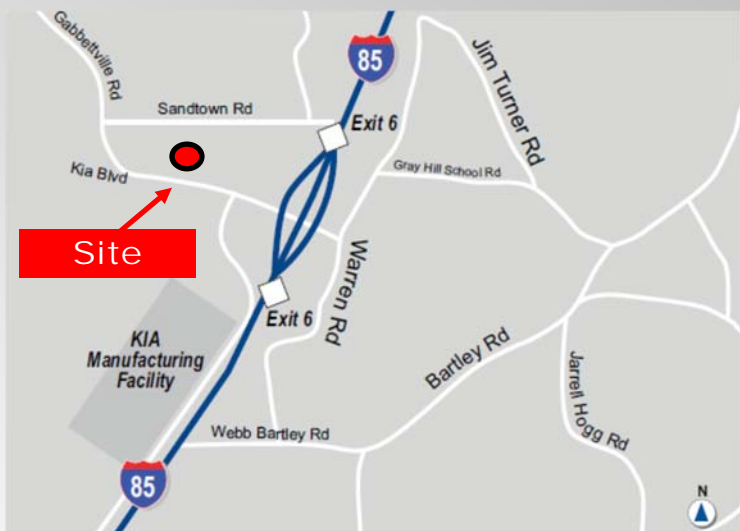
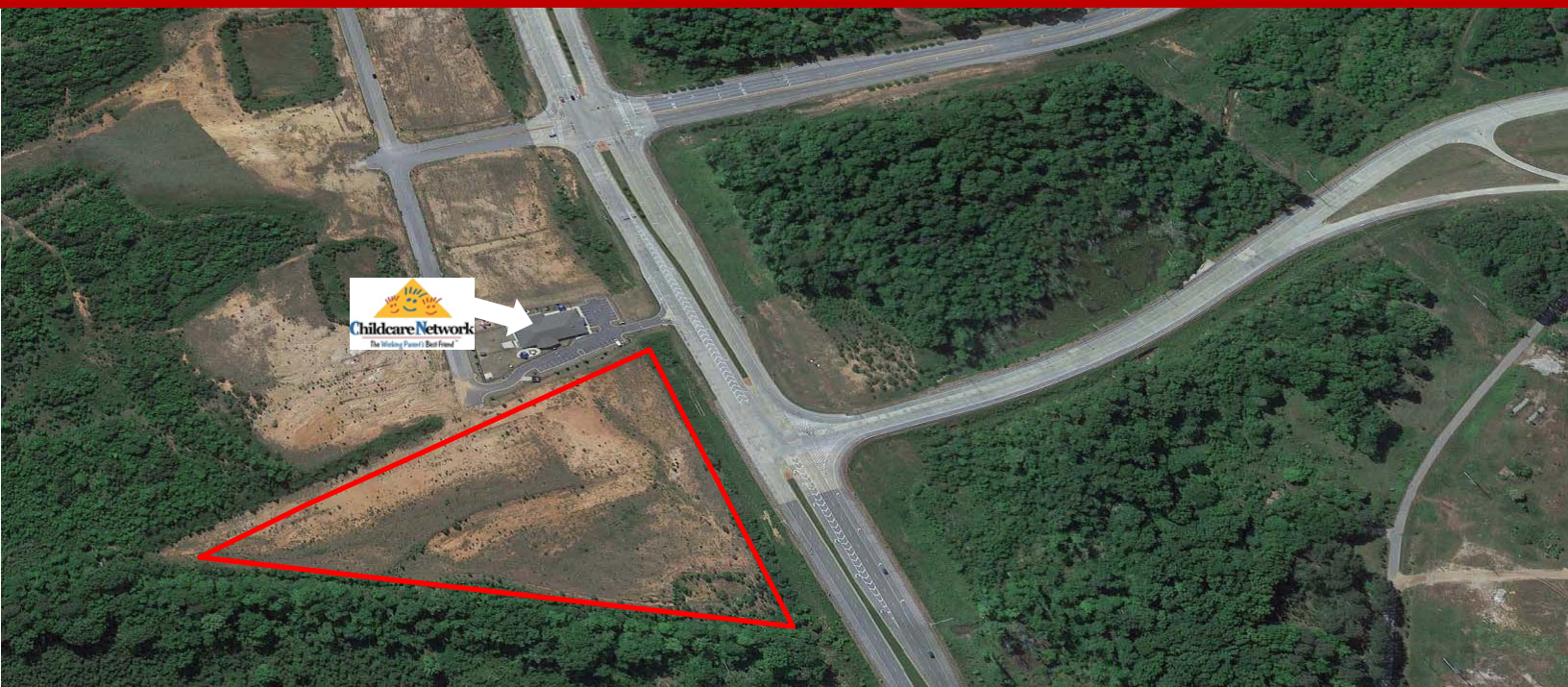


# 2001 Kia Blvd

West Point, GA



## AVAILABLE FOR SALE **\$350,000/ Acre**

±11 Acres ± 820' Frontage ±1,000' Deep

### Highlights

- Traffic Count of 8,00 VPD
- Traffic Count on I-85 33,000 VPD
- Zoned General Commercial
- Water, Sewer, & Power, All Along Kia Blvd
- Kia operating at 3 shifts
- Over 4,000 People on Campus Daily
- +/- \$200,000,000 Payroll Annually
- Near by Point University enrollment +/- 1,600 Students

For more information or to schedule a tour, please contact:

Craig Melton

Broker

706.298.0202 Office

334.559.4914 Cell

comprehensivecre@gmail.com



COMMERCIAL REAL ESTATE BROKERAGE

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Major Industrial Employers in West Point		
Name of Company	Type of Operation	Number of Employees
Kia Manufacturing Motors Georgia	Automotive Assembly	3000
Mobis Georgia	Assembly of modules	850
Interface	Carpet	600
Johnson Control	Seat Systems & Door Panels	500
Powertech America, Inc	Transmissions	500
Hyundai Dymos America	Core Auto Parts (drive systems and seats)	375
Glovis America, Inc.	Vehicle Processing Center	275
Glovis Georgia	Logistics/Warehouse	275
Daehan Solution Georgia, LLC	Noise Reduction Systems	275
West Point Industries	Engineering & Manufacturing Solutions	90
Custom Machine & Fabrication	Industrial Machinery	18
Coppermoon	Landscape Lighting	15
Hysco America Co.	Steel	13

# 2001 Kia Blvd

West Point, GA

West Point is located along the I-85 corridor in West Georgia. West Point is a city that preserves the past while preparing for the future and offers quality Southern living on the banks of the Chattahoochee River.

This town's present name comes from its being near the western-most point of the Chattahoochee River, where the river turns from its southwesterly flow from the Appalachian Mountain's towards the due south – for all practical purposes it forms the boundary with Alabama.

## West Point Lake

West Point features one of the largest lakes in Georgia, West Point Lake. The lake covers 26,000 acres and provides excellent opportunities for fishing, camping, boating and other recreational activities at its many day-use areas and two marinas. While enjoying bass fishing on the lake, visitors can also tour the graceful antebellum gardens at Hills & Dales estate or the archaeological exhibits at the Explorations in Antiquity Center.

## Pine Mountain, Georgia

The City of West Point is very close to Pine Mountain, Georgia. Pine Mountain serves as the gateway to Callaway gardens, a 14,000-acre vacation resort with luxury accommodations and world-class golf courses. Callaway Gardens also provides a beautiful, natural setting for education and recreational retreat with stunning floral displays year-round, fishing lakes and an array of hiking and biking trails.

Visitors can also experience Georgia's largest State Park, F.D. Roosevelt State Park; the Pine Mountain Antiques Mall; a Wild Animal Safari; plenty of recreational attractions; the quaint shops in downtown Pine Mountain; Franklin Roosevelt's Little White House in nearby Warm Springs, Georgia. One of Pine Mountain's main attraction is the Cecil B. Day Butterfly Center, home to 1,000 tropical butterflies and representing more than 50 different species. Tropical plants and birds reside peacefully in North America's largest, glass-enclosed tropical conservatory.



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