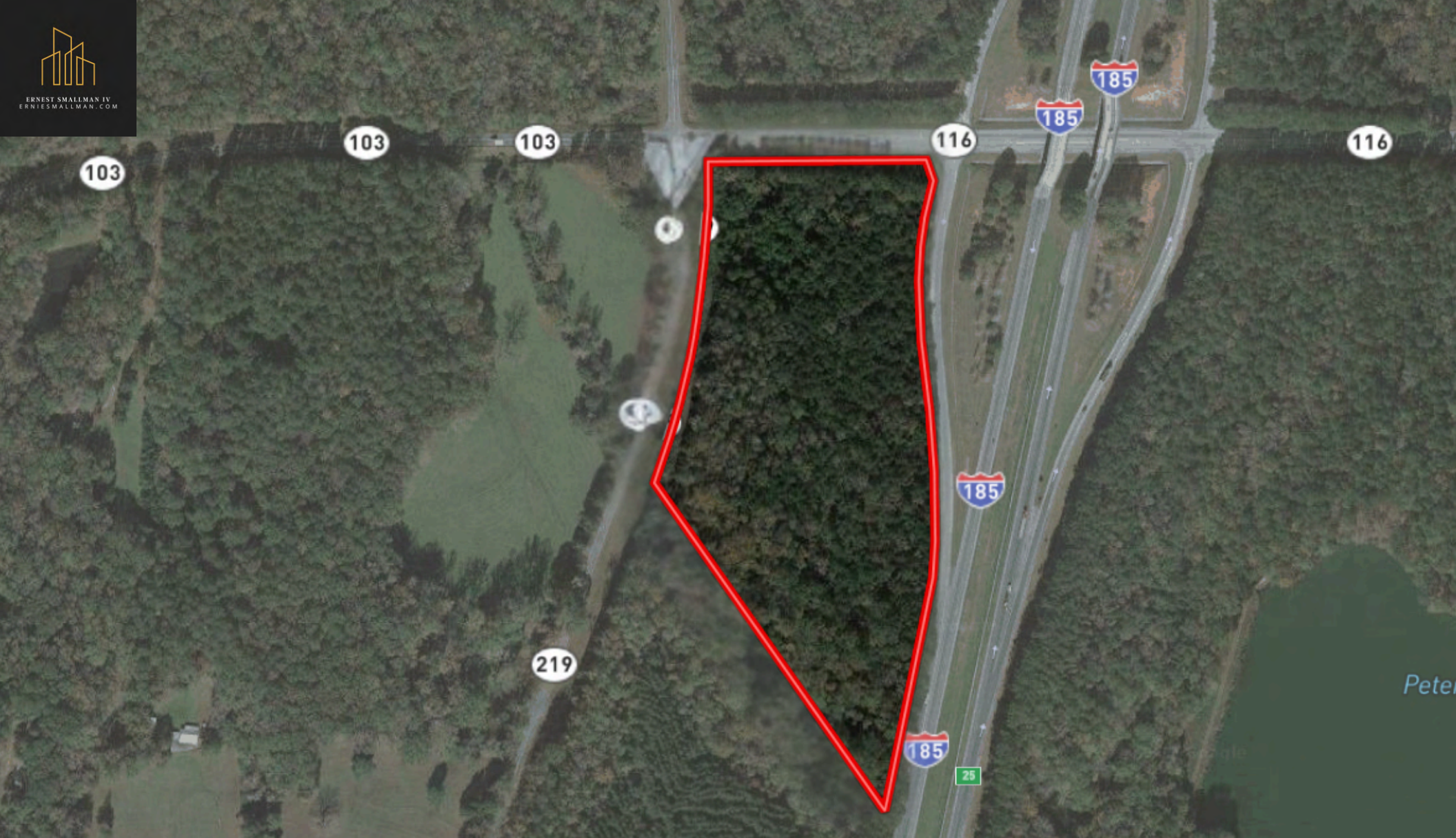




ERNEST SMALLMAN IV
ERNIESMALLMAN.COM



FOR SALE

± 14 ACRES

**I-185 - EXIT 25 INTERSTATE CORNER
GA HWY 103 TO HWY 116 & HWY 219**

COLDWELL BANKER | KENNON, PARKER,
DUNCAN & DAVIS



Incredible development opportunity located conveniently off of Interstate 185 in Hamilton, GA. This level to gently sloped site is well suited for a gas station/ rest stop, office / warehouse or restaurant developments. Can be subdivided.

14.15 ACRES

**COLUMBUS
LAGRANGE
PINE MOUNTAIN MARKET**


**SALE PRICE
\$150,000 / ACRE**

FOR 14.15 ACRES

PARCEL PRICING

ENTIRE TRACT \$150,000 / ACRE : **\$2,122,500.00**

SMALLER PARCELS PRICE AVAILABLE UPON REQUEST

 **COLDWELL BANKER** | **KENNON, PARKER,
DUNCAN & DAVIS**

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FEATURES



- Great development opportunity
- High Traffic Counts of $\pm 30,100$ on Interstate 185
- Power and County Water Available
- Close Access to frontage on GA HWY 116, HWY 103, HWY 219, & Interstate 185

25
MILES

TO
MIDLAND

23
MILES

TO
COLUMBUS

35
MILES

TO
FT MOORE

21
MILES

TO
LAGRANGE

85
MILES

TO
ATLANTA

20
MILES

TO
KIA PLANT
(WEST POINT)

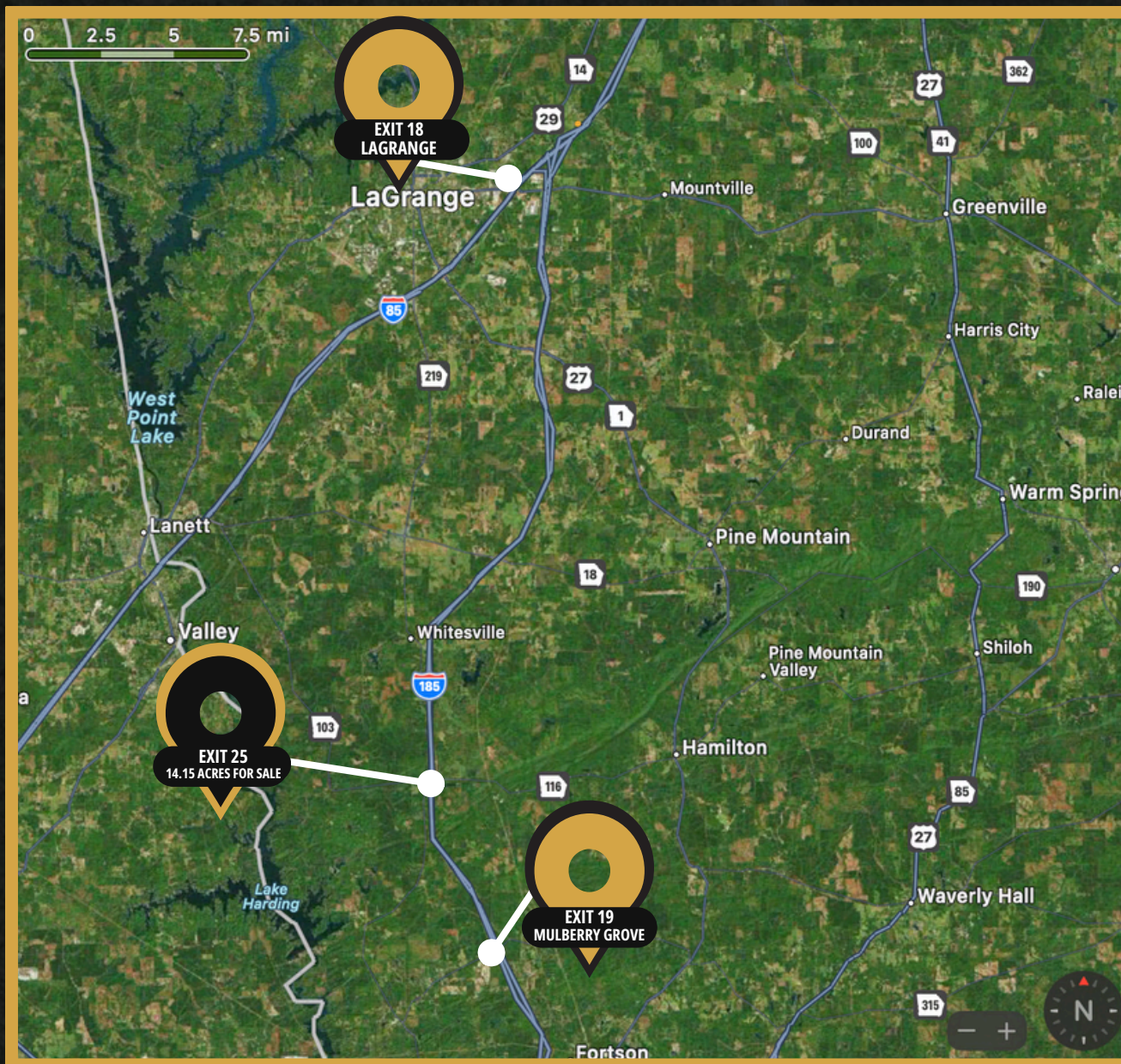


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PRIME LOCATION PERSPECTIVE



EXIT 18 | LAGRANGE

3 ROUTES AVAILABLE

24
MILES

OR

24
MILES

IN 23 MINUTES

IN 24 MINUTES

OR

26
MILES

IN 25 MINUTES



EXIT 19 | MULBERRY

2 ROUTES AVAILABLE

7
MILES

OR

8.2
MILES

IN 7 MINUTES

IN 11 MINUTES



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EXIT 18: LAGRANGE

A CLOSER LOOK



#1

MICROPOLITAN IN U.S.* FOR
FORTUNE 500 COMPANIES

6th

IN GEORGIA FOR THE NUMBER OF
PEOPLE EMPLOYED BY
INTERNATIONAL COMPANIES

151,526

PERSON WORKFORCE IN 7 COUNTY
LABOR SHED

410,000

PERSON WORKFORCE IN 12 COUNTY
LABOR SHED

ADDITIONAL NEARBY RETAILERS:

- Auto Gallery
- Quality Inn
- Momma Goldbergs
- Take 5 Oil Chage
- Holiday Inn
- Pep Boys
- Heirloom Donuts
- Cracker Barrel
- South State Bank



NEARBY WAREHOUSES

- Walmart Distribution Center
- Weiler Forestry Products
- Weiler Forestry Warehouse
- Justech America, LLC
- Jin Tech America, LLC
- BTL America, LLC
- Old Dominion Freight Line
- Seoyon E-Hwa Interior Systems Manufacturing



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MASTER PLAN

Mulberry Crossing
A Hughes Community

MULTI-FAMILY OPPORTUNITIES



SINGLE FAMILY OPPORTUNITIES

PERIMETER BUFFER LEGEND

- 10' BUFFER
- ADDITIONAL 10' BUFFER
- 10' LANDSCAPE BUFFER

Mulberry Grove
Land Use Summary
Total Land Area: 1100 Acres
Total Minimum Units: 2198 (Includes 630 units of A/C)
Total Minimum Commercial S.F.: 2,416,600 S.F.

Parcel Data Tables:

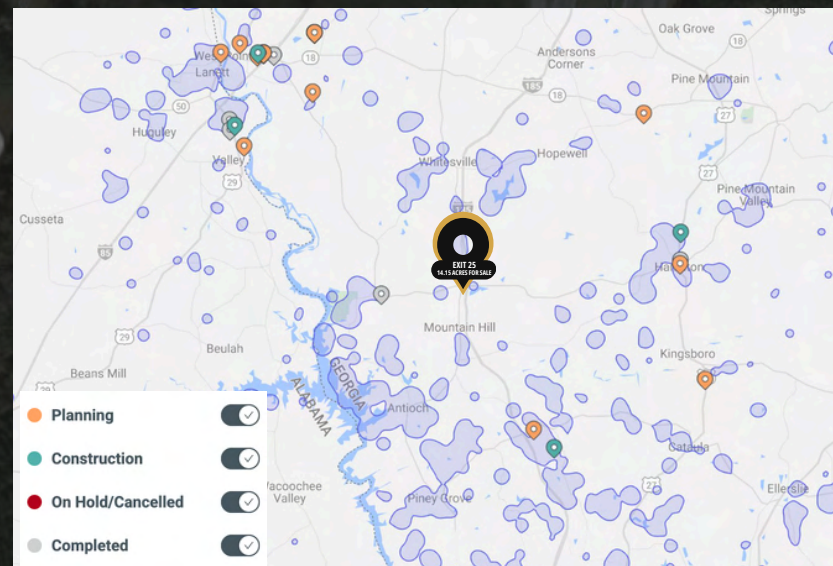
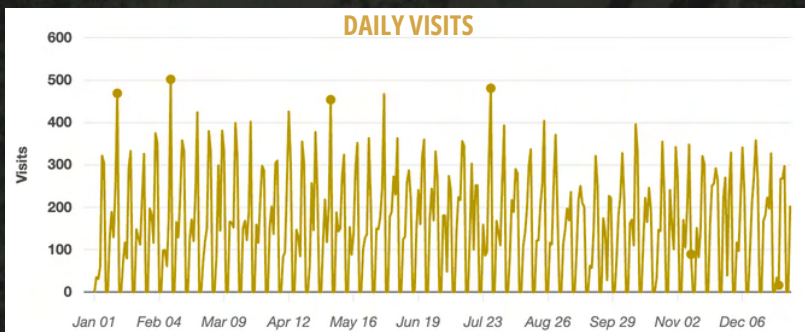
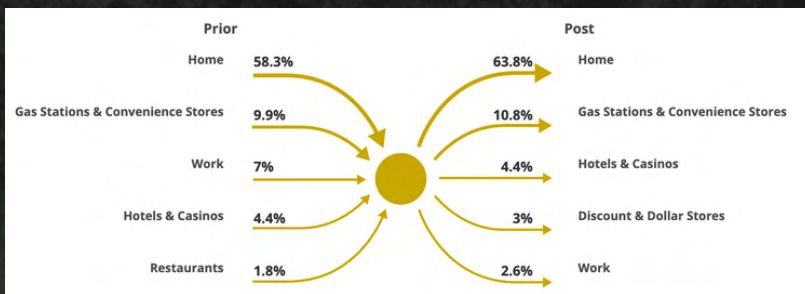
Pod	Zoning Designation	Acres	Total Units/Commercial S.F.
H1	A/C Apartment	36.8	110 Units
A1	High Tech Corporate	11.2	31 Units
H2	CA Highway Commercial	2.1	28 Units
H3	CA Highway Commercial	12.2	31 Units
H4	CA Highway Commercial	1.0	28 Units
H5	CA Highway Commercial	1.1	28 Units
H6	CA Highway Commercial	20.3	40 Units
H7	CA Highway Commercial	11.8	40 Units
H8	CA Highway Commercial	18.9	76 Units
H9	CA Highway Commercial	70.0	110 Units
H10	A/C Apartment	31.4	30 Units
H11	CA Highway Commercial	31.4	30 Units
H12	CA Highway Commercial	31.4	30 Units
C1	CA Highway Commercial	1.1	28 Units
V1	CA Highway Commercial	1.1	28 Units
V2	CA Highway Commercial	1.1	28 Units
V3	CA Highway Commercial	1.1	28 Units
V4	CA Highway Commercial	1.1	28 Units
V5	CA Highway Commercial	1.1	28 Units
V6	CA Highway Commercial	1.1	28 Units
V7	CA Highway Commercial	1.1	28 Units
V8	CA Highway Commercial	1.1	28 Units
V9	CA Highway Commercial	1.1	28 Units
V10	CA Highway Commercial	1.1	28 Units
V11	CA Highway Commercial	1.1	28 Units
V12	CA Highway Commercial	1.1	28 Units
V13	CA Highway Commercial	1.1	28 Units
V14	CA Highway Commercial	1.1	28 Units
V15	CA Highway Commercial	1.1	28 Units
V16	CA Highway Commercial	1.1	28 Units
V17	CA Highway Commercial	1.1	28 Units
V18	CA Highway Commercial	1.1	28 Units
V19	CA Highway Commercial	1.1	28 Units
V20	CA Highway Commercial	1.1	28 Units
V21	CA Highway Commercial	1.1	28 Units
V22	CA Highway Commercial	1.1	28 Units
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V27	CA Highway Commercial	1.1	28 Units
V28	CA Highway Commercial	1.1	28 Units
V29	CA Highway Commercial	1.1	28 Units
V30	CA Highway Commercial	1.1	28 Units
V31	CA Highway Commercial	1.1	28 Units
V32	CA Highway Commercial	1.1	28 Units
V33	CA Highway Commercial	1.1	28 Units
V34	CA Highway Commercial	1.1	28 Units
V35	CA Highway Commercial	1.1	28 Units
V36	CA Highway Commercial	1.1	28 Units
V37	CA Highway Commercial	1.1	28 Units
V38	CA Highway Commercial	1.1	28 Units
V39	CA Highway Commercial	1.1	28 Units
V40	CA Highway Commercial	1.1	28 Units
V41	CA Highway Commercial	1.1	28 Units
V42	CA Highway Commercial	1.1	28 Units
V43	CA Highway Commercial	1.1	28 Units
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V45	CA Highway Commercial	1.1	28 Units
V46	CA Highway Commercial	1.1	28 Units
V47	CA Highway Commercial	1.1	28 Units
V48	CA Highway Commercial	1.1	28 Units
V49	CA Highway Commercial	1.1	28 Units
V50	CA Highway Commercial	1.1	28 Units
V51	CA Highway Commercial	1.1	28 Units
V52	CA Highway Commercial	1.1	28 Units
V53	CA Highway Commercial	1.1	28 Units
V54	CA Highway Commercial	1.1	28 Units
V55	CA Highway Commercial	1.1	28 Units
V56	CA Highway Commercial	1.1	28 Units
V57	CA Highway Commercial	1.1	28 Units
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V61	CA Highway Commercial	1.1	28 Units
V62	CA Highway Commercial	1.1	28 Units
V63	CA Highway Commercial	1.1	28 Units
V64	CA Highway Commercial	1.1	28 Units
V65	CA Highway Commercial	1.1	28 Units
V66	CA Highway Commercial	1.1	28 Units
V67	CA Highway Commercial	1.1	28 Units
V68	CA Highway Commercial	1.1	28 Units
V69	CA Highway Commercial	1.1	28 Units
V70	CA Highway Commercial	1.1	28 Units
V71	CA Highway Commercial	1.1	28 Units
V72	CA Highway Commercial	1.1	28 Units
V73	CA Highway Commercial	1.1	28 Units
V74	CA Highway Commercial	1.1	28 Units
V75	CA Highway Commercial	1.1	28 Units
V76	CA Highway Commercial	1.1	28 Units
V77	CA Highway Commercial	1.1	28 Units
V78	CA Highway Commercial	1.1	28 Units
V79			

MARKET OVERVIEW

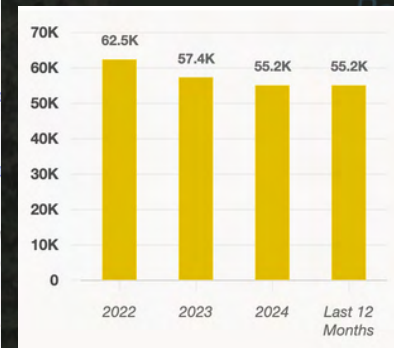
HAMILTON, GEORGIA

Hamilton, Georgia, is a charming city of 1,680 residents, serving as the county seat of Harris County and home to the Harris County School System and most county government operations. Situated an hour south of Atlanta and near the Alabama border, Hamilton offers a unique blend of small-town charm and modern convenience. Surrounded by lush forests and rolling hills, it's a haven for outdoor enthusiasts, with activities like hiking the Pine Mountain Trail, kayaking on nearby lakes, and exploring the scenic countryside.

The city has a welcoming, tight-knit community, along with a variety of restaurants, shops, and entertainment venues that cater to all tastes. Its location in west Georgia provides easy access to major metro areas like Atlanta and Montgomery, while its tranquil environment offers a peaceful escape. With its friendly residents, vibrant amenities, and natural beauty, Hamilton is a perfect balance of rural charm and urban appeal.



ANNUAL VISITS



AERIAL OVERVIEW | TRAFFIC COUNTS



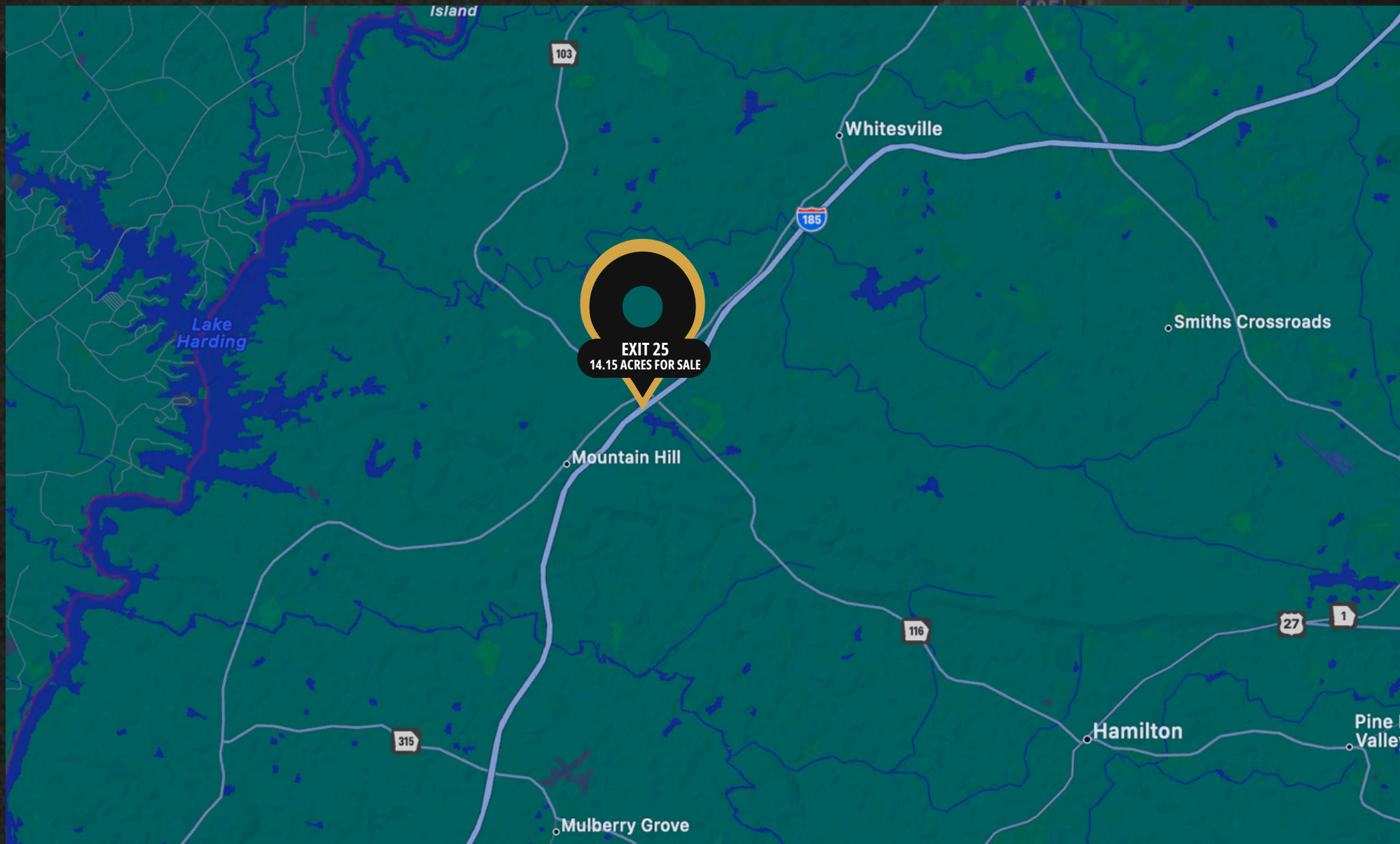
AERIAL OVERVIEW | TRAFFIC COUNTS





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LOCATION MAP



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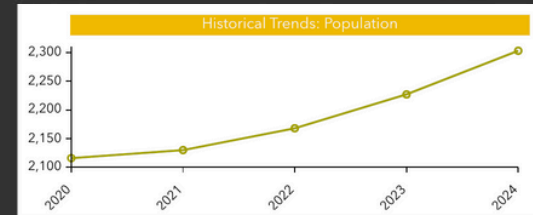
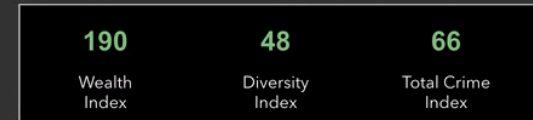
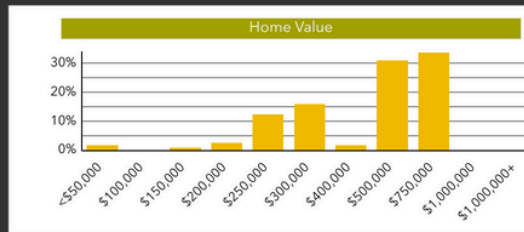
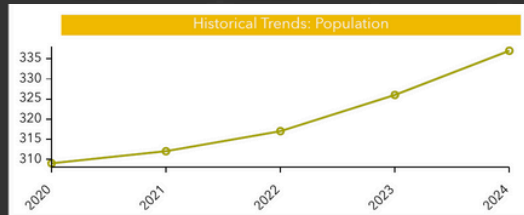
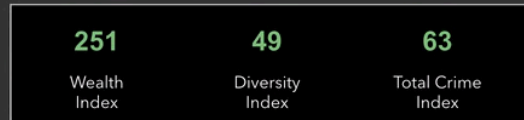
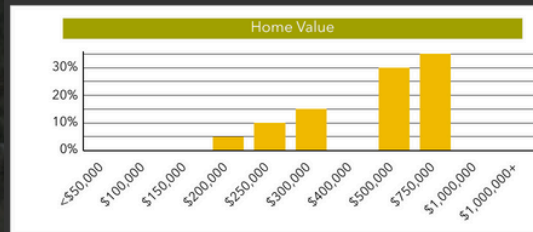
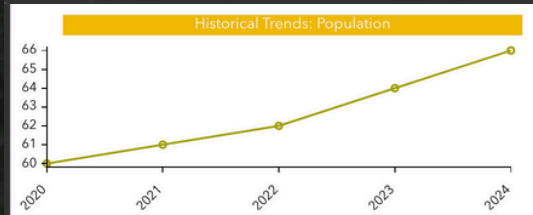
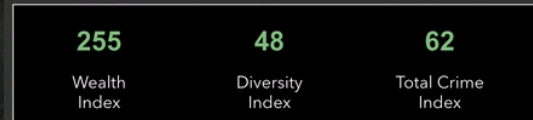
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DEMOGRAPHICS

1 MILE

3 MILES

5 MILES



COLDWELL BANKER | KENNON, PARKER, DUNCAN & DAVIS

Peter

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Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Currently pursuing a Master's in Real Estate Development at Auburn University, Ernie's commitment to growth is evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.

FOR MORE INFORMATION



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