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PROPERTY FOR SALE



1351 & 1347

NEW FRANKLIN RD

FOR SALE

Private Lake Estate · Commercial Frontage · Owner-Use Opportunity

\$775,000

Sale Price

18.2 AC

Total Acreage

4,880 SF

Building SF

YES

Private Lake

**F.L.I. Properties, LLC
dba Move To Happy**

18.2 Acres with Private Lake

Remodeled 4BR / 2-Kitchen Home

Two Entertaining Decks

Active Airbnb / Income Potential

0.5 AC Commercial Parcel Included

2-3 AC Commercial Frontage Upside

High-Traffic New Franklin Rd

1 Mile to Walmart Retail Node

LaGrange, GA · Troup County

CONFIDENTIALITY

1351 & 1347 New Franklin Rd · LaGrange, GA 30240



CONFIDENTIALITY AGREEMENT

This offering memorandum has been prepared for informational purposes only and is intended to assist qualified buyers in evaluating this property. While information contained herein is believed to be reliable, it has not been independently verified by the Seller or its representatives.

Any projections, forecasts, or pro forma statements are based on assumptions deemed reasonable; however, no guarantee is made as to their accuracy or future performance.

This material is subject to revision, withdrawal, and correction without notice. It is confidential and may not be reproduced or distributed without prior written authorization.

The property is offered "AS IS, WITH ALL FAULTS," and without representations or warranties of any kind. Buyers are expected to conduct their own inspections and due diligence.

The Seller reserves the right, in its sole discretion, to accept or reject any offer, withdraw the property at any time, and negotiate with any party without regard to price or terms.

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1351 & 1347 NEW FRANKLIN RD | LAGRANGE, GA

PROPERTY SUMMARY

LaGrange, GA 30240



\$775,000

Asking Price

18.2 AC

Total Land Area

4,880 SF

Total Building SF

PORTFOLIO HIGHLIGHTS

Private Lake Estate	17.68-acre parcel with private lake — rare outdoor lifestyle asset in West Georgia
Remodeled Home	4 bedrooms, 2 kitchens, in-law suite, finished basement, stainless appliances
Entertaining Decks	Two private decks — approx. 1,200 SF and 900 SF — designed for outdoor gathering
Commercial Frontage	Existing 0.5 AC commercial parcel + potential 2–3 AC expansion along New Franklin Rd
Flexible Sale Structure	Sell as unified owner-use opportunity or pursue phased commercial separation
Proven Income	Active Airbnb operation — established short-term rental income track record

INVESTMENT HIGHLIGHTS

1351 & 1347 New Franklin Rd · LaGrange, GA 30240



Commercial Frontage Opportunity

New Franklin Rd delivers strong daily traffic with proximity to the Walmart retail node. The existing 0.5-acre commercial parcel combined with 2–3 acres of expandable frontage creates a rare, scalable commercial opportunity in a transitional corridor.

Income-Producing Asset

Currently operating as an active Airbnb with a proven short-term rental track record. The 4-bedroom layout with dual kitchens and in-law suite supports multi-party bookings and premium nightly rates.

Rare Acreage & Scale

18+ acres in a rapidly growing West Georgia corridor. With LaGrange expanding and 1,000+ new residential units planned in the market, this scale of land along an active corridor is increasingly scarce.

Private Lake Estate

17.68 acres anchored by a private lake — a lifestyle asset that is nearly impossible to replicate. Lake frontage, wooded privacy, and a remodeled home make this a premium retreat for the right owner-user or investor.

Flexible Ownership Structure

Run your business up front, live or generate income in the back. The site naturally separates commercial from residential use, giving the right buyer the best of both worlds under one ownership structure.

Live / Work / Invest

Contractor, landscaper, service business, or owner-operator — this property is designed for a buyer who wants visibility for the business and privacy at home, without compromise.

PROPERTY OVERVIEW

1351 New Franklin Rd · Residential Estate



RESIDENTIAL ESTATE — 1351 NEW FRANKLIN RD

Acreage	17.68 Acres
Home Size	~2,400 SF Total
Bedrooms	4 Bedrooms
Kitchens	2 Full Kitchens
Suite	In-Law Suite
Basement	Finished — Large Living Area
Appliances	Stainless Throughout
Deck 1	~1,200 SF Private Deck
Deck 2	~900 SF Private Deck
Lake	Private Lake On-Site
Outbuildings	Multiple Storage Barns
Current Use	Active Airbnb / Short-Term Rental
Condition	Remodeled — Move-In Ready
Year Built	1975 (Renovated)

LIFESTYLE & INCOME HIGHLIGHTS

Lodge-Style Living

Remodeled and comfortable — open floor plan, finished basement, and dual kitchens make this feel like a private retreat rather than a standard rural home.

Private Lake Setting

One of the most valuable and irreplaceable features — a true private lake on-site with wooded surroundings and natural seclusion unavailable in surrounding residential areas.

Outdoor Entertaining

2,100+ SF of private deck space across two decks, with seating and gathering setup already in place. Purpose-built for groups, events, and extended outdoor living.

Active Airbnb Operation

Currently generating short-term rental income. The multi-room, multi-kitchen layout supports larger group bookings at premium rates — distinct from standard single-family rental properties.

Multigenerational Appeal

The in-law suite, dual kitchens, and basement living area naturally support multigenerational households or a live-in caretaker arrangement alongside owner use.

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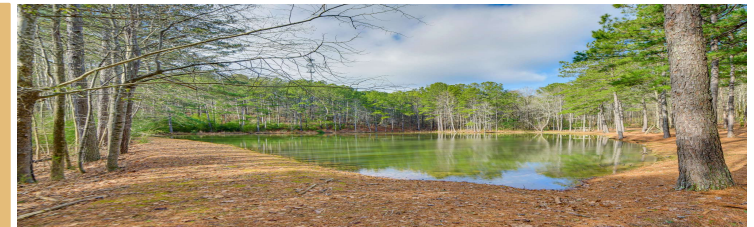
RESIDENTIAL ESTATE • 1351 NEW FRANKLIN RD

Private Lake • 4BR Remodeled Home • Dual Entertaining Decks • Active Airbnb

1351 & 1347 NEW FRANKLIN RD | LAGRANGE, GA



AERIAL OVERVIEW • House, Lake & Grounds



PRIVATE LAKE • On-Site



ENTERTAINMENT DECK • 1,200 SF



KITCHEN • Stainless / Remodeled

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INTERIOR • 1351 NEW FRANKLIN RD

Remodeled • Stainless Appliances • Lodge-Style Finish • Move-In Ready

1351 & 1347 NEW FRANKLIN RD | LAGRANGE, GA



Open Floor Plan • Fireplace • Hardwood-Style Floors

LIVING AREA • Open Plan • Brick Fireplace • View to Kitchen



KITCHEN • Stainless • 2 Full Kitchens



BEDROOM • Lodge Style • 4 Bedrooms Total



BATH • Shiplap • Wood Counter • Updated

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COMMERCIAL OPPORTUNITY

1347 New Franklin Rd · Frontage Strategy



EXISTING COMMERCIAL — 1347 NEW FRANKLIN RD

Parcel Size	0.5 Acres
Building SF	~2,480 SF
Road Frontage	Direct — New Franklin Rd
Year Built	~1978 / Effective 1990
Condition	Functional — Est. \$75K–\$100K Work
Current Use	Vacant / Available
Est. Value	\$120K – \$150K (As-Is)

FRONTAGE EXPANSION POTENTIAL

The front 2–3 acres of 1351 New Franklin Rd can be separated to create additional high-visibility commercial frontage. This expansion adds material commercial value while preserving the private lake estate behind it.

CORRIDOR ANALYSIS & BUYER PROFILE

Traffic & Visibility

New Franklin Rd is a high-traffic corridor connecting the Walmart retail node (~1 mile) to the broader residential area beyond. Strong daily vehicle counts with natural exposure for service and contractor users.

Node-Influenced Pricing

Proximity to the Walmart commercial node supports commercial land values in the \$115K–\$140K/acre range — above rural land pricing, below prime retail intersections. A realistic, executable band.

Primary Target Buyer

Contractor, landscaper, or service-based business operator seeking road visibility, yard/storage space, and the flexibility to keep operations separate from a private residential setting.

Commercial Comp Support

Nearby sales confirm the range: 3176 W Point Rd (\$205K/acre, 9 DOM), 1312 New Franklin Rd (\$168K/acre), and 104 Wingate Terrace (\$208K/acre, signaled premium). Subject adjusted below premium comps.

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1351 & 1347 NEW FRANKLIN RD | LAGRANGE, GA

COMMERCIAL FRONTAGE • 1347 NEW FRANKLIN RD

0.5 AC Road Frontage • 2,480 SF Building • New Franklin Rd Corridor • ~1 Mile to Walmart Node



Est. Value: \$120K – \$150K • As-Is

COMMERCIAL BUILDING • 1347 New Franklin Rd • 2,480 SF • 0.5 AC



BUILDING & LOT • Frontage / Access



Zone Commercial • Expandable Commercial Road Frontage

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LOCATION & COMMUNITY

LaGrange, GA · Troup County



KEY LOCATION CONTEXT

I-85 Corridor	Direct access Atlanta to Columbus — major employment and commerce spine
Kia / Amazon	Major employers driving sustained housing demand across Troup County
LaGrange	Full retail corridor 5–10 min south — Walmart, Kroger, Publix, Home Depot
West Point Lake	Regional lifestyle anchor — 525-mile shoreline, boating, fishing, trails
Great Wolf Lodge	South's largest indoor waterpark — regional destination 10 min away
Sweetland Amphitheatre	Live music and community events — active arts and entertainment scene
The Thread	Multi-use trail system connecting parks, neighborhoods, and downtown
LaGrange College	Private four-year institution — community, culture, lifelong learning programs
Schools	LaGrange High, Hillcrest Elementary — strong Troup County schools
Healthcare	WellStar + Emory both represented locally — 869 facilities, 28 care categories

LaGRANGE LIFESTYLE SNAPSHOT

West Point Lake

500+ miles of shoreline for boating, fishing, kayaking, camping, mountain biking, and birdwatching — all within minutes of this property.

Active Recreation

Pickleball complex, Aquatic Center, Soccer Complex, The Thread trail, Oakfuskee Conservation Center, disc golf, tennis — LaGrange is built around active living.

Arts & Entertainment

Sweetland Amphitheatre, LaGrange Symphony, Hills & Dales Estate, Wild Leap Brew Co., Nutwood Winery, LaGrange Art Museum, and more.

Cost of Living

Well below national average. Median home: \$270,000. Avg household income within 5 mi: \$72,035. Expanding market driven by Kia, Amazon, and 1,000+ new residential units planned.

Connectivity

I-85 corridor provides direct access to Atlanta (~65 mi) and Columbus (~45 mi). LaGrange-Callaway Airport for private/corporate aviation. Hartsfield-Jackson accessible for travel.

YOUR ADVISOR

1351 & 1347 New Franklin Rd · LaGrange, GA 30240



Kendall Butler

Broker / Owner

Kendall Butler leads sales and strategic growth initiatives across the West Georgia real estate market, specializing in the marketing and sale of residential, commercial, and development opportunities along the I-85 corridor, including LaGrange and Hogansville.

She works closely with investors and end-users to position assets effectively, aligning projects with real market demand and maximizing absorption in emerging communities. With deep local ties and a relationship-driven approach, Kendall is focused on connecting people, projects, and long-term community growth in a meaningful way.

CONTACT

kendall@movetohappy.com · Direct: (706) 333-0680

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