

Riverside Village

Development Opportunity | West Point, GA



PROPERTY DESCRIPTION

2nd Avenue
West Point, GA 31833

12 acres available

Riverside Village on 2nd Avenue represents the most viable opportunity for Downtown access to the Chattahoochee River. Future Development in this area should be high density including accessory retail or commercial.

Leveraging the riverfront property along the Chattahoochee River can be a differentiating factor for West Point in comparison to the surrounding area, and the larger market areas, as it is truly a unique asset. Riverside Village has the opportunity to be Downtown West Point's "Welcome Mat," particularly with an additional amenity and destination on the Riverbanks.

The desire is to develop Riverside Village to a similar land use as the downtown area, residential, retail or commercial.

12 Acres Available | West Point, GA



- 12 Acres
- Traffic count of 16,100 VPD on East 10th Street
- Sites available with infrastructure
- Perfect Riverfront – hometown feel with economic opportunity
- Fast track local permitting
- Owned by Downtown West Point Development Authority
- The City of West Point is a full-service city and provides all necessary utility services including water, sewer, electricity, natural gas, and commercial sanitation.

Demographics			
	1 Miles	3 Miles	5 Miles
Population	4,125	12,871	20,471
Households	1,700	5,323	8,431
Avg. HH Income	\$50,226	\$47,675	\$48,008
Median Age	41.7	42.5	42.2

*Source: BAO Community Profile 2018