

# FOR SALE

**28.5 ACRES OF INDUSTRIAL LAND**  
Lukken Industrial West, LaGrange, GA 30240



## PROPERTY DESCRIPTION

Located in the growing Lukken Industrial corridor, these pad-ready sites offer existing utilities, infrastructure, and convenient access to major transportation routes—helping reduce development costs and accelerate project timelines. Ideal for manufacturing, distribution, warehousing, logistics, flex industrial, and other commercial or industrial uses, with flexible acreage options to fit a variety of business needs.

With limited utility-ready industrial land available in the market, this is an exceptional opportunity to secure a strategic location for your next project.

## PROPERTY HIGHLIGHTS

- Pad-Ready Sites
- Strategic Location
- Ideal for Multiple Uses
- Rare Development Opportunity

## OFFERING SUMMARY

|             |                              |
|-------------|------------------------------|
| Sale Price: | Contact for More Information |
| Lot Size:   | 28.5 Acres                   |

| DEMOGRAPHICS      | 1 MI.    | 5 MI.    | 10 MI.   |
|-------------------|----------|----------|----------|
| Total Households  | 732      | 15,045   | 23,000   |
| Total Population  | 1,675    | 39,063   | 50,307   |
| Average HH Income | \$61,500 | \$61,500 | \$68,000 |

**JAY JENKINS**  
706.523.6111

**ROB UPCHURCH**  
706.523.0014



# FOR SALE

**28.5 ACRES OF INDUSTRIAL LAND**  
Lukken Industrial West, LaGrange, GA 30240



## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 1,675  | 39,063  | 50,307   |
| Average Age          | 35     | 35      | 35       |
| Average Age (Male)   | 35     | 35      | 35       |
| Average Age (Female) | 36     | 36      | 35       |

## HOUSEHOLDS & INCOME

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 732       | 15,045    | 23,000    |
| # of Persons per HH | 2.41      | 2.41      | 2.41      |
| Average HH Income   | \$61,500  | \$61,500  | \$68,000  |
| Average House Value | \$214,700 | \$214,761 | \$278,333 |

**JAY JENKINS**  
706.523.6111

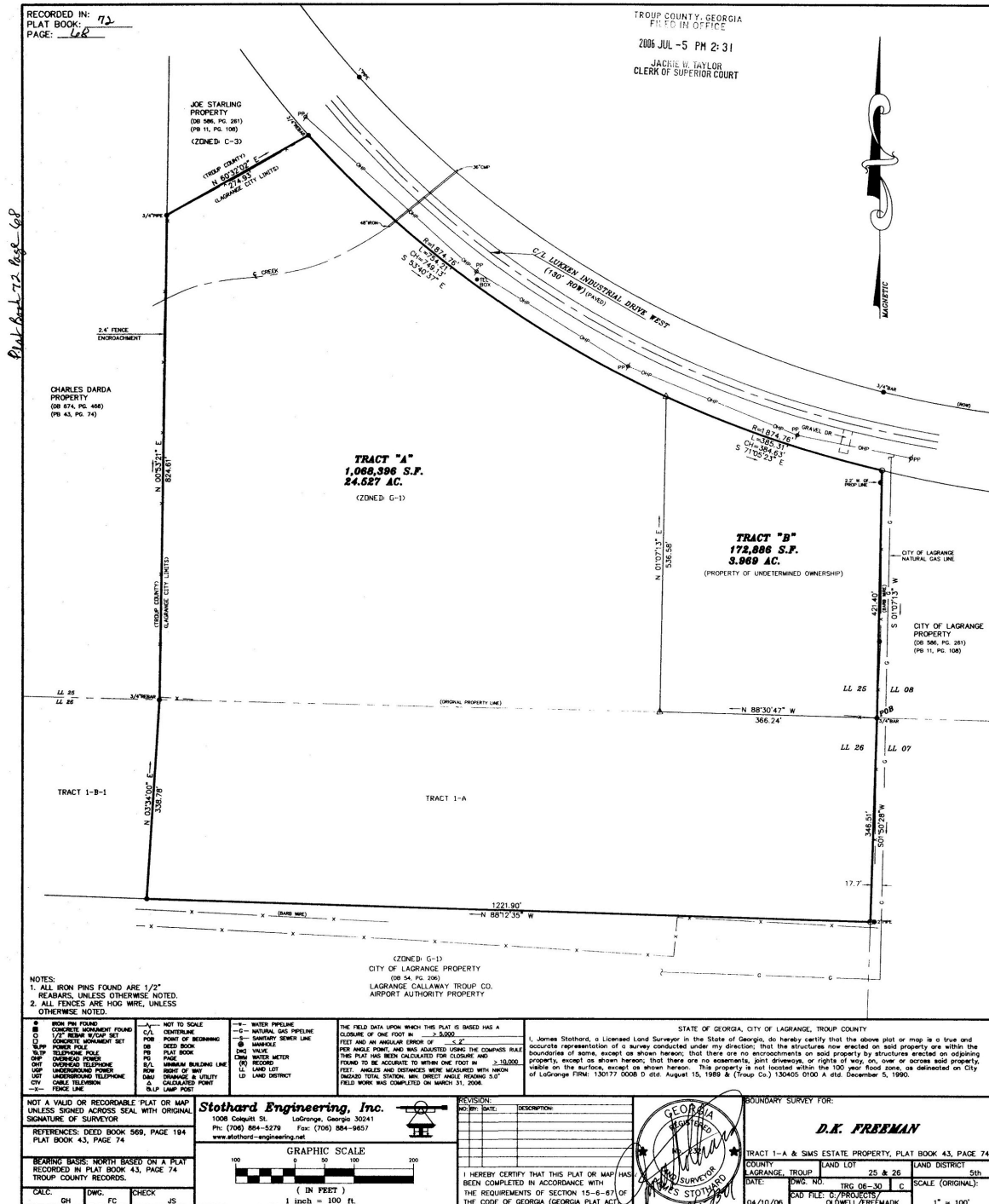
**ROB UPCHURCH**  
706.523.0014





# FOR SALE

**28.5 ACRES OF INDUSTRIAL LAND**  
Lukken Industrial West, LaGrange, GA 30240



JAY JENKINS  
706.523.6111

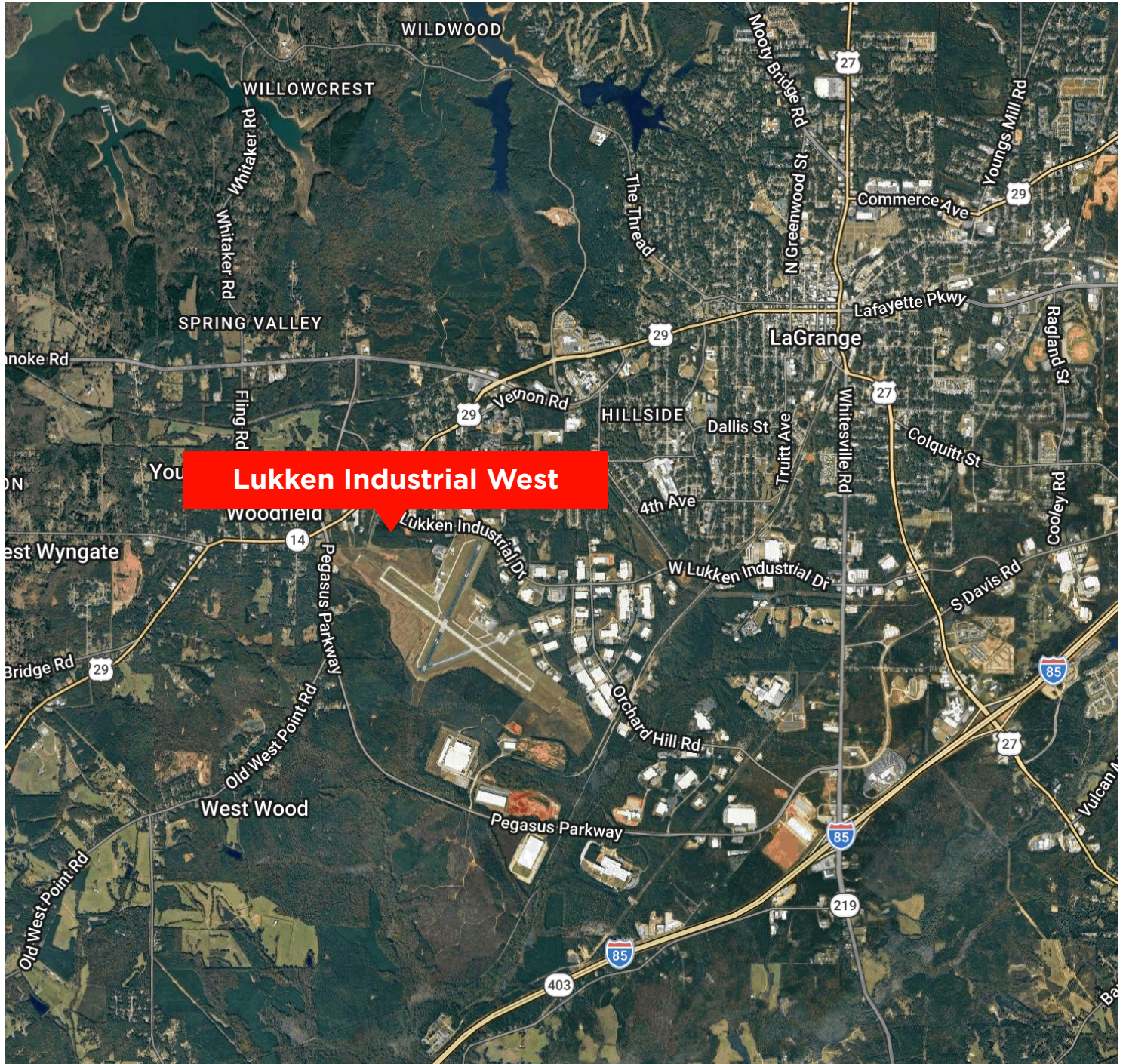
ROB UPCHURCH  
706.523.0014





# FOR SALE

**28.5 ACRES OF INDUSTRIAL LAND**  
Lukken Industrial West, LaGrange, GA 30240



**JAY JENKINS**  
706.523.6111

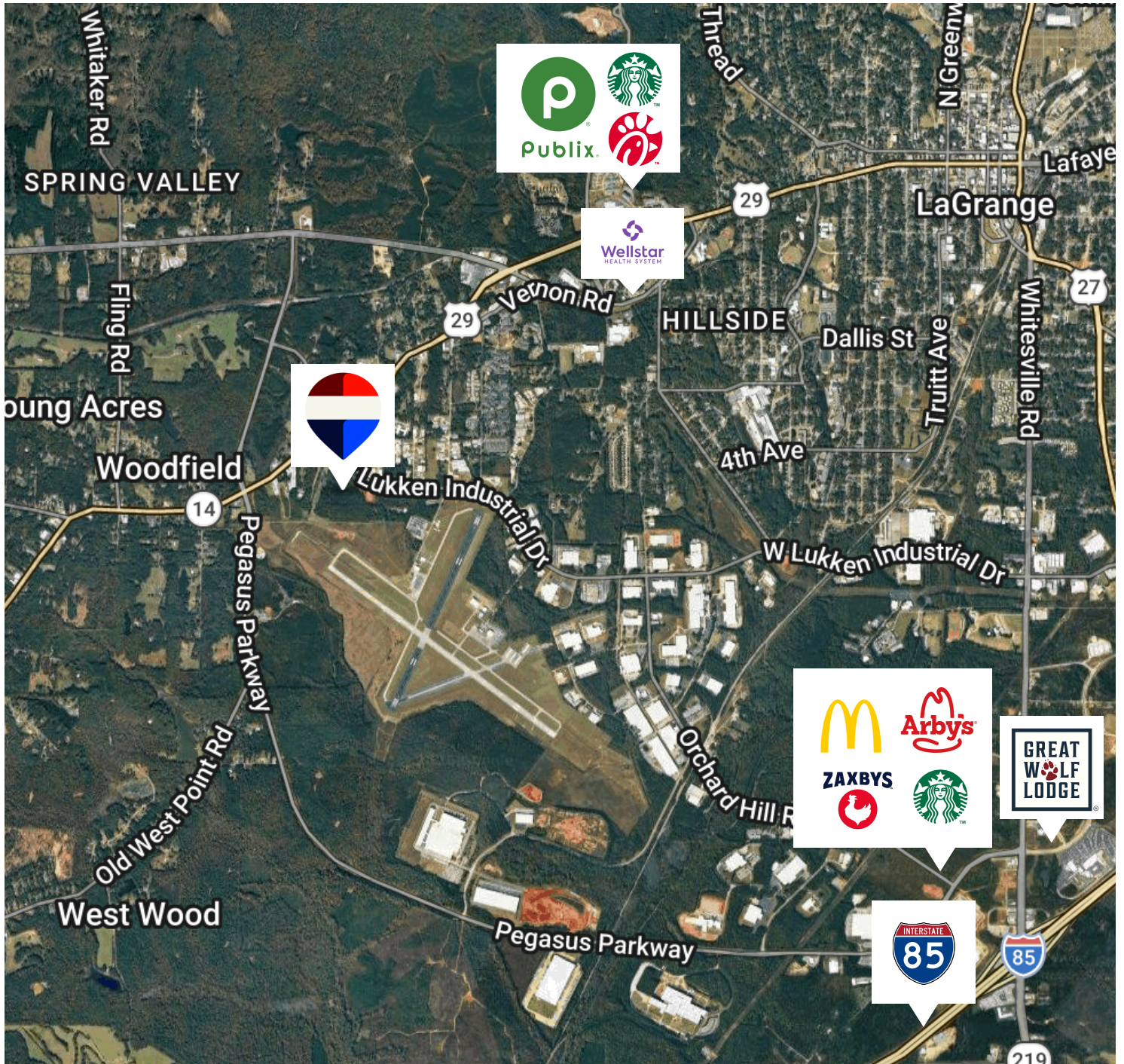
**ROB UPCHURCH**  
706.523.0014





# FOR SALE

**28.5 ACRES OF INDUSTRIAL LAND**  
Lukken Industrial West, LaGrange, GA 30240



**JAY JENKINS**  
706.523.6111

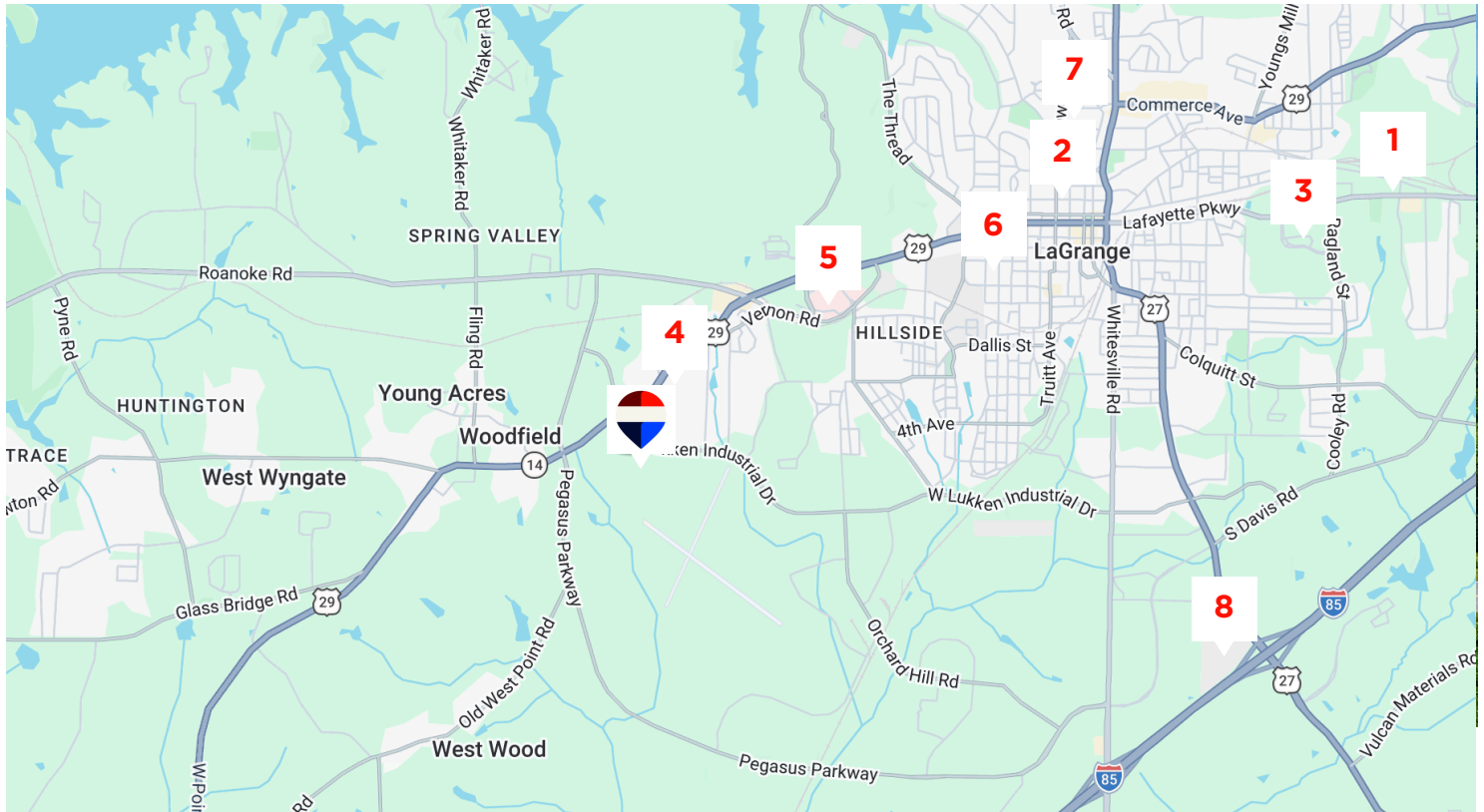
**ROB UPCHURCH**  
706.523.0014





# FOR SALE

**28.5 ACRES OF INDUSTRIAL LAND**  
Lukken Industrial West, LaGrange, GA 30240



## RETAIL

1. LaGrange Mall

## HEALTHCARE

2. Emory at LaGrange
3. Hughston Clinic
4. UrgenCare Clinic
5. Wellstar West Georgia

## SCHOOLS

6. LaGrange College
7. LaGrange High School
8. Troup High School

**JAY JENKINS**  
706.523.6111

**ROB UPCHURCH**  
706.523.0014

