



3600, 3677, & 3699 Evans Mill Road

Lithonia, Georgia 30058

Property Highlights

- Three parcels totaling +/- 58.7 acres
- Evans Mill Road frontage
- R-5 zoning

Property Overview

Three separate R-5 zoned parcels totaling +/- 58.7 acres located along Evans Mill Road in Lithonia, GA. The properties at 3600, 3677, and 3699 Evans Mill Road present a flexible opportunity for residential development or long-term land investment within DeKalb County.

The R-5 zoning supports low- to medium-density residential uses, subject to site conditions and approvals. Each parcel offers Evans Mill Road frontage and is positioned near established neighborhoods, schools, and retail, providing a strong setting for future residential use.

Offering Summary

Sale Price:	\$4,750,000
Lot Size:	+/- 58.7 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	57	178	955
Total Population	153	479	2,592
Average HH Income	\$103,787	\$100,785	\$95,029

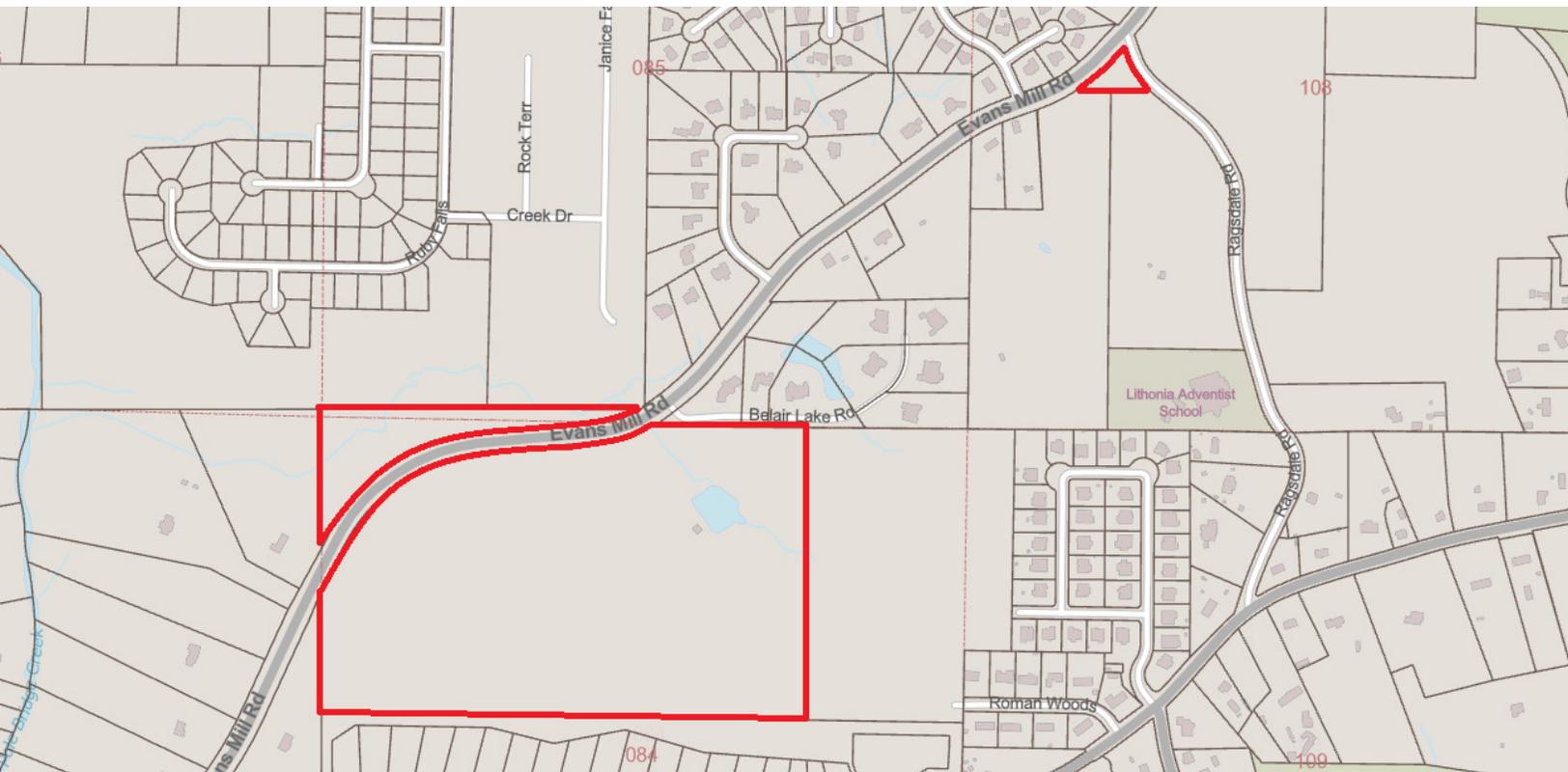
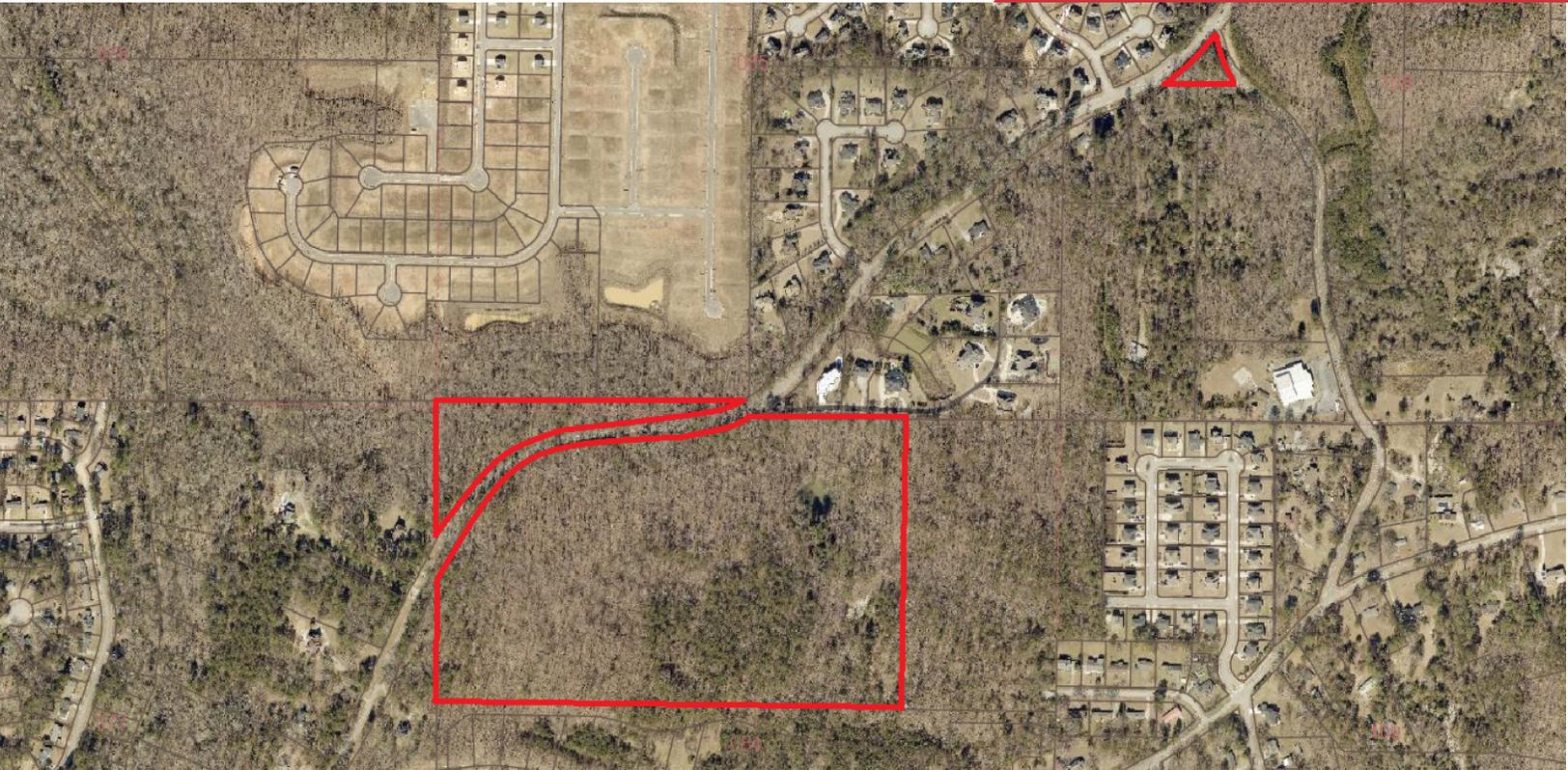
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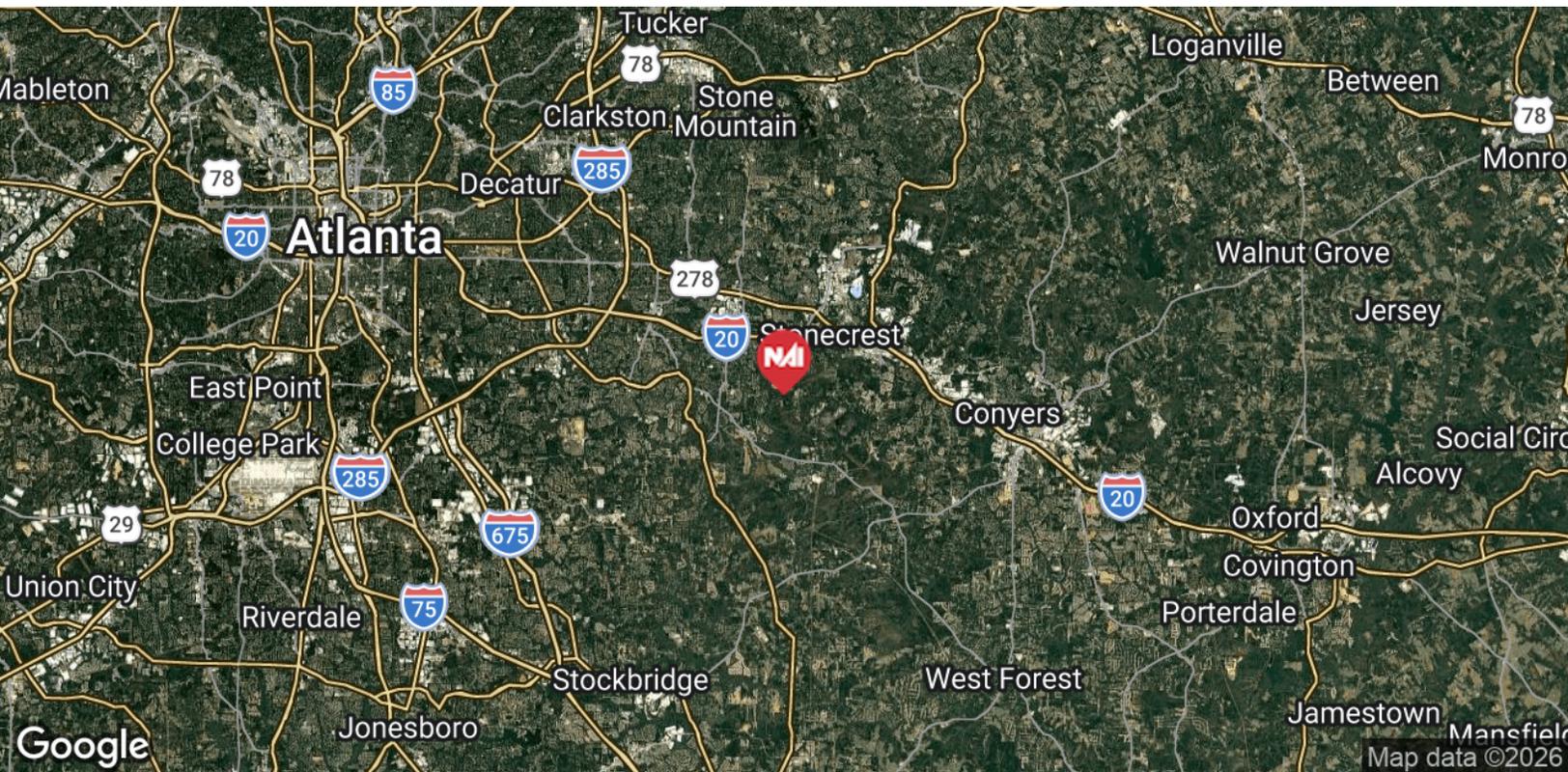
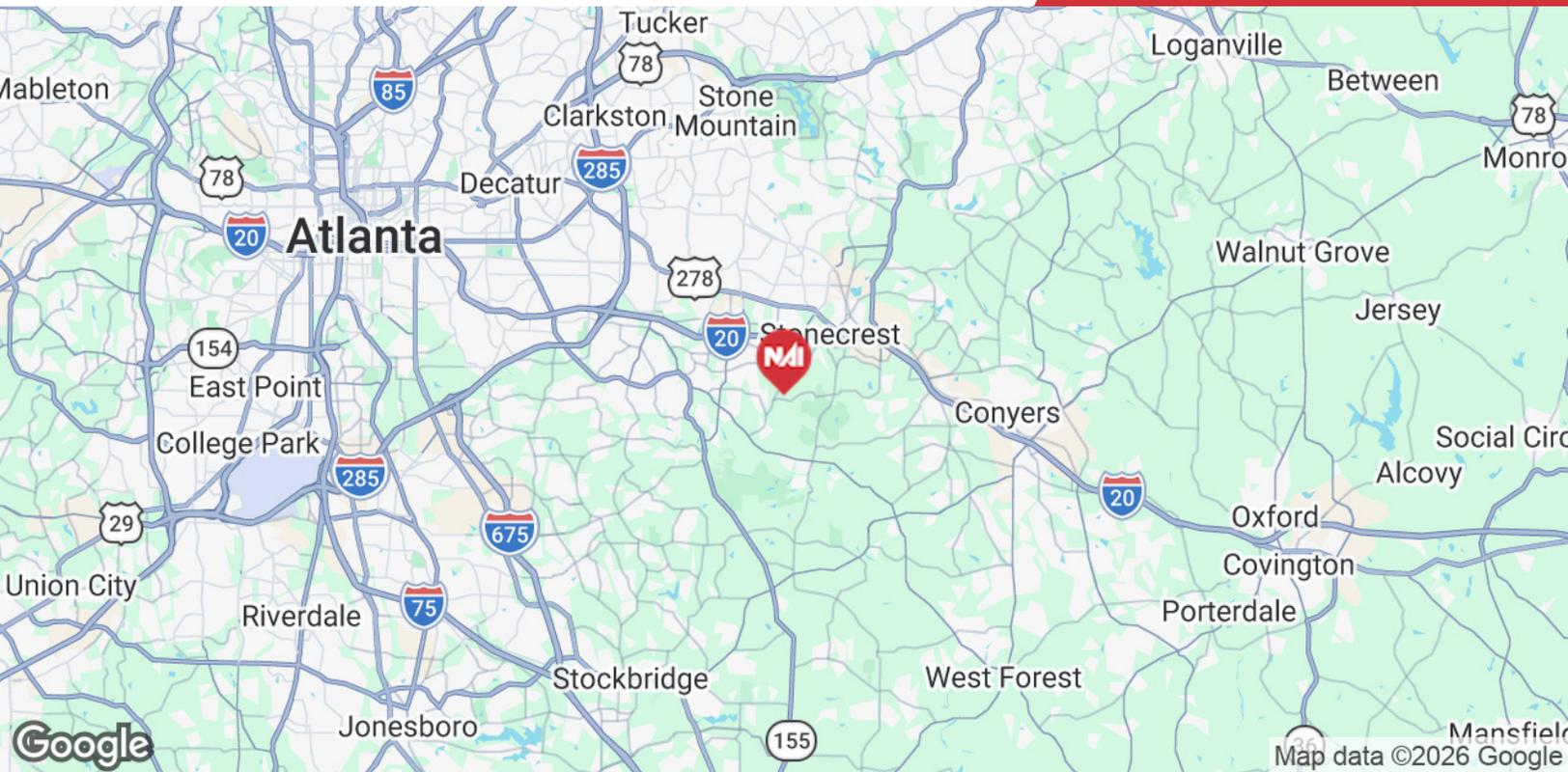
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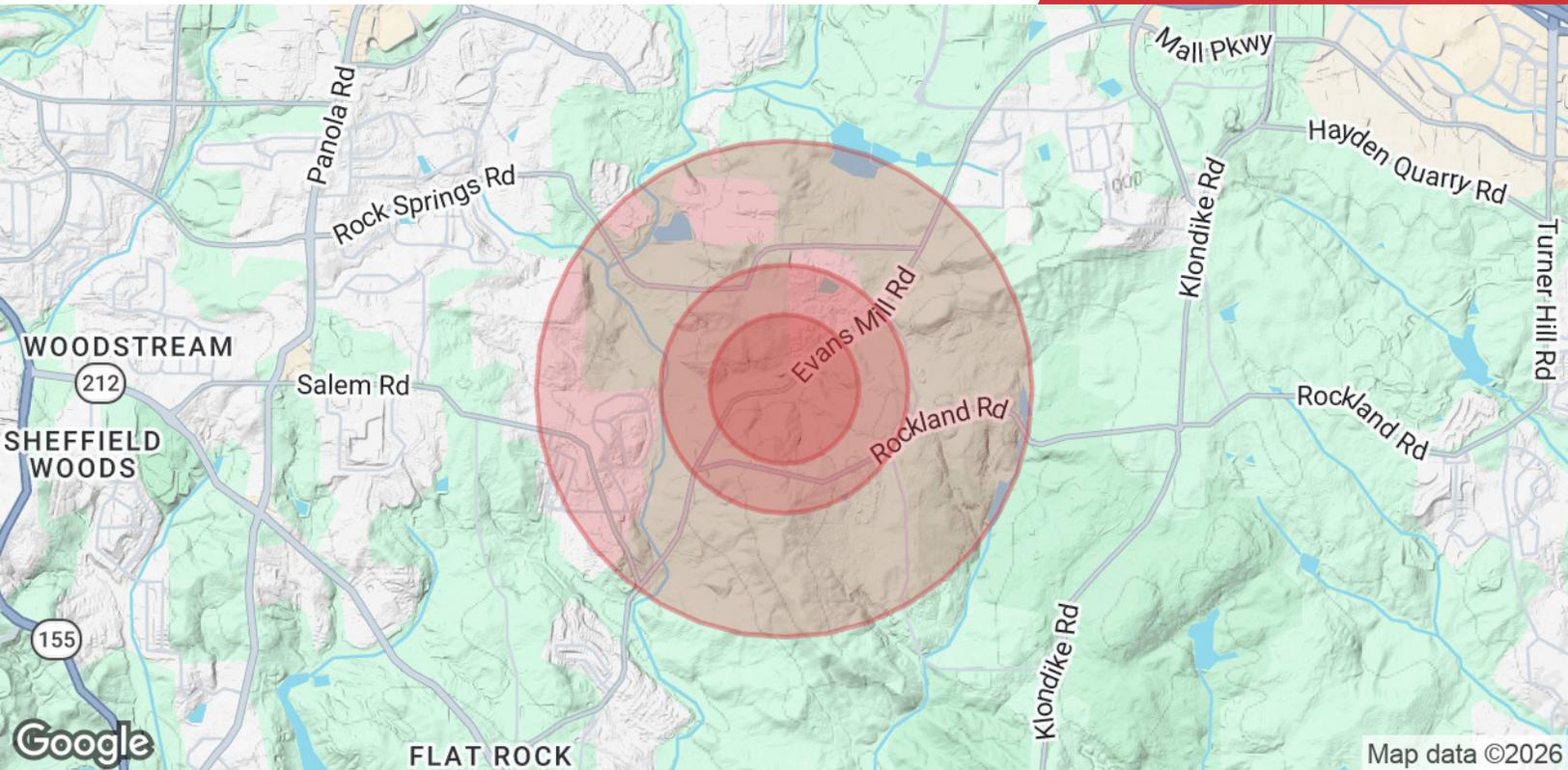
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	0.3 Miles	0.5 Miles	1 Mile
Population			
Total Population	153	479	2,592
Average Age	44	42	40
Average Age (Male)	43	40	38
Average Age (Female)	45	44	42
Households & Income			
Total Households	57	178	955
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$103,787	\$100,785	\$95,029
Average House Value	\$399,617	\$392,020	\$356,957

Demographics data derived from AlphaMap