

FOR SALE

\$439,000

(Includes Real Estate & Operating Business)

**301 (Stockyard)
Mooty Bridge Road
LaGrange, GA 30241**

CONTACT

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Broker

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DANIEL

Realty &

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LaGrange, GA 30240

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Property Summary

Site Size	0.184± Estimated Acreage Size (Per Deed)
Tax Parcel	0611A011005
Frontage	Approx. 111.5'± Frontage on Mooty Bridge Road. See included Plat
Property Overview	Property is located within the corporate City Limits of LaGrange on the S/S of Mooty Bridge Road, LaGrange, GA (See property aerial photo & plat.) Zoning: 2026 16 CR-MX Utilities at Site Electric: Water: Sewer: Propane – Some equipment uses propane
Other	Negotiable – Owner will remain for 2 months Restaurant Equipment is included – Owner provided list of included equipment on next page. Owner to provide sales data for qualified purchaser. Two Buildings on Site – Main Building is 1,488± Sq. Ft. Main Building is restaurant and meat market.

RESTAURANT EQUIPMENT (Provided By Owner)

Equipment (does not include all pans, cutlery, prep utensils)

Main building:

- 1 commercial 30 qt mixer
- 1 8x8 walk in freezer
- 1 16x8 walk in cooler
- 2 three compartment sinks w/ drain board
- 1 pellet Manitowoc ice machine
- 1 8' meat display case
- 1 4' salad prep table
- 4 6' stainless steel prep tables
- 1 bread oven
- 1 85" TV
- 2 42" TVs
- 1 belt drive toaster
- 4 heat lamps
- 1 6' Coca Cola drink box
- 1 Coca Cola table top drink box
- 5 table/chair sets
- 1 Bunn coffee maker
- 1 Fresh-O-Matic steamer
- 1 24" food warmer
- 2 cash registers
- 1 digital scale
- 1 Bunn tea maker
- 2 microwaves

Wing Shack:

- 1 refrigerator
- 1 freezer
- 3 deep fryers
- 1 flat top griddle
- 1 3 compartment sink
- 1 5' hood
- 1 cash register
- 1 Fresh-O-Matic steamer
- 1 microwave

Stock: Estimated at \$10,000 and total priced based on this amount. Inventory to be taken at closing

PROPERTY PHOTO

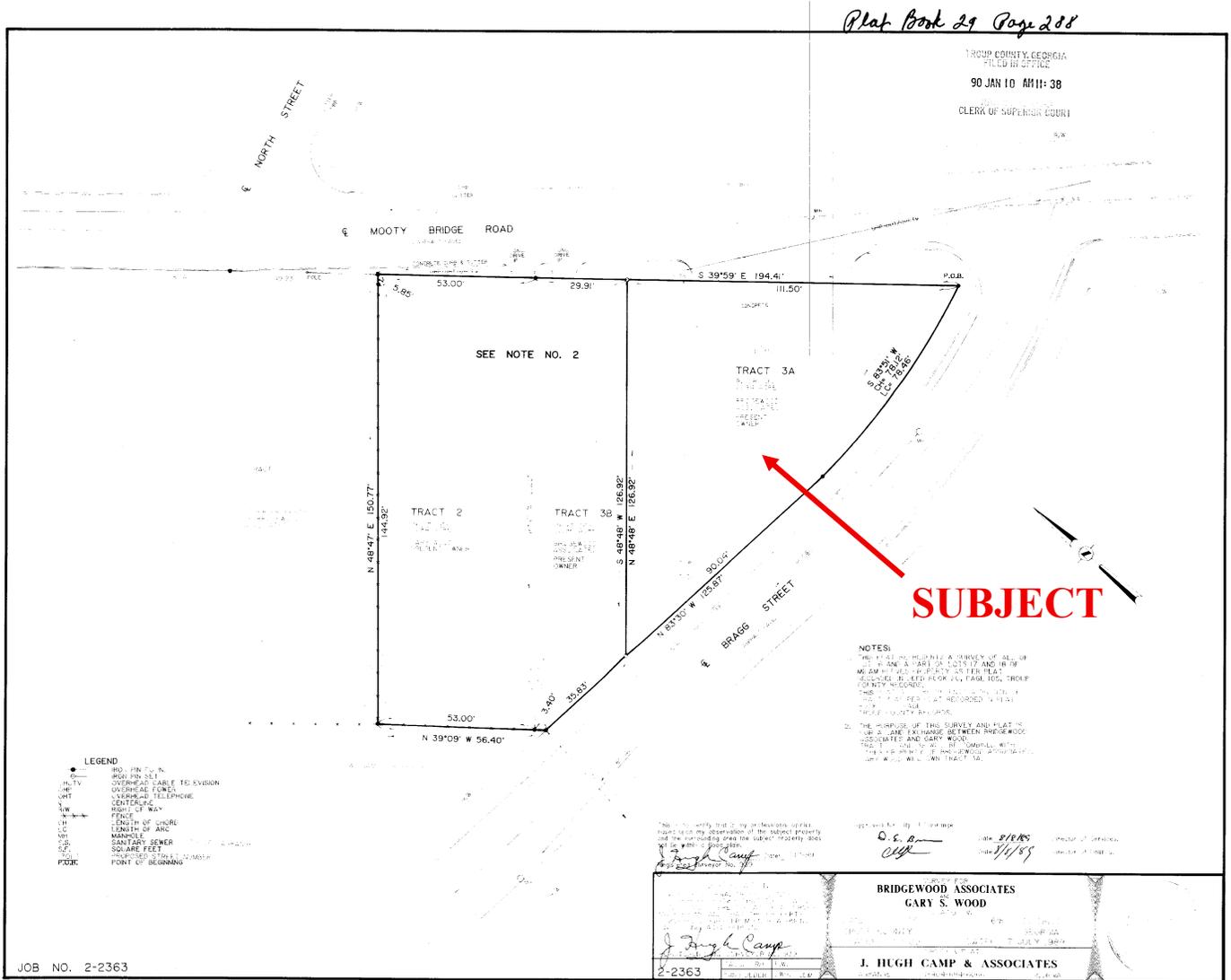


PHOTOS - INTERIOR



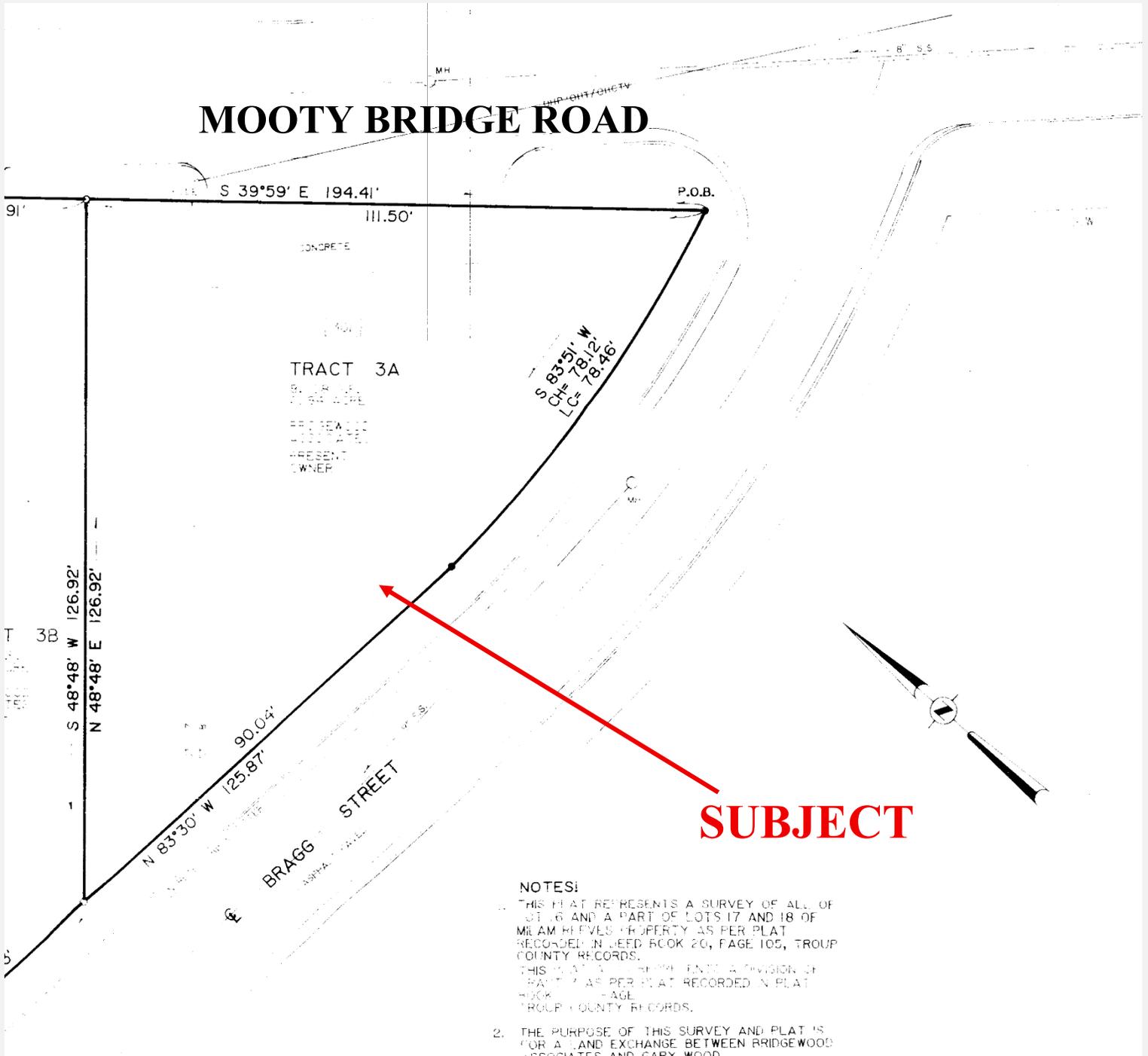
PROPERTY PLAT

Copy of Plat – Modified for illustration



PROPERTY PLAT

Partial Copy of Plat – *Enlarged and Modified* for illustration



AERIAL PHOTO OF SUBJECT PROPERTY



LOCATION IDENTIFICATION AERIAL PHOTO OF SUBJECT PROPERTY



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.