



## Development Opportunity

KIA Blvd At Sandtown Road West Point, Georgia

### Property Overview

The entire property is comprised of 13.08-acres and is located mostly on the northside of KIA Boulevard across from the entrance to the KIA Georgia Training Center.

Tracts can be purchased together or separately.

Tract #1 is 11.05-acres - ideal for industrial, retail, or multi-family development, and is located at the intersection of KIA Blvd and Sandtown Road.

Tract #2 is 2.03-acres - is perfect for a quick service retail user, and located on the southeast corner of KIA Boulevard and Sorento Road.

Both sites are only a 1/2-mile from KIA Pkwy. & KIA Motors Manufacturing Georgia automotive plant entrance and less than a mile from the interstate highway (I-85).

<b>Total Acreage:</b>	13.08 AC
<b>Sale Price:</b>	\$1,625,000
<b>Tract #1</b>	11.05 AC
<b>Sale Price:</b>	\$1,375,000
<b>Tract #2 Sale Price:</b>	2.03 AC
<b>Sale Price:</b>	\$325,000

### For More Information

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Development Tracts



Tract #1



Tract #1



Tract #1



Tract #2



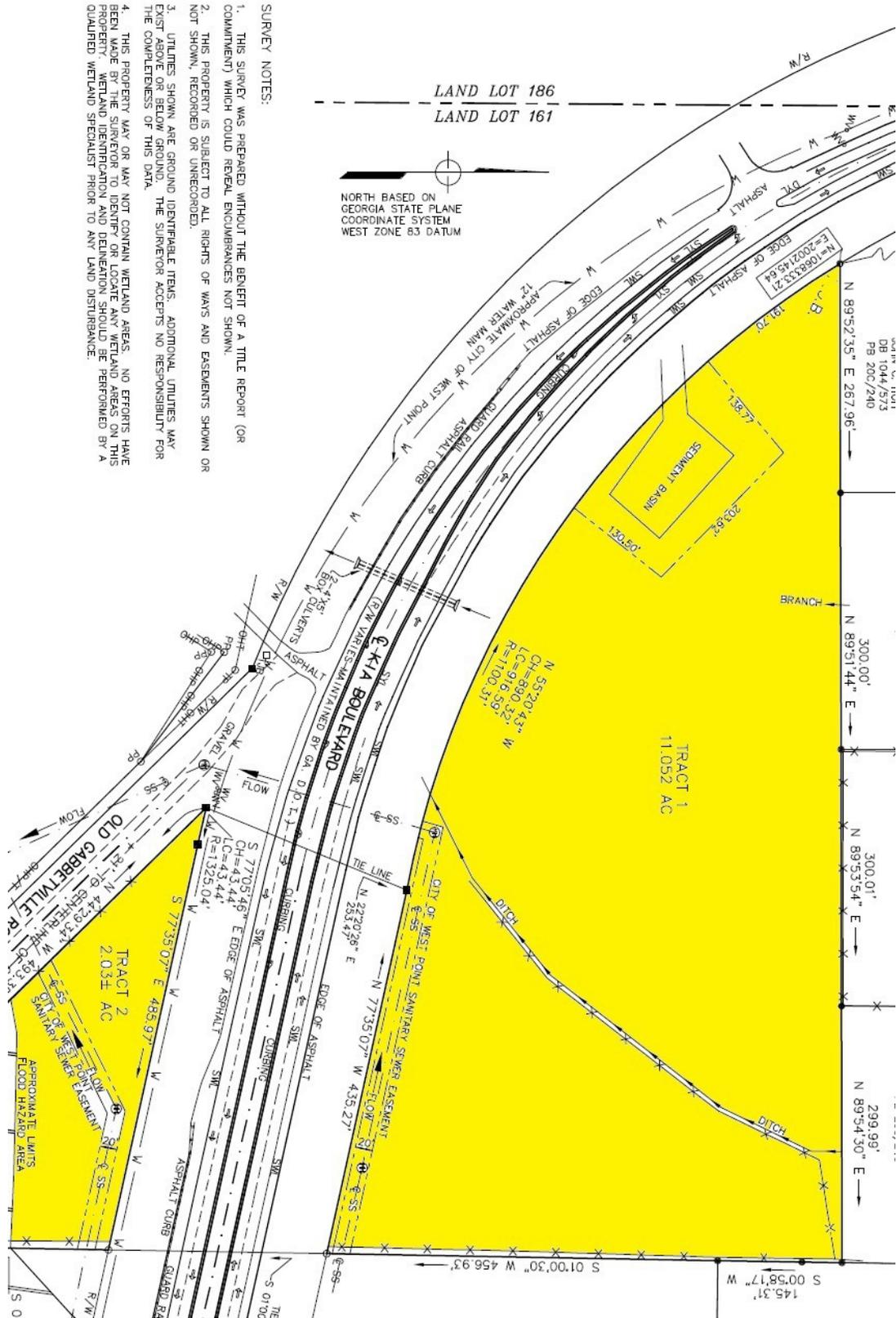
Tract #2



Tract #2



KIA Plant



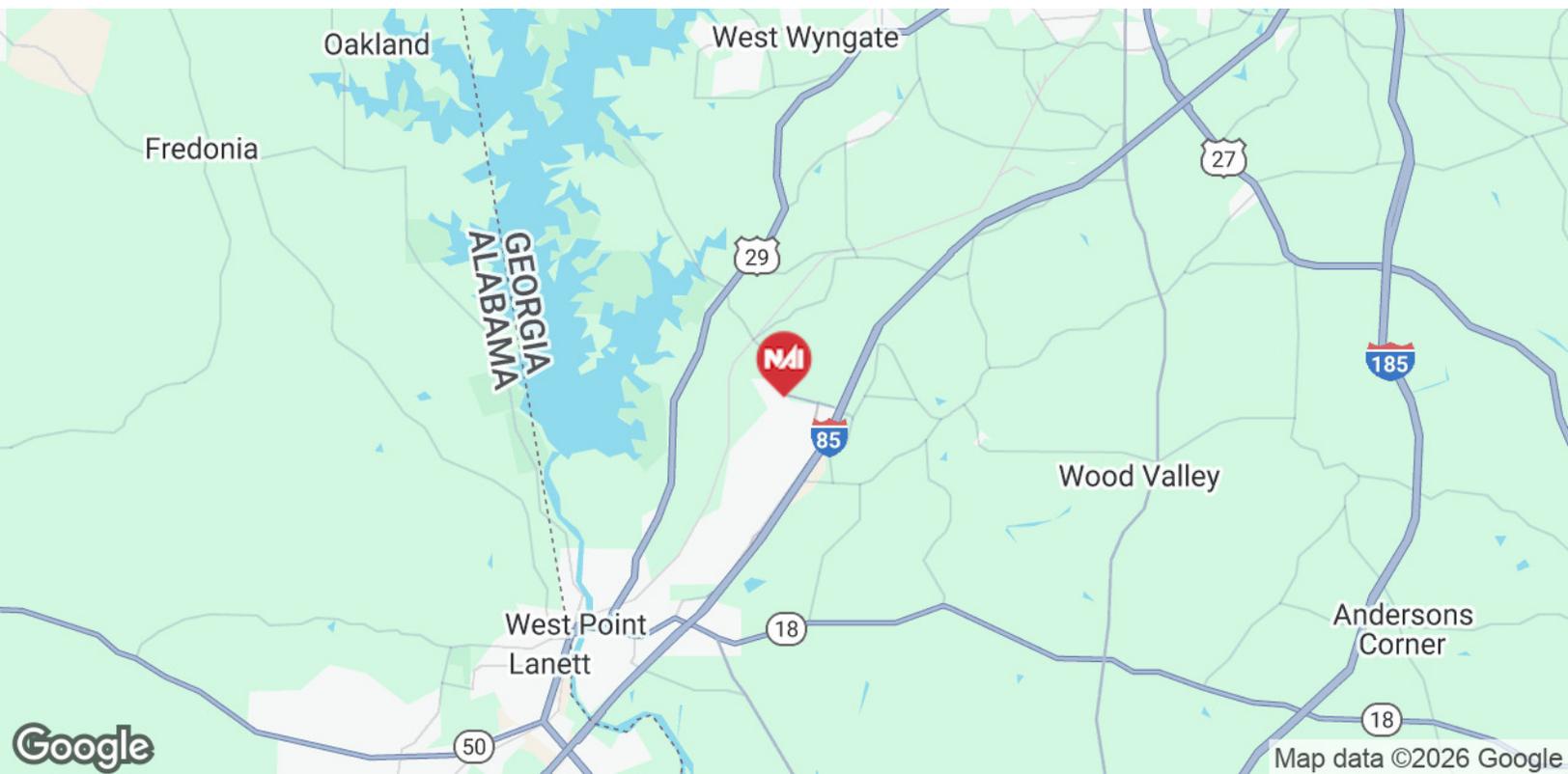
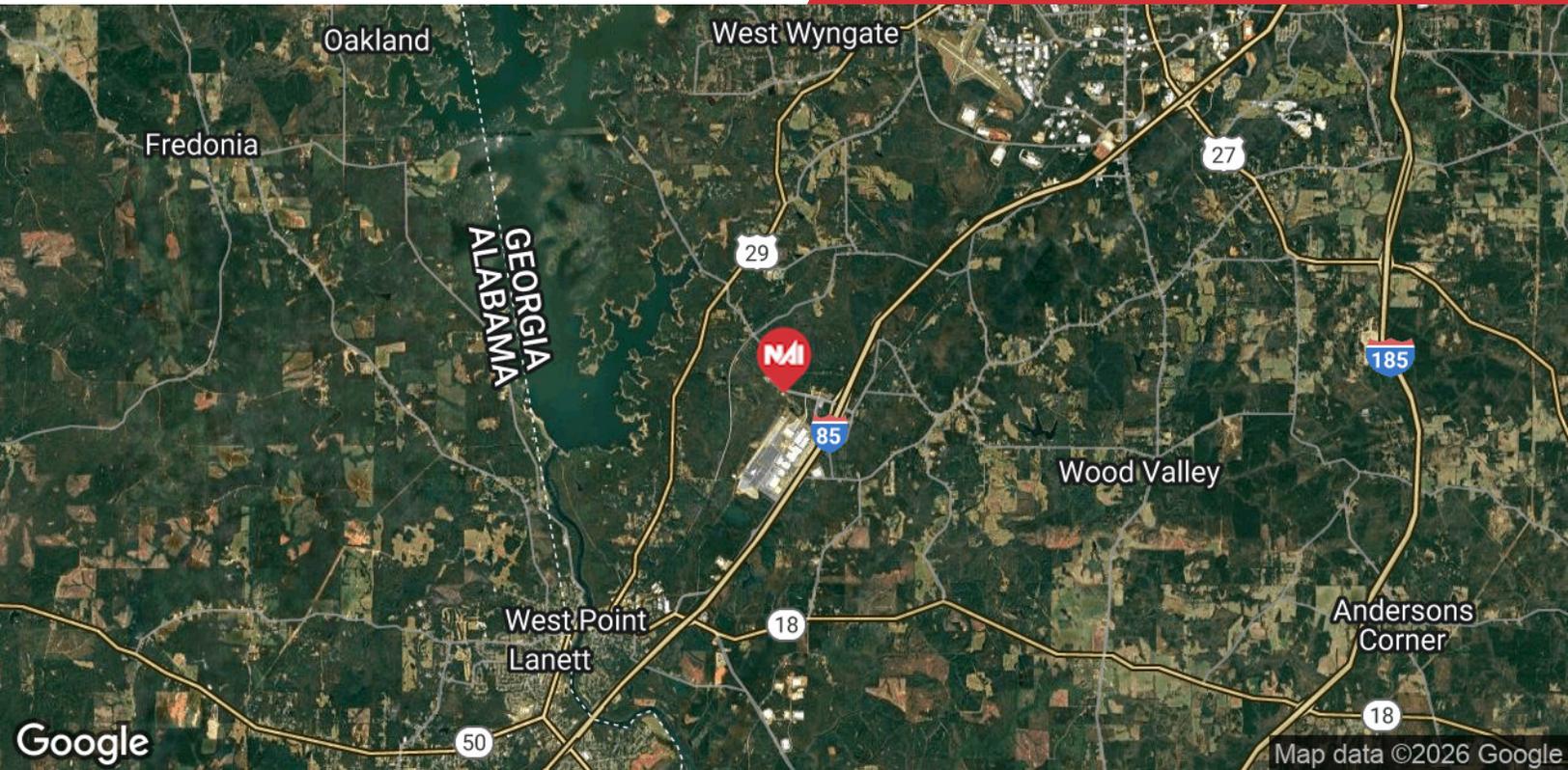
- SURVEY NOTES:**
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT (OR COMMITMENT) WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.
  2. THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
  3. UTILITIES SHOWN ARE GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
  4. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THE SURVEYOR TO IDENTIFY OR DELINEATE WETLAND AREAS. THIS PROPERTY WETLAND IDENTIFICATION AND DELINEATION SHOULD BE PERFORMED BY A QUALIFIED WETLAND SPECIALIST PRIOR TO ANY LAND DISTURBANCE.

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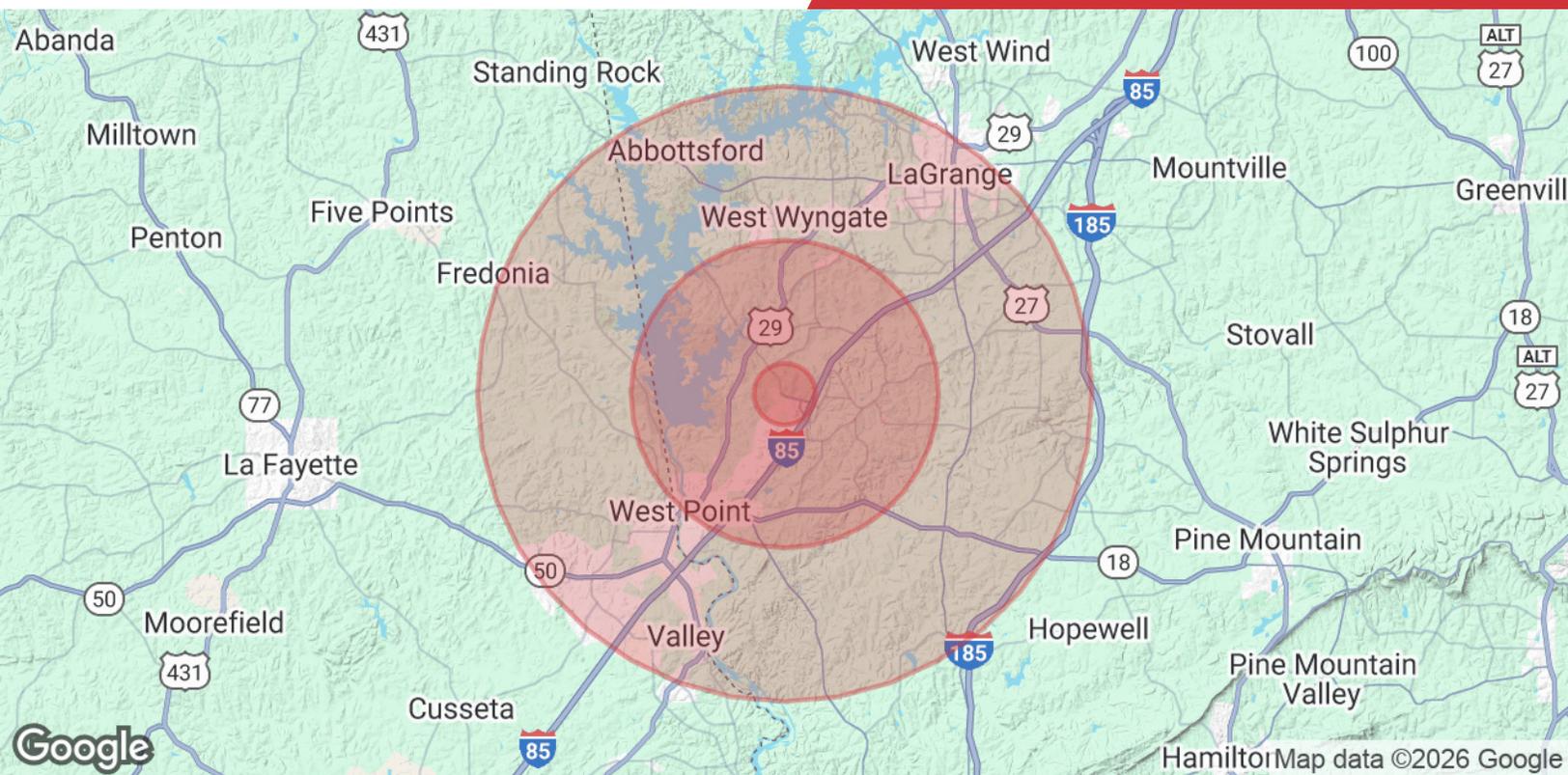
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Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	302	8,390	49,748
<b>Average Age</b>	40.1	38.8	37.2
<b>Average Age (Male)</b>	39.8	38.3	35.5
<b>Average Age (Female)</b>	40.2	39.4	39.5
Households & Income	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	116	3,131	18,295
<b># of Persons per HH</b>	2.6	2.7	2.7
<b>Average HH Income</b>	\$45,935	\$53,579	\$50,912
<b>Average House Value</b>	\$132,152	\$130,903	\$147,717

\* Demographic data derived from 2020 ACS - US Census