

# FOR SALE

## CORNER OF DAVIS RD & UPPER SPRINGS RD, LAGRANGE, GA

Commercial Opportunity in High-Traffic Location



PRICE PER ACRE      \$500,000  
LOT SIZE              2.0 +/- Acres

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

**Ed Adams**  
(706) 256-1500  
ed@edadamscre.com

**Tripp Crawford**  
(706) 984-1251  
tripp@cbckpdd.com

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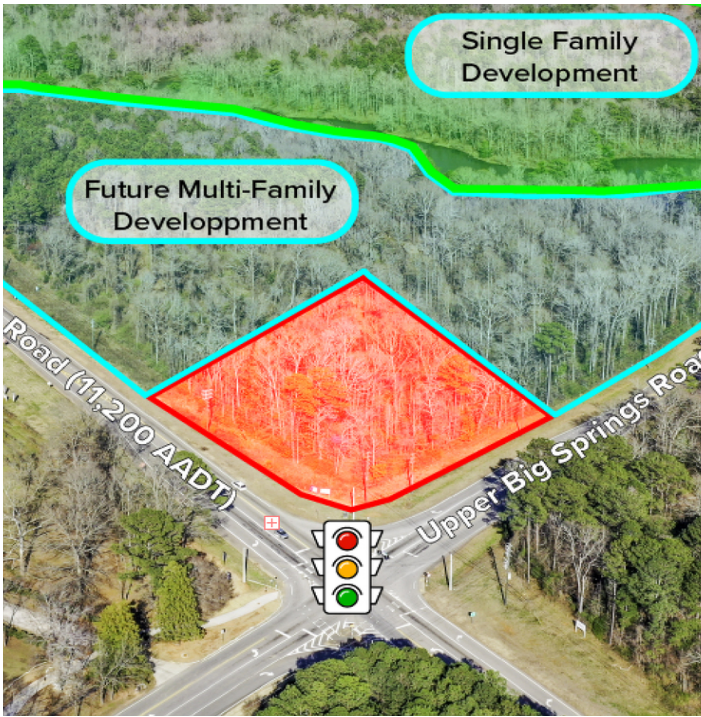
**COLDWELL BANKER  
COMMERCIAL  
KENNON & PARKER**



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CORNER OF S. DAVIS RD. & UPPER BIG SPRINGS RD.

Commercial Opportunity High-Traffic Location in LaGrange, GA



## PROPERTY HIGHLIGHTS

- Rough graded and development-ready
- Utilities available on or near the property
- Off-site detention in place
- Prime, High-Traffic Location
- Situated at the corner of S. Davis Rd. and Upper Big Springs Rd. in LaGrange, GA
- Close to Amenities
- Located near local schools, parks, and established residential neighborhoods
- A newly completed 300-unit apartment complex sits across the street (completed May 2024)
- Growing Community Investment: New 44-acre park opening close by featuring a stocked fishing pond and other recreational amenities
- 45 minutes southwest of Hartsfield-Jackson Atlanta International Airport
- 40 minutes north of Columbus, GA
- 35 minutes northeast of Opelika/Auburn, AL

## OFFERING SUMMARY

Sale Price:	\$500,000 per acre
Lot Size:	2 Acres

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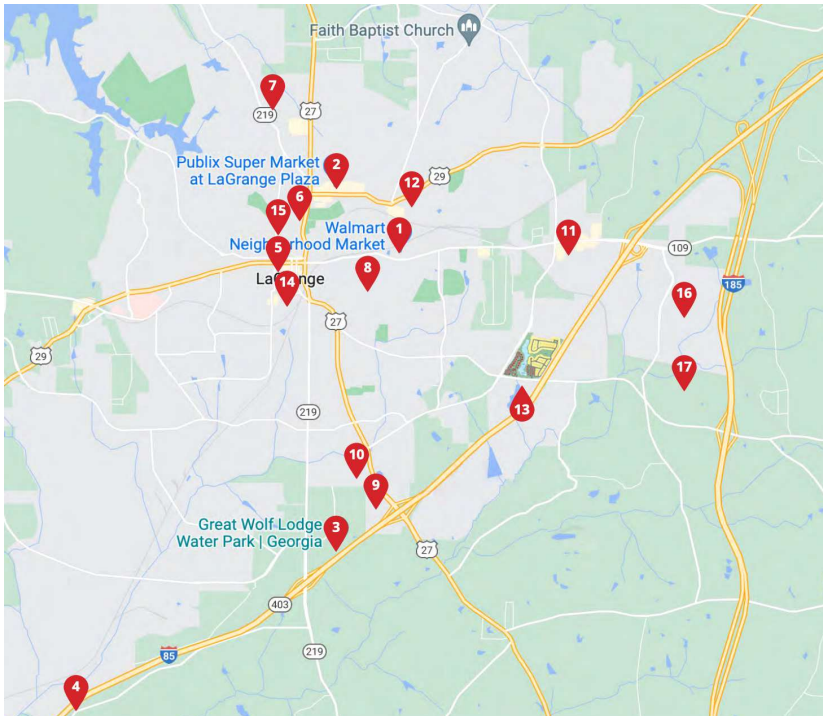


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#### Conveniently located by:

- 1 Walmart
- 2 Publix
- 3 Great Wolf Lodge
- 4 Kia Assembly Plant (12 miles)
- 5 Downtown LaGrange
- 6 LaGrange High School
- 7 Hope Academy
- 8 Adult Academy
- 9 Troup County High School
- 10 Lafayette Christian School
- 11 West Georgia Commons
- 12 LaGrange Marketplace
- 13 NEW Ridley Lake Park (see page 5)
- 14 Wild Leap Brew Company
- 15 Sweetland Amphitheater
- 16 Walmart Distribution Center
- 17 GA Ports Authority Inland Port  
The Thread Trail System

## PROPERTY DESCRIPTION

Located at the corner of S. Davis Rd. and Upper Big Springs Rd, this high-traffic parcel offers excellent potential for development and is ideally situated near local schools, parks, and residential neighborhoods. This is a growing area, especially with the City of LaGrange's investment in a 44-acre park that will connect to the 10th section of The Thread, LaGrange's multi-use trail system, and it will feature a stocked fishing pond.

Convenient to Atlanta and other thriving communities, this site is just 45 minutes southwest of Hartsfield-Jackson Atlanta International Airport, 40 minutes north of Columbus, and 35 minutes northeast of Opelika/Auburn. This is a fantastic opportunity to invest in a rapidly growing area.

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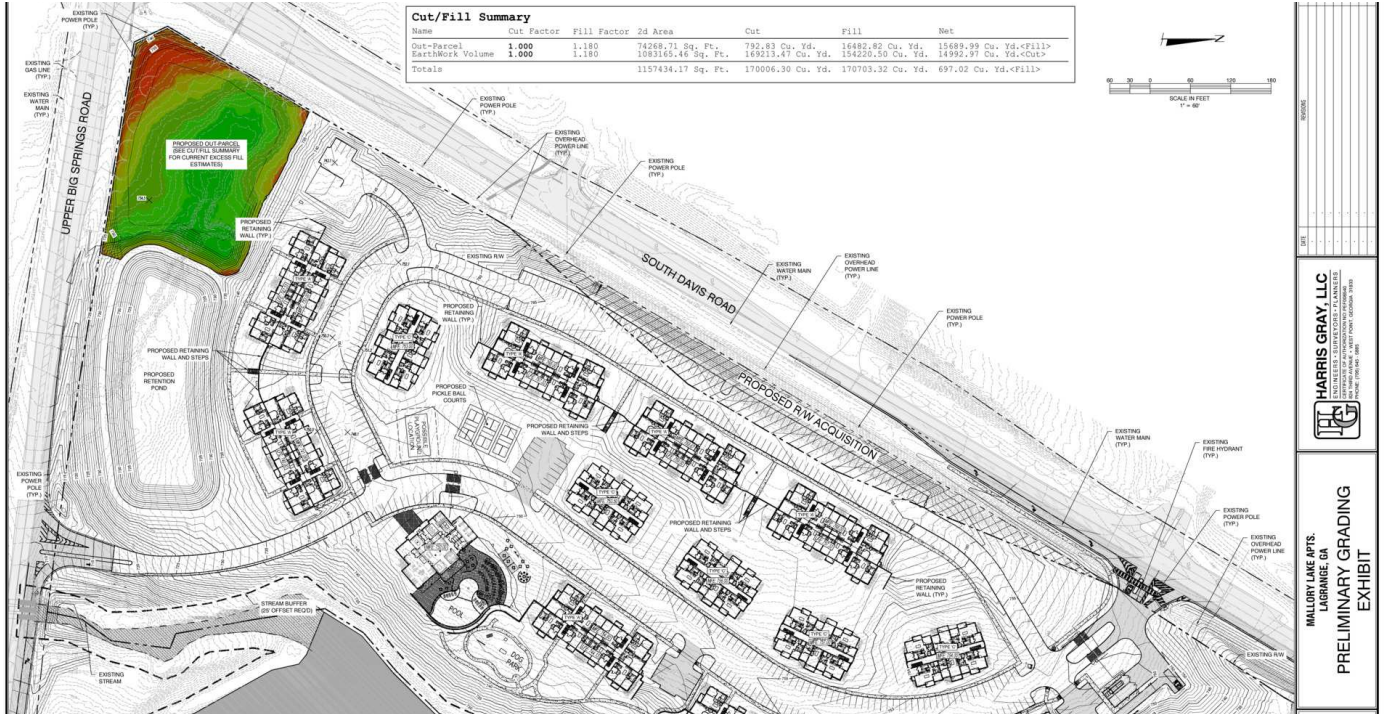
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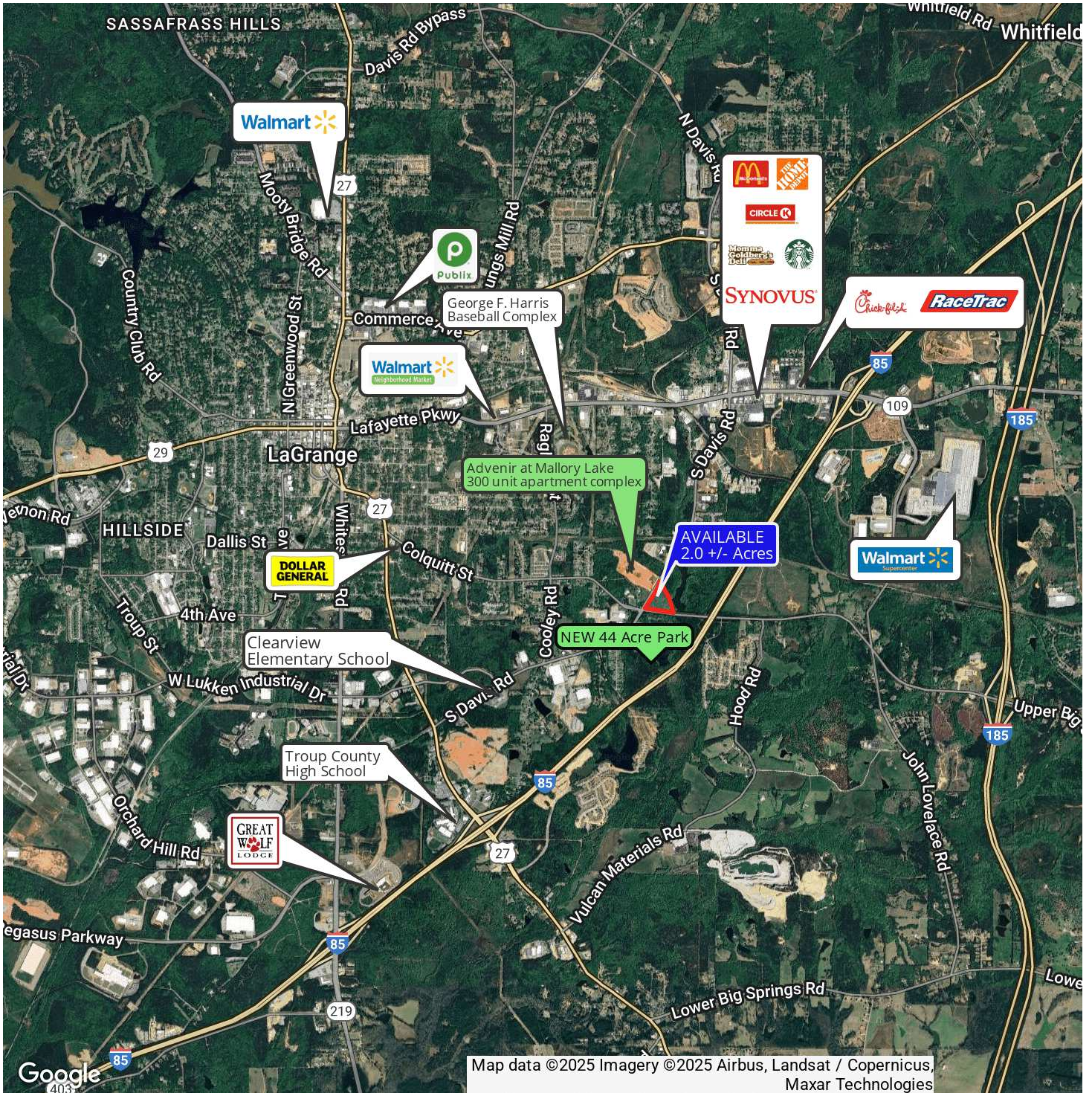
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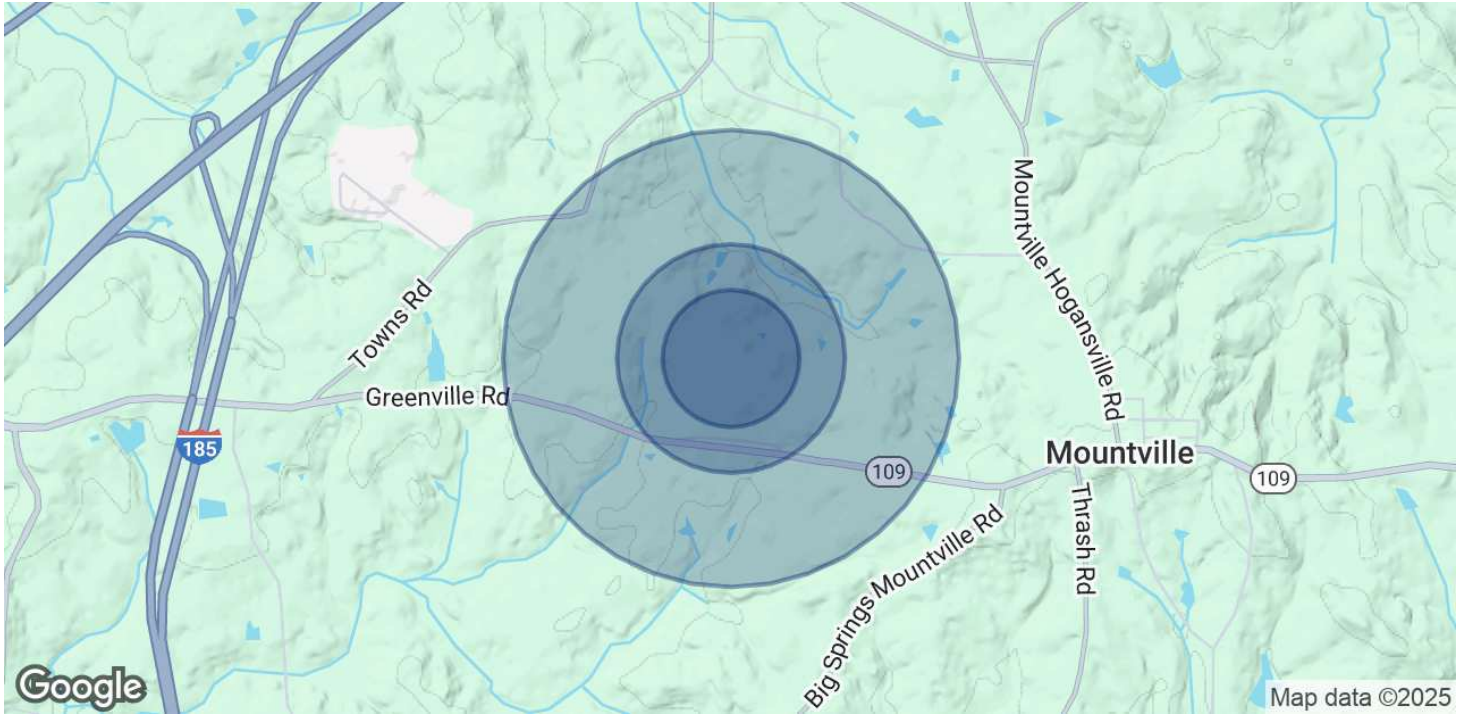
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	19	54	224
Average Age	40	40	40
Average Age (Male)	40	40	40
Average Age (Female)	40	40	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	18	77
# of Persons per HH	2.7	3	2.9
Average HH Income	\$77,968	\$81,792	\$88,678
Average House Value	\$209,888	\$219,730	\$237,454

Demographics data derived from AlphaMap

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