

FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY

S. Davis Rd. & Upper Big Springs Rd Lagrange, GA 30241



OFFERING SUMMARY

Sale Price:	\$3,802,500
Lot Size:	84.5 Acres
Price / Acre:	\$45,000
Zoning:	AC-MX

PROPERTY OVERVIEW

Located at the corner of South Davis Road and Upper Big Springs Road, this high-traffic, 84.5-acre parcel offers exceptional potential for single-family residential development. Set near established neighborhoods, local schools, and parks, the site is perfectly positioned to attract future homeowners seeking convenience, community, and outdoor amenities.

This area of LaGrange is rapidly expanding, with the City of LaGrange recently completing a 44-acre park adjacent to the site. The park features direct access to the 10th section of The Thread, LaGrange's growing multi-use trail system, and includes a stocked fishing pond. This park is just across Big Springs Road from the available site — ideal for family recreation and lifestyle appeal.

This is a rare investment opportunity in an upward-trending market. With its strong location, excellent accessibility, and community-focused amenities, the site offers prime potential for developers looking to create a residential neighborhood that meets rising local demand.

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PROPERTY HIGHLIGHTS

- 84.5+/- acres ideal for single-family residential development
- Zoned AC-MX (Activity Center Mixed Use) – supports a variety of residential and mixed-use opportunities
- Premier corner location at South Davis Road & Upper Big Springs Road
- Surrounded by established neighborhoods, local schools, and public parks
- Convenient access to key amenities and major commuter routes, including I-85
- Adjacent to a newly completed 44-acre city park, enhancing community and lifestyle appeal

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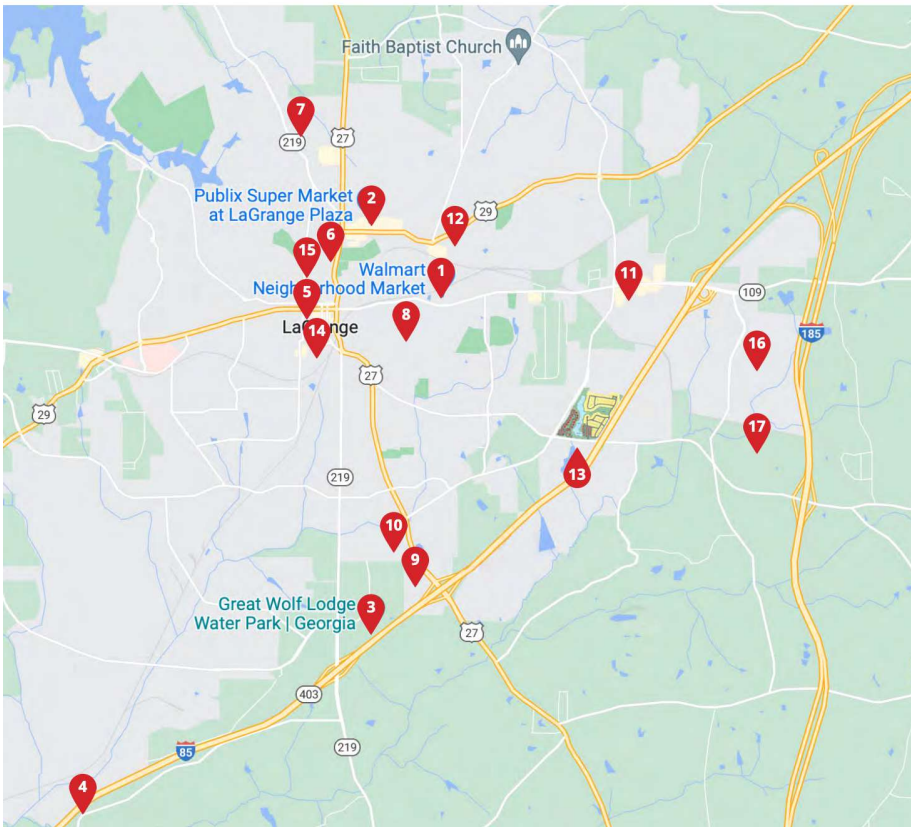


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Conveniently located by:

- 1 Walmart
 - 2 Publix
 - 3 Great Wolf Lodge
 - 4 Kia Assembly Plant (12 miles)
 - 5 Downtown LaGrange
 - 6 LaGrange High School
 - 7 Hope Academy
 - 8 Adult Academy
 - 9 Troup County High School
 - 10 Lafayette Christian School
 - 11 West Georgia Commons
 - 12 LaGrange Marketplace
 - 13 NEW Ridley Lake Park (see page 5)
 - 14 Wild Leap Brew Company
 - 15 Sweetland Amphitheater
 - 16 Walmart Distribution Center
 - 17 GA Ports Authority Inland Port
- The Thread Trail System

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This is not a part of Mallory Lake Crossing and planned by the City of LaGrange

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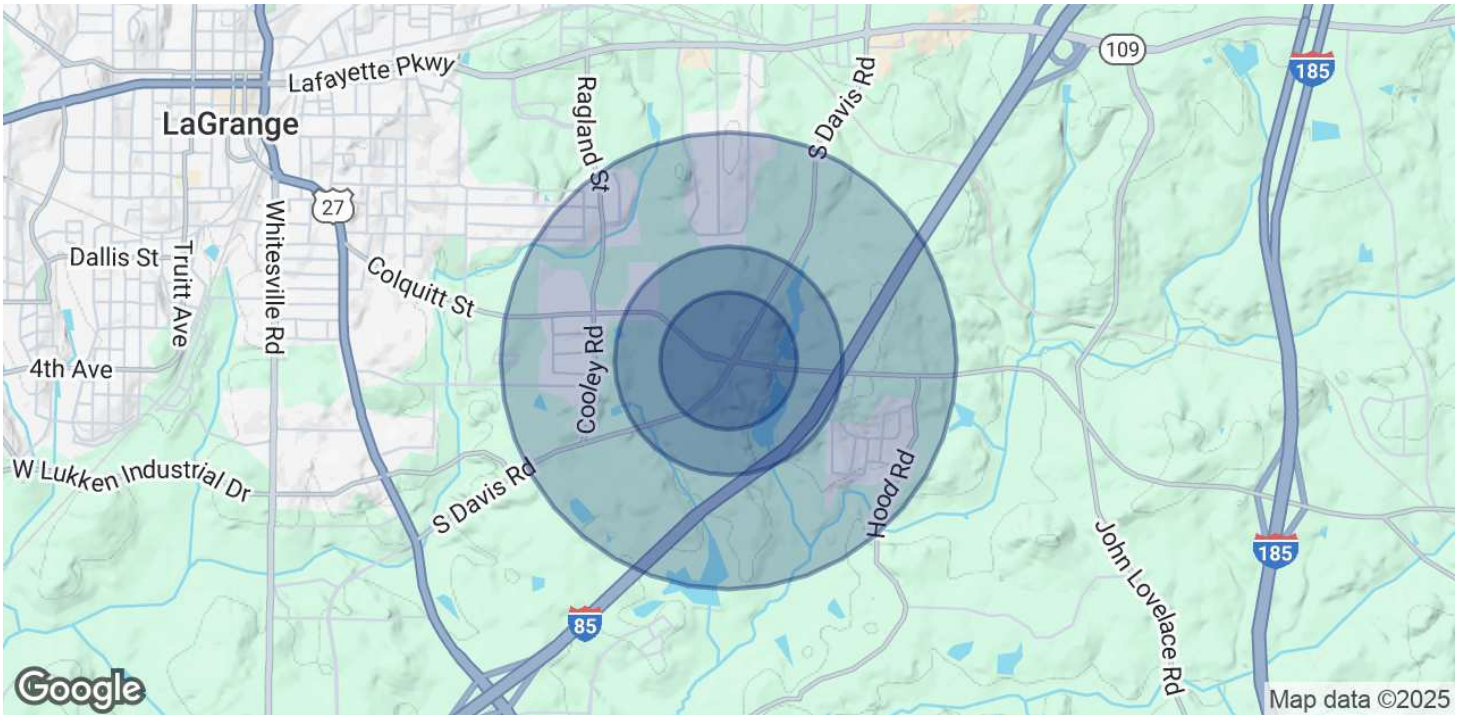


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	86	323	2,000
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	123	758
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$57,628	\$60,229	\$61,011
Average House Value	\$243,865	\$234,613	\$232,152

Demographics data derived from AlphaMap

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