



CALL FOR OFFERS

7± AC Development Parcel with Strong Visibility

Frontage Along Major Retail Thoroughfare

311 Commerce Ave.,
LaGrange, GA

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from Hilco Global's real estate website at www.HilcoRealEstateSales.com.

OFFER SUBMISSION

Offers must be submitted to Steve Madura at smadura@hilcoglobal.com and Michael Kneifel at mkneifel@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to register at Hilco's website and sign an NDA.

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DETAILS

This 7± AC parcel is ideally positioned adjacent to the LaGrange Plaza, anchored by Publix Super Market, offering premier access to daily traffic and regional connectivity. Zoned CR-MX for mixed-use, commercial and potential multifamily development, this site offers unmatched flexibility for visionary projects.

Nearby retailers include Aldi, AutoZone, Chick-fil-A, Cook Out, Dollar Tree, Enterprise Rent-A-Car, Harbor Freight Tools, Goodwill, Hibbett Sports, Kroger, McDonald's, Pizza Hut, Planet Fitness, Taco Bell and Zaxby's. This mix of established national retailers, restaurants and service brands reflects a strong commercial environment along this retail corridor, enhancing visibility, traffic and market appeal for future development.

LOCAL INFORMATION

The LaGrange market is experiencing significant momentum with major announcements fueling long-term growth: Lee Kum Kee Sauce Group is investing up to \$288 million in a new manufacturing facility in the Georgia International Business Park, expected to create up to 267 jobs, underscoring the area's appeal to global manufacturers and exporters. Additionally, a proposed nearly \$10 billion technology/data center campus (Project West) could bring hundreds of high-wage jobs and have a transformative economic impact on Troup County, further diversifying the employment base and increasing demand for housing and services. In addition, new retail and service businesses are expanding along key corridors, enhancing local amenities and quality of life. With a pro-growth environment and sustained demand across industrial, retail, and residential sectors, this property presents a rare chance to capitalize on LaGrange's dynamic economic landscape.