

FOR SALE

22.38± ACRES, LAGRANGE, GA - ZONED GC

2636 Whitesville Rd LaGrange, GA 30240



PROPERTY DESCRIPTION

This exceptional 22.38± acre parcel is zoned General Commercial and ideally positioned near the high-traffic intersection of I-85 and Whitesville Road (Highway 219) in LaGrange, Georgia.

Located in a rapidly growing area, the property is just minutes from the popular Great Wolf Lodge water park, a major regional attraction drawing visitors from LaGrange and surrounding cities. With excellent visibility and easy interstate access, this site offers outstanding potential for retail, hospitality, or mixed-use development.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	22.38 Acres
	GC

PROPERTY HIGHLIGHTS

- Acreage: 22.38 ± acres
- Zoning: General Commercial
- Location: Near intersection of I-85 & Whitesville Road (Hwy 219), LaGrange, GA
- Visibility & Access: Close proximity to I-85 for strong regional connectivity
- Nearby Attraction: Minutes from Great Wolf Lodge water park — significant visitor draw for LaGrange and the region
- Market: Located in a growth area with increasing commercial activity
- Development Potential: Well-suited for a variety of commercial projects

Carson Cummings
(706) 289-2468
carson@cummingscre.com

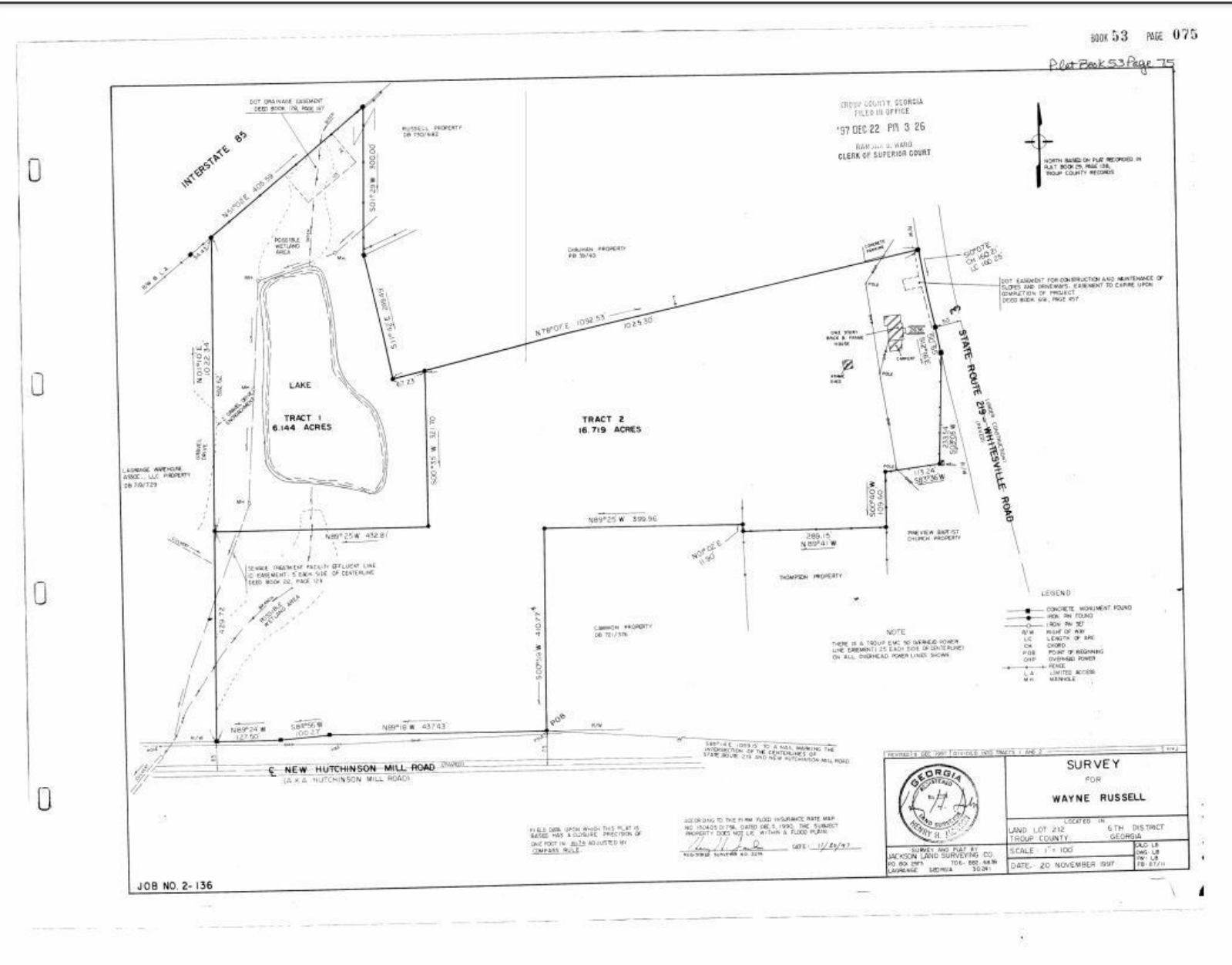


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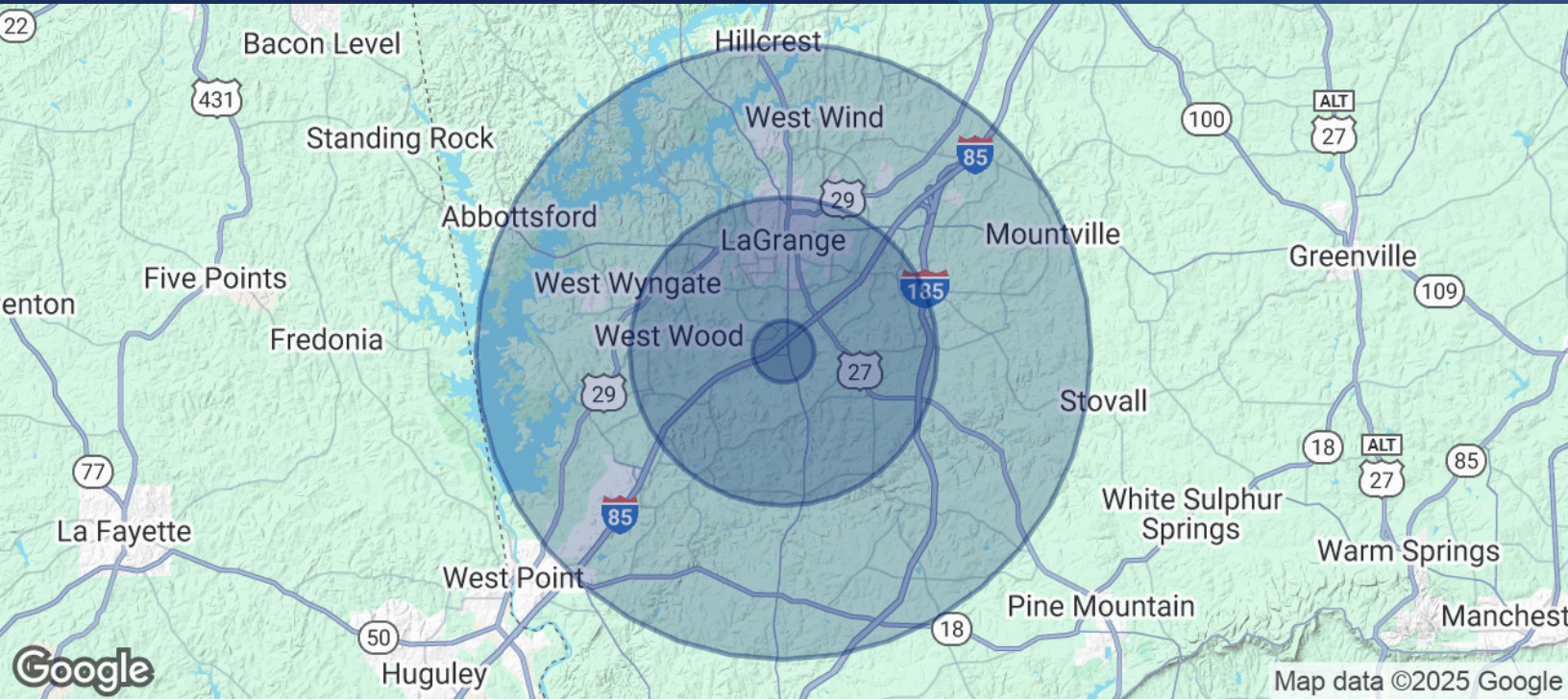


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	561	26,054	57,586
Average Age	31.1	34.4	36.2
Average Age (Male)	31.1	32.6	34.2
Average Age (Female)	30.7	35	37.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	135	10,559	23,307
# of Persons per HH	4.2	2.5	2.5
Average HH Income	\$61,907	\$44,855	\$57,124
Average House Value	\$189,639	\$120,395	\$143,410

2020 American Community Survey (ACS)

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