



Navigation Properties
COMMERCIAL • RESIDENTIAL • INVESTMENT

49.16 ACRES

COMMERCIAL / INDUSTRIAL
DEVELOPMENT OPPORTUNITY

LONE OAK ROAD & HWY 54
HOGANSVILLE, GEORGIA

\$3,600,000

Strategically Located in a
Growing Industrial Corridor



EXECUTIVE SUMMARY

Located along Highway 54 in Hogansville, Georgia, this 49.16-acre tract presents an exceptional opportunity for commercial, industrial, logistics, warehouse, manufacturing, or investment development.

Positioned near Interstate 85 and surrounded by expanding industrial activity, the property offers excellent visibility, accessibility, and long-term growth potential.



STRATEGIC
LOCATION



HIGHWAY 54
FRONTAGE



GROWING
INDUSTRIAL
CORRIDOR



UTILITIES
NEARBY
(VERIFY)



MULTIPLE
DEVELOPMENT
POSSIBILITIES

IDEAL USES

- ✓ DISTRIBUTION CENTER
- ✓ MANUFACTURING
- ✓ LOGISTICS HUB
- ✓ INDUSTRIAL PARK
- ✓ WAREHOUSE FACILITY
- ✓ COMMERCIAL DEVELOPMENT
- ✓ INVESTMENT HOLD

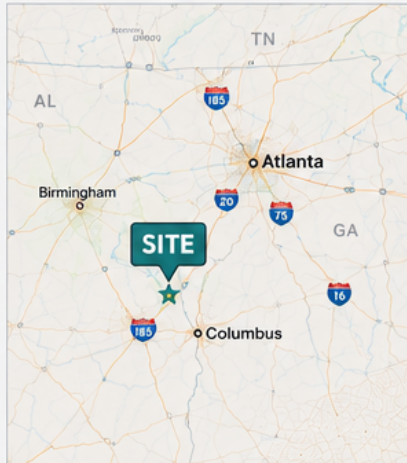
PROPERTY HIGHLIGHTS

PRICE	\$3,600,000
ACREAGE	49.16 Acres
COUNTY	Meriwether County
CITY	Hogansville
ADDRESSES	6659 Lone Oak Rd & 293 Harden Rd
ACCESS	Highway 54 Frontage
INTERSTATE ACCESS	Near I-85
USE POTENTIAL	Commercial / Industrial
UTILITIES	Verify Availability

LOCATION & MARKET ADVANTAGES

REGIONAL ACCESS

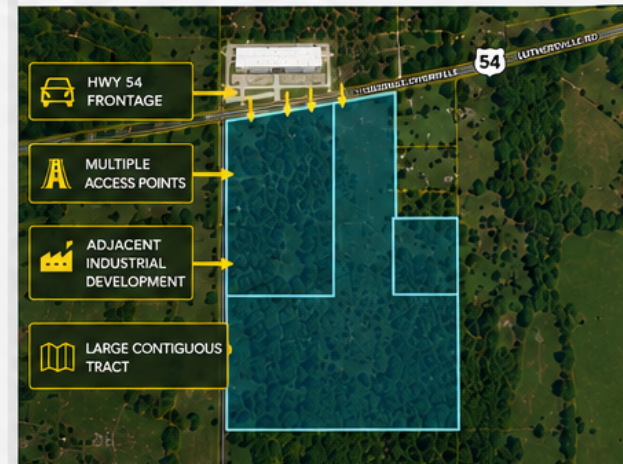
- INTERSTATE 85**
~ 6 Miles
- ATLANTA, GA**
~ 50 Miles | 50 Min
- COLUMBUS, GA**
~ 40 Miles | 40 Min
- KIA GEORGIA PLANT**
~ 33 Miles | 30 Min
- WEST POINT
DISTRIBUTION CORRIDOR**
~ 20 Miles | 20 Min
- HARTSFIELD-JACKSON
ATLANTA INT'L AIRPORT**
~ 55 Miles | 55 Min



WHY THIS LOCATION?

- GROWING INDUSTRIAL
CORRIDOR
- EXCELLENT HIGHWAY
ACCESS
- STRONG WORKFORCE
AVAILABILITY
- REGIONAL DISTRIBUTION
ADVANTAGES
- PROXIMITY TO EXISTING
INDUSTRIAL DEVELOPMENT
- LONG-TERM APPRECIATION
POTENTIAL

SITE OVERVIEW



CONTACT



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the World of Real Estate*

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SCAN TO VIEW
PROPERTY DETAILS



49.16
ACRES



HWY 54
FRONTAGE



NEAR I-85
ACCESS



INDUSTRIAL
GROWTH CORRIDOR



UTILITIES
NEARBY

COMMERCIAL • RESIDENTIAL • INVESTMENT