

ANNABELLE TRACTS



OFFERING SUMMARY

Sale Price:	\$44,536,950
Lot Size:	468.81 Acres
Price / Acre:	\$95,000
Zoning:	Ag

PROPERTY OVERVIEW

Discover the potential of this impressive property located in the thriving Hogansville area. With an agricultural zoning, this expansive land parcel provides a multitude of possibilities for industrial investors seeking to establish a strong presence in a prime location. Offering ample space for development and growth, this property presents an exceptional opportunity for those looking to capitalize on its agricultural zoning to support a range of industrial endeavors. Situated in the heart of Hogansville, this property's advantageous location ensures access to essential facilities and logistics networks. Embrace the potential of this versatile property and lay the foundation for a flourishing industrial undertaking in the dynamic Hogansville area.

PROPERTY HIGHLIGHTS

- 3 Parcels
- Substantial I-85 Frontage
- Direct route to I-85 access
- Developing Industrial Corridor

PROPERTY DESCRIPTION

ANNABELLE



PROPERTY DESCRIPTION

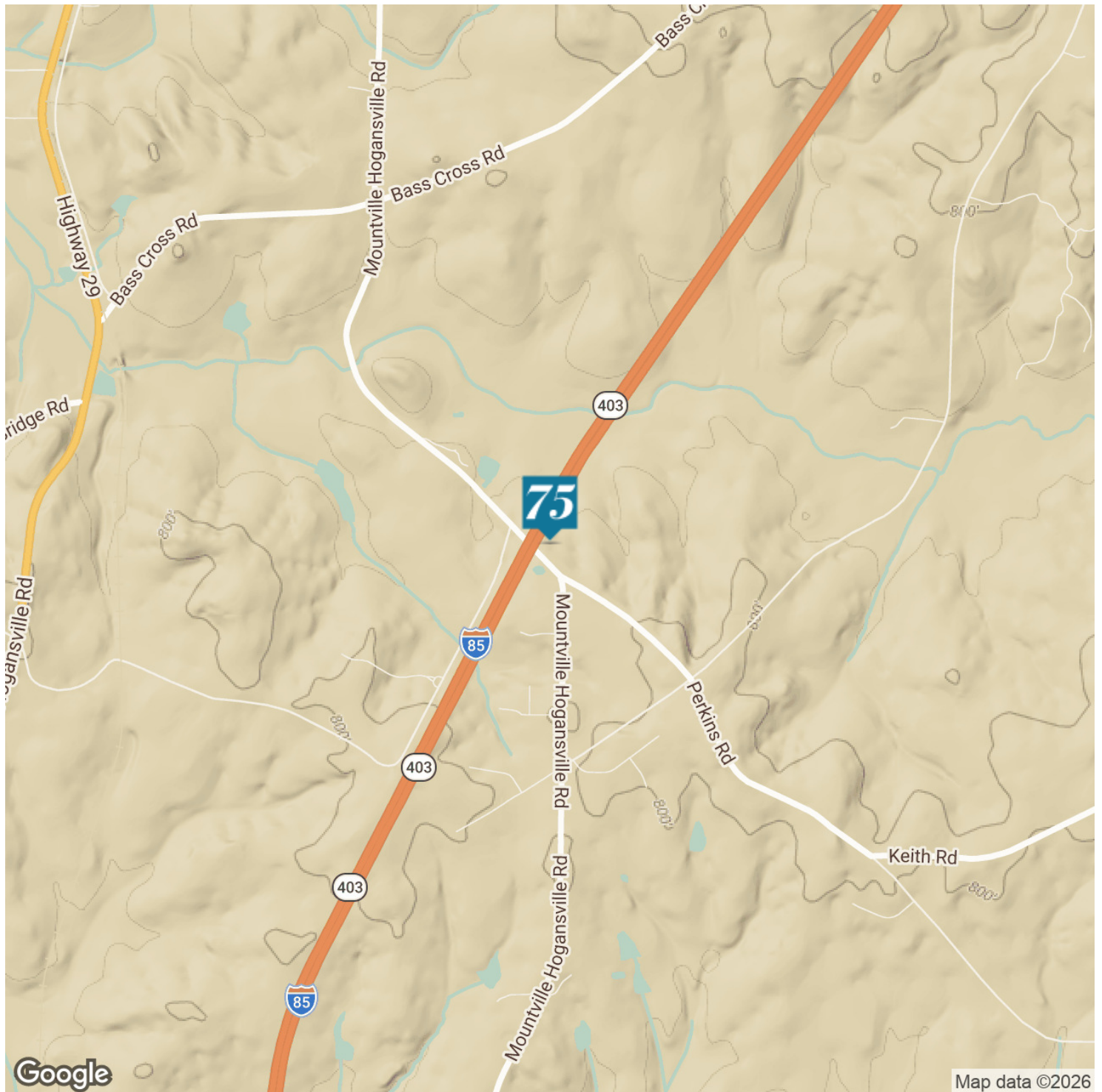
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LOCATION DESCRIPTION

Explore the vibrant community surrounding "Annabelle" in Hogansville, GA. This strategic location offers convenient access to major transportation routes, enhancing the potential for industrial development and logistical operations. Just a short distance from downtown Hogansville, investors will discover a charming and welcoming atmosphere, with a blend of local shops, restaurants, and cultural attractions. The area's rich history and Southern charm create a unique backdrop for industrial ventures, offering a harmonious balance between commercial opportunities and small-town allure. With its proximity to key amenities and transportation networks, "Annabelle" presents an exceptional opportunity for land and industrial investors seeking a prime location in a dynamic, evolving community.

AERIAL MAP

ANNABELLE

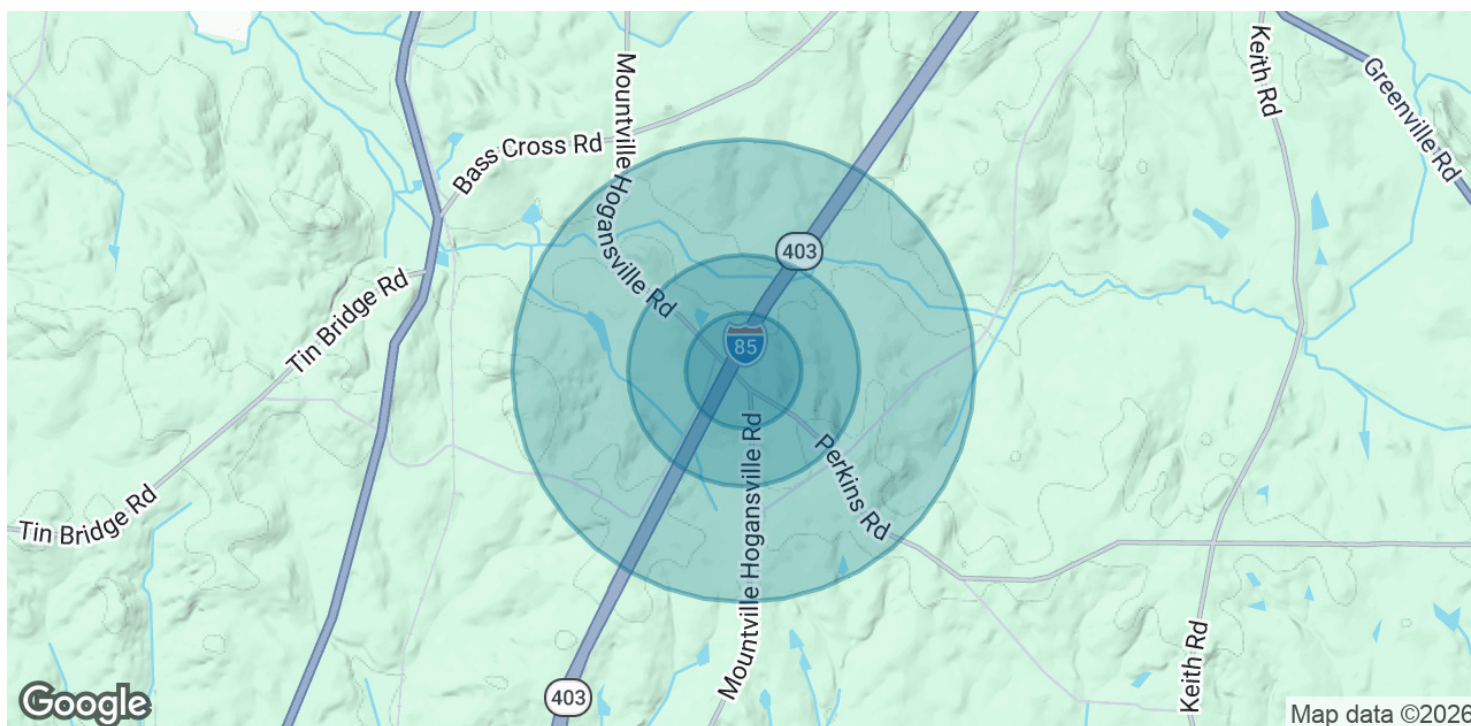


JJ THOMASSON IV

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ANNABELLE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10	42	162
Average Age	40.4	35.1	34.6
Average Age (Male)	32.9	29.5	29.5
Average Age (Female)	39.8	34.2	33.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	15	61
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$78,183	\$75,211	\$69,797
Average House Value	\$239,765	\$249,074	\$219,596

2023 American Community Survey (ACS)

ADVISOR BIO 1

ANNABELLE



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