



*FOR SALE
42+ ACRES
MABLETON, GA
NEW PRICING*



Life Style Mableton

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Section 1

Property Information



Property Summary

FOR SALE



PROPERTY DESCRIPTION

An Ideal Setting for Mableton's Newest Multi-Family Community

Nestled in one of Cobb County's most rapidly evolving submarkets, this expansive 40+ acre parcel, moments off of Mableton Parkway, offers an exceptional opportunity for visionary developers. Perfectly positioned to serve the growing demand for quality housing in Mableton, this site provides the ideal canvas for a thoughtfully designed multi-family development. With generous acreage, natural topography, and easy access to major transportation corridors, this property stands out as one of the most accommodating and strategically located options for new residential construction in the area. The surrounding community, rich with amenities, schools, and retail access, makes this location primed for long-term value and success.

PROPERTY HIGHLIGHTS

- Zoned RA-5

OFFERING SUMMARY

Sale Price:	\$6,850,000
Number of Units:	1
Lot Size:	770,197 SF
Building Size:	0 SF

DEMOGRAPHICS	1 MILE	2.5 MILES	4 MILES
Total Households	3,570	14,083	32,695
Total Population	9,262	37,081	85,135
Average HH Income	\$90,262	\$100,317	\$103,793

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LOCATION DESCRIPTION

Discover the vibrant community surrounding this property in Mableton, GA. Situated within easy reach of Atlanta, the area offers a perfect balance of suburban tranquility and urban convenience, making it an attractive location for a Multi-Family investment. Nearby, you'll find the charming Mable House Barnes Amphitheatre, ideal for cultural events and outdoor entertainment. Take advantage of the variety of dining options along Veterans Memorial Highway. Close to both I-285 and I-20, less than 20 minutes to mid-town. Enjoy the scenic beauty of the Silver Comet Trail for leisurely strolls and outdoor activities. With its proximity to major transportation routes and a thriving local economy, investing in this area offers a promising opportunity for your next commercial venture.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Zoned RA-5
- Spacious lot
- Ideal for Low-Rise/Garden development
- Located in Mableton
- Easy access to amenities
- Proximity to transportation
- Potential for high rental demand
- Assemblage Opportunities
- Flexible development possibilities

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Additional Photos

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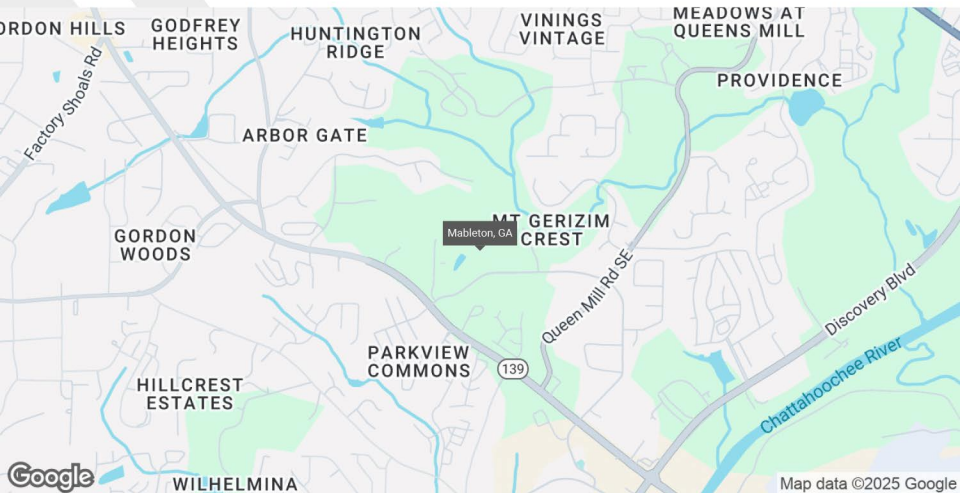
Section 2

Location Information



Regional Map

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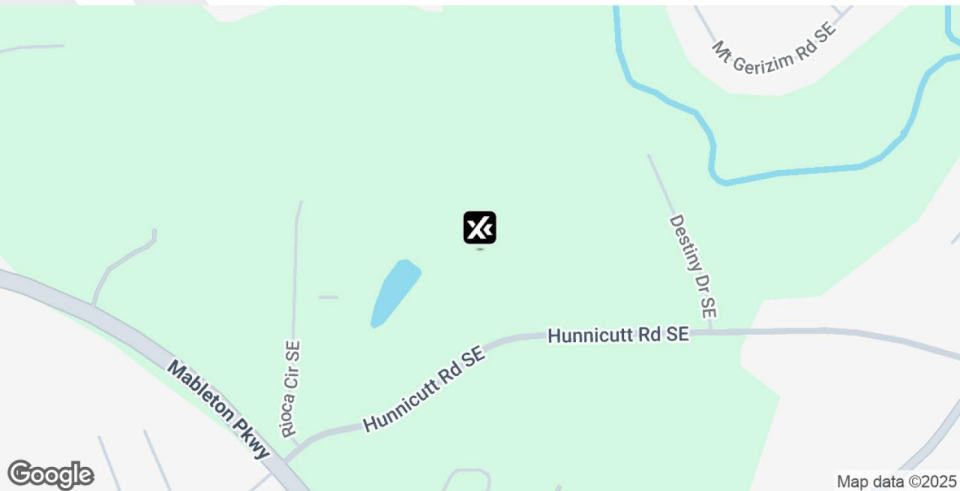
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Location Map

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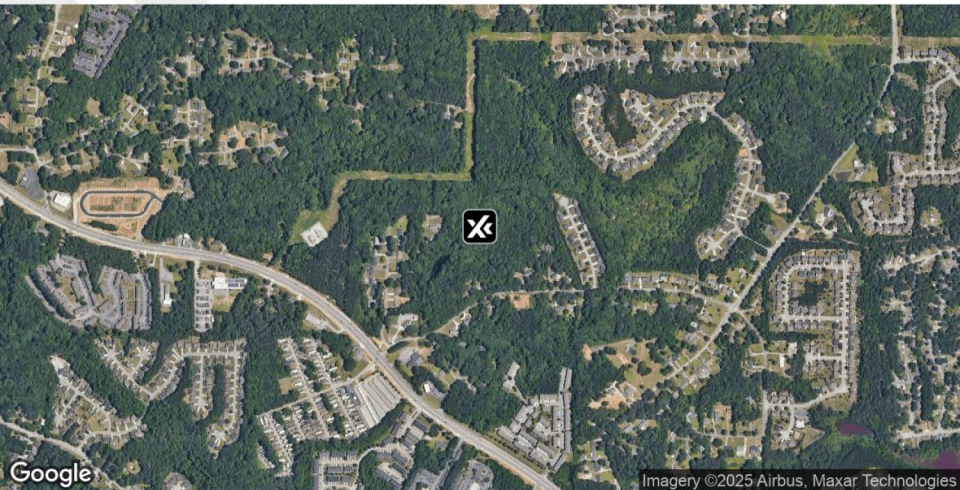
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Aerial Map

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Section 3

Demographics

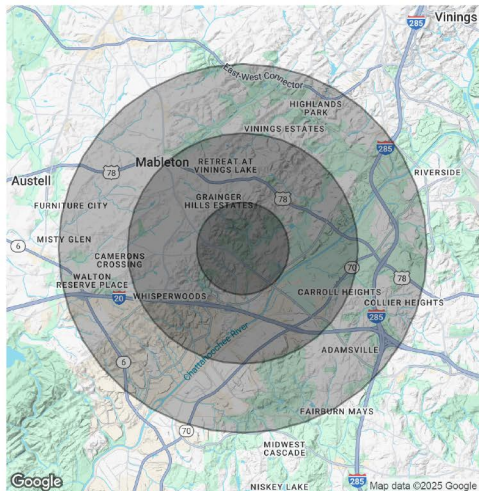


Demographics Map & Report

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POPULATION	1 MILE	2.5 MILES	4 MILES
Total Population	9,262	37,081	85,135
Average Age	36	37	38
Average Age (Male)	34	35	36
Average Age (Female)	37	38	39
HOUSEHOLDS & INCOME			
Total Households	3,570	14,083	32,695
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$90,262	\$100,317	\$103,793
Average House Value	\$283,806	\$307,246	\$328,057

Demographics data derived from AlphaMap



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Section 4

Advisor Bios



Advisor Bio 1

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GA #411355

PROFESSIONAL BACKGROUND

As a CRE Broker with eXp Commercial Real Estate and Principal/President of Lewis & Clark CRE Group, LLC., I leverage my international network of clients, local and national developers, end users and investors towards prime development sites in Northwest Georgia, and the Southeastern United States. Having a master's degree in Sport Science from United States Sports Academy and a Bachelor of Arts in Education from Bob Jones University, combined with 27 years of International Defense Contract work in over 70 countries, while owning and developing CRE Industrial Parks, my experiences equip me with unique skills and knowledge to best advise and coach my clients on profitable land investment opportunities. Atlanta Commercial Board of Realtors Million Dollar Club recipient.

As a CCIM Designee, proficiently utilizing the CCIM Strategic Analysis Model allows me to offer my clients the most current analysis enabling them to make sound real estate decisions after performing thorough Market Analysis, Site and Location Analysis, Political and Legal Analysis and ultimately through a Financial Analysis. I thrive knowing that I provide my clients thorough analyses throughout their decision-making process.

Previously, I successfully developed and owned industrial parks and office buildings and now I have expanded my land marketing and land investment activities throughout the Northwest region of Ga and Southern United States. I have performed over \$23 million in land deals in Bartow County alone in the last 18 months and provided great results to landowners and investors in several other counties. I am passionate about finding optimal value for my clients and delivering exceptional services.

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Thank you!

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