



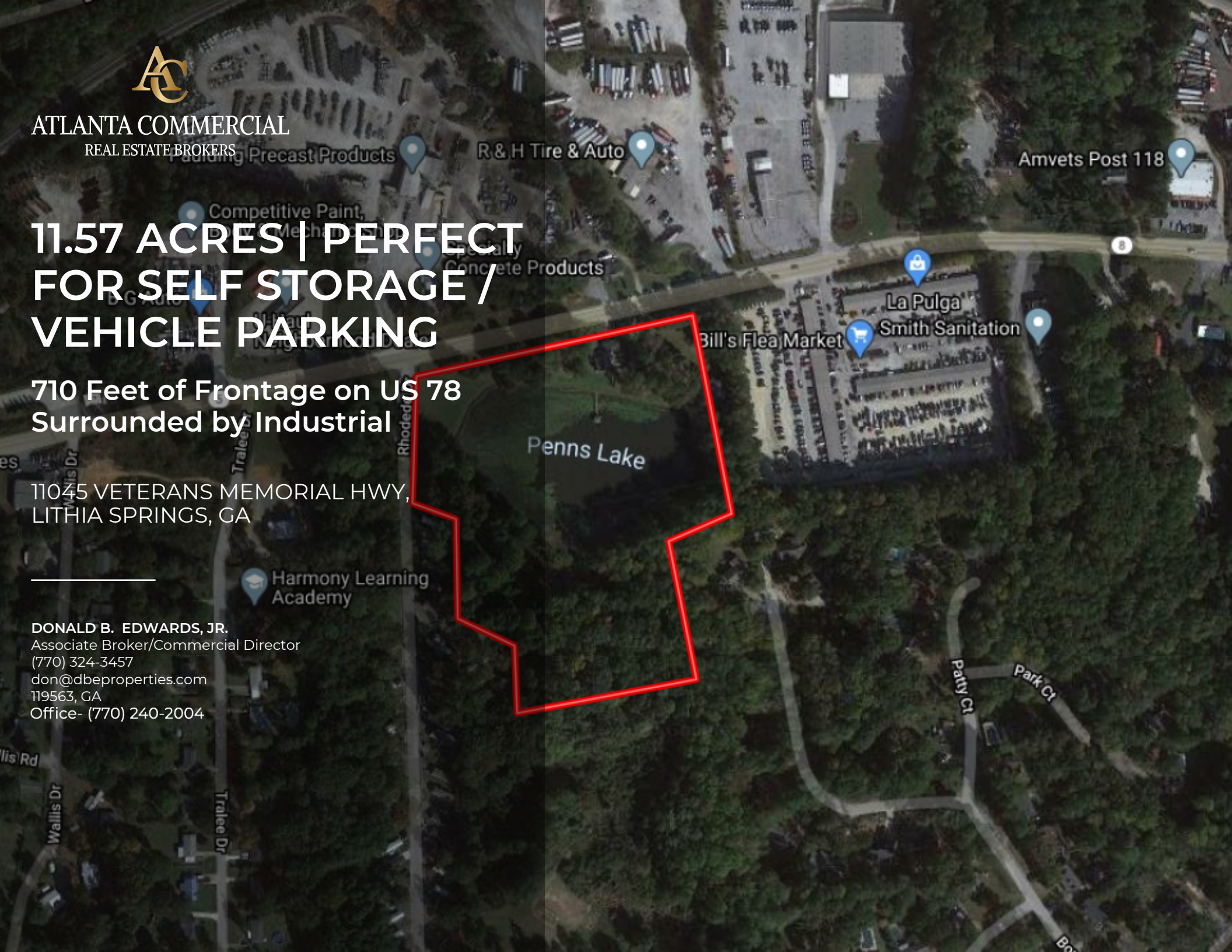
ATLANTA COMMERCIAL
REAL ESTATE BROKERS

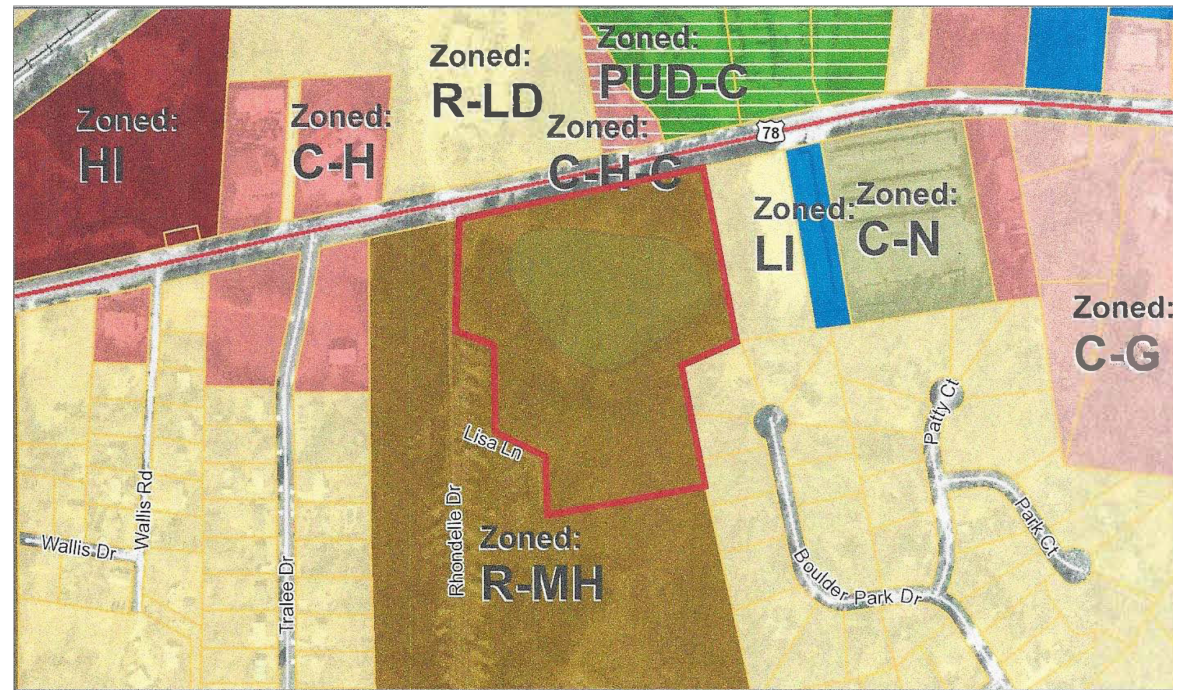
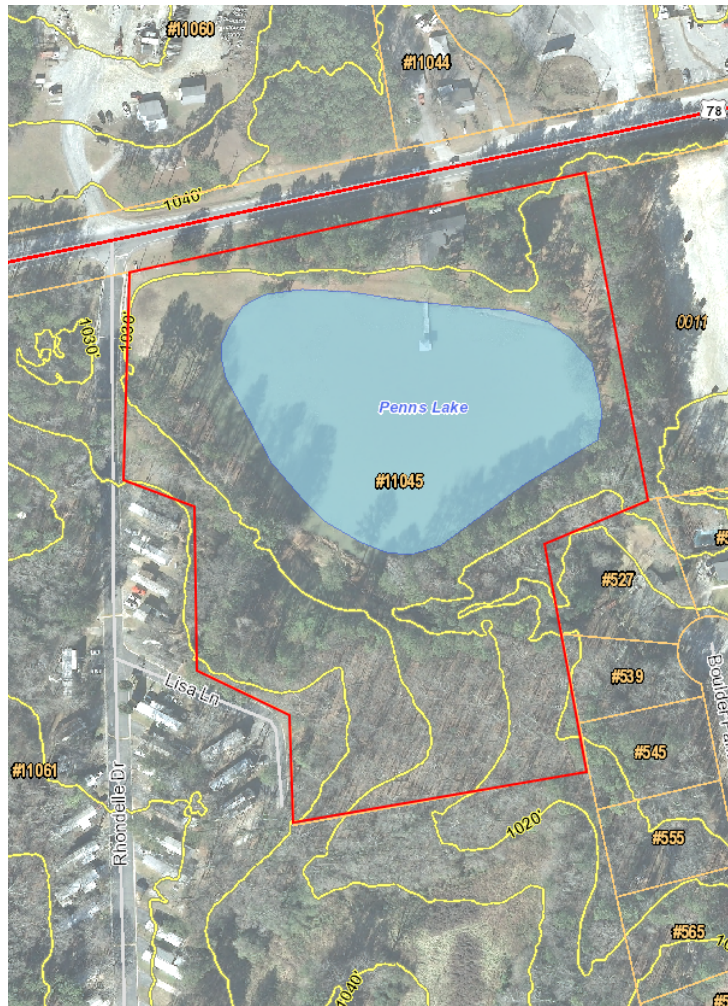
11.57 ACRES | PERFECT FOR SELF STORAGE/ VEHICLE PARKING

710 Feet of Frontage on US 78
Surrounded by Industrial

11045 VETERANS MEMORIAL HWY,
LITHIA SPRINGS, GA

DONALD B. EDWARDS, JR.
Associate Broker/Commercial Director
(770) 324-3457
don@dbeproperties.com
119563, GA
Office- (770) 240-2004





Property Overview

11.57 acres located along Veterans Memorial Hwy with 710 feet of frontage. Currently zoned for mobile homes. There are two homes on the property along with a +/- 3 acre man-made lake which can be drained; property does not sit within a flood zone. Surrounded by LI and HI, this property would be best suited as an RV & boat storage facility.

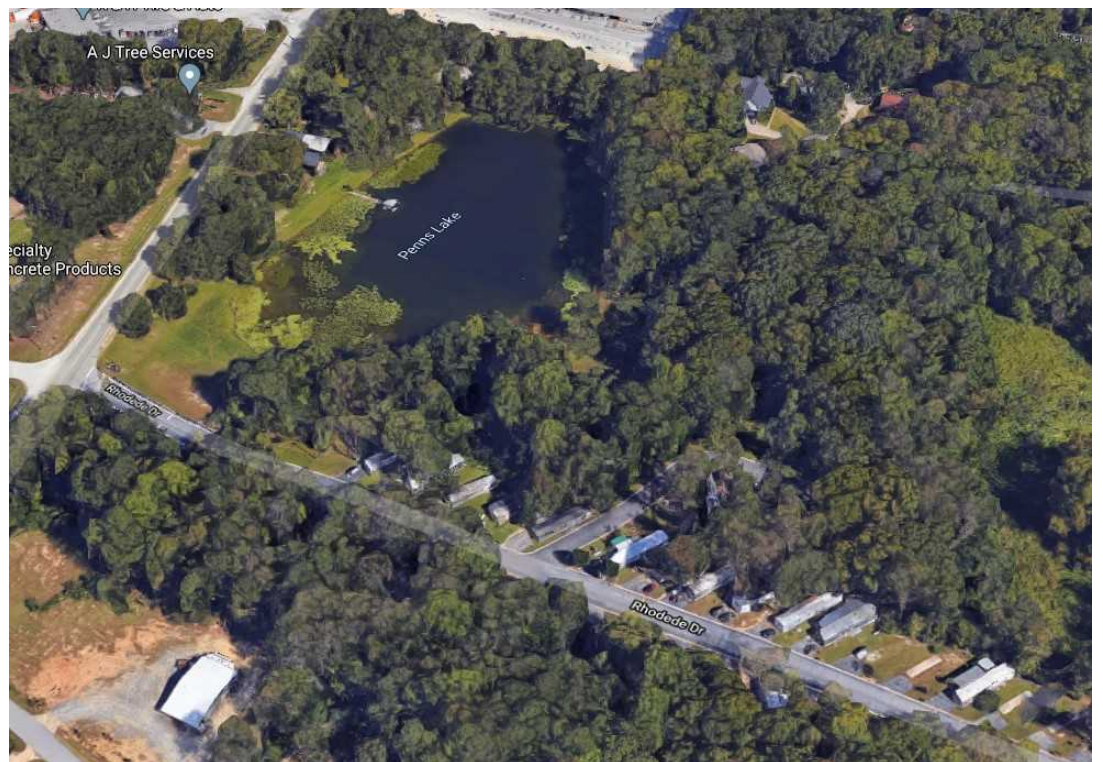
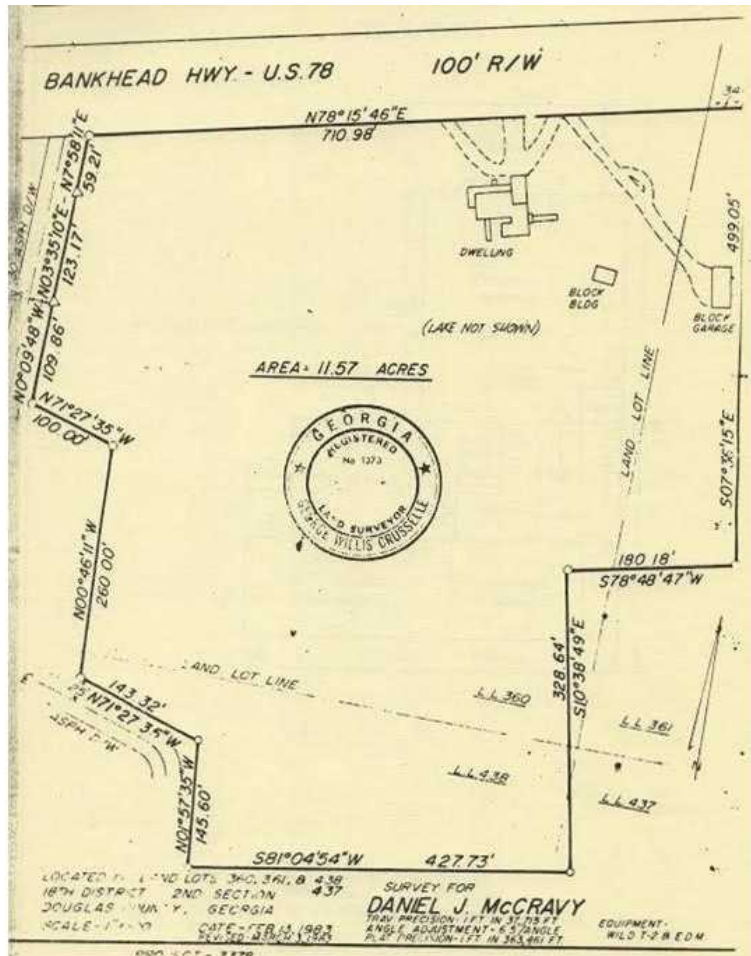
Property Highlights

- Perfect location for self storage or vehicle parking
- Adjacent to light industrial and heavy industrial
- Rolling topography b Approximately 3 acres of the total acreage consists of a man-made lake which can be drained
- 710 feet of frontage on US 78
- Rolling topography

Lot Size: 11.57 Acres

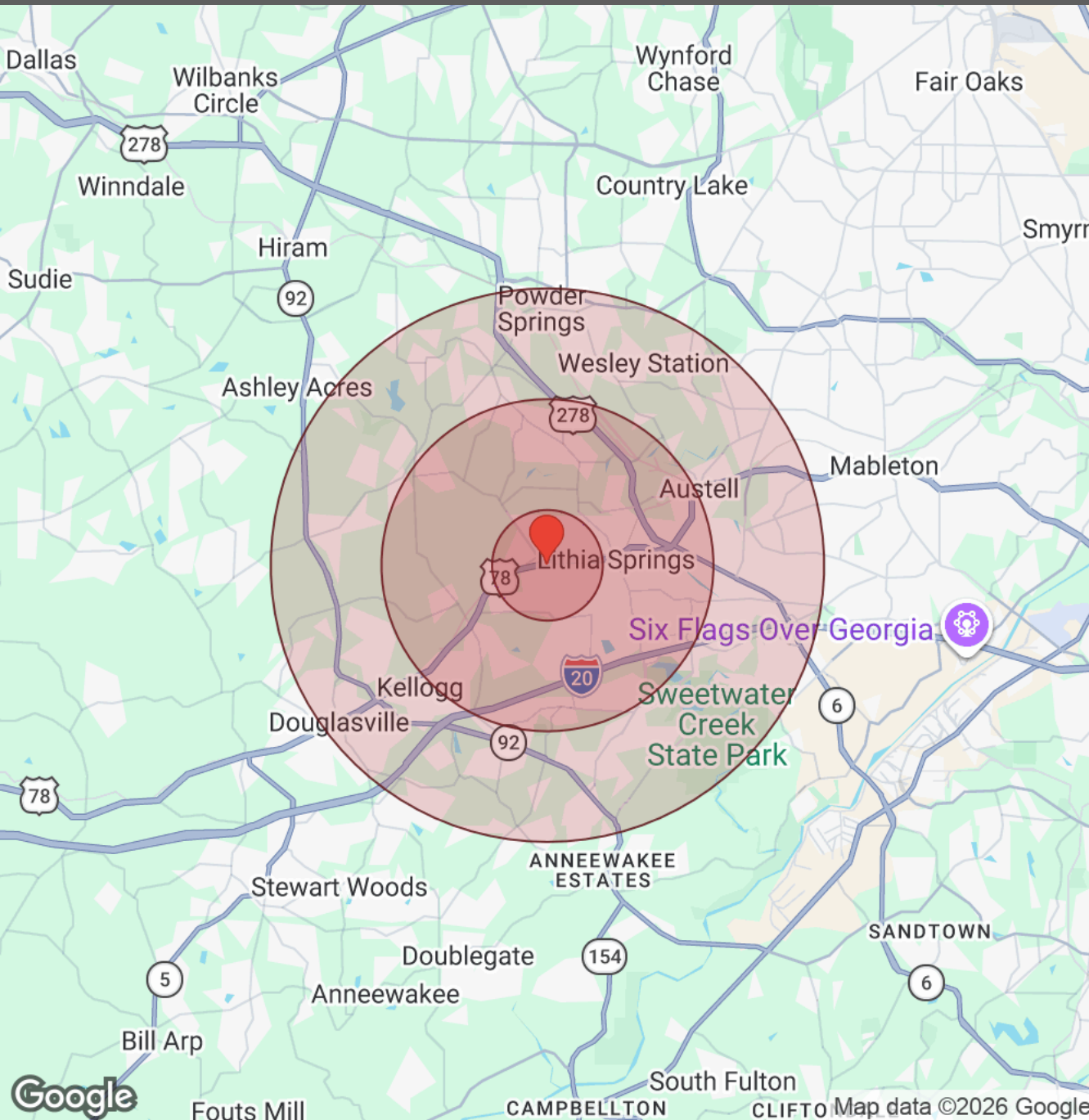
Price: \$775,000

Zoning: R-MH



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,847	15,180	51,132
Female	1,891	16,478	56,737
Total Population	3,738	31,658	107,869

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,370	8,909	28,758
Black	1,426	16,244	58,465
Am In/AK Nat	7	35	119
Hawaiian	3	22	54
Hispanic	820	5,224	16,202
Asian	25	443	1,683
Multiracial	77	684	2,244
Other	9	101	345

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,468	12,849	42,889
Occupied	1,316	11,854	40,133
Owner Occupied	941	7,148	24,084
Renter Occupied	375	4,706	16,049
Vacant	152	994	2,756

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	762	6,056	20,779
Ages 15 - 24	513	4,450	15,549
Ages 25 - 54	1,391	13,063	45,749
Ages 55 - 64	438	4,147	13,615
Ages 65+	633	3,942	12,173

Income	1 Mile	3 Miles	5 Miles
Median	\$65,289	\$74,144	\$81,437
Under \$15k	110	1,394	3,262
\$15k - \$25k	56	396	1,837
\$25k - \$35k	165	699	1,950
\$35k - \$50k	243	1,312	4,146
\$50k - \$75k	176	2,198	7,284
\$75k - \$100k	300	1,905	6,161
\$100k - \$150k	170	1,839	7,210
\$150k - \$200k	53	928	4,027
Over \$200k	43	1,182	4,255

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



DONALD B EDWARDS JR

Commercial Director and Associate Broker

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 warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



Cell: 770.324.3457
Office: 770-240-2004
don@dbeproperties.com

Administrative Contact:
admin@dbeproperties.com

DISCLAIMER

All materials and information received or derived from DBE Properties, 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 DBE Properties, 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. DBE Properties 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. DBE Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. DBE Properties 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 DBE Properties in compliance with all applicable fair housing and equal opportunity laws.