

FOR SALE

3.27 ACRES OF DEVELOPMENT LAND
709 New Franklin Rd/U.S. Hwy. 27, LaGrange, GA 30240



PROPERTY DESCRIPTION

Discover an exciting investment opportunity with this 3.27-acre property, nestled in the heart of LaGrange, GA. Boasting a rich history dating back to 1966, this property presents vast potential for commercial investors. With its desirable 16-C-3 zoning, the property (which was previously used as a car lot) offers a versatile canvas for development in a prime location along U.S. Hwy 27. Enjoy excellent visibility and exposure in this high-traffic area, making it an ideal setting for a range of commercial ventures. Don't miss the opportunity to develop your business with this prime 3.27-acre property located on a main corridor, which has in excess of 650 feet of frontage on U.S. Hwy. 27 (New Franklin Rd) with multiple ingress/egress points. There is also frontage on Colonial Street and North Street, giving excellent visibility.

PROPERTY HIGHLIGHTS

- Excellent Location - Great Visibility
- High Traffic Area
- Excellent Opportunity for Development
- Property can be Subdivided

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	3.27 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,393	15,413	23,320
Total Population	4,975	37,248	58,222
Average HH Income	\$39,210	\$51,073	\$58,432

Carson Cummings
(706) 289-2468

Richard Hill
(706) 330-7492



**COLDWELL BANKER
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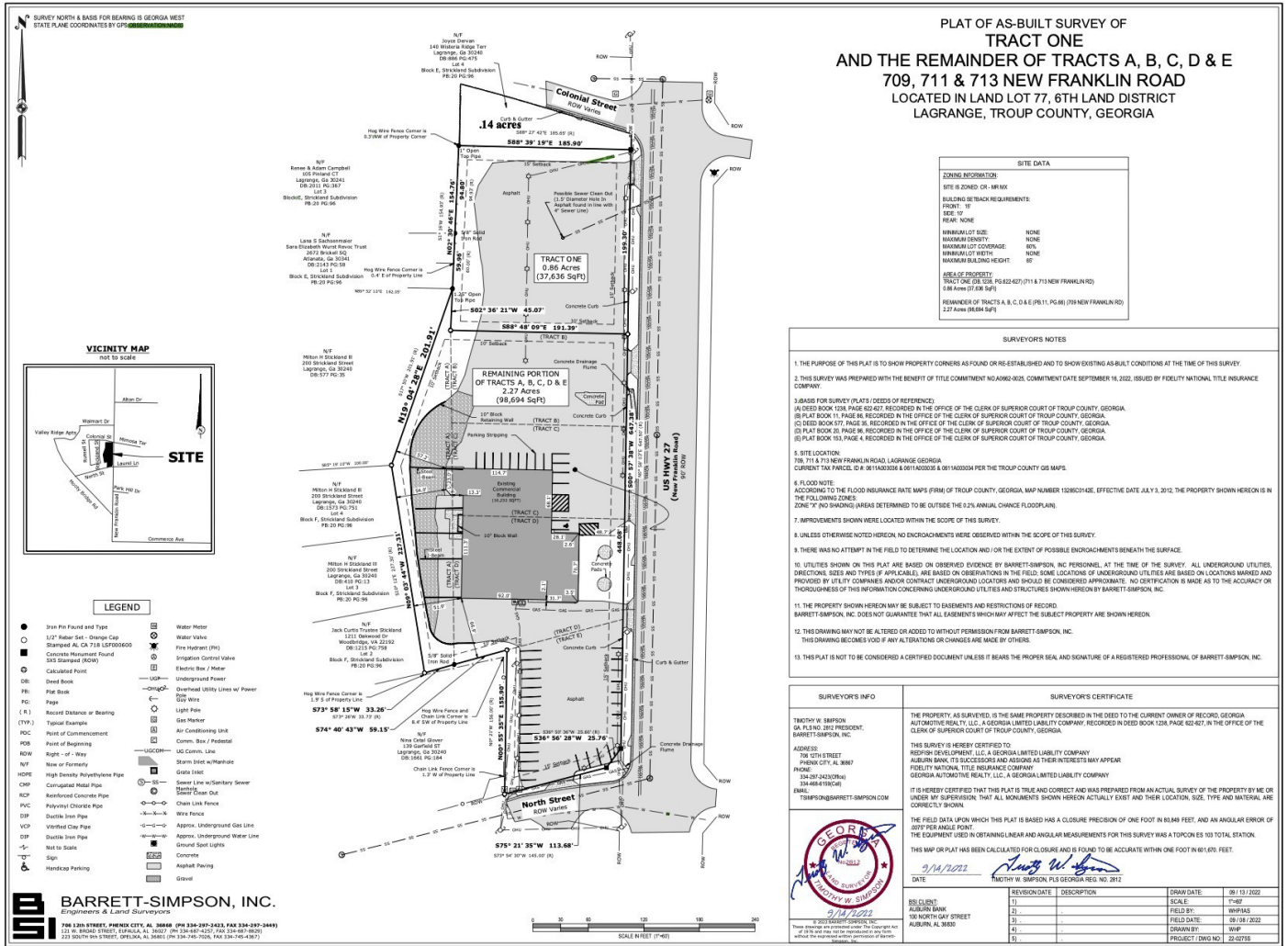


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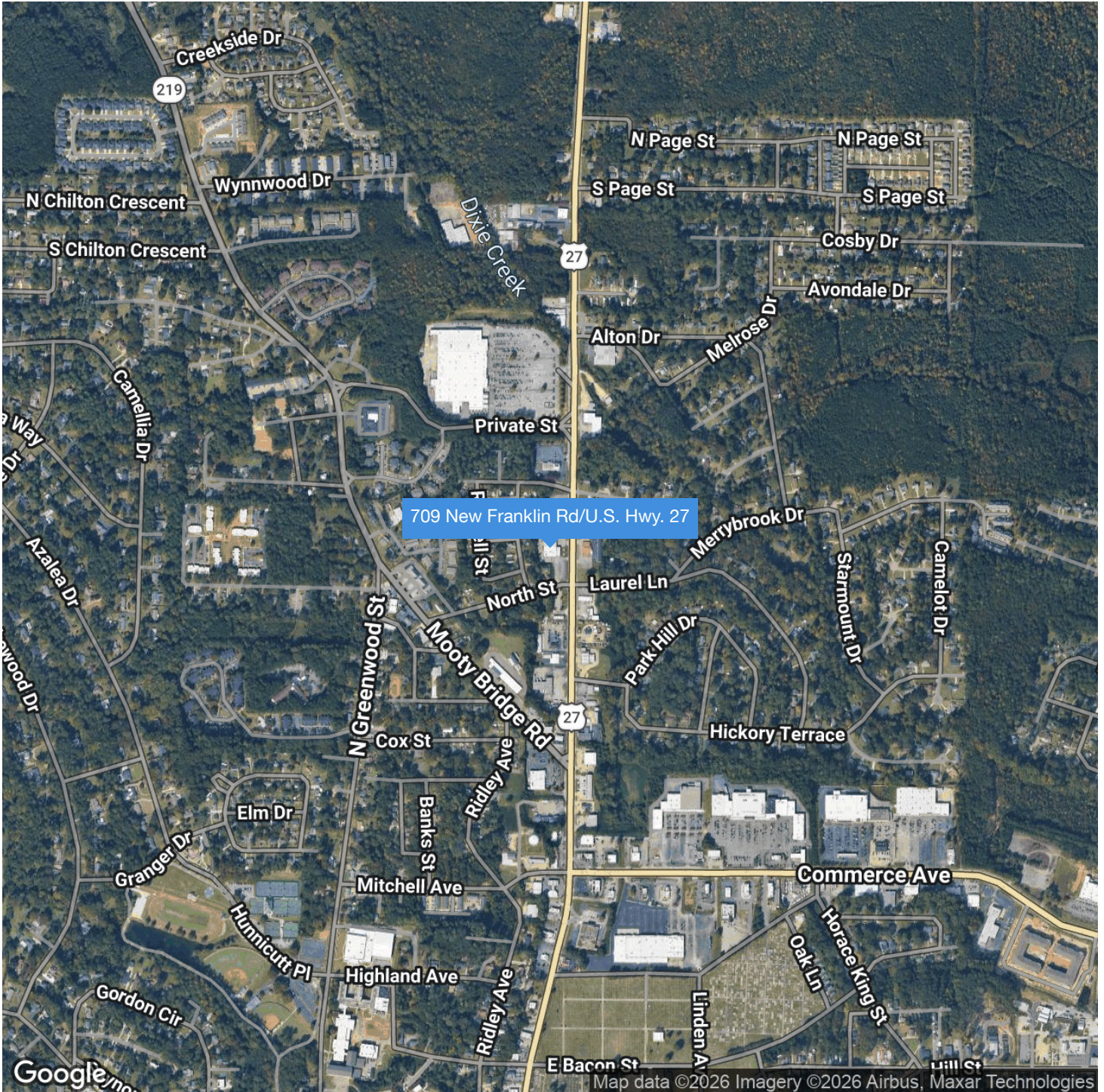


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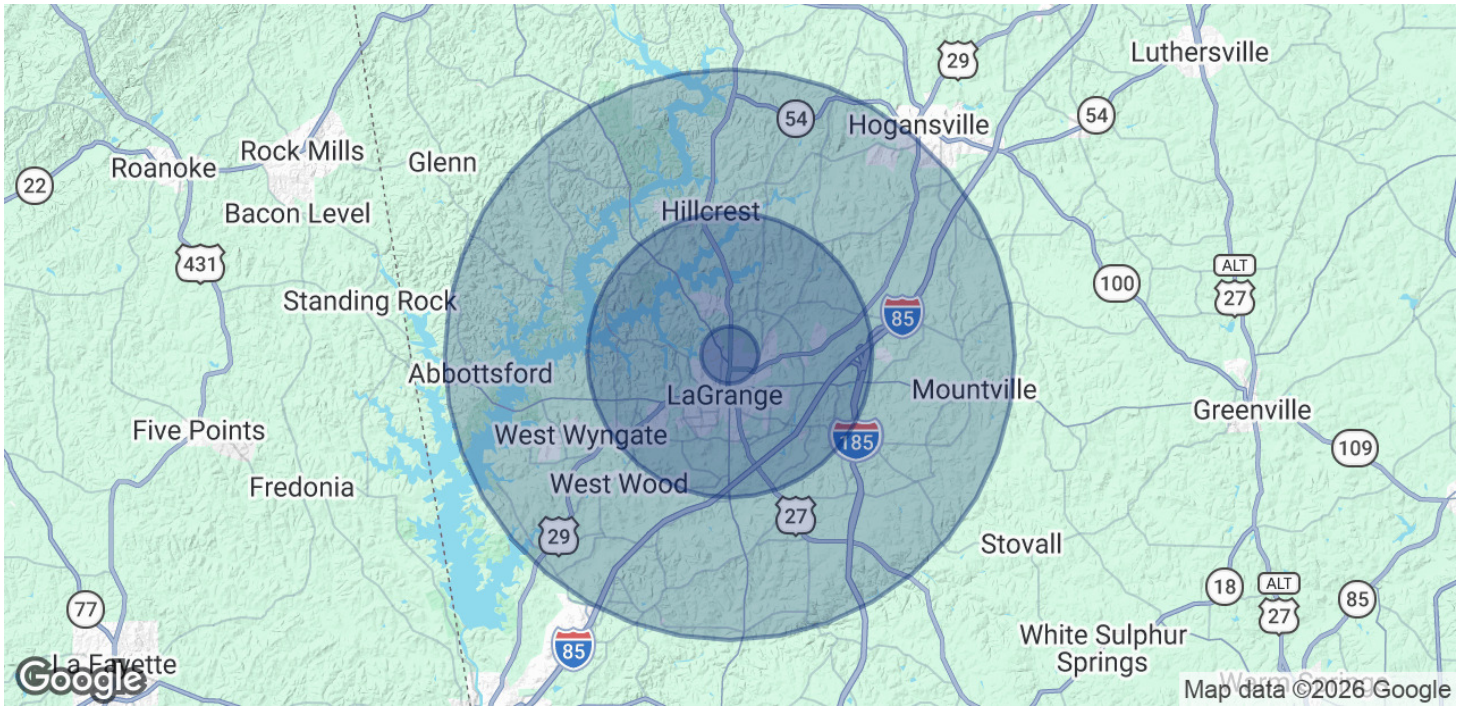


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,975	37,248	58,222
Average Age	34.9	34.5	36.7
Average Age (Male)	32.4	32.5	34.7
Average Age (Female)	37.3	35.9	37.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,393	15,413	23,320
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$39,210	\$51,073	\$58,432
Average House Value	\$81,016	\$132,110	\$143,259

2020 American Community Survey (ACS)

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