

For Sale - 35.68 Acres
5490 Lone Oak Road
Hogansville, GA 30230

Amazon
325 acres

Meriwether
Business Park

St Paul CME Church

Subject
Lone Oak

Hogansville

Trammell Crow
92 acres

Hwy 54

Hillwood Properties
182 acres

Mike Cahalan | 678-429-1990
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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

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Executive Summary

Excellent visibility tract located directly on Hwy 54 – Hogansville area

Industrial and manufacturing development – being built in the general area

Property consists of the following:

Primary residence built in 2021 - 2,780 sq ft

Inground pool

200' x 175' riding arena for horses

Barn with six stalls

Four separate pastures – all fence in

30' x 100' pole barn

Roads throughout the property

Updated mobile home on the front of the property that can generate rental income

Property Overview

Total Acreage: 35.68 acres

Parcel ID: 026 002003 IN, 026 002001 IN, 026 002002 IN

County: Meriwether

Zoning: Residential

Utilities: Water & sewer will be available

Topography – Rolling hills – 770 feet of Hwy 54 road frontage

Perfect site for Industrial – manufacturing – personal estate

Offering Price: \$85,000 per acre

Tax Plat



Parcel ID: 026 002001 IN – 31.64 ac.

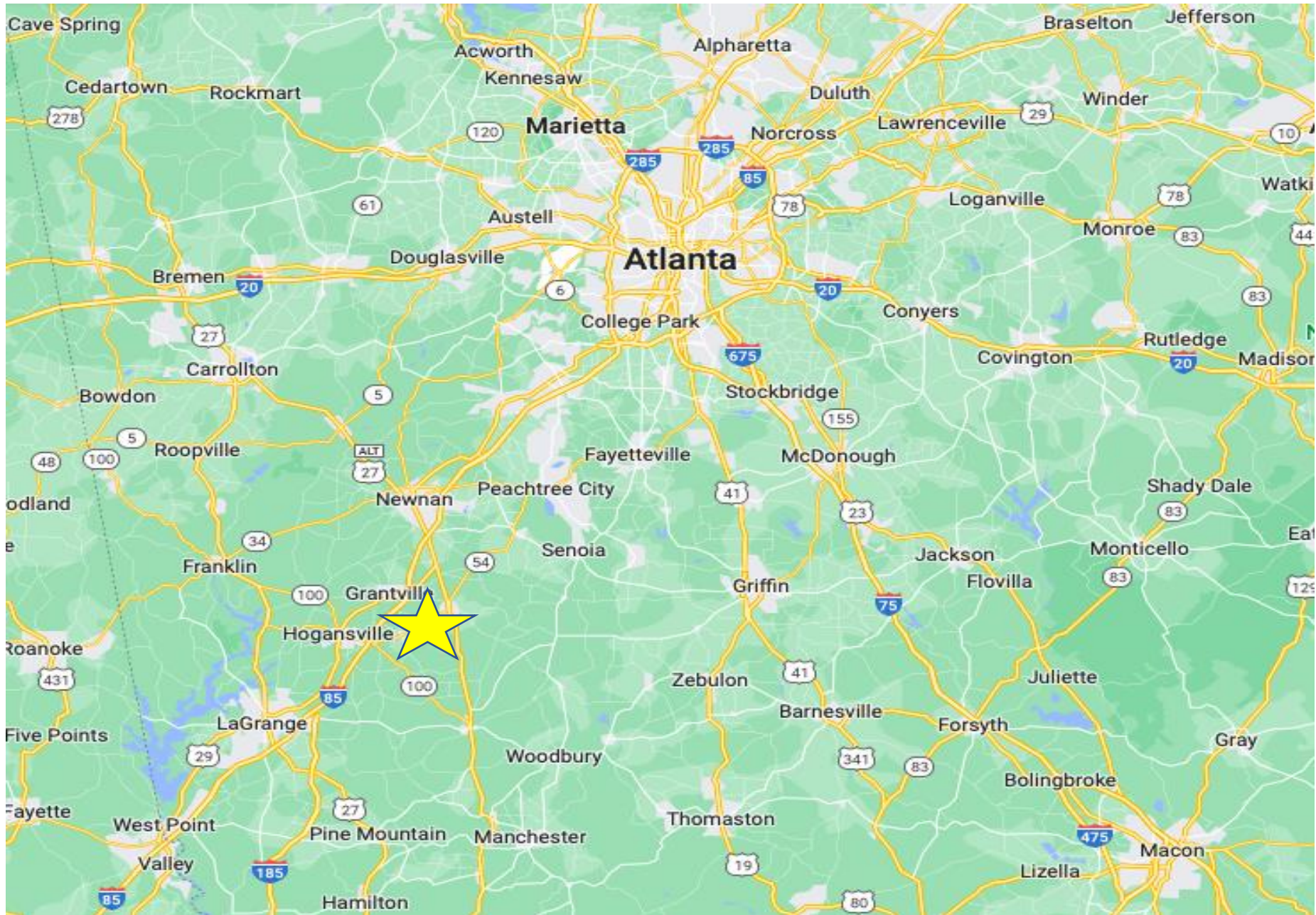


Parcel ID: 026 002003 IN – 2.02 ac

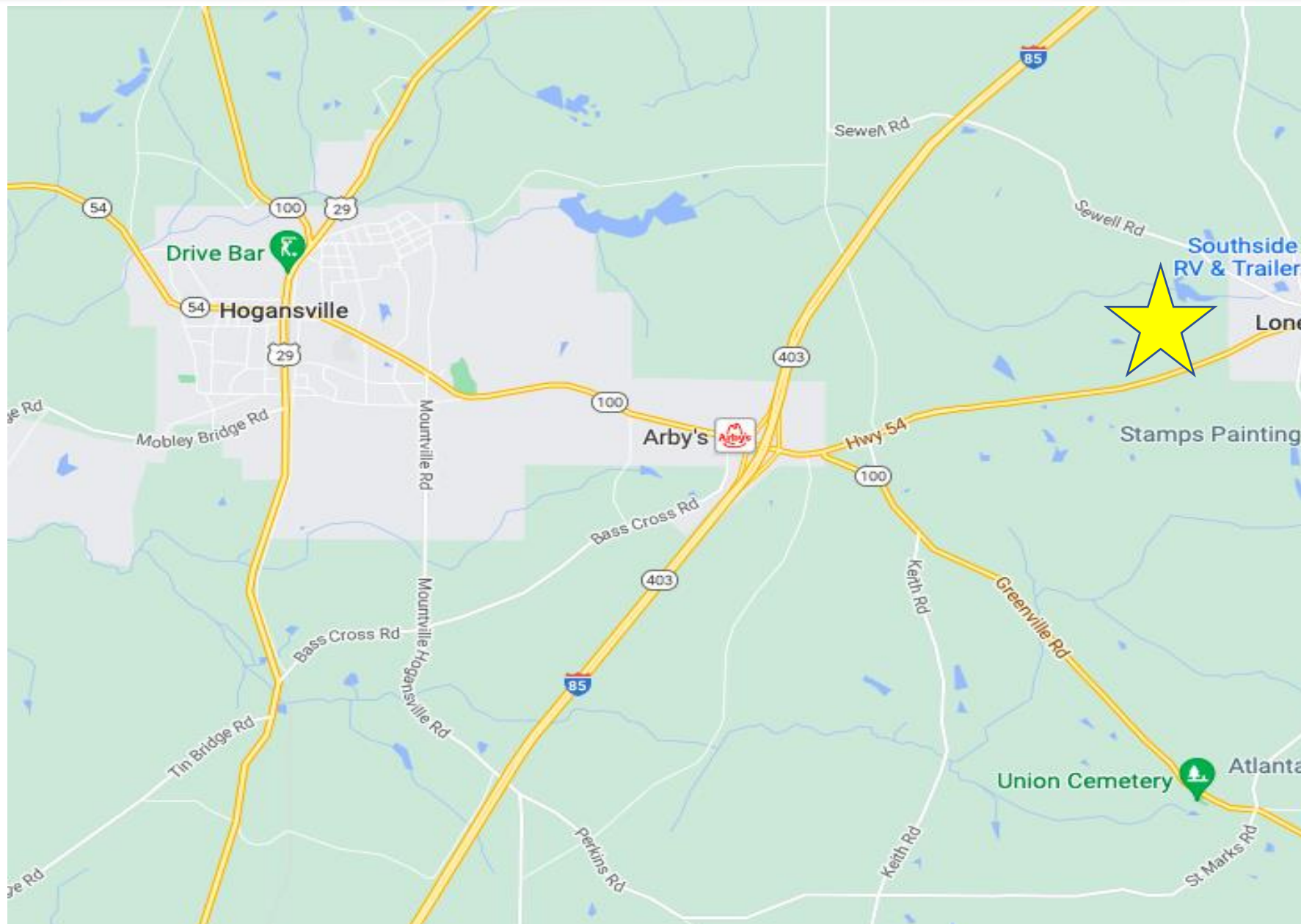


Parcel ID: 026 002002 IN – 2.02 ac.

Distance Map



Submarket Aerial



Area Demographics 2026



Demographic and Income Profile

GA-54, Hogansville, Georgia, 30230
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.16630
Longitude: -84.83123

Summary	Census 2010	2021	2026		
Population	6,971	7,664	7,931		
Households	2,513	2,722	2,810		
Families	1,859	1,982	2,037		
Average Household Size	2.77	2.81	2.82		
Owner Occupied Housing Units	1,767	1,827	1,915		
Renter Occupied Housing Units	746	895	895		
Median Age	35.2	37.0	37.6		
Trends: 2021-2026 Annual Rate	Area	State	National		
Population	0.69%	1.05%	0.71%		
Households	0.64%	1.06%	0.71%		
Families	0.55%	0.97%	0.64%		
Owner HHs	0.95%	1.26%	0.91%		
Median Household Income	2.30%	2.43%	2.41%		
Households by Income	2021		2026		
	Number	Percent	Number	Percent	
	<\$15,000	408	15.0%	356	12.7%
	\$15,000 - \$24,999	340	12.5%	303	10.8%
	\$25,000 - \$34,999	309	11.4%	312	11.1%
	\$35,000 - \$49,999	388	14.3%	394	14.0%
	\$50,000 - \$74,999	464	17.0%	482	17.2%
	\$75,000 - \$99,999	384	14.1%	411	14.6%
	\$100,000 - \$149,999	356	13.1%	462	16.4%
	\$150,000 - \$199,999	30	1.1%	40	1.4%
\$200,000+	44	1.6%	51	1.8%	