

<p style="text-align: center;"><u>FOR SALE</u></p> <p style="text-align: center;">\$699,000</p> <p style="text-align: center;">◆</p> <p style="text-align: center;">311* Commerce Ave. LaGrange, GA 30241</p> <p style="text-align: center;"><small>*Address may change once final address assigned to property</small></p>	CONTACT	
	<p>Jim Daniel</p> <p><i>Broker</i></p> <p>Phone: 706-882-1848 Fax: 706-882-9244 email: jimd@daniel-realty-ins.com</p>	<p>DANIEL</p> <p>Realty &</p> <p>Insurance Agency, Inc. 207 Ridley Ave. LaGrange, GA 30240 706-882-1848</p>

Property Summary

Site Size	4.49± AC (Pending Final Plat Confirmation)												
Frontage	Actual frontage on Commerce Avenue T.B.D. by Final Plat												
Property Overview	<p>Property is located within the corporate City Limits of LaGrange on the N/S of Commerce Avenue, LaGrange, GA (See property aerial photo & plat.)</p> <p>Commerce Avenue is a major thoroughfare from the northern part of "Downtown LaGrange" to the N/E section of the City of LaGrange. It is 5 lanes including a center turn lane.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Zoning: CR-MX</td> <td style="width: 33%;">Electric: GA Power Company</td> <td style="width: 33%;"></td> </tr> <tr> <td>Traffic Count: 16,500 (2022 Maps)</td> <td>Gas: (City Of LaGrange)</td> <td></td> </tr> <tr> <td></td> <td>Water: (City Of LaGrange)</td> <td></td> </tr> <tr> <td></td> <td>Sewer: (City Of LaGrange)</td> <td></td> </tr> </table>	Zoning: CR-MX	Electric: GA Power Company		Traffic Count: 16,500 (2022 Maps)	Gas: (City Of LaGrange)			Water: (City Of LaGrange)			Sewer: (City Of LaGrange)	
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Available	Negotiable												
Other	<p>Property is part of an original tract recently purchased to develop a building for commercial development. The balance pf the property is being offered as shown.</p> <p>Recent Phase I for the tract beings sold indicated no environmental issues present.</p>												
Location Area	Commerce Avenue is a major commercial area in LaGrange. Located within the area are various restaurants including McDonald's, Chic-Fil-A, Krystal, Cook-Out, Freddy's, Pizza Hut, Aaron's Rental, and various locally owned restaurants, Kroger, Publix, Gerber Automotive, Enterprise Rental Car Agency, Auto Zone Auto Part Suppliers, and Planet Fitness and general retail among others.												
NOTE	<i>Additional adjoining properties available upon request</i>												

General Area Overview

LaGrange is a growing, progressive city just 55± miles south of the busiest airport in the world, Atlanta's Hartsfield International via Interstate I-85. It is the principal city of the LaGrange, Georgia Micropolitan Statistical Area, which is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. LaGrange is the County Seat of Troup County.

The location of LaGrange makes it a hub of activity. Located at the intersection of two interstates (I-85 and I-185), the cities of Troup County are directly in the center of Georgia's two largest metropolitan cities – Atlanta and Columbus. This area has been named "The Growth Corridor of the South." More than 25,000 vehicles travel through the county on I-85 and 15,000 on I-185 each day. Over 925,000 people live within a 45-minute drive of downtown LaGrange. Over 2 million people live within 60 miles. More than 3.5 million people visit Troup County's unique tourist attractions annually. LaGrange is home to LaGrange College, Georgia's oldest private college. Currently, more than 1,000 students are enrolled. More than 1,200 students are enrolled at West Georgia Technical College's LaGrange Campus.

The city's proximity to West Point Lake, one of the largest lakes in Georgia, a few miles to the west, helps attract bass fishermen and water sports enthusiasts to the city. The lake is a 26,000-acre reservoir with 525 miles of shoreline and provides excellent opportunities for fishing, camping, boating and other recreational activities at its many day use areas and two marinas. Known for its large-mouth bass, West Point Lake was home to the 2011 and 2013 Bassmaster Elite Series that were attended by more than 14,000 fans each year.

The community's economic foundation prospers because of abundant natural resources, an educated workforce, professional medical facilities, award-winning schools, an excellent transportation network and an outstanding quality of life.

Industrial Development

The overall location is hard to beat. Positioned at the intersection of two interstates (I-85 and I-185), Troup County is an easy drive from Atlanta, Columbus, Birmingham and Montgomery and less than an hour from Atlanta's Hartsfield-Jackson International Airport, the world's busiest hub. The Atlantic Ocean port of Savannah is only 250 miles away and CSX rail operates two main lines heading north/south and east/west to serve the community's industrial parks. LaGrange-Callaway Airport boasts two runways and advanced instrument landing systems to accommodate small and corporate jets.

With three industrial parks in LaGrange and another in West Point, Troup County is a destination for new businesses and industry for multiple reasons.

Strengthened and guided by Development Authorities in LaGrange, West Point, and Hogansville, local governments offer incoming industries innovative finance packages, outstanding industrial tracts and energetic marketing efforts, which contribute to making the area a model for other communities around the state.

Troup County is home to more Fortune 500 regional sites per capita than anywhere in the United States including: Wal-Mart Distribution Center, Duracell, UPS Distribution Center, Caterpillar, Dow

Jones/Wall Street Journal, Kimberly-Clark Corporation, Illinois Tool Works, Servicemaster/American Home Shield.

Companies from Canada, Denmark, Germany, India, Japan, Netherlands, Sweden and the United Kingdom have brought their unique cultures to blend with our southern roots. Kia's decision to locate its first North American plant in Troup County has had a tremendous influence on Troup County. The Korean automaker produces three top-selling models at its \$1-billion manufacturing plant. Employing more than 3,000 associates at the plant plus creating thousands of additional jobs at local suppliers, the investment of Kia Motors Manufacturing Georgia, Inc. has created more than 15,000 regional jobs.

Retail Recruitment

The West Georgia region is experiencing unprecedented economic development, driven primarily by growth at the region's largest employer, Kia Motors Manufacturing Georgia, Inc. As the region has grown, a shortage of retail has developed and a significant number of shoppers are forced to shop outside the region. The LaGrange-Troup County Chamber of Commerce, in conjunction with local government and the area's commercial real estate community, is actively recruiting new to the market retail to address this shortage. Troup County wants shoppers to have the opportunity to "Trade in Troup" locally for all their retail needs and are confident our economy has the strength to make this additional retail successful. There are a number of retail developments under development now. In addition, there are ample opportunities throughout LaGrange, Hogansville and West Point to join smaller developments, both new and existing. Members of the Chamber's professional staff stand ready to assist you in bringing your business to the Troup County market. They will: Help you get oriented to the region and the local retail climate, provide custom research and data to help you evaluate potential sites, connect you with the local commercial real estate community, help you interface with local government officials, connect you with other area resources you may need.

They partner with Retail Strategies – www.retailstrategies.com, a leading national advisory firm focused on retail market analysis, strategic planning, retail recruitment, and development. The Retail Strategies team conducted a market analysis and have identified key gaps in the retail offerings of our trade area.

Recently, LaGrange became a home to the Great Wolf Lodge Company. The Great Wolf Lodge provides a tremendous indoor water park with water slides, pools, and many additional attractions for families, including but not limited to a rope course, arcade games, and miniature golf.

RECENT LOCAL ANNOUNCEMENT

Remington Firearms to Locate Global Headquarters, Open New Advanced Manufacturing Facility, World-class Research and Development Center in LaGrange

Atlanta, GA – November 8, 2021 – Governor Brian P. Kemp today announced Remington Firearms (RemArms), America's oldest firearms manufacturer, will locate its global headquarters and open a new advanced manufacturing operation as well as a world-class research and development center in LaGrange, Georgia. Through these projects, RemArms will invest \$100 million and create 856 jobs over a five-year period in Troup County.

"Georgia's firearms industry is responsible for thousands of jobs and millions of dollars of investment in our communities," **said Governor Kemp**. "I am a proud owner of some of Remington's first-class product, and now, I am excited to welcome them to their new home in the Peach State. As yet another big manufacturing win for our state, I look forward to seeing the oldest firearms manufacturer in America thrive in Georgia's pro-business environment."

Founded in 1816, Remington Firearms is one of the United States' largest domestic producers of shotguns and rifles. Several of the company's strategic products will be manufactured in Georgia. The new headquarters will also become home to an innovative research and development center.

"We are very excited to come to Georgia, a state that not only welcomes business but enthusiastically supports and welcomes companies in the firearms industry," **said Ken D'Arcy, RemArms CEO**. "Between the support we've received from the state and from Scott Malone and Kelley Bush of the City of LaGrange Economic Development Authority, we cannot wait to expand our company in Georgia. Everyone involved in this process has shown how important business is to the state and how welcoming they are to all business, including the firearms industry." The company will be hiring for positions in production, operations, engineering, and management, as well as careers in HR, finance, and administration in Remington's onsite executive offices.

"I am thrilled to welcome Remington Firearms to the growing list of manufacturers who call LaGrange home," **said Mayor of LaGrange Jim Thornton**. "The Remington name has long been associated with great products, and I know they will continue that tradition and be very successful here. I applaud the partnership with Governor Kemp and the economic development teams at the state and at the city that help attract great companies to our community." The Georgia Department of Economic Development was represented in this competitive project by Senior Project Manager Taylor Kieley in partnership with the LaGrange Economic Development Authority, Georgia Power, and Georgia Quick Start.

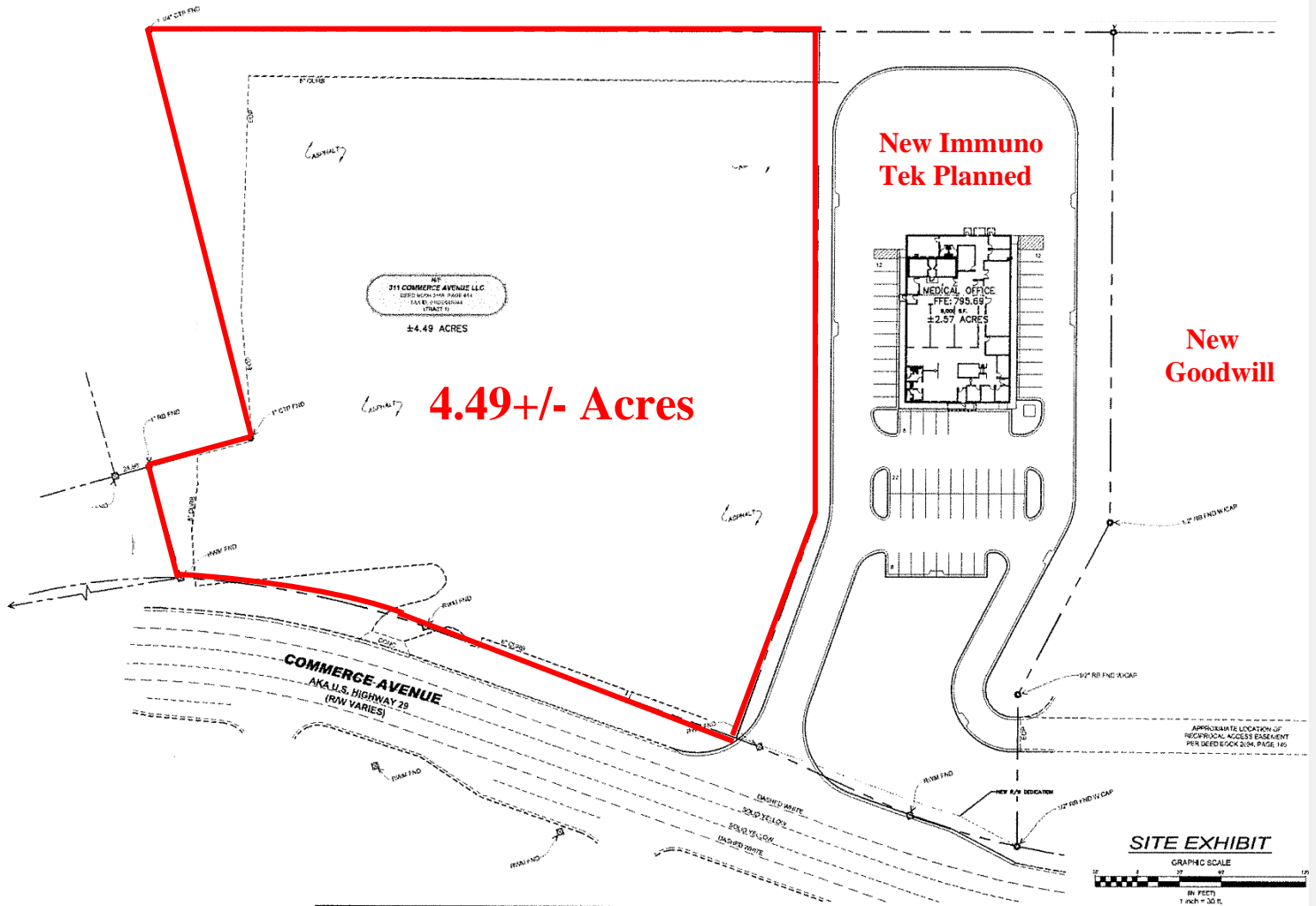
"For more than two centuries, Remington Arms has been a part of the fabric of our country, and for many of us who grew up with a strong connection to the outdoors and a love of outdoor sports, a trusted brand like Remington has been interwoven into our lives," **said GDECD Commissioner Pat Wilson**. "This makes it all the more exciting for us to see Remington Firearms locate their global headquarters and advanced manufacturing operations to Georgia where they will join a strong community of great companies who call this state home. Many thanks to our economic development partners in Troup County for helping the state win this project, which will undoubtedly have a sizeable economic impact on LaGrange and surrounding communities."

Founded in 1816, [Remington Arms](#) is one of the nation's oldest firearms brands, operating for 205 years. Remington is one of the largest producers of shotguns and rifles in the world.

The outlook for the addition of new businesses and industries remains positive in Troup County.

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Site Sketch



Note: The above site sketch was taken from the preliminary property subdivision plat. Prospects are cautioned to verify as needed. Final plat will be furnished upon receipt by Broker

2022 Property Tax Map Sketch – Modified for illustration



Note: The above site sketch was taken from the current Troup County 2021 Tax Map and modified for illustration. Prospects are cautioned to verify as needed.

Property Tax Map Sketch – Modified for illustration and area location

