

+/- 4.59 acres, 6611 Covington Hwy, Lithonia, GA 30058



- *Zoned RSM Small Lot Residential Mix (allows 4-8 units per acre detached or attached)*
- *All Utilities Including Sewer*
- *Excellent Visibility*
- *High Traffic Count (24,000 cars per day)*
- *High 3-mile radius population of 77,924*
- *Potential to Rezone to Commercial (OI or OIT)*
- *Located near strong commercial hub that includes Kroger & Aldi*

Offered at \$495,000



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770-778-5904
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Site Information

Location:

6611 Covington Hwy, Lithonia, GA 30058 (DeKalb County)

Located within the city limits of Stonecrest

DeKalb County Tax ID # 16 072 02 005 & 16 072 02 006

Site Acreage: +/- 4.5942 acres (originally purchased as two separate sites of 1.79 acres + 2.8042 acres)

Utilities: All utilities are available including sewer

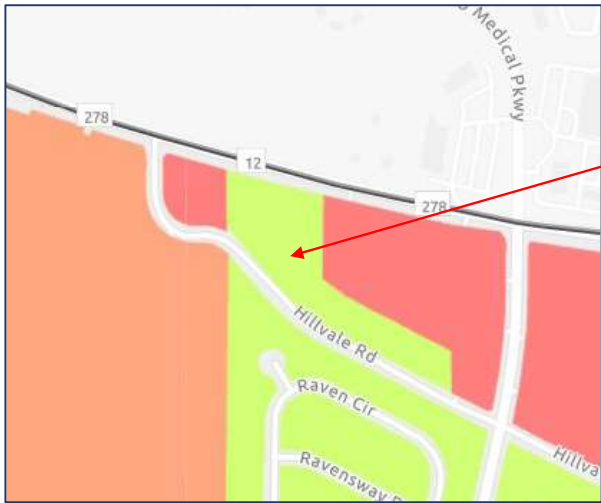
Site Conditions: Vacant land, wooded, rolling topography, no flood plain



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City of Stonecrest Zoning Map



RSM - Small Lot Residential Mix

Site

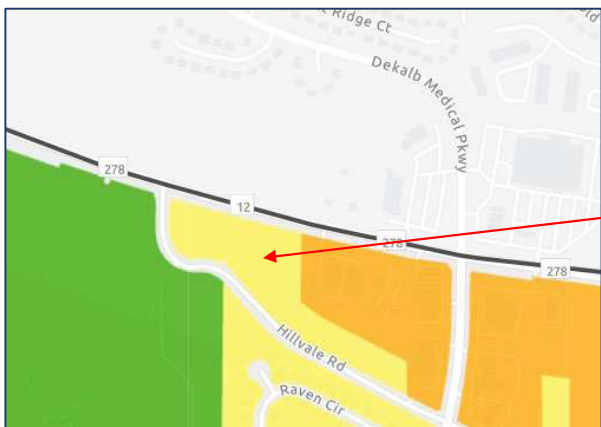
RSM allows a mix of single-family attached and detached housing options. The **“base max” density is 4 units per acre**. There are opportunities to increase density up to a **maximum of 8 units per acre**. Additional bonus density of up to 4 units per acre can be added by meeting certain conditions (primarily adding greenspace - see next page for details).

Lot sizes:

Detached lot size minimum of 5,000 sf with 50’ of road frontage.

Attached lot size minimum of 1,000 sf with 25’ of road frontage.

Stonecrest Future Land Use Map



Suburban

Site

The uses allowed in the Suburban future land use areas are Residential, OI and OIT. Uses that may be allowed in OI or OIT include day cares, hotels, nursing homes, senior housing, some retail uses, some restaurants, banks, and medical.

There is a potential to amend the future land use map to a more intense category which could allow a commercial use such as C-1. Note that the properties on both sides of the subject property facing Covington Highway are both currently zoned C-1, which may be an indication that a rezoning to C-1 could be successful.



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Zoning Density

The RSM Small Lot Residential Mix allows a mix of single-family attached and detached housing options. The “base max” density is 4 units per acre. There are opportunities to exceed the base max density up to the “bonus max” density of 8 units per acre if certain conditions are met. The table below outlines the requirements to exceed the base max density.

The most likely opportunity to increase density is to design a subdivision with open space (outlined in red below).

| Density bonus percent increase by amenity, location, or other provision | |
|---|--|
| <i>20 percent greater than base</i> | |
| Public Improvements | Applicant provides any of the following improvements: Transit facilities (bus shelter, ride-share), public art, structured parking, trail with public access, sidewalks and/or road improvements beyond project. |
| Transit Proximity | Existing park-n-ride or ride-share facility is located within one-quarter mile of the property boundary. |
| Amenity Proximity | Existing amenities, such as healthcare facilities, senior and/or civic centers, public schools, public libraries, recreational facilities, personal service establishments, grocery stores, or shopping centers. (See section 2.12.7 .) |
| <i>50 percent greater than base</i> | |
| Sustainability Elements | Certification that proposed buildings, if built as <i>designed</i> , would be accredited by LEED and reg. EarthCraft, or other similar national accreditation organization, for energy- and water-efficient site and building design. |
| Mixed Income or Mixed Age | 30-year enforceable commitment approved by the city attorney and recorded on the deed records that total number of units will be reserved to be occupied as follows: 10 percent by very low income households, or 20 percent by low income households, or 25 percent for senior citizens. Household income level shall be as established by the Atlanta Regional Commission. |
| Additional Enhanced Open Space | Additional enhanced open space (with standards established by article 5 of this chapter) comprise 20 percent of the overall development site. |
| <i>100 percent greater than base</i> | |
| Additional Enhanced Open Space | Enhanced open space comprises 35 percent or more of the overall development site. |
| MARTA Rapid Transit Station | Existing MARTA rapid transit station is located within one-quarter mile of the property boundary. |
| Reinvestment Areas | Property is located within an Enterprise Zone or Opportunity Zone. |

Based on the density bonus table above, **the subject site could reach a maximum density of 8 units per acre (100% above the base max) by setting aside 35% of the site as open space**, or a maximum density of 6 units per acre (50% above the base max) by setting aside 20% of the site as open space.

At a density of 8 units per acre, the site would yield 36 units (8 units/acre x 4.5942 acres = 36)



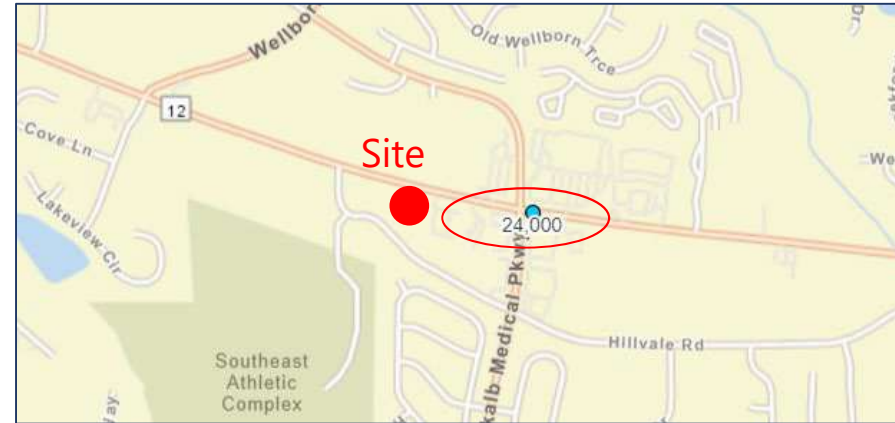
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Contour Map



Traffic Count (24,000 ADT)



Site Demographics

Site Demographics (2022)

| Radius (miles) | 1 | 3 | 5 |
|---------------------------------|----------|----------|----------|
| Total Population | 15,330 | 77,924 | 174,675 |
| Total Households | 5,945 | 29,648 | 64,240 |
| Median Age | 32.2 | 33.7 | 35.4 |
| Average Household Income | \$74,296 | \$73,421 | \$80,048 |

Data source: ESRI (complete report available upon request)

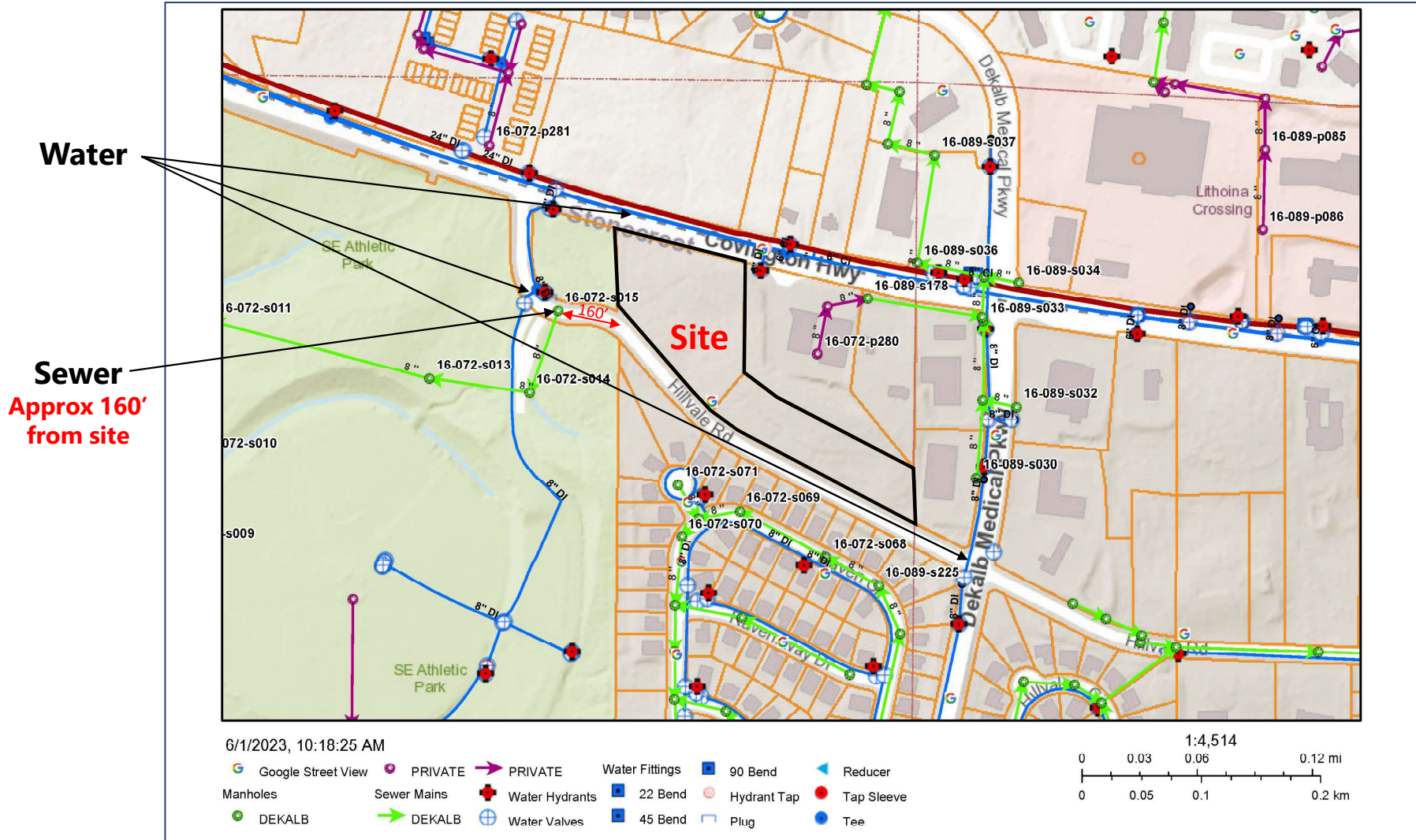


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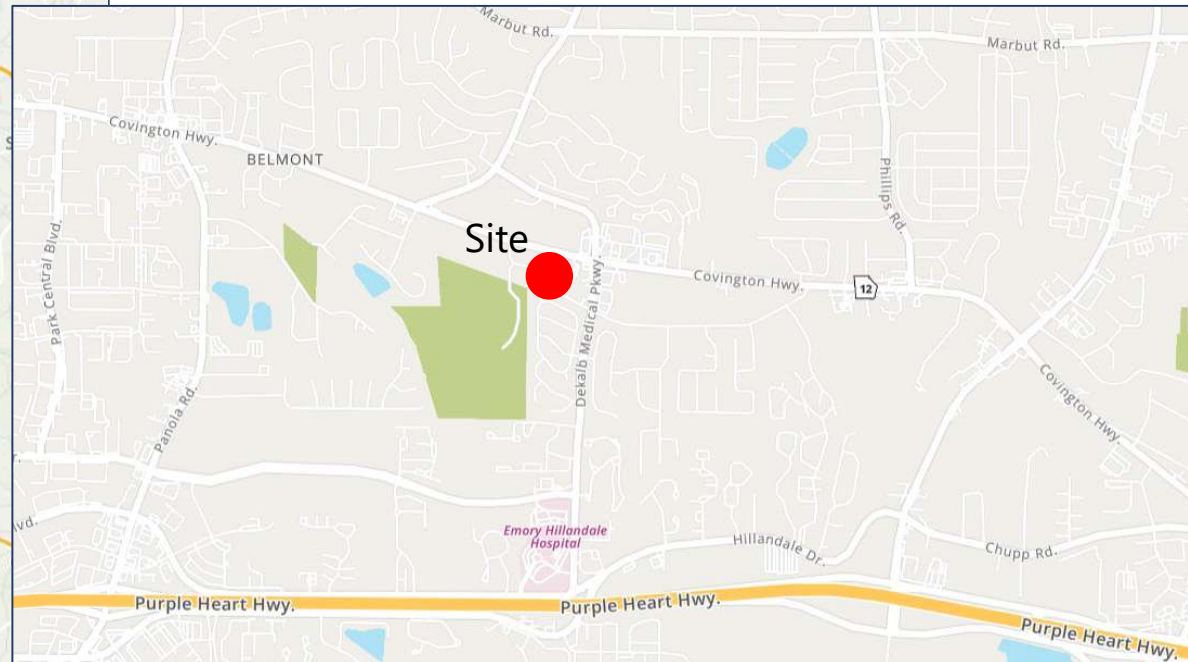
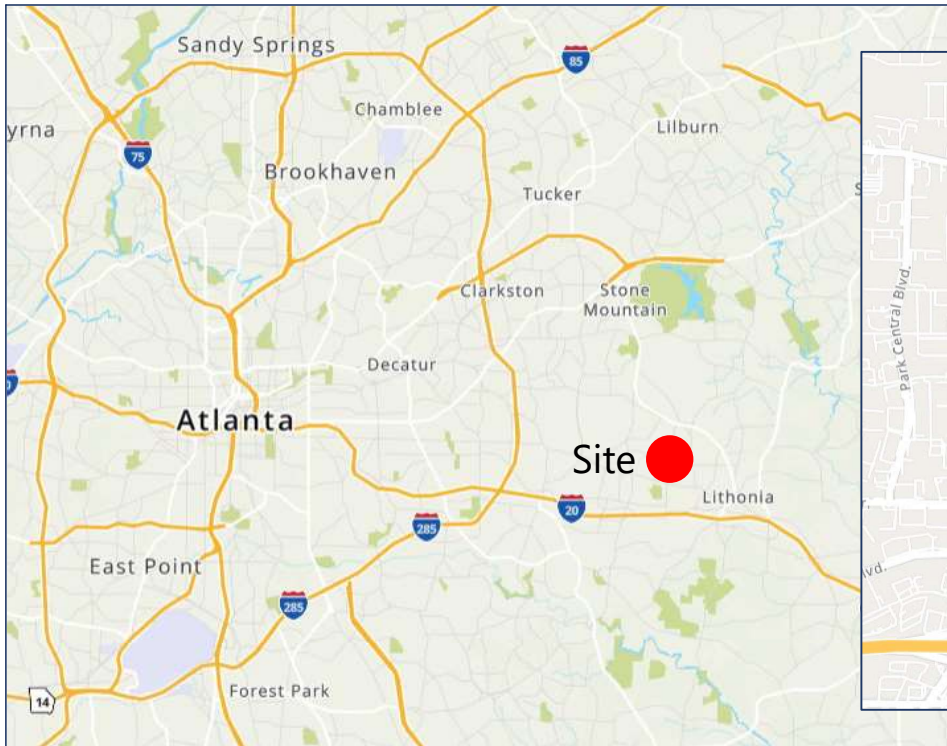
Water & Sewer Map



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Area Maps



Directions:

From I-20, take Panola Road (exit 71). Go north. Travel approximately 1.25 miles. Turn right on Covington Highway. Travel approximately 1 mile. The property is on the right just past Hillvale Road.

GPS: 33.717976, -84.148540



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Legal Description

Site 1 From Deed Book 18211 Page 634

All that tract or parcel of land lying and being in Land Lot 72 of the 16th District, 2nd Section, DeKalb County, Georgia, and being more particularly described as follows:

Beginning at the point of intersection of the northerly right-of-way line of Hillvale Road (being a 60-foot right-of-way) with the easterly line of Land Lot 72 of the 16th District, 2nd Section, DeKalb County, Georgia; running thence northerly along the easterly line of Land Lot 72 North 91° 16' 49" East a distance of 151.02 feet to a point; thence leaving the easterly line of Land Lot 72 and running North 60° 30' 29" West a distance of 427.31 feet to a point; thence running North 51° 14' 38" West a distance of 118.54 feet to a point; thence running South 41° 40' 08" West a distance of 135.73 feet to a point on the northerly right-of-way line of Hillvale Road; thence running along the northerly right-of-way line of Hillvale Road southeasterly along the arc of a 732.29 foot radius curve an arc distance of 159.27 feet to a point (said arc being subtended by a chord that has a bearing of South 34° 17' 16" East and a length of 158.97 feet); thence continuing along the northerly right-of-way line of Hillvale Road South 60° 21' 11" East a distance of 478.35 feet to a point on the east line of Land Lot 72, said point being the POINT OF BEGINNING; said tract containing 1.79 acres as per plat of survey dated April 11, 1986 prepared for Cam-El, Inc. by Thomas H. Ginn, Sr., Georgia Registered Land Surveyor No. 1549.

Site 2 From Book 18211 Page 638

All that tract or parcel of land lying and being in Land Lot 72 of the 16th District, DeKalb County, Georgia, containing 2.8042 acres according to a plat of survey for Chimney Hills Associates prepared by Robert M. Burch, Georgia Registered Professional Land Surveyor No. 2054 dated July 17, 1986 and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located on the southwestern right of way line of Covington Highway (U.S. 278) a distance of 248.58 feet southeasterly as measured along the southwestern right of way line of Covington Highway from its intersection with the northeastern right of way line of Hillvale Road; run thence south 73°05'01" east along the southwestern right of way line of Covington Highway a distance of 366.14 feet to an iron pin; run thence south 82°50'49" west a distance of 312.17 feet to an iron pin; run thence south 41°40'08" west a distance of 135.73 feet to an iron pin located on the northeastern right of way line of Hillvale Road; run thence northwesterly along the northeastern right of way line of Hillvale Road, an arc distance of 131.56 feet to a point (said arc being subtended by a chord of north 43°19'04" west a distance of 131.39 feet); run thence north 38°18'42" west along the northeastern right of way line of Hillvale Road a distance of 266.41 feet to an iron pin located on the eastern line of property now or formerly owned by R.J. Martin and W.J. Martin; run thence north 02°51'31" east along the east line of the aforesaid Martin property a distance of 215.35 feet to an iron pin located on the southwestern right of way line of Covington Highway and the POINT OF BEGINNING.



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About Chad

Manion & Company

Georgia Real Estate Commission Firm License # 77932

Chad Manion

Georgia Real Estate Commission License # 179591

Mr. Manion has over a decade of real estate brokerage experience.

Mr. Manion has been a resident of Cobb County, Georgia since 1983 and currently resides in the northwest Atlanta suburb of Smyrna.

Mr. Manion graduated from South Cobb High School in 1992 and earned his Associate Degree in Electronics Engineering from Chattahoochee Technical College in 1994.

\$49M+ of career real estate sales

Areas of focus:

- Residential developed lots and subdivision sites
- Commercial investment property sales
- Industrial & automotive property sales



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