

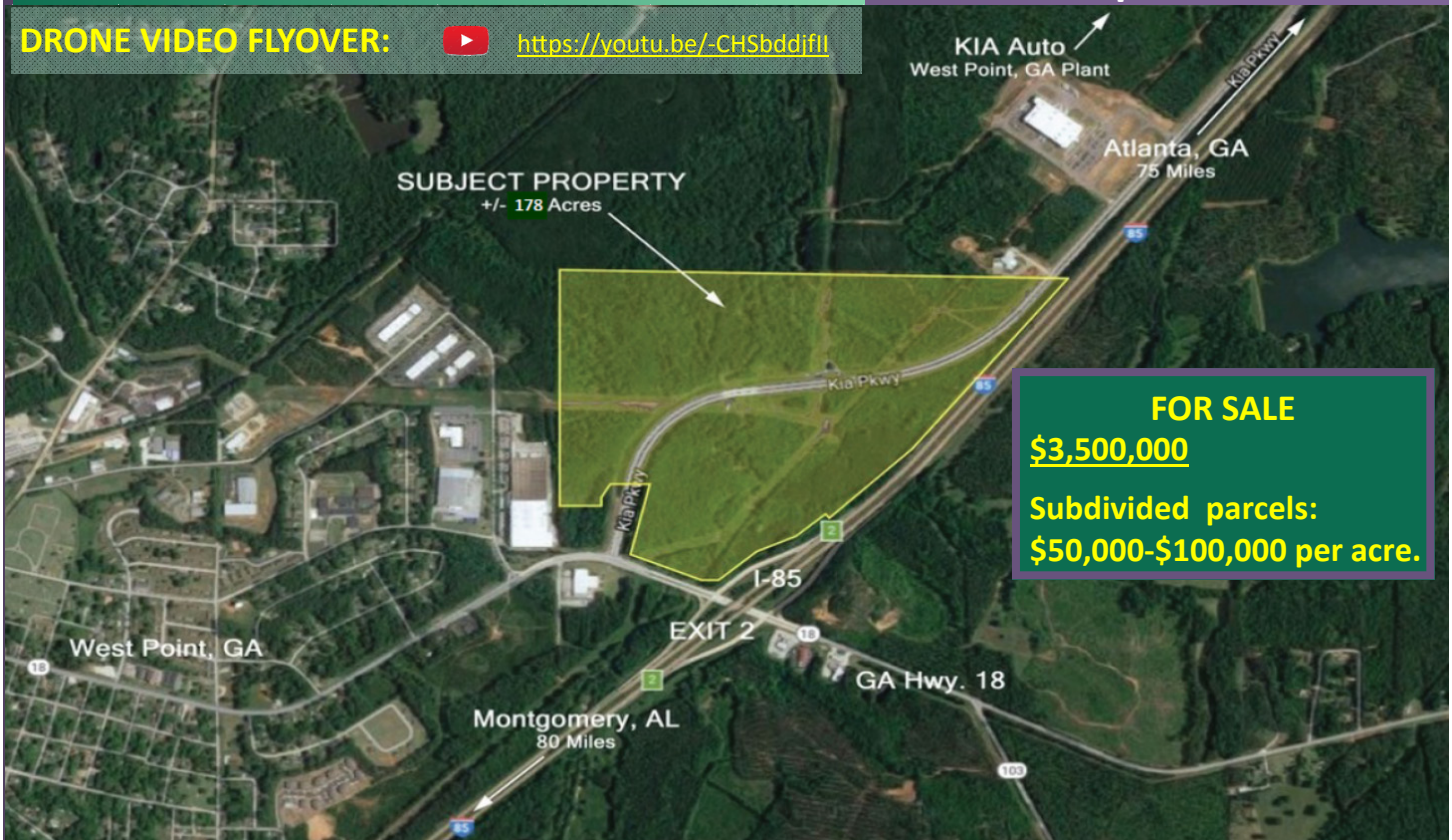
I-85 / Exit 2

Kia Parkway

West Point, Georgia 31833

**± 178 ACRES
FOR SALE**
**Commercial/Industrial
Development Site**

DRONE VIDEO FLYOVER:  <https://youtu.be/-CHSbddjflI>



PROPERTY HIGHLIGHTS

- One mile of I-85 frontage, two miles of Kia Parkway frontage
- Midway between Atlanta, GA & Montgomery, AL
- Growth corridor location
- Less than 2 miles to KIA Auto Plant
- Annexation to City of West Point underway. City water/sewer available.
- Two billboards existing, others in permitting process
- City light industrial zoning also allows all heavy commercial uses, including hotels/restaurants
- Timber value in excess of \$100,000
- Entire property: \$3,500,000; subdivided parcels: \$50,000-100,000 per acre

PROPERTY DESCRIPTION



+/-178 acre development site at I-85/Exit 2 interchange in West Point, GA. Growth corridor location with industrial retail, hospitality, and general commercial potential. High visibility, high traffic site with 1 mile of I-85 frontage. Less than 2 miles to KIA Auto's assembly plant, 10 miles to Great Wolf Lodge's new indoor water park at I-85/Exit 13 in LaGrange, GA. Site frontage suitable for retail, hospitality, and commercial development; interior ideal for mixed-use, multi-family, or industrial use. Subdivision possible.



Jonathan A. Sarnat | Empire South Commercial Real Estate | 404-213-3990 | jon@empiresouth.com

Information is from sources deemed to be reliable but no warranty or representation is made as to the accuracy thereof