

# DEVELOPMENT PROJECT

## CROSSVINE COMMONS

US-29 & S. DAVIS ROAD (FUTURE US-27), LAGRANGE, GA



### PROPERTY INFORMATION

- With more than 60,000 SF of street front retail and mixed-use space for lease, 40 +/- acres planned for big-box retail, and four outparcel sites along Davis Road, Crossvine Commons will serve as the commercial and social hub for Crossvine Village in LaGrange, Georgia.
- Crossvine Village is a 340+/- acre development that will include 750 new construction single family homes, 600 apartment units, public greenspace, and more.
- 15,300 +/- GA DOT daily traffic count on Davis Road (future US-27)
- 10,600 +/- GA DOT daily traffic count on US-29
- According to Site Selection Magazine, LaGrange is the #1 micropolitan in the US for Fortune 500 Companies; the #11 micropolitan in the US for job production; and the #1 micropolitan in Georgia.
- Located just 20 minutes from the 2,200-acre Kia manufacturing plant which operates 24-hours a day, employs 2,500 people, and produces 340,000 vehicles annually.
- The site is positioned along US-29 and the future route of US-27 (GDOT work is underway with completion slated for 2024).

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2022	4,308	21,418	36,073
Projected Population 2027	4,461	21,698	36,377
Average Household Income	\$61,624	\$52,990	\$54,739

#### CONTACT

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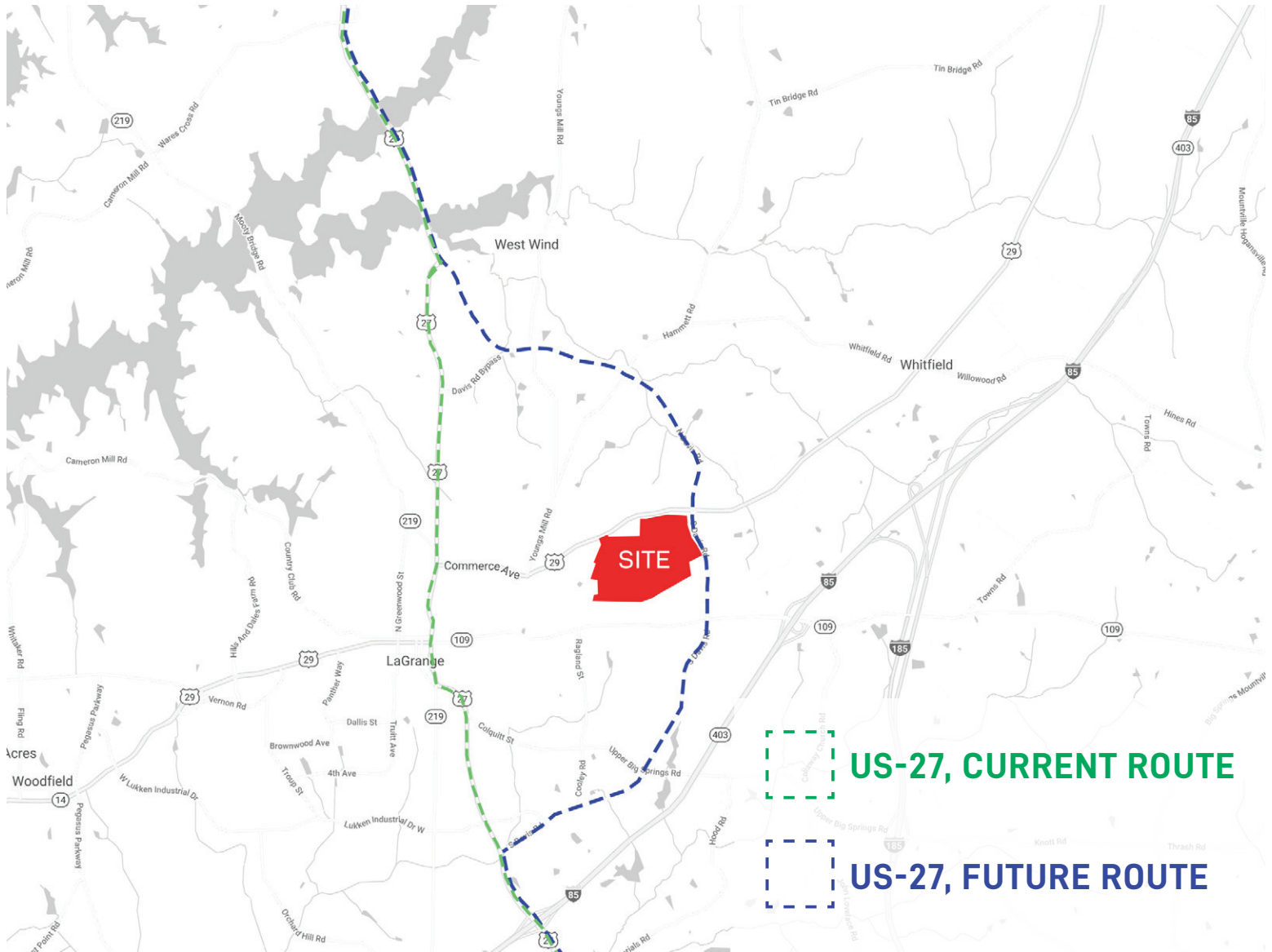
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### MAP KEY

- |   |   |
|---|---|
| 1 | RETAIL  |
| 2 | MIXED-USE MF/RETAIL                                 |
| 3 | TOWNHOMES   |
| 4 | SINGLE FAMILY RENTALS                               |
| 5 | SINGLE FAMILY RESIDENTIAL                           |
| 6 | CLUBHOUSE   |
| 7 | THE YARD ON MILL (240 EXISTING MULTI FAMILY UNITS ) |
| 8 | MULTI FAMILY  |

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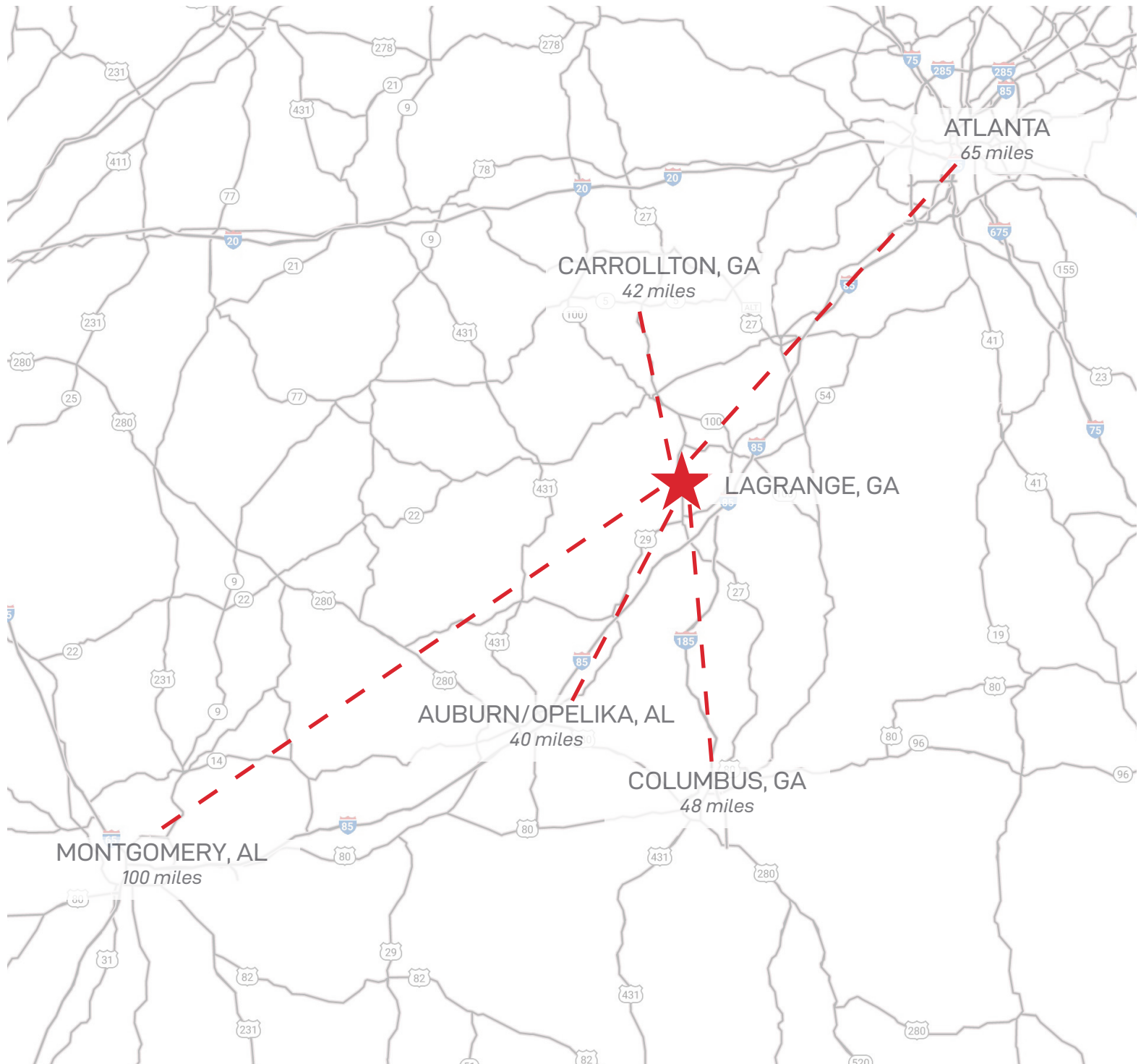
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