



**COLDWELL BANKER**

**SPINKS BROWN  
DURAND REALTORS**

## 3472 Hogansville Road, LaGrange, GA 30240

### Multi-Use Commercial Facility

Located just outside the LaGrange city limits, this 7.21-acre property offers a versatile multi-use facility with approximately **31,570 square feet of buildings, 434 feet of frontage on Hwy 29 North (Hogansville Road), and a 60-space RV park.**

The property includes a two-story office building, auditorium, one-story building, guest residence, shower house, laundry facilities, storage sheds, parking areas, covered porches and patios.

### Property Highlights

- **7.21 acres**
- **434 feet of Hwy 29 North frontage**
- **31,570 SF of buildings**
- **3,334 SF of covered porches, patios and entrances**
- **6,732 SF of sheds**
- **60 RV spaces**
- **C-4 zoning**
- Two paved entrance/exit drives
- Two-bedroom, two-bath guest residence
- Shower house with 32 plumbing features
- Laundry and storage facilities
- City of LaGrange water
- Septic system
- Electric service available through Diverse Power
- Annual property taxes: approximately **\$15,687**

## Location

The property is approximately ½ mile from **Davis Road/Spur 14**, 2 miles southeast of **Interstate 85**, 3.5 miles east of downtown **LaGrange**, and approximately 5 miles northeast of an industrial park. Its location provides convenient access to major transportation routes and the surrounding LaGrange market.

The property is also within convenient reach of **West Point Lake**, **Callaway Gardens**, **Great Wolf Lodge**, and other recreational and entertainment destinations within approximately an hour of LaGrange.

With its acreage, highway frontage, multiple buildings, RV spaces, and C-4 zoning, this property offers a range of potential commercial and recreational uses.