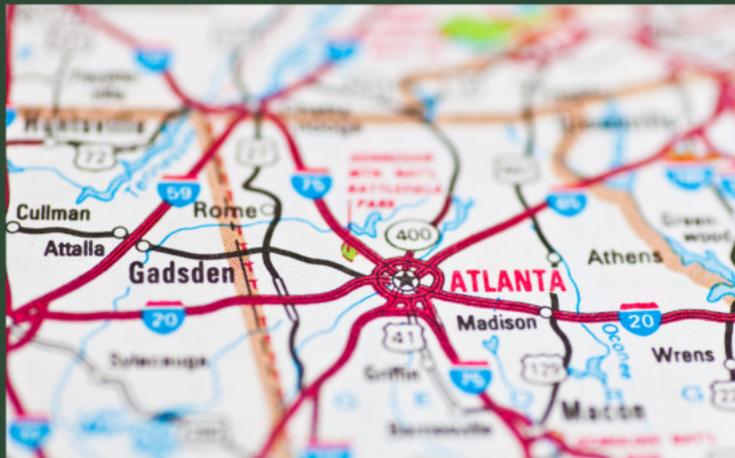




## METRO ATLANTA

METRO IN THE US FOR POPULATION GROWTH **#3**

MOVE-IN DESTINATION IN THE COUNTRY **#5**



### METRO ATLANTA HIGHLIGHTS

Metro Atlanta is the Southeast's growth capital – a thriving hub where global corporations, fast-growing companies, and new residents converge. With a powerful business climate, steady population growth, and an affordable cost of living, the region continues to attract employers, investors, and homebuyers alike. Atlanta combines economic strength with cultural energy, making it one of the nation's most dynamic metros.

Metro Atlanta stands out as the economic engine of the Southeast, home to a remarkable cluster of Fortune 500 headquarters such as Coca-Cola, Delta Air Lines, and The Home Depot. This concentration of top-tier companies drives innovation, attracts talent, and sustains a vibrant business ecosystem.

The region consistently earns recognition as one of the most competitive places to operate, ranking among the nation's leaders for business-friendly environments thanks to low costs and pro-growth policies. Companies seeking expansion find Atlanta offers a compelling combination of workforce depth, strategic infrastructure, and affordability.

Population growth is surging, fueled by the area's reputation as a top destination for new residents. With an expanding job market and a relatively affordable cost of living compared to peer metros, Atlanta appeals to both renters and homebuyers across a wide range of demographics.

Beyond business, Atlanta is a hub for culture and lifestyle. From world-class sports venues and entertainment to thriving neighborhoods and access to natural beauty, the metro provides an unmatched quality of life that continues to attract both employers and individuals.

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# CARROLL COUNTY HIGHLIGHTS

Mt Zion Road - 34.26 Acres • • • Mt Zion Rd Whitesburg, GA 30185

## BULLETS HEADLINE

- South Fulton Parkway Corridor: Located approximately 2.5 miles from South Fulton
- Parkway, a key transportation corridor connecting Carroll County to Douglas County and the broader Metro Atlanta area.
- Foxhall Resort & Sporting Club: Proximate to Foxhall Resort & Sporting Club, and approximately 1,100-acre destination featuring luxury accommodations, sporting amenities, and over 1.5 miles of Chattahoochee River frontage.
- Serenbe – Chattahoochee Hills: Near Serenbe, a nationally recognized, master planned community in Chattahoochee Hills, known for its wellness-focused design, preserved green space, dining, arts, and trail systems.
- The Preserve Life Community: Situated just west of The Preserve Life Community in Douglas County, a 1,300-acre wellness-oriented residential development emphasizing natural landscapes, lakes, and outdoor recreation.
- Low-Density Residential Setting: The surrounding area is characterized by large acreage residential tracts, recreational land uses, and conservation-minded development, supporting long-term desirability and privacy.
- Regional Accessibility: Carroll County's proximity to South Fulton, Douglas County, and Chattahoochee Hills provides access to employment centers, recreational destinations, and lifestyle-focused communities.



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## PROFESSIONAL BACKGROUND

The Gable Land Team is led by Kyle Gable, who brings nearly 20 years of experience in land brokerage throughout the Metropolitan Atlanta area and the Southeast. Kyle specializes in the evaluation and sale of undeveloped and developed land for commercial, residential, multifamily, timber, and redevelopment uses.

Kyle has represented both buyers and sellers and has extensive experience assembling land parcels to maximize overall property value. With a background in real estate appraisal, he provides in-depth market research and analytical insight to help clients navigate complex property and entitlement considerations. During the recession, Kyle exclusively represented numerous financial institutions—including Synovus Bank, SunTrust Bank, Bank of America, Regions Bank, and GMAC ResCap—in the disposition of bank-owned land assets across Metro Atlanta. As the market recovered, he transitioned back to advising private landowners and developers across all land categories.

Since 2010, Kyle has sold more than 6,000 developed lots and over 17,000 acres of land, representing total transaction volume in excess of \$300 million throughout the Southeast United States. Kyle was named a National Association of Realtors® “30 Under 30” honoree in 2011 and was selected for Professional Builder Magazine’s “40 Under 40” Class in 2020.

## MEMBERSHIPS

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

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### PROFESSIONAL BACKGROUND

Chris is a University of West Georgia graduate and former educator who entered commercial real estate after obtaining his real estate sales license in 2012. He became a member of the National Association of Realtors® in 2014 and remains active in several industry organizations.

Chris has completed more than 140 real estate transactions, representing clients across a broad range of industries and backgrounds. His experience includes office and retail centers, industrial warehouses, acreage and farm properties, and residential assets. He works closely with clients to develop tailored transaction strategies aligned with their objectives, understanding that each property and transaction is unique. Chris is known for his disciplined approach, responsiveness, and commitment to client outcomes.

Chris is active in local chambers of commerce, zoning boards, and his church, and is involved in community partnerships focused on education, leadership development, and foundation work.

### MEMBERSHIPS

Atlanta Board of Realtors, Atlanta Commercial Board, Birmingham Association of Realtors

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## PROFESSIONAL BACKGROUND

Josh specializes in recreational and timberland sales in Georgia and Alabama, helping buyers and sellers maximize the potential of their land. With a strong background in habitat consulting and land management, Josh brings a unique perspective to real estate—focusing not just on what a property is today, but on what it can become with proper stewardship.

As a habitat consultant and owner of Whitetail Partners Georgia, Joshua has spent years helping landowners across the southeast optimize their properties for hunting, conservation, and long-term value. This expertise allows him to guide clients in selecting the right recreational land to meet their goals, whether for hunting, investment, or outdoor enjoyment. His commitment extends beyond the sale, offering ongoing consulting and land management services to ensure clients get the most from their property for years to come.

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