

**Development Opportunity**  
**Hwy 54 – Hogansville, GA**



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KW Commercial Peachtree Road  
804 Town Blvd. Ste A2040  
Atlanta, GA 30319  
404-419-3500

# Property Overview

Total Acreage: 92.2 acres

Parcel ID: 0030000008 & 0030000007A

County: Troup

Zoning: 01 - GI

Utilities: Water & Sewer available

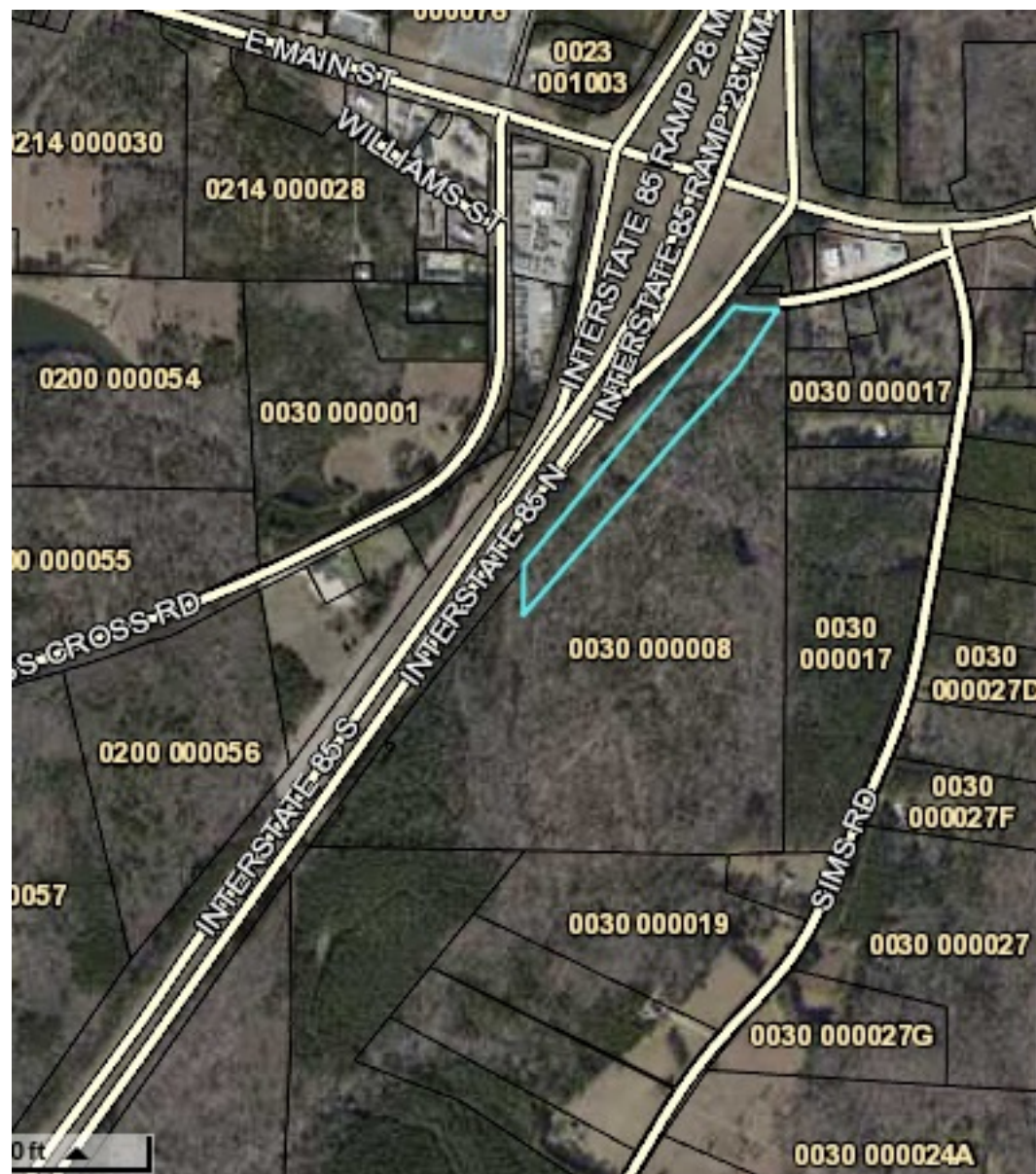
Topography – Rolling hills

Highway I 85 frontage: 2,953 feet

Perfect site for Industrial or Residential - near future expansion at the Kia Plant for electric cars

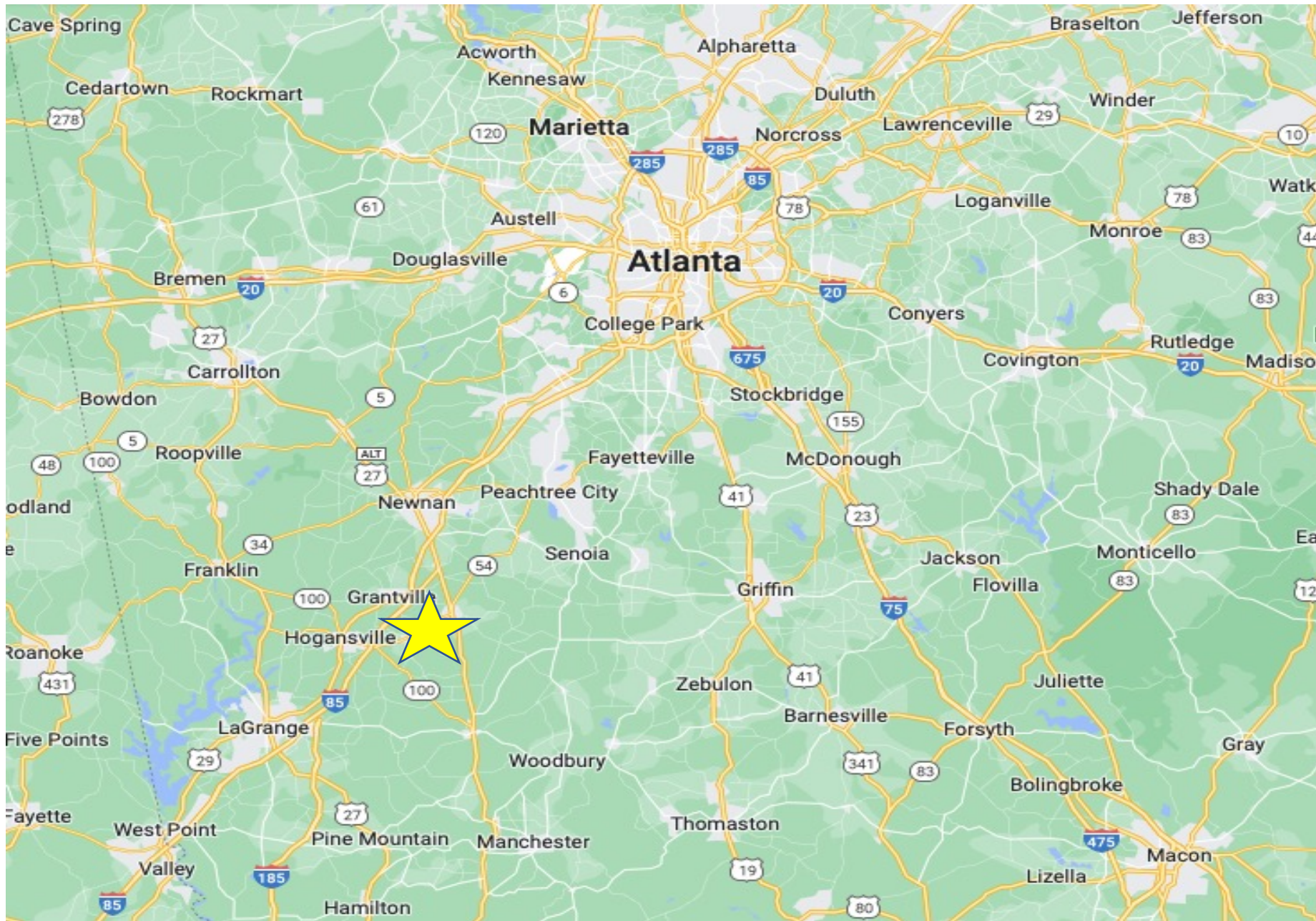
Offering Price: \$100,000 per acre





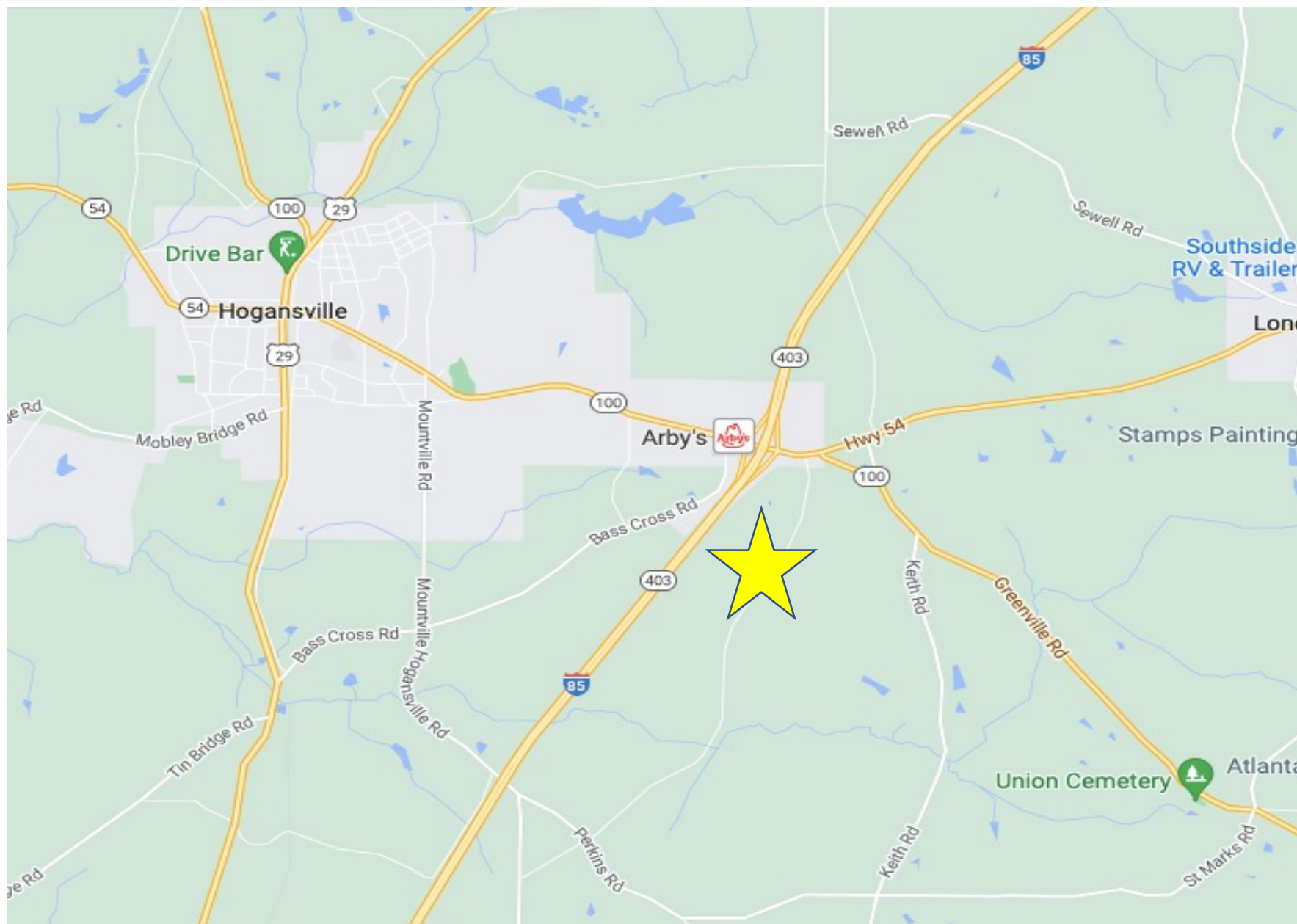


# Distance Map





# Submarket Aerial





## Demographic and Income Profile

GA-54, Hogansville, Georgia, 30230  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 33.16630  
Longitude: -84.83123

Summary	Census 2010	2021	2026		
Population	6,971	7,664	7,931		
Households	2,513	2,722	2,810		
Families	1,859	1,982	2,037		
Average Household Size	2.77	2.81	2.82		
Owner Occupied Housing Units	1,767	1,827	1,915		
Renter Occupied Housing Units	746	895	895		
Median Age	35.2	37.0	37.6		
Trends: 2021-2026 Annual Rate	Area	State	National		
Population	0.69%	1.05%	0.71%		
Households	0.64%	1.06%	0.71%		
Families	0.55%	0.97%	0.64%		
Owner HHs	0.95%	1.26%	0.91%		
Median Household Income	2.30%	2.43%	2.41%		
Households by Income	2021		2026		
	Number	Percent	Number	Percent	
	<\$15,000	408	15.0%	356	12.7%
	\$15,000 - \$24,999	340	12.5%	303	10.8%
	\$25,000 - \$34,999	309	11.4%	312	11.1%
	\$35,000 - \$49,999	388	14.3%	394	14.0%
	\$50,000 - \$74,999	464	17.0%	482	17.2%
	\$75,000 - \$99,999	384	14.1%	411	14.6%
	\$100,000 - \$149,999	356	13.1%	462	16.4%
	\$150,000 - \$199,999	30	1.1%	40	1.4%
\$200,000+	44	1.6%	51	1.8%	