

## MOBILE HOME FOR SALE

# 11.5 ACRES ZONED FOR MOBILE HOME PARK

11045 Veterans Memorial Highway, Lithia Springs, GA 30122



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$775.000
<b>LOT SIZE:</b>	11.57 Acres
<b>ZONING:</b>	R-MH
<b>MARKET:</b>	West Atlanta
<b>SUBMARKET:</b>	Lithia Springs
<b>TRAFFIC COUNT:</b>	13,100

### PROPERTY OVERVIEW

Perfect acreage for mobile home or light industrial development. Sewer is adjacent to the property. Fronts on four lane US 78 (Veterans Memorial Highway) with no left turn restrictions

### PROPERTY HIGHLIGHTS

- Zoned for mobile homes
- Adjacent to light industrial and heavy industrial
- Great access to I-20 and the CSX Intermodal yard
- Frontage on US 78 (Veterans Memorial Hwy)
- Or call Kevin Pickles at 678-887-1967

**KW COMMERCIAL**  
115 Perimeter Center Place,  
Suite 100  
Atlanta, GA 30346

**DONALD B EDWARDS JR**  
KW Commercial Director And Associate Broker  
O: 678.298.1622  
C: 770.324.3457  
don@dbeproperties.com

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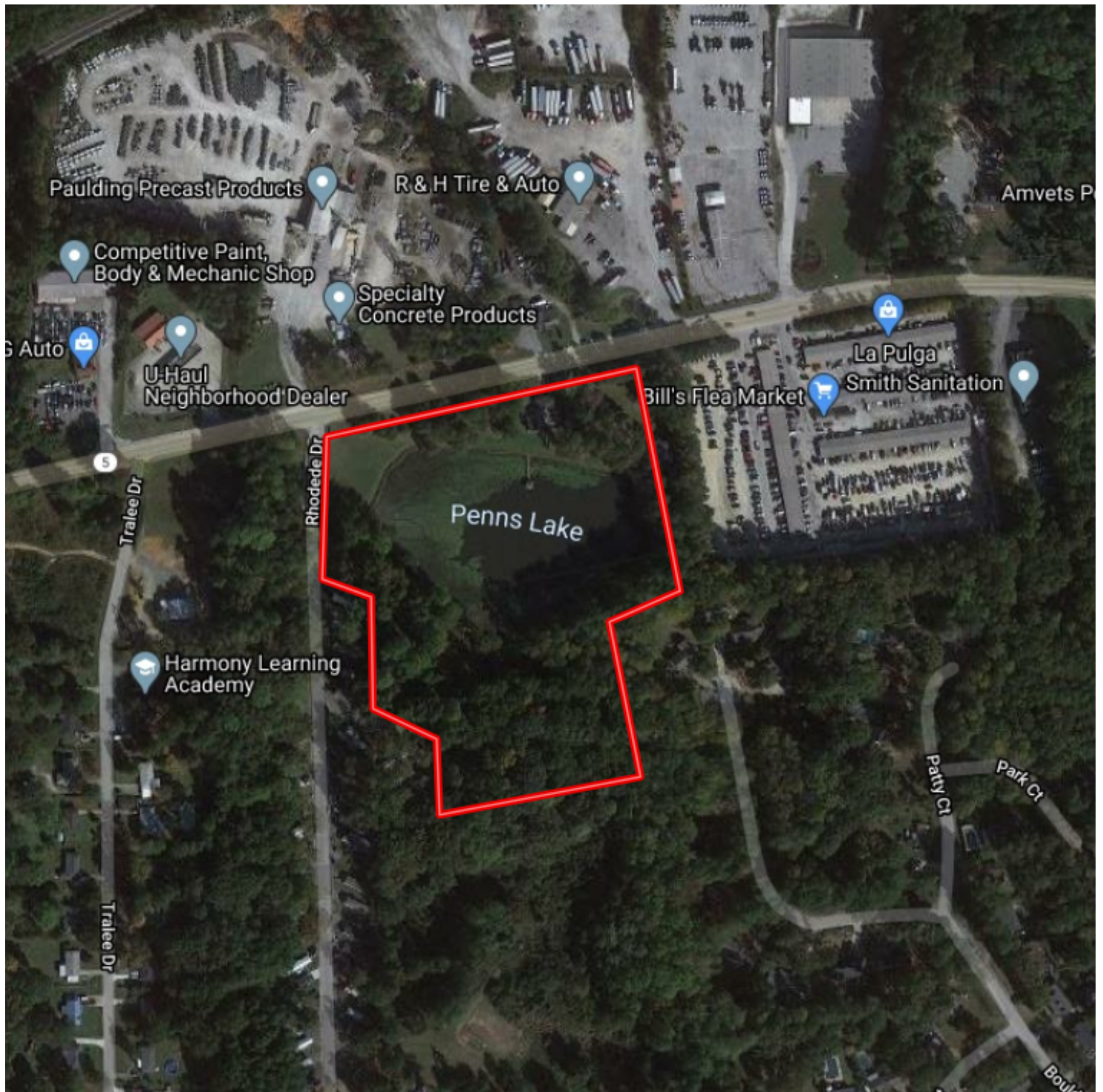
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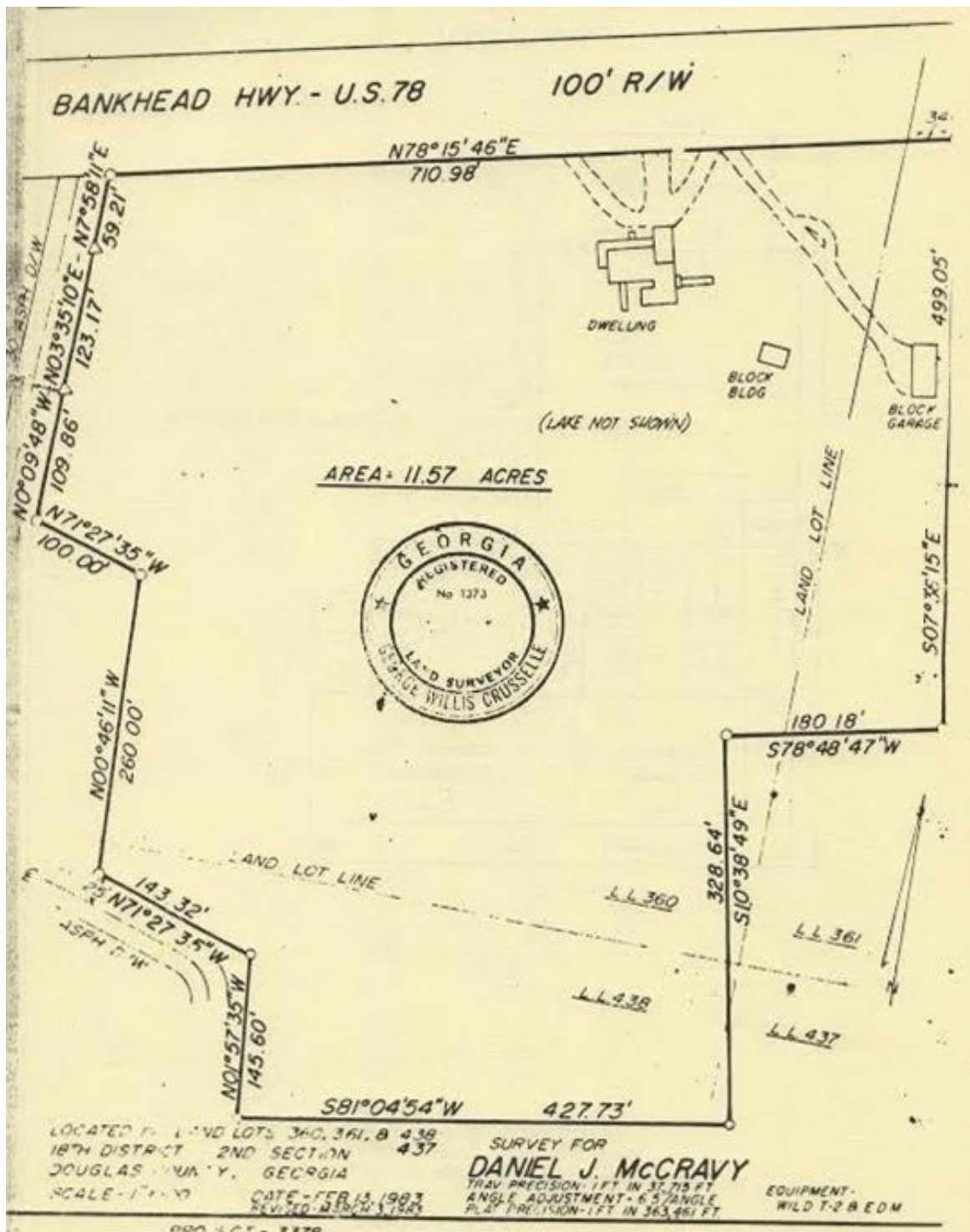
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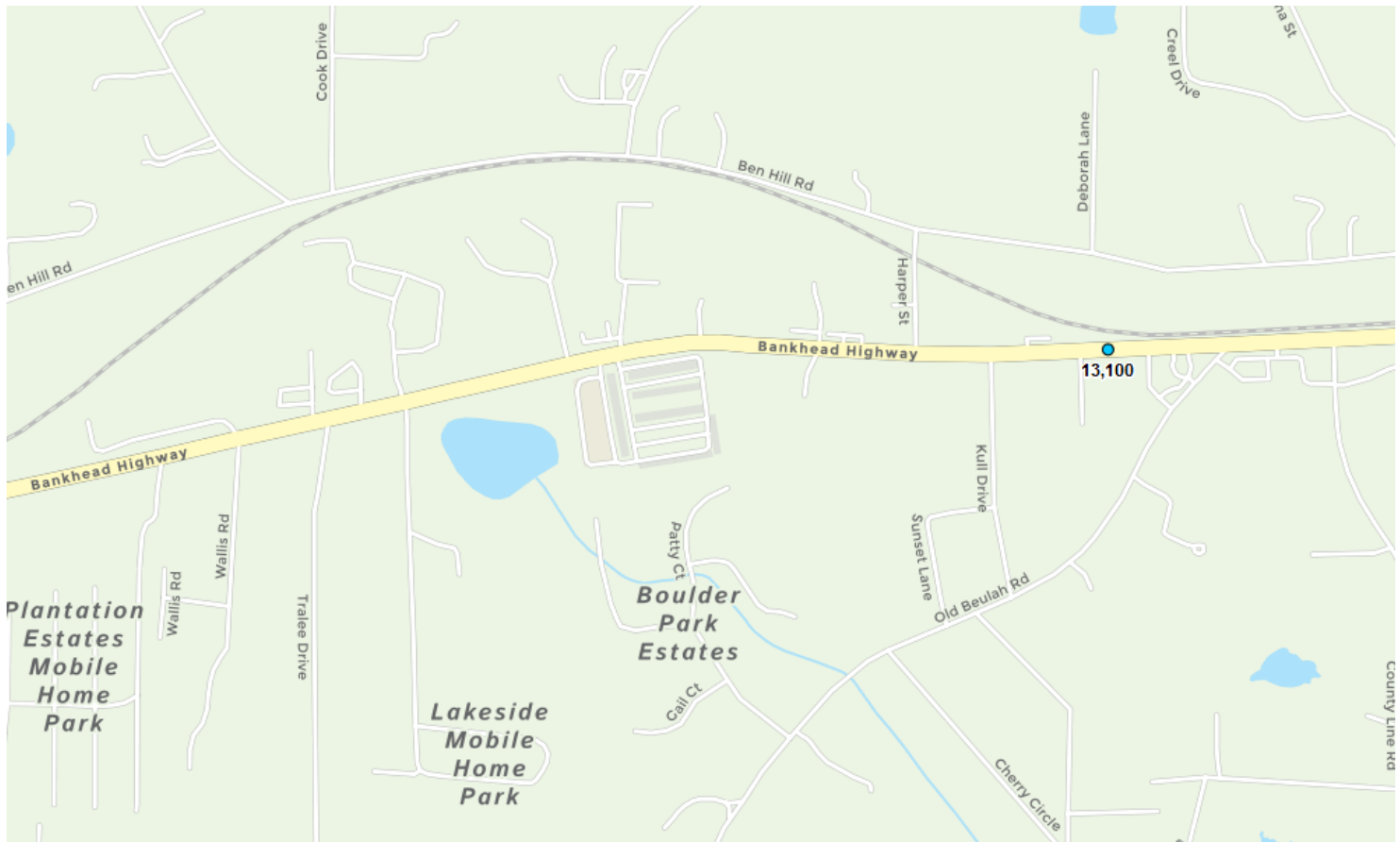
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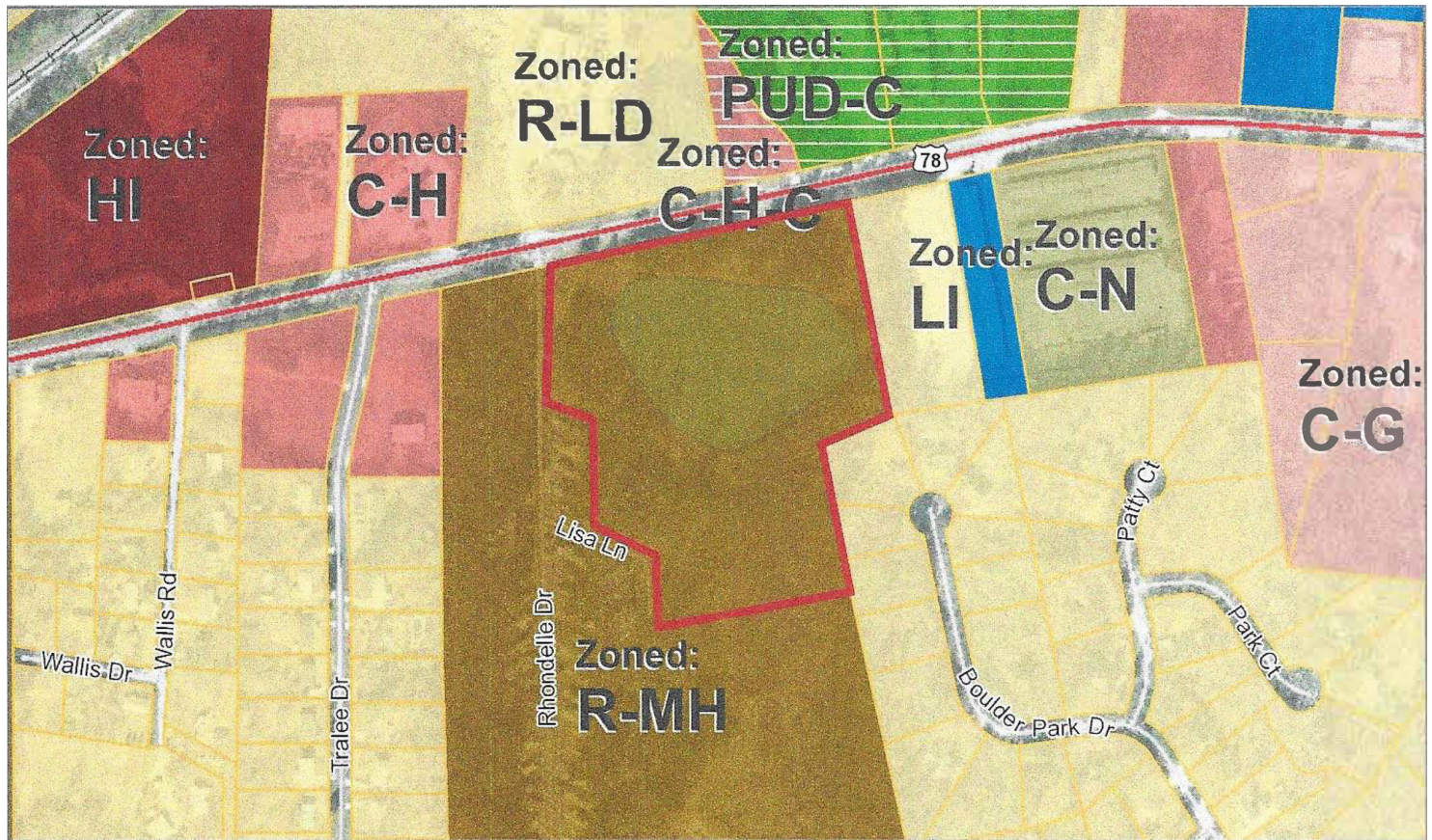
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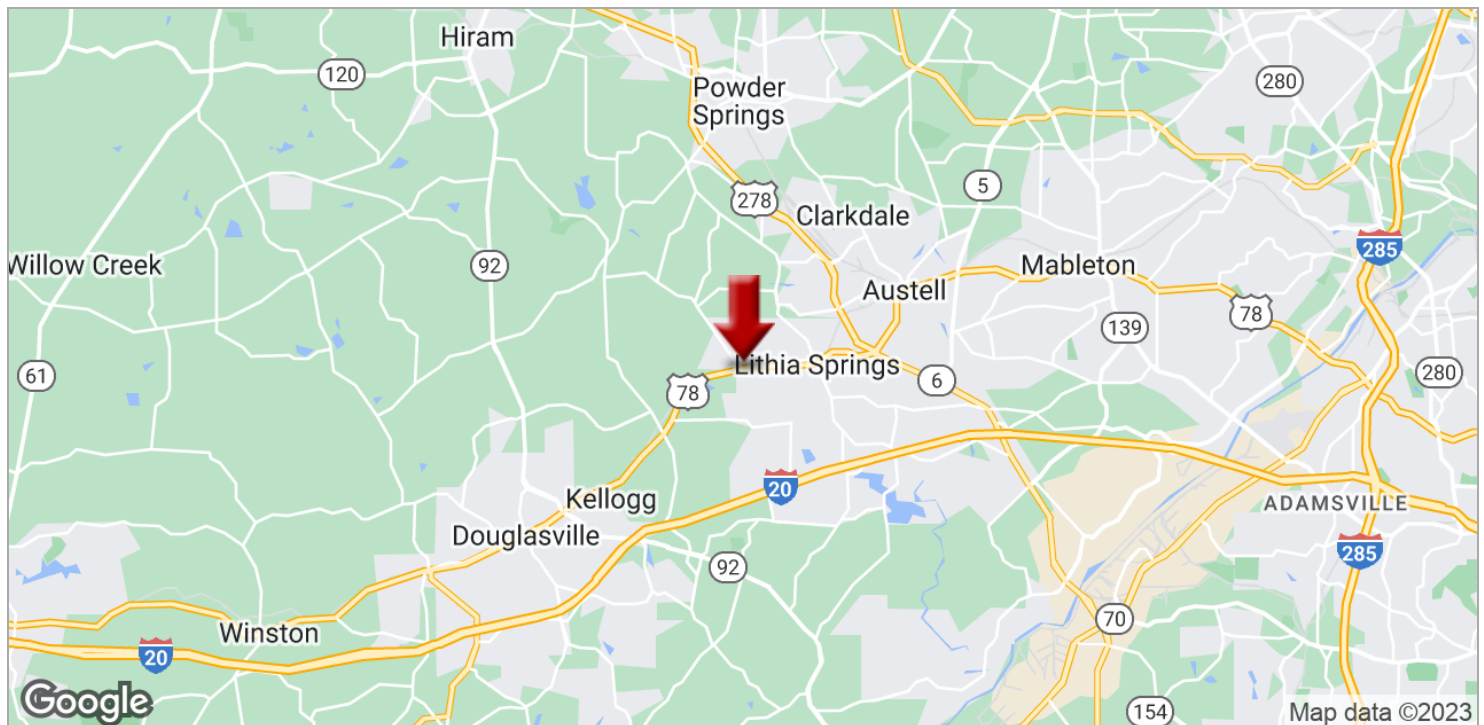
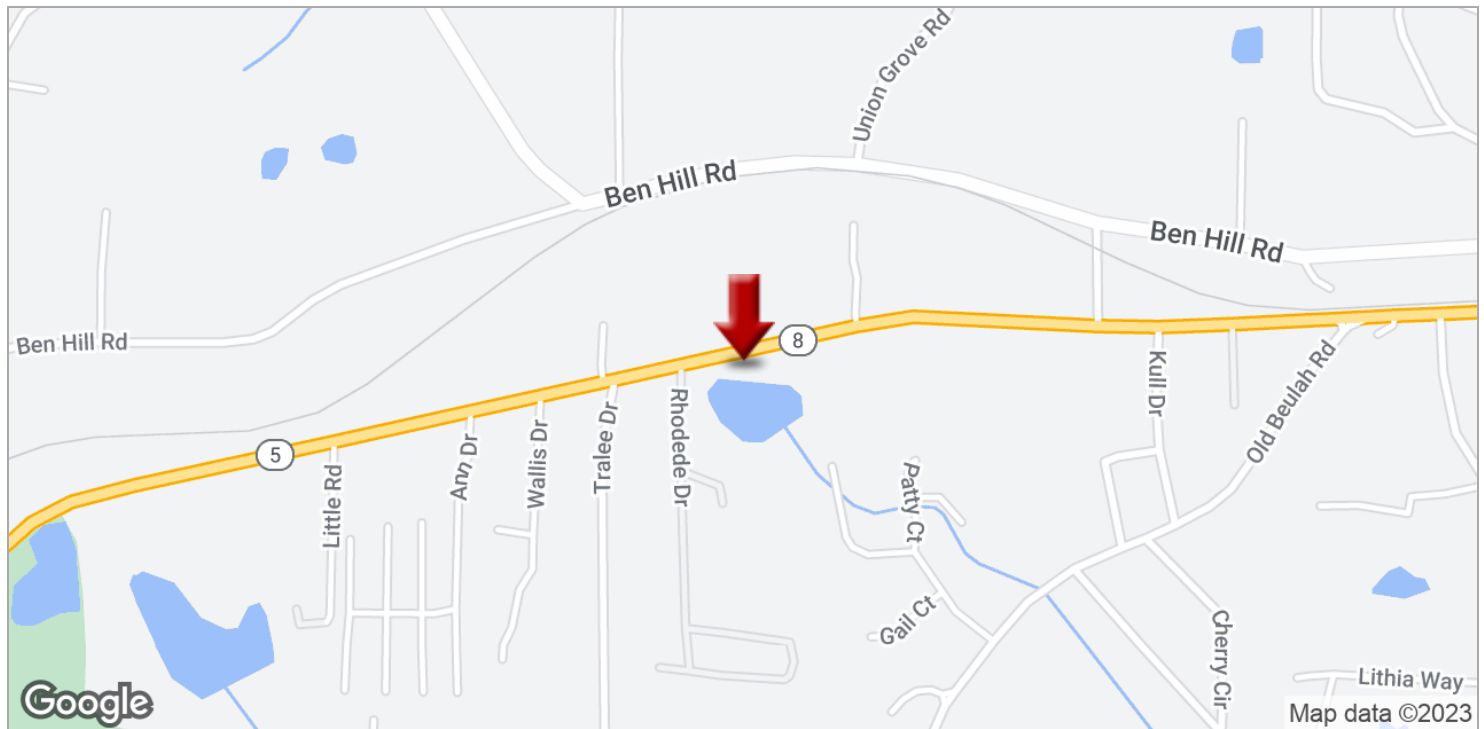
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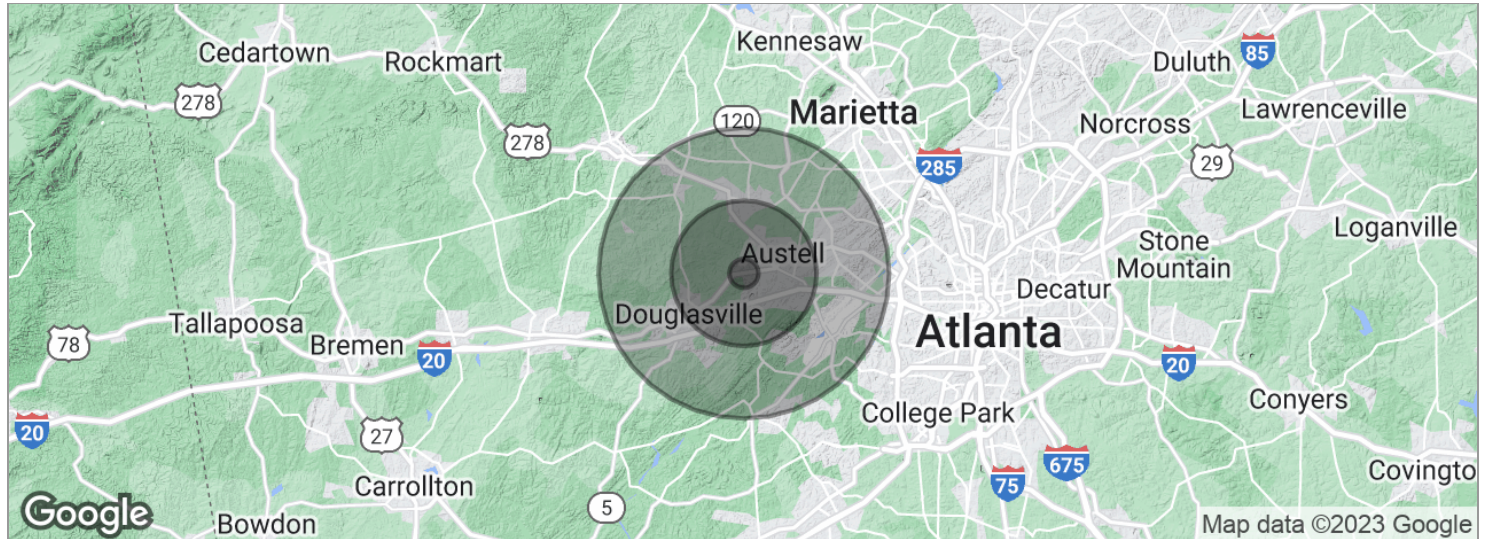
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,219	88,025	357,834
Median age	32.6	33.9	34.5
Median age (male)	31.6	32.8	33.4
Median age (Female)	34.2	34.7	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,041	31,520	126,590
# of persons per HH	3.1	2.8	2.8
Average HH income	\$62,612	\$61,941	\$68,697
Average house value	\$147,348	\$168,137	\$191,102

\* Demographic data derived from 2020 ACS - US Census

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### PROFESSIONAL BACKGROUND

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work

### MEMBERSHIPS & AFFILIATIONS

Atlanta Commercial Board of Realtors  
AGREE - Association of Georgia Real Estate Exchangers

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LITHIA SPRINGS, GA

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