

49.16 ACRES

COMMERCIAL / INDUSTRIAL
DEVELOPMENT OPPORTUNITY

LONE OAK ROAD & HWY 54
HOGANSVILLE, GEORGIA

\$3,600,000

Strategically Located in a
Growing Industrial Corridor

LUTHERSVILLE RD

54

LONE OAK 85

EXECUTIVE SUMMARY

Located along Highway 54 in Hogansville, Georgia, this 49.16-acre tract presents an exceptional opportunity for commercial, industrial, logistics, warehouse, manufacturing, or investment development.

Positioned near Interstate 85 and surrounded by expanding industrial activity, the property offers excellent visibility, accessibility, and long-term growth potential.



STRATEGIC
LOCATION



HIGHWAY 54
FRONTAGE



GROWING
INDUSTRIAL
CORRIDOR



UTILITIES
NEARBY
(VERIFY)



MULTIPLE
DEVELOPMENT
POSSIBILITIES

IDEAL USES

- ✓ DISTRIBUTION CENTER
- ✓ MANUFACTURING
- ✓ LOGISTICS HUB
- ✓ INDUSTRIAL PARK
- ✓ WAREHOUSE FACILITY
- ✓ COMMERCIAL DEVELOPMENT
- ✓ INVESTMENT HOLD

PROPERTY HIGHLIGHTS

PRICE	\$3,600,000
ACREAGE	49.16 Acres
COUNTY	Troup County
CITY	Hogansville
ADDRESSES	6659 Lone Oak Rd & 293 Harden Rd
ACCESS	Highway 54 Frontage
INTERSTATE ACCESS	Near I-85
USE POTENTIAL	Commercial / Industrial
UTILITIES	Verify Availability

LOCATION & MARKET ADVANTAGES

REGIONAL ACCESS

INTERSTATE 85
~ 6 Miles

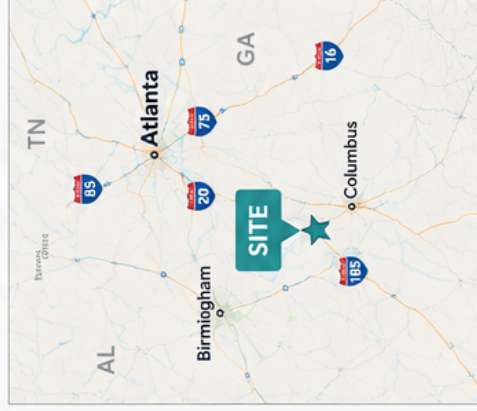
ATLANTA, GA
~ 50 Miles | 50 Min

COLUMBUS, GA
~ 40 Miles | 40 Min

KIA GEORGIA PLANT
~ 33 Miles | 30 Min

**WEST POINT
DISTRIBUTION CORRIDOR**
~ 20 Miles | 20 Min

**HARTSFIELD-JACKSON
ATLANTA INT'L AIRPORT**
~ 55 Miles | 55 Min



WHY THIS LOCATION?

GROWING INDUSTRIAL
CORRIDOR

EXCELLENT HIGHWAY
ACCESS

STRONG WORKFORCE
AVAILABILITY

REGIONAL DISTRIBUTION
ADVANTAGES

PROXIMITY TO EXISTING
INDUSTRIAL DEVELOPMENT

LONG-TERM APPRECIATION
POTENTIAL

SITE OVERVIEW



CONTACT



Navigation Properties
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SCAN TO VIEW
PROPERTY DETAILS



49.16
ACRES



HWY 54
FRONTAGE



NEAR I-85
ACCESS



INDUSTRIAL
GROWTH CORRIDOR



UTILITIES
NEARBY

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