

# 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 available for sale or ground lease, 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

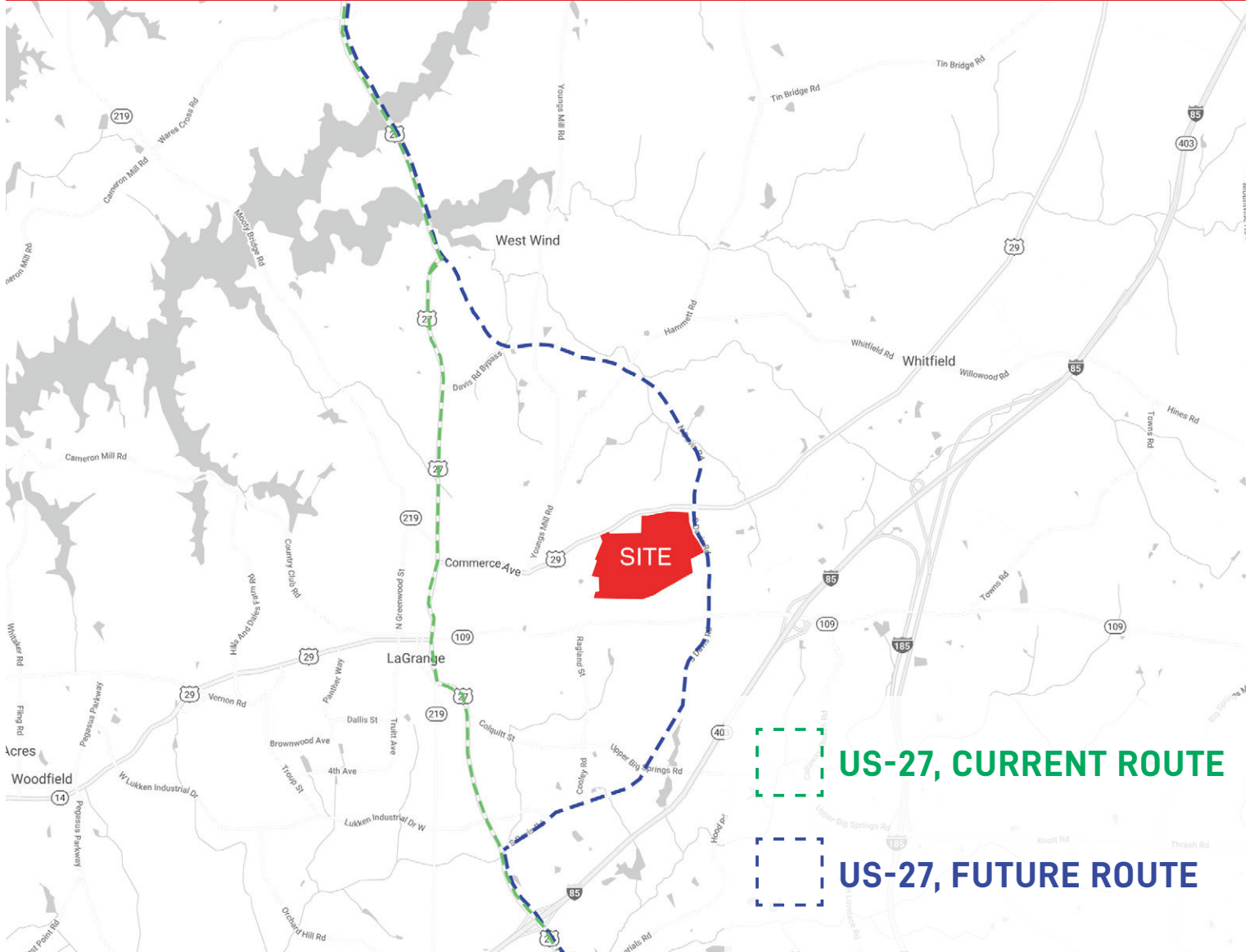
Will Euart c / 404.434.7874 e / willeuart@staffordprop.com



# DEVELOPMENT PROJECT CROSSVINE COMMONS

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

## US-27 RELOCATION



**US-27, CURRENT ROUTE**

**US-27, FUTURE ROUTE**

### CONTACT

Will Euart c / 404.434.7874 e / willeuart@staffordprop.com

**GATEWAY  
VENTURES**  
Real Estate

**STAFFORD**  
Building on the Past. Developing for the Future.

# DEVELOPMENT PROJECT

## CROSSVINE COMMONS

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



### 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
- 9 OUTPARCELS FOR SALE OR GROUND LEASE

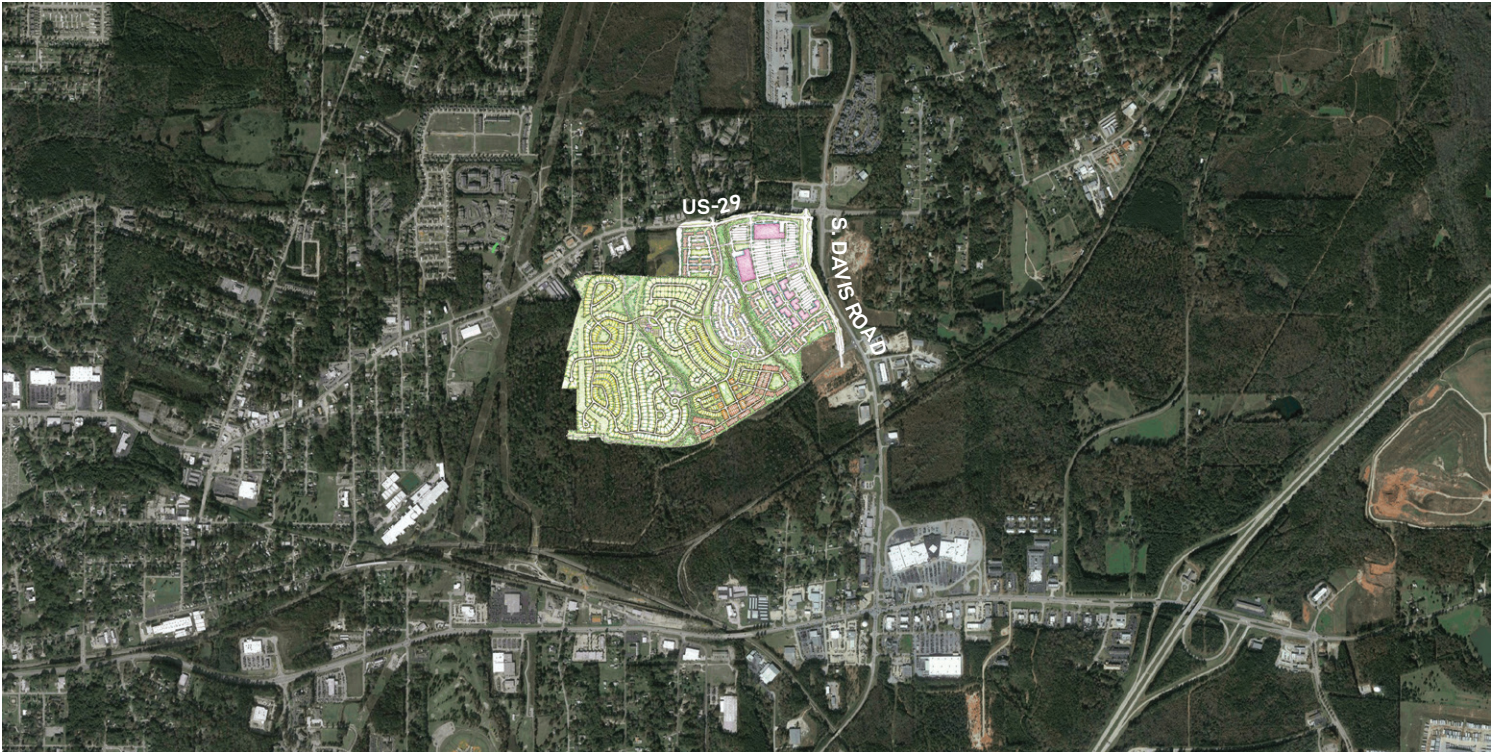
### CONTACT

Will Euart c / 404.434.7874 e / willeuart@staffordprop.com



# DEVELOPMENT PROJECT CROSSVINE COMMONS

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



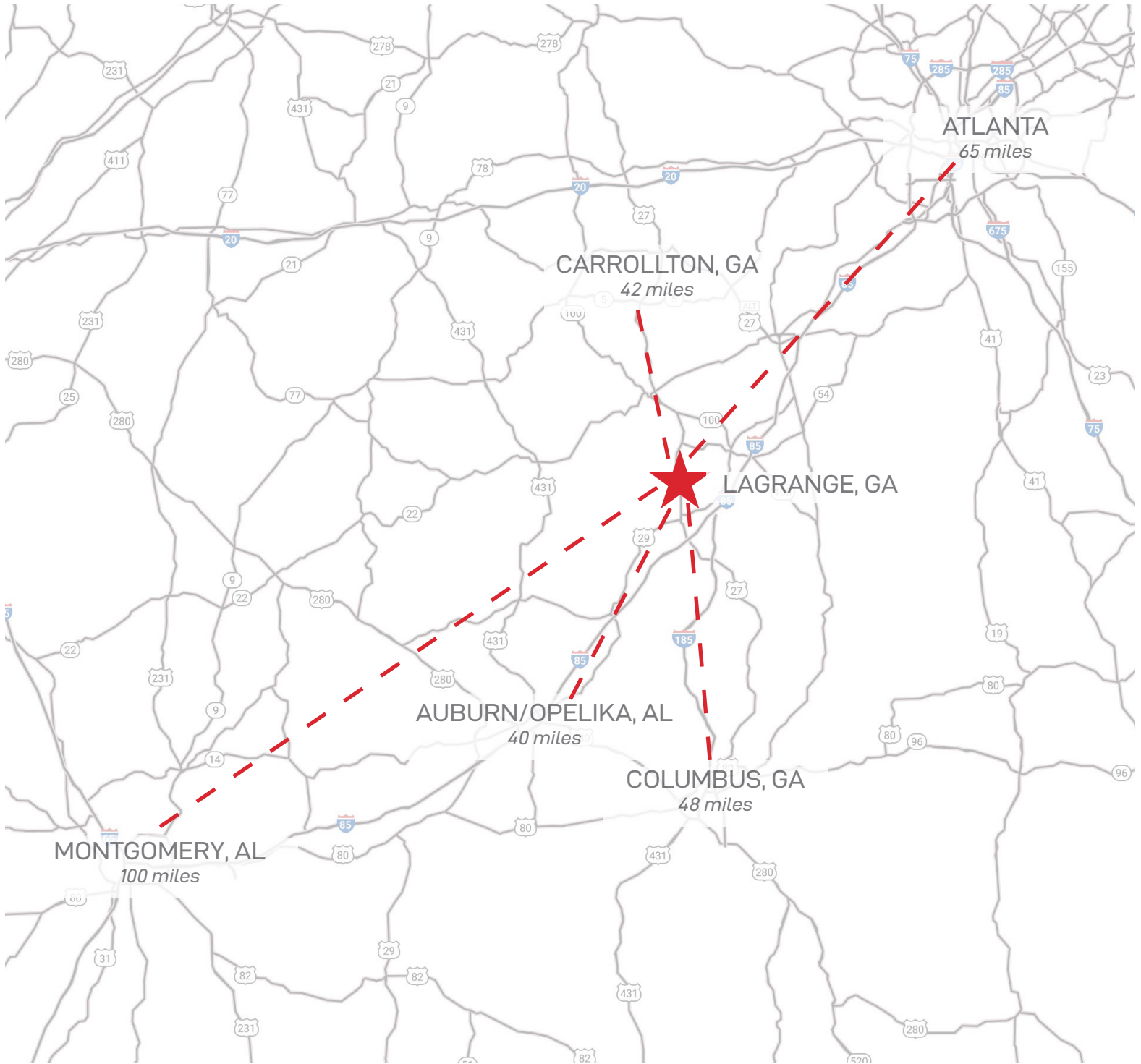
## CONTACT

Will Euart c / 404.434.7874 e / willeuart@staffordprop.com



# DEVELOPMENT PROJECT CROSSVINE COMMONS

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



## CONTACT

Will Euart c / 404.434.7874 e / willeuart@staffordprop.com

**GATEWAY  
VENTURES**  
Real Estate

**STAFFORD**  
Building on the Past. Developing for the Future.