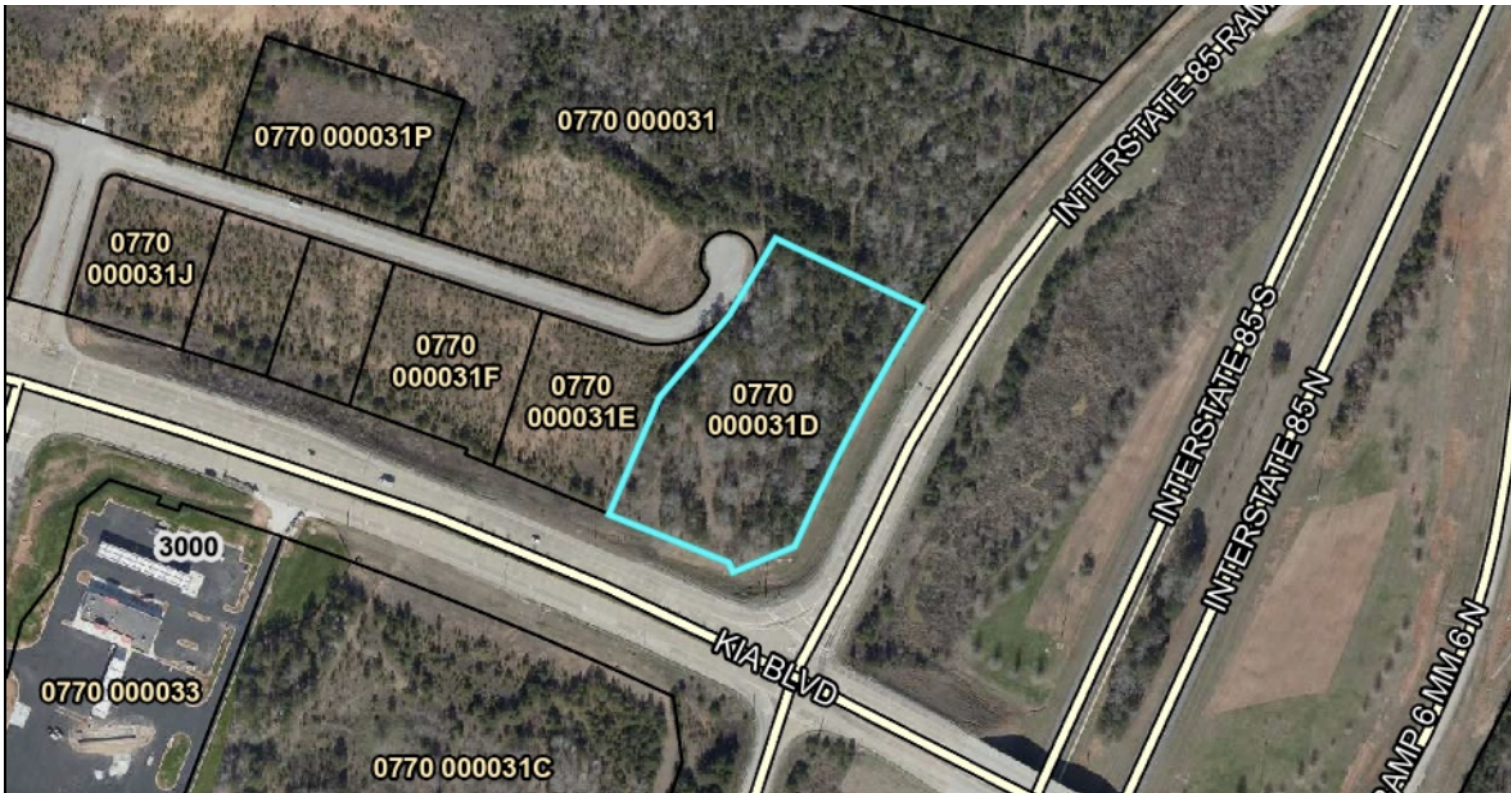


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	3.98 Acres
PRICE / ACRE:	\$301,508
ZONING:	CGN
MARKET:	Atlanta MSA
SUBMARKET:	West Point
APN:	0770 000031D

ASNA BAIG
O: 770.992.5112
asnabaig@svn.com
GA #379848

FANTASTIC LOCATION -WEST POINT LAND FOR SALE 3.98 AC-ZONED GC | Kia Boulevard West Point , GA 30240SVN |

PROPERTY OVERVIEW

Asna Baig with SVN Creviston Realty, Inc. is pleased to present 3.98 Acres for sale on West Point GA. Ideal property for development Retail. Kia Plant is located directly across the street from site. Location would be ideal for a hotel, restaurant, or C-Store.
Located less than 1 hour from Hartsfield Jackson International Airport.

PROPERTY HIGHLIGHTS

- 3.98 Acre
- Flat Lot
- Average daily traffic count 285,000
- Directly off I 85

ADDITIONAL PHOTOS



ASNA BAIG

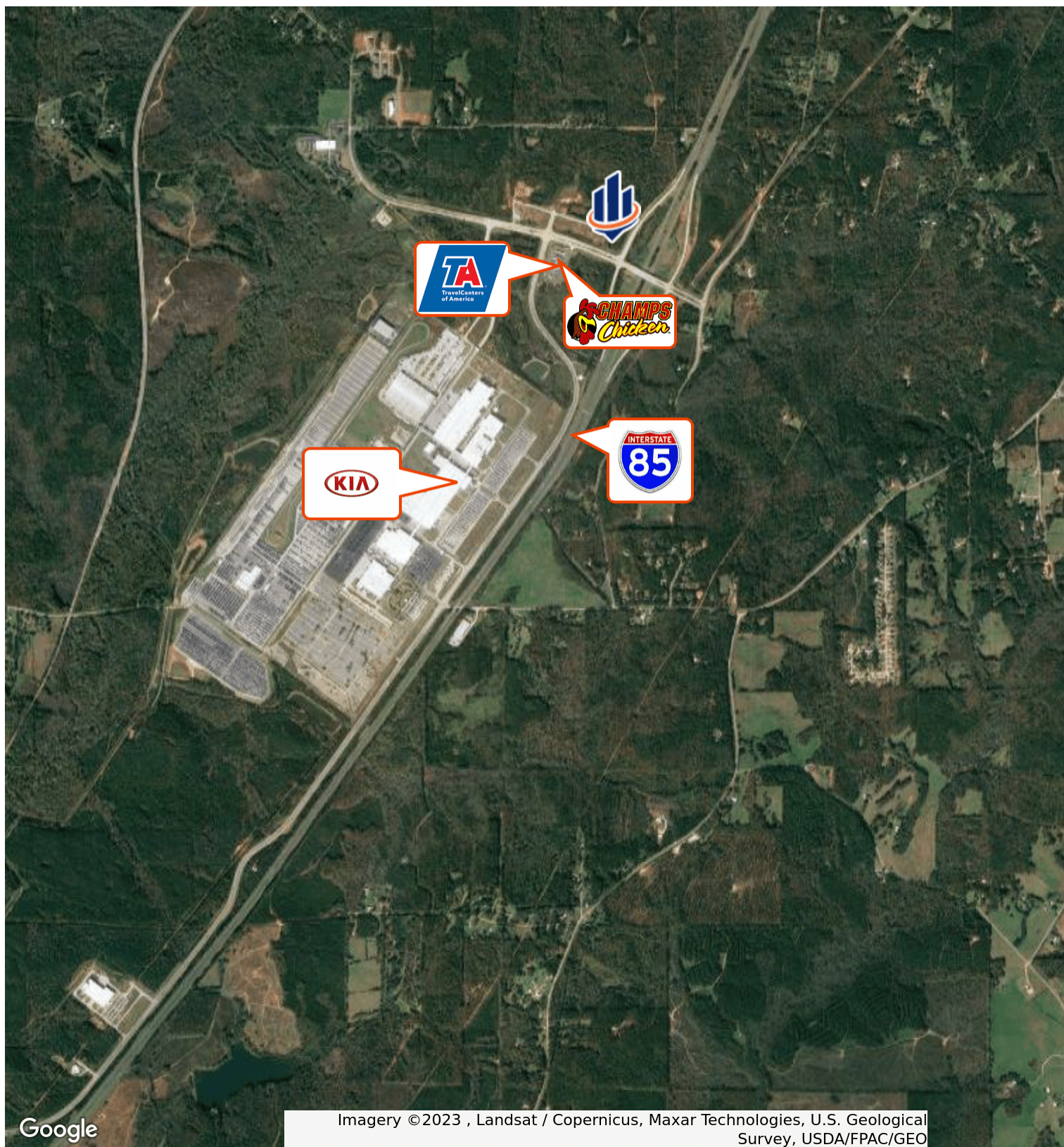
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RETAILER MAP



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CITY INFORMATION



WEST POINT , GA

Since its establishment in 1826, Troup County has earned a warm reputation as a premier, family-friendly community, as well as a growing destination for commerce. The modern history of Troup County commenced when the United States acquired a portion of land in southwest Georgia from the Creek Nation through the negotiation of a treaty. Previous Georgia Governor George M. Troup, the renowned Georgia politician whom Troup County gained its name in honor thereof, was responsible for the negotiation of the treaty. In 1827, Troup County was officially opened for settlement. LaGrange was incorporated as the county seat in 1828, named after the estate of General Marquis de LaFayette, a French aristocrat who claimed that the landscape in Troup County reminded him of his own estate in France. Four years later, West Point was incorporated in 1832. Hogansville was the last city to be unified in Troup County, having been established in 1860 and chartered in 1870. Through challenges accompanied by the Civil War, Troup County cultivated itself into a stronger, well-defined region. It thrived as its textile and agricultural industries brought growth through the expansion of textile mills and cotton and dairy farms in the area. From there, neighborhoods were developed and the fabric of Troup County's community was woven. Troup County evolved into a leading county that is known today for its broad education, extensive agriculture, and growing commerce. It has honed itself as a welcoming place for businesses and families, proving that it is a leader in producing positive growth and development. To date, the area's economy features numerous industries, such as Interface, ExxonMobile, Duracell, Sewon America, Inc., Jindal Films, Milliken & Co, among many others. It is also home to KIA Motors Manufacturing Georgia, Inc. in West Point and Great Wolf Lodge in LaGrange. Home to opportunity, Troup County honors a commitment to provide excellence for its citizens and continues to advance with each passing decade. The prevalent history and unique legacy, along with the endless opportunity for economic development, promote and ensure the continued growth and success of Troup County.

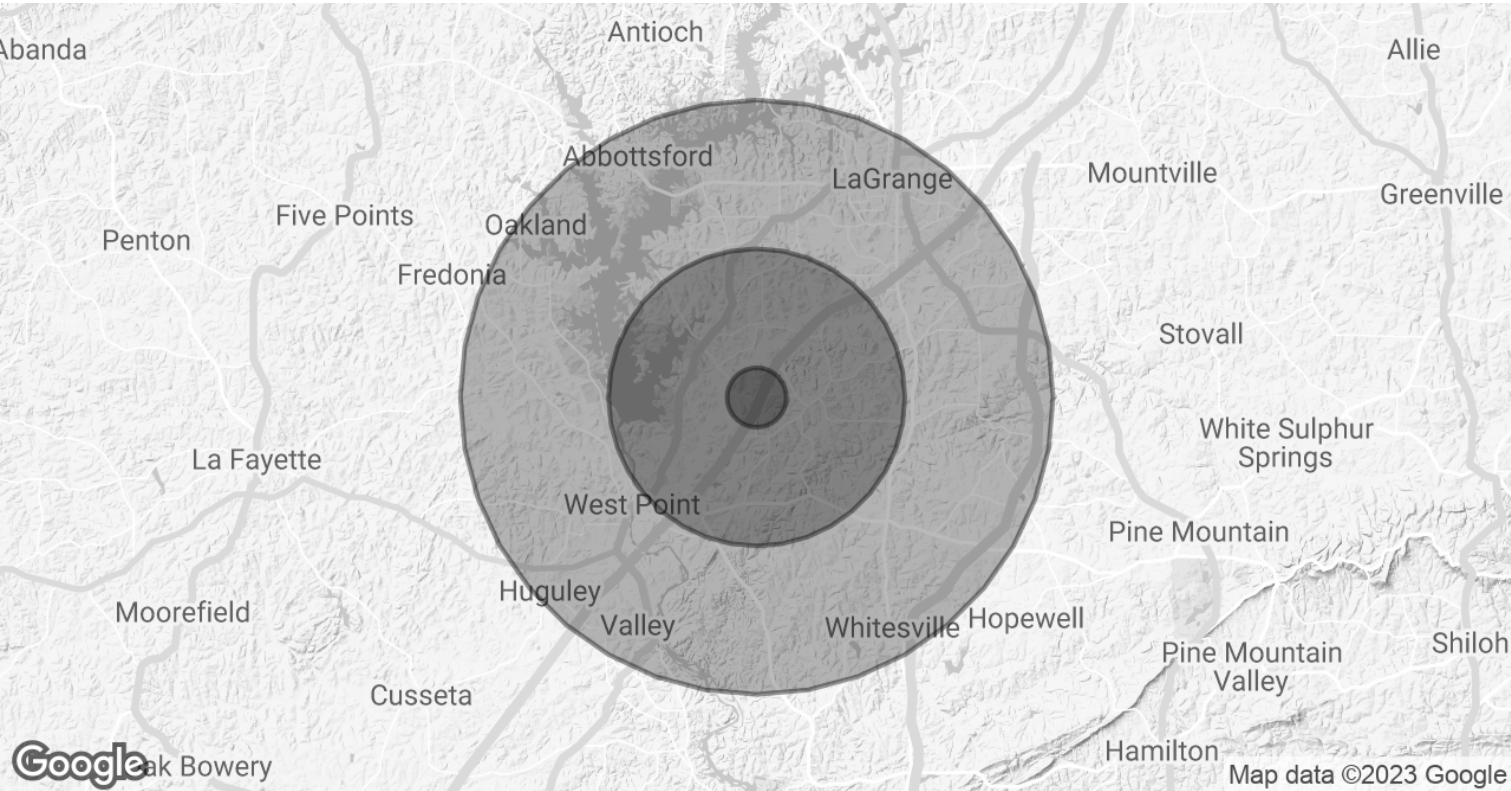
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DEMOGRAPHICS MAP & REPORT



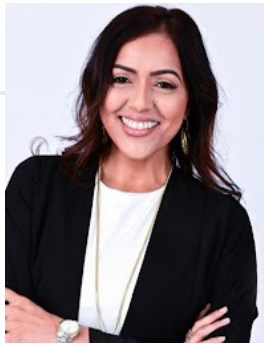
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,367	55,441	225,353
AVERAGE AGE	32.0	32.7	35.0
AVERAGE AGE (MALE)	31.6	31.2	33.3
AVERAGE AGE (FEMALE)	32.6	34.0	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	889	20,386	82,069
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$61,757	\$62,684	\$72,742
AVERAGE HOUSE VALUE	\$161,950	\$181,036	\$221,700

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



ASNA BAIG

Advisor

asnabaig@svn.com

Direct: 770.992.5112 | **Cell:** 470.342.2102

GA #379848

PROFESSIONAL BACKGROUND

Attended Georgia State University, J. Mack Robinson College of Business and has a strong understanding of operations and finance. My primary focus will be in the areas of limited service hotels along with mid-sized boutique and independent properties. I am fully equipped with the requisite tools and knowledge to cater to our client's needs. I will deliver superior service and professional support to our clients.

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