



Development Sites

Kia Blvd at Sandtown Road West Point, Georgia 31833

Property Highlights

- New development in the area includes Circle K convenience store & a Childcare Network.
- Zoned for commercial use
- Water & Sewer are available.

Property Description

The entire property is comprised of 13.08-acres and is located mostly on the northside of KIA Boulevard across from the entrance to the KIA Georgia Training Center. Tract #1 is 11.05-acres and Tract #2 is 2.03-acres and is located on the southeast corner of KIA Boulevard and Old Gabbetville Road intersection.

Tract #1 is ideal for industrial, retail, or multi-family development and Tract #2 is perfect for a quick service retail user. Both sites are only a 1/2-mile from KIA Pkwy. & KIA Motors Manufacturing Georgia automotive plant entrance and less than a mile from the interstate highway (I-85).

OFFERING SUMMARY

Sale Price	\$325,000 - \$1,375,000
Lot Size	13.08 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	302	\$45,935
5 Miles	8,390	\$53,579
10 Miles	49,748	\$50,912

For more information

Jack Hayes, SIOR, CCIM, MICP

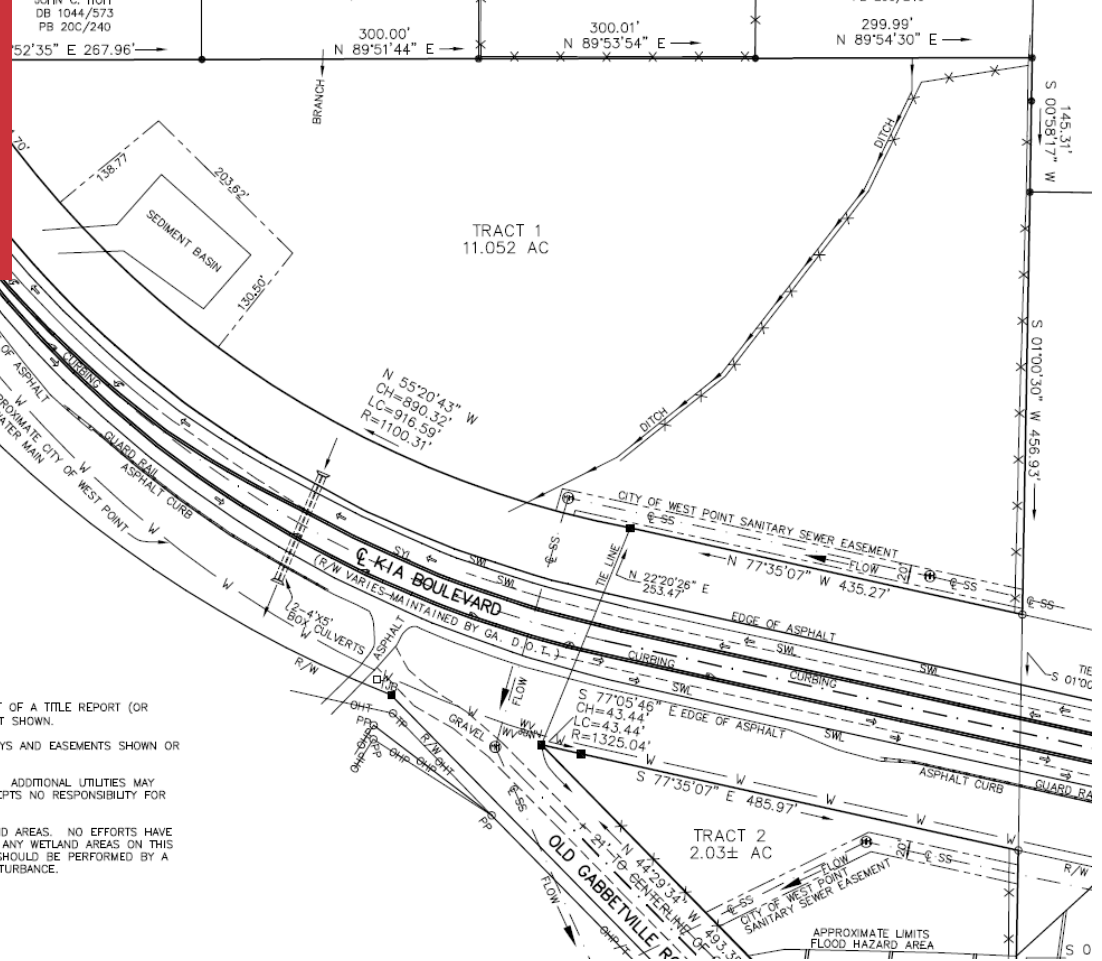
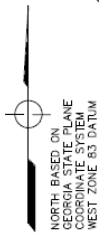
O: 706 660 5418 x1002
jhayes@g2cre.com

David C. Johnson

O: 706 660 5418 x1008
djohnson@g2cre.com

For Sale
Land
13.08 Acres

LAND LOT 186
LAND LOT 161



SURVEY NOTES:

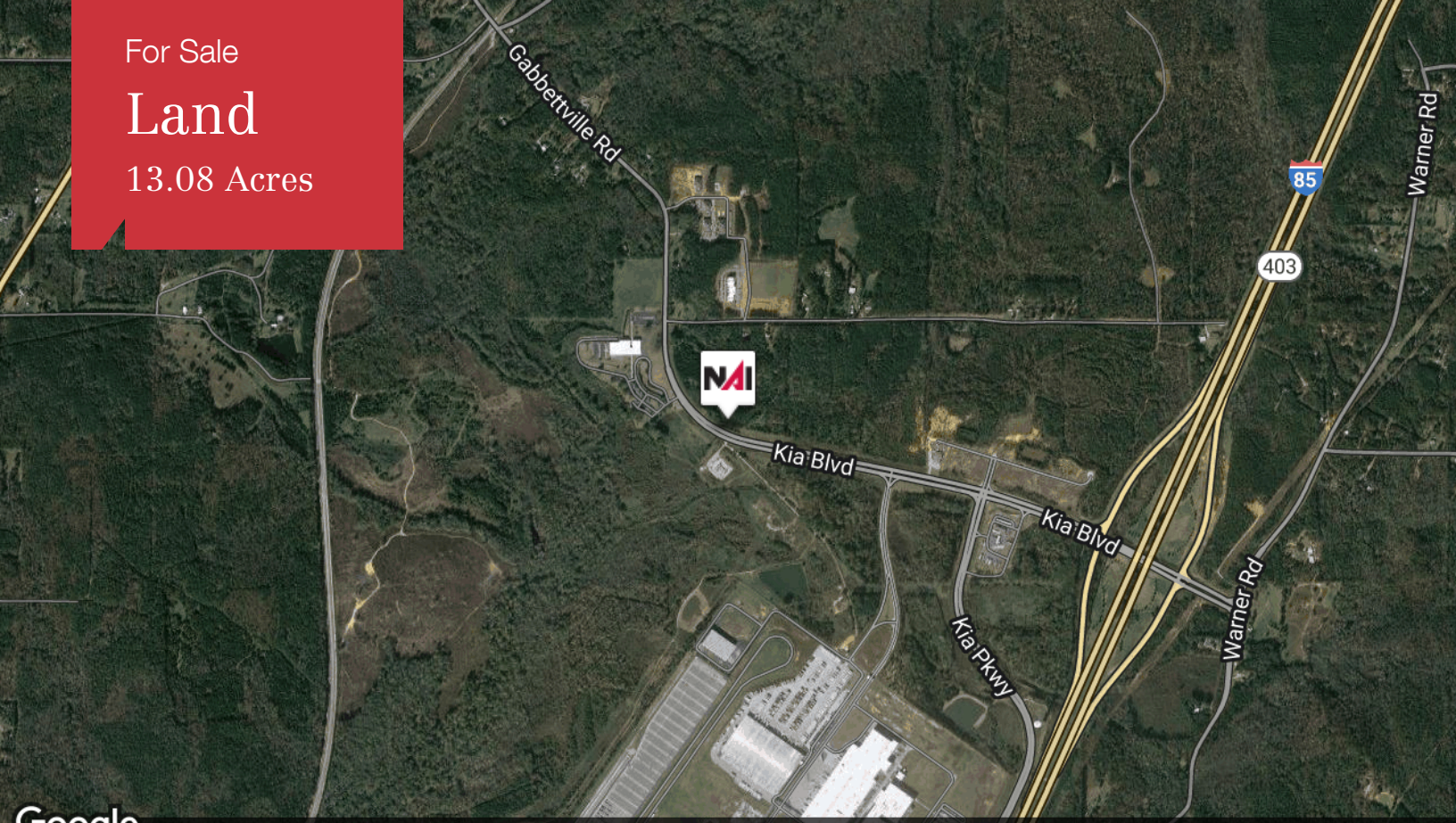
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT (OR COMMITMENT) WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.
2. THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
3. UTILITIES SHOWN ARE GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
4. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THE SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. WETLAND IDENTIFICATION AND DELINEATION SHOULD BE PERFORMED BY A QUALIFIED WETLAND SPECIALIST PRIOR TO ANY LAND DISTURBANCE.



For Sale

Land

13.08 Acres



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Google Map data ©2022

NAIG2 Commercial

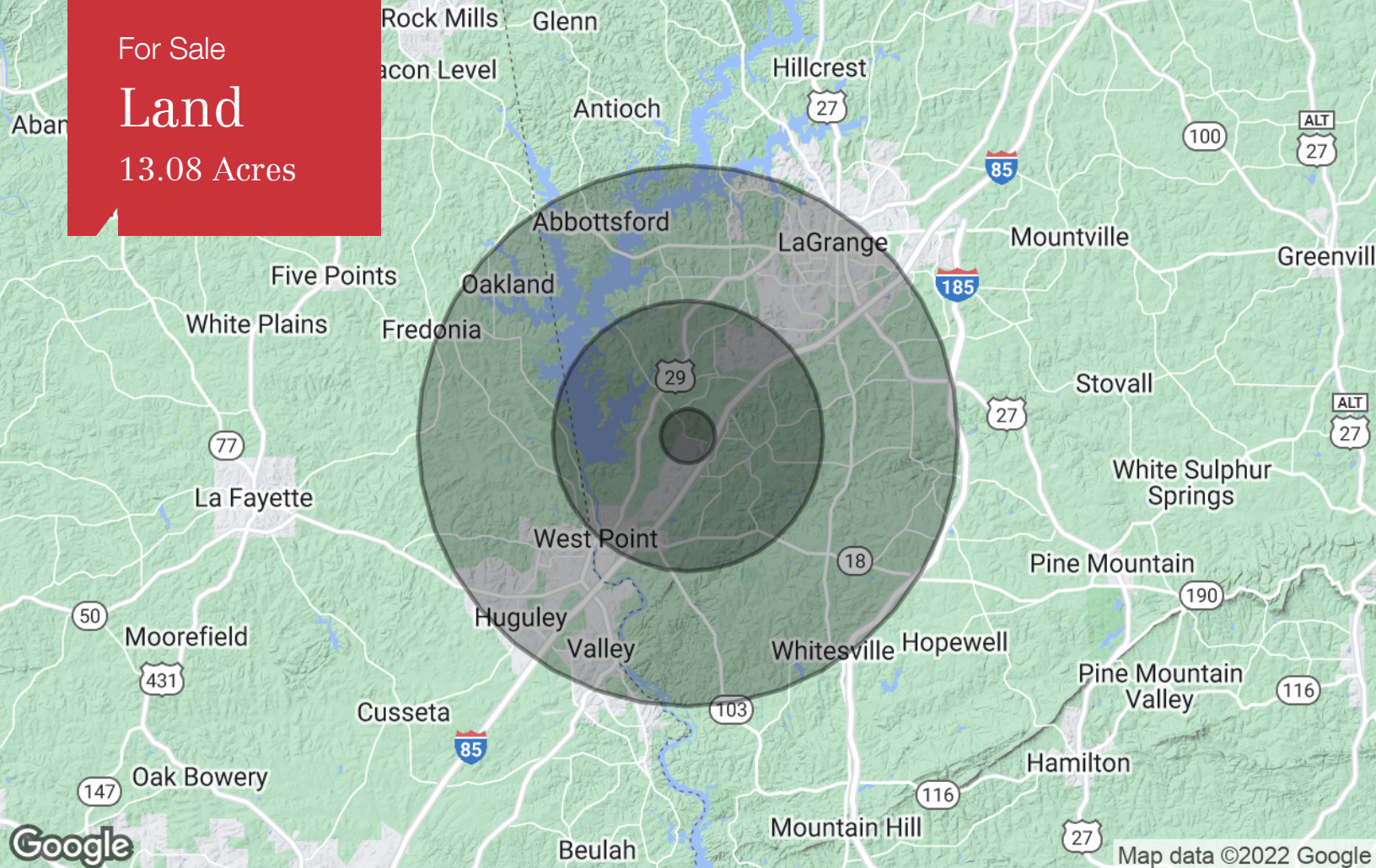
5607 Whitesville Road
Columbus, GA 31904
706 660 5418 tel
G2cre.com



For Sale

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13.08 Acres



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	302	8,390	49,748
MEDIAN AGE	40.1	38.8	37.2
MEDIAN AGE (MALE)	39.8	38.3	35.5
MEDIAN AGE (FEMALE)	40.2	39.4	39.5

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	116	3,131	18,295
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$45,935	\$53,579	\$50,912
AVERAGE HOUSE VALUE	\$132,152	\$130,903	\$147,717

Race

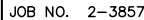
	1 Mile	5 Miles	10 Miles
% WHITE	59.3%	67.4%	62.9%
% BLACK	40.4%	31.5%	35.3%
% ASIAN	0.0%	0.4%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.2%
% OTHER	0.3%	0.3%	0.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.7%	0.8%	3.0%

* Demographic data derived from 2020 ACS - US Census

13.08 Acres



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Google

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